AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 17, 2026 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of December 2, 2026 meeting minutes.

2) PUBLIC HEARING

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

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

   CASE REZ2026-0007:
   Los Alegres Unit No. 1 Subdivision Lots 5-6, Hidalgo County, Texas
   200 Wichita Avenue
   Los Alegres Unit No. 1 Subdivision Lots 9-10, Hidalgo County, Texas
   308 and 316 Wichita Avenue
   Los Alegres Unit No. 1 Subdivision Lots 13-14, Hidalgo County, Texas
   400 and 408 Wichita Avenue
   Los Alegres Unit No. 1 Subdivision Lots 17-18, Hidalgo County, Texas
   416 and 424 Wichita Avenue

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

   CASE REZ2026-0009:
   2800 South McColl Road (PID: 290252)
   2800 South McColl Road (Rear) (PID: 655180)

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

   CASE REZ2026-0008:
   Taylor Villas Subdivision, Lot A, Hidalgo County, Texas
   5150 Uvalde Avenue
   Taylor Villas Subdivision, Lot B, Hidalgo County, Texas
   2050 South 50th Street

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

   CASE REZ2026-0006:
   3916 Idela Avenue (PID: 270320)
   4400 South Ware Road (Rear) (PID: 270324, 270325, 270326)
   4500 South Ware Road (Rear) (PID: 270328)

5. **Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2025-0244:
   H.G.P., Inc. Subdivision Lot A, McAllen Pavilion Subdivision II Lots 1A-3A, McAllen Pavilion Lots A1 & B-F, Concord Property Corp. Subdivision No. 1 Lots 1-3, Concord Property Corp. Subdivision No. 2 Lot 4, Renaissance Pointe Lots 1-2B, River Valley Subdivision Lot 2B and 3, and Jackson Triangle Subdivision Lots 1-2, Hidalgo County, Texas.
   300, 400, 410, 420, 500, 504,506, 510, 514, 606, 614, 620, 700, 708, 800, 810, 900, 910, 924, 1200, 1300, 1304,1312, 1316, 1400 and 1420 East Expressway 83

6. **Rezoning from R-2 (Duplex-Fourplex Residential-OC), R-3A (Multifamily Residential Apartments-OC), R-3T (Multifamily Residential Townhomes-OC), C-1 (Office Building-OC), C-2 (Neighborhood Commercial-OC), and C-3 (General Business-OC) Districts under the Old Code (OC) to CC-DT (City Core Downtown-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   REZ2026-0010:

   McAllen Addition Blocks 1-14 and 19-64, McAllen State Bank Lot A, Nelson Addition Blocks 1-4, 1515 Houston Lot 1, Nelson Addition Lots 5A-6A, South McAllen Additions Block 1-6, and PIDS: 189432, 189433, 189431, 189407, 189437, 189438, 189439, 189440, 189441, 189442, 189443, 189446, 189436, 189435, and 189444, Hidalgo County, Texas:

   101, 209, 213, 215, 217, 221, 303, 305, 309, 311, 315, 317, 321, 401, 405, 409, 413, 415, 417, 501, 509, 513, 515, 517, 601, 603, 615, 617, 619, 701, 709, 713, 717, 721, 801, 803, 807, 809,813, 815, 817, 819, 821, 823, 825, 901, 903, 905, 907, 911, 913 and 917 South Bicentennial Blvd.

20, 200, 302, 320, 404, 420, 500, 520, 600, 608, 620, 700, 704, 720, 800, 802, and 900 South 10th Street
1001, 1023, 1101, 1117, 1123, 1201, 1217 1411, 1501, 1601 and 1701 Highway 83 3-714 South 11th Street
13- 904 South 12th Street
1-713 South Broadway Street
1-920 South Main Street
15-921 South 15th Street
100-920 South 16th Street
800-921 South 16 1/2 Street
100-722 South 17th Street
800-917 South 17 1/2 Street
1000-1720 Austin Avenue
1200-1721 Beaumont Avenue
1200-1717 Chicago Avenue
1405-1515 Dallas Ave
1000-1720 Erie Avenue
1000-1717 Fresno Avenue
1101- 1720 Galveston Ave
1000-1720 Houston Avenue
1400-1720 Ithaca Avenue
900, 1300 and 1308 Jackson Avenue

b) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to A-O (Agricultural and Open Space-UDC) District: 7.635-acre tract of land out of Lots 20, 21, 22, and 23, Ebony Heights Citrus Groves Unit No. 1 Subdivision, Hidalgo County, Texas; 1604 Frontera Road. **(REZ2026-0003)**

2. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 8, Block 1, Redwood Park Addition Subdivision, Hidalgo County, Texas; 1708 North 8th Street. **(REZ2026-0004)**

3. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 22, Block 2, Pecan Acres Subdivision, Hidalgo County, Texas; 802 Orange Avenue. **(REZ2026-0005)**

c) CONDITIONAL USE PERMITS:

1. Request of Jorge G. Martinez on behalf of Lunalj LLC, for a Conditional Use Permit, for two years, and adoption of an ordinance for an Event Center (Casa Luna) at Lot 5A, Kingwood Estates Phase II Subdivision, Hidalgo County, Texas; 5245 North 23rd Street. **(CUP2025-0119)**

3) CONSENT:

a) CXL ACRES SUBDIVISION, 11624 N. 29TH STREET, CESAR XAVIER LEAL **(SUB2025-0078) (FINAL) SEA**

b) THE SHOPPES ON 2ND SUBDIVISION, 120 TRENTON ROAD, A.I.M.Z DEVELOPMENT, LLC, **(SUB2025-0110) (FINAL) M&H**

c) BORN AGAIN PLAZA SUBDIVISION, 3100 N. WARE ROAD, FLOR AURORA LIMAS, **(SUB2026-0020) (FINAL) SEC**

d) MCALLEN CITY CENTER SUBDIVISION, 1300 S. 10TH STREET, MCALLEN CITY CENTER, LTD, **(SUB2024-0009) (FINAL) 6- MONTH EXT. SEC**

4) **SUBDIVISIONS:**

a) JACKSON MCALLEN RETAIL SUBDIVISION, 105 N. JACKSON ROAD, JACKSON MCALLEN RETAIL PARTNERS, LTD, **(SUB2026-0019) (PRELIMINARY) BOWMAN**

b) REPLAT OF JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE 4, LOT 11 & 9A SUBDIVISION, 1021 E. HWY 83, PARK PLACE VENTURES ONE, LTD, **(SUB2026-0018) (PRELIMINARY) M2**

c) EL VAQUERO SUBDIVISION, 6000 S. 23RD STREET, LESLY SOLIS & OZIEL SOLIS, JR, **(SUB2026-0015) (PRELIMINARY) GE**

d) VILLA FLORESTA SUBDIVISION, 3900 N. BICENTENNIAL BLVD, FOUR STONES CONSTRUCTION, **(SUB2026-0016) (PRELIMINARY) IEG**

e) PASEO DEL ANGEL SUBDIVISION, 1401 E. YUMA AVENUE, ZUKO FAMILY LIMITED PARTNERSHIP, **(SUB2026-0014) (PRELIMINARY) REGA**

f) NOLANA ESTATES SUBDIVISION, 3901 N. MCCOLL, EB MERIT CONSTRUCTION, **(SUB2026-0012) (PRELIMINARY) M&H**

g) PREMIER ESTATES, 4232 S WARE RD, PREMIER ASSET HOLDINGS, LLC, **(SUB2025-0012) (REVISED PRELIMINARY) SEA**

h) VICTORIA ACRES SUBDIVISION, 13424 N. 29TH ST., ADRIANA REGALADO, **(SUB2025-0096) (REVISED PRELIMINARY) SAMES**

i) ZUMA SUBDIVISION, 11001 N. BENTSEN PALM DR., ZUMA DEVELOPMENT CO., LLC, **(SUB2025-0107) (REVISED PRELIMINARY) CHLH**

j) AMISTAD MCALLEN SUBDIVISION, 4120 N. TAYLOR RD., AMISTAD MCALLEN, **(SUB2025-0013) (REVISED PRELIMINARY) TC**

k) MY HOME CROSSING DREAMS, 11 S. 29TH STREET, MY HOME, LLC, **(SUB2025-0120) (REVISED PRELIMIARY) MAS**

l) LAS BRISAS PHASE II, 3105 MONTE CRISTO Rd, RHODES DEVELOPMENT, INC. **(SUB2025-0111) (FINAL) M&H**

m) WARE HOTEL GROUP, LP, 401 S. WARE RD., WARE HOTEL GROUP, LP, **(SUB2024-0019) (REVISED FINAL) M&H**

n) MCALLEN O.T. LOTS 1A & 2A, BLOCK 58 SUBDIVISION, 1619 GALVESTON AVE, MARC & ANGELA MILLIS, **(SUB2025-0131) (REVISED PRELIMINARY) SEA** (TABLED ON 01/21/26)

o) EBONY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION, 506 N 6TH ST, FAITH DEVELOPMENT LEASING, LLC, **(SUB2025-0135) (REVISED PRELIMINARY) STIG**

p) MEDITERRANEAN SUBDIVISION, 13931 N. WARE ROAD, ANCER PROPERTIES, LLC, **(SUB2023-0110) (REVISED PRELIMINARY) IDEN**

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.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, December 2, 2025 at 3:30p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
	Jose Caso	Member
Absent:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Reza Badiozzamani	Member
Staff Present:	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Eduardo Garza	Development Coordinator
	Kaveh Forghanparast	Senior Planner
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Samantha Trevino	Planner II
	Porfirio Hernandez	Planner II
	Even Gonzalez	Development Engineer
	Miguel Hernandez	Planner Technician I
	Carmen White	Administrative Assistant
	Ofelia Camacho	Administrative Assistant

CALL TO ORDER – 3:33 pm Mr. Emilio Santos Jr., Member
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Jesse Ozuna

1) MINUTES:

a) Approval of the minutes for September 24, 2025 meeting minutes

b) Approval of the minutes for October 21, 2025 meeting minutes

Being no discussion, Mr. Jesse Ozuna motioned to approve September 24,2025 minutes. Chairperson Mr. Jose Caso second the motion with four members present and voting.

Being no discussion, Mr. Jesse Ozuna motioned to approve October 21, 2025 minutes. Chairperson Mr. Raul Sesin second the motion with four members present and voting.

2) PUBLIC HEARING:

a) REZONING:

1. Rezone from C-3 (general Business-OC) district to C-2 (Regional Commercial-UDC) district: 21,027 sq. Ft. Tract of Land out of the Missouri Pacific railroad

company Right-of-Way out of Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 1001 Ash Avenue **(REZ2025-0264)**

Ms. Samantha Trevino stated that the subject property is The subject property is located on the south side of Ash Avenue between North 10th Street and north 11th street and is currently zoned C-3 (General Business-OC) District. The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for an existing food truck park.

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

Surrounding land uses include, commercial uses in all directions.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Old Towne. These areas are primarily residential, commercial, business and office uses that occur just north of the Downtown Core and is intended as a lower-intensity area that compliments Downtown activity.

The development trend of this area is primarily commercial use.

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

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

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

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

Board member Emilio Santos Jr. asked if there was anyone present in opposition of the proposed rezoning request.

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

2. Rezone from C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 7, Block 1, Rio Grande Securities Co. Inc Subdivision no. 3, Hidalgo County, Texas; 822 Chicago Avenue. **(REZ2025-0265)**

Ms. Samantha Trevino stated that the subject property is The subject property is located on the north side of Chicago Avenue, and is currently zoned C-3 (General Business-OC) District

The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District in order to construct a tri-plex.

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

The property is currently vacant. Surrounding land uses include single-family dwellings and retail business.

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

The development trend of this area along Chicago Avenue is general business and single-family residential development.

The tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on November 3rd, 2025.

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

If the zoning change is approved, any future development must comply with requirements and conditions of the zoning district in which it is located. Based on Hidalgo County Appraisal District Information, the lot size is 6,874 square feet. UDC requires a minimum of 9,000 square feet for a triplex in an R-2 zone. If the rezoning is approved, a duplex could be built on the subject property, subject to compliance with all code requirements.

Staff has received two phone calls in opposition to the rezoning request. The oppositions were concerned about possible noise at night in higher density housing developments.

Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District since the rezoning request conforms to the future land use and follows the development trend in this area.

Board member Emilio Santos asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Mr. Raul Sesin questioned the trend regarding the rezoning duplex trend if there was any near the area. Mr. Kaveh Forghanparast senior planner made the clarifications on rezoning questions.

After brief discussion, Mr. Raul Sesin moved to approve the rezoning request. Mr. Jose Caso second the motion with four members present and voting.

b) CONDITIONAL USE PERMITS:

1. Request of Daniel Sanchez on behalf of forged by Faith Church, for a Conditional Use Permit, for one year, for an Institutional use (Church) at Lot 1A, Pecan Commercial Park Subdivision, Hidalgo County, Texas; 1613 pecan boulevard. **(CUP2025-0105)**

Mr. Porfirio Hernandez stated that the subject property is located on the south side of Pecan Boulevard west of North 16th Street and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 (General Business-OC) District to the east and west, C-1 (Office Building-OC) District to the north, and R-3A (Multifamily Residential Apartment-OC) District to the east and south. Surrounding land uses

include commercial, apartments, and vacant land. A church is allowed in a C-3 District with a conditional Use Permit and in compliance with requirements.

Pecan Commercial Park Subdivision was recorded on February 27, 1996. This is the initial request for an institutional use at this location.

The applicant is proposing to operate a church at this location. Based on the proposed 20 seats in the assembly room, 5 parking spaces are requiring and 20 spaces are provided. The hours of service will be 7 p.m. on Thursdays and 10 a.m. – 12 p.m. on Sundays.

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

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

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 5 parking spaces are required and 20 spaces are provided.

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

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

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

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

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

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

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

Board member Mr. Emilio Santos Jr. asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Board member Mr. Jose Caso had questions regarding nearby businesses.

After a brief discussion, Mr. Jose Caso moved to approve. Mr. Jesse Ozuna second the motion with four members present and voting.

2. Request of Robert Wilson for a conditional use permit, for one year, and adoption of an ordinance, for a bar/ billiards at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G **(CUP2025-0106)**

Mr. Porfirio Hernandez stated that the subject property the property is located at the northeast corner of Nolana Avenue and North 6th Street and is zoned C-3 (general business-OC) District. The adjacent zoning is C-1 (office building-OC) District to the north, C-3 District to the south, east and west, R-1 (single family residential-OC) District to the east and A-O (agricultural and open space-OC) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The conditional use permit for this establishment has been periodically renewed over the years. The most recent renewal granted with a variance to the distance requirement was approved by the City Commission for a one-year term on November 11, 2024. The current application to renew the conditional use permit was submitted on October 28, 2025.

The applicant is proposing to continue to operate a bar/billiards hall under the name of Eddy's Tavern from the existing 14,891 sq. ft. lease space within the shopping center. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays

A police activity report has been requested and is still pending. Fire and Health Department have inspected the establishment and allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

a) The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00
p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower owned by the city;

b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;

c) The abovementioned business must provide parking in accordance with the city off- street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 14,891 sq. ft. bar/billiards hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. As per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;

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

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

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

g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

Staff recommends disapproval of the request based on noncompliance with requirement of distance to a residence or residentially zoned property of Section 138-118(4) of the Zoning Ordinance

Board member Mr. Emilio Santos Jr. asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Being no discussion, Board member Mr. Jose Caso question if there was law enforcement activity report he then moved to disapproved with favorable recommendation the conditional use permit request. Mr. Raul Sesin second the motion with four members present and voting.

c) SUBDIVISIONS:

1. CASA CORSICA - LOTS 1A & 1B SUBDIVISION, 3601 NOLANA Ave, GRACO REAL ESTATE DEVELOPMENT, LLC, **(SUB2025-0160) (FINAL) AMD**

Mr. Julio Constantino stated that the property located on Nolana Avenue dedication for 60 feet from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State. Revisions Needed need to Provide copies of existing R.O.W. for being shown on the plat, for staff review prior to final/recording. Please add label as required: existing, total, etc. prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North Ware Road: Dedication as required for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State Revisions needed. Need to show Document numbers for acquired R.O.W. on Bentsen Rd. on the plat prior to recording to assure compliance with requirements. Disclaimer abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 1,200 feet Block Length subdivision ordinance: Section 134-118 R.O.W. 20 feet paving 16 feet. Alley/Service drive easement required for Commercial, industrial, and multi-family developments. Private access/service drive easement must be at least 24 ft. wide. Proposed private access/service drive easement needs to label dimensions. Access/service drive easement layout must be approved by Fire and Public Works Departments. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 front (Nolana Avenue & N. Ware Road) In accordance with the Zoning Ordinance or

greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Zoning ordinance section 138-356. In accordance with the Zoning Ordinance or greater for approved site plan, whichever is greater applies. Zoning ordinance section 138-356. In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning ordinance section 138-356. Corner: See reference to Front Setback above. Please remove the Corner Setback note, you were not required to add it to plat. Zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 feet wide minimum sidewalk required on N. Ware Road and Nolana Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping ordinance section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1 Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-3 proposed C-3 zoning ordinance article V. As per Traffic Department, Trip Generation Approved, TIA Honored from Previous TIA Approval. Use Sec. 134-61 of the subdivision ordinance for the signature blocks' wording, including the owner's acknowledgement prior to recording. Title of the Subdivision needs to reflect the Application. This subdivision is a Replat of Lot 1 of the Recorded Casa Corsica Subdivision. Needs to add all relevant plat notes from previously recorded subdivision. Need to provide staff with an official signed and sealed survey. Verify Metes and Bounds matches bearings and distances. Needs to provide staff with copy of recorded document/instrument numbers for staff review prior to final/recording. Update the Vicinity map to show all the Hidalgo County Parcel Information. Must comply with City's Access Management Policy. Recommendation: staff recommends approval of the subdivision in final form, subject to the conditions noted.

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

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

2. REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PH II, 5259 & 5263 N 23rd, FIRST MCALLEN INDUSTRIAL LTD, **(SUB2025-0174) (FINAL) RD**

Mr. Julio Constantino stated that the property located on North 23rd Street (F.M. 1926): Dedication of 60 ft. from centerline for a total of 120 ft. R.O.W. Paving 65 -85 ft. Curb & gutter both sides. Need to show N. 23rd Street on plat with R.O.W properly labeled on both sides. Label centerline provide a copy of the existing R.O.W. for staff's review, prior to final/recording. Provide the legal description of the adjacent property with the R.O.W. dedication. Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to final. COM thoroughfare plan. Zinnia Avenue: Dedication of 30 ft. from centerline for a 60 ft. total R.O.W. Paving 40 ft. Curb & gutter both sides need to show Zinnia Avenue on plat with R.O.W properly labeled on both sides. In March of 2000, the developer was proposing to dedicate 55.85 ft. of R.O.W west of the curve and balance of the 60 ft. R.O.W for zinnia was proposed to be dedicated when the property to the south developed, that was

approved. Show centerline provide copy of existing R.O.W. for staff's review, prior to final/recording. Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW 25 ft. existing paving Minimum 16 feet. Alley/service drive easement required for commercial properties. ROW 25 ft. existing Paving Minimum 16 feet. Alley/service drive easement required for commercial properties. Plat references existing 25 feet alley R.O.W pavement width remains as now exists. Subdivision ordinance section 134-106. As per existing plat notes lots 9A-11A: 277.89' on north 23rd street. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Zoning Ordinance: Section 138-356. Per existing plat note: 4.0 feet setback required. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Zoning ordinance section 138-356 per existing plat note as per zoning ordinance. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Zoning Ordinance: Section 138-356. Corner as per existing plat note: 22.16 feet on Zinnia Avenue. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on North side of Zinnia Avenue and West side of N. 23rd street, and also N. 25th street. Add plat note as stated above, prior to final. Subdivision ordinance section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet buffer is required between commercial and residential zone/uses. Add plat note as stated above, prior to final. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping ordinance section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. As per existing recorded plat. A site plan must be approved for Lots 9A - 11A. Common area shall be providing parking, landscaping, detention, blanket utility easement and access for benefit of all lot owners, common area shall be maintained by lot owners. Add plat note as stated above, prior to final/recording. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. In March of 2000 a variance to allow lots not fronting a public was approved/ the variance will subdivision ordinance section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-3 Propose C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V as per Traffic Department, Trip Generation Approved, No TIA required. Please show centerline for R.O.W. on north 23rd street and Zinnia Avenue. Existing Plat notes must remain as now exist on recorded plat. if any plat notes change, a vacate and replat will be required. Replats will need to have a public hearing. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Raul Sesin moved to approve the subdivision in final form, subject to the conditions noted, drainage & utilities approval. Mr. Jesse Ozuna, second the motion with four members present and voting.

3. RE-PLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION, 3001 N. JACKSON RD., L360 GROUP, LLC **(SUB2025-0133) (FINAL) RDE**

Mr. Julio Constantino stated that the property located on North Jackson Road: Dedication needed for 60 ft. from centerline for 120 ft. total R.O.W. Paving by state curb & gutter by State revisions needed. Provide a copy of referenced documents for staff review prior to Final/Recording. Ensure that R.O.W.

complies with State plans for N. Jackson Road, any acquisitions should be included with document number, dimensions, and labeling, finalize prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan East Daffodil Ave. 60 feet R.O.W. Paving: 40 feet curb & gutter both sides. Street names need to be clarified on the plat prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North "M" Lane: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. R.O.W.: 20 ft. Paving: 16 feet. Alley/service drive easement required for commercial properties. 20.00 ft. Alley (Private) shown as was in the original Sunrise Terrace Subdivision. Disclaimer: Any abandonments must be done prior to Final. If abandoned, needs to be labeled on the plat and presented in Revised-Final Form. Subdivision Ordinance: Section 134-106. Front: (N. Jackson Rd.): 92 ft. from the West line of Front 20 ft. private alleys as shown on the plat or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance, or greater for approved for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved Site plan or easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. along E. Daffodil Ave. & Private alleys or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on N. Jackson Road and both sides of all interior streets. Revisions Needed plat notes remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a vacate & replat process. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as shown above prior to final/recording. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Jackson Road. Access for Lot 1A/Lot 9A shall be from Camelia Avenue and Daffodil Ave. not Jackson Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Disclaimer that Plat note #13 is from the Original Sunrise Terrace. As such, site plan must be approved by Planning & Zoning Commission for Block. 2 prior to issuance of Building Permit...etc. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-2 (Neighborhood Commercial District) Proposed: C-2 (Neighborhood Commercial District). Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, No TIA Required. If any restrictions are removed, this will trigger a Vacate & Replat process. Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument/documents prior to final. If any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. If abandoned, needs to be labeled on the plat and presented in revised-final form. Must comply with City's Access Management Policy.

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

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

3) SUBDIVISIONS

a) TEXAS GENERAL MEDICAL CENTER SUBDIVISION, 5200 MONTE CRISTO RD, PROACTION SKYLINE REAL ESTATE HOLDINGS, LLC **(SUB2025-0161) (PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property located on Monte Cristo Rd.: R.O.W. required from centerline for 150 ft. of total R.O.W., prior to final. Paving: 65' B-B Curb & gutter: Both Sides. Revisions needed provide a COPY of all the R.O.W. documents along Monte Cristo road for staff review prior to final. Need to clarify easements as any existing easements would need to be abandoned if it lies within the R.O.W., to be done prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. No overlap of easements into R.O.W. for Sharyland easements along Monte Cristo Rd., need to clarify prior to final. All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan North Shary Road: 60 ft. R.O.W. dedication required from centerline for 120 ft. of total ROW. Paving: by State Curb & gutter: by State Revisions needed no overlap of easements into R.O.W. for Sharyland easements along N. Shary Rd., there is an encroaching easement inside the road R.O.W. Need to clarify prior to final. Need to provide a copy of the R.O.W. documents for staff review prior to final. Abandonment of easements cannot be done by plat, must be done by a separate instrument. Make sure that the Road name is labeled as ""N. Shary Rd. All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105.Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan (E/W Collector) - Dedication needed for 60ft. of R.O.W. Paving: 40-44 feet curb & gutter both Sides. Revisions Needed please clarify curvature of the R.O.W. Area shown on the plat. R.O.W. area shown on the plat meanders going North, verify with City roadmap. R.O.W. area and acreage shown needs to be replaced with the street name. Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac. Turn around needed if drive is deeper than 150’ from roadway via a paved road designed and maintained to support the imposed loads of fire apparatus. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving 16 feet. Alley required for commercial properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. Alley/service drive requirement must be addressed prior to final. Revisions Needed: Please revise plat note #13 as it needs to state the following: "A minimum 24 ft. service drive easement will be established as part of the site plan and will be maintained by lot owners, not the city of McAllen." Subdivision Ordinance: Section 134-106. Front: (Monte Cristo Road & N. Shary Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on N. Shary Rd. & Monte Cristo Road. May increase to 5 ft. as per Engineering, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy.

Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C4 Proposed: C4 There is a section that falls within the R-3A zoning for the previous Villas at Las Palmas Subdivision. Please clarify status of this plat with staff and rezoning required prior to final. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V Streets and right-of-ways. Monte Cristo Rd.: R.O.W. required from centerline for 150 ft. of total R.O.W., prior to final. Paving: 65' B-B Curb & gutter: Both Sides. Revisions needed provide a COPY of all the R.O.W. documents along Monte Cristo road for staff review prior to final. Need to clarify easements as any existing easements would need to be abandoned if it lies within the R.O.W., to be done prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. No overlap of easements into R.O.W. for Sharyland easements along Monte Cristo Rd., need to clarify prior to final. All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan Non-compliance North Shary Road: 60 ft. R.O.W. dedication required from centerline for 120 ft. of total ROW. Paving: by State Curb & gutter: by State Revisions needed. No overlap of easements into R.O.W. for Sharyland easements along N. Shary Rd., there is an encroaching easement inside the road R.O.W. Need to clarify prior to final. Need to provide a copy of the R.O.W. documents for staff review prior to final. Abandonment of easements cannot be done by plat, must be done by a separate instrument. Make sure that the Road name is labeled as ""North Shary Rd."" All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan Non-compliance. (E/W Collector) - Dedication needed for 60ft. of R.O.W. Paving: 40-44 feet Curb & gutter Both Sides revisions needed. Please clarify curvature of the R.O.W. Area shown on the plat. R.O.W. area shown on the plat meanders going North, verify with City roadmap. R.O.W. area and acreage shown needs to be replaced with the street name. Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Non-compliance. Subdivision Ordinance: Section 134-105.Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan NA. 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 Non-compliance. 900 ft. Block Length for R-3 Zone Districts Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Turn around needed if drive is deeper than 150’ from roadway via a paved road designed and maintained to support the imposed loads of fire apparatus. Subdivision Ordinance: Section 134-105. Non-compliance. R.O.W.: 20 feet Paving 16 feet. Alley required for commercial properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. Alley/service drive requirement must be addressed prior to final. Revisions Needed please revise plat note #13 as it needs to state the following: "A minimum 24 ft. service drive easement will be established as part of the site plan and will be maintained by lot owners, not the city of McAllen. Subdivision Ordinance: Section 134-106 non-compliance. Front (Monte Cristo Road & N. Shary Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. -Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Non-compliance. Rear: In accordance with the Zoning Ordinance or greater for 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 See reference to Front above.

Zoning Ordinance: Section 138-356 Garage Commercial Development Zoning Ordinance: Section 138-356 all setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on N. Shary Rd. & Monte Cristo Road. May increase to 5 feet as per Engineering, prior to final. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C4 Proposed: C4 there is a section that falls within the R-3A zoning for the previous Villas at Las Palmas Subdivision. Please clarify status of this plat with staff and rezoning required prior to final. Zoning Ordinance: Article V. Non-compliance Rezoning Needed Before Final Approval Zoning Ordinance: Article V Required. Land dedication in lieu of fee. Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. Pending review by the City Management's Office. Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. As per Traffic Department, Trip Generation needs to be submitted to determine if TIA is required, prior to final plat. Please contact Traffic Department for any further questions. Traffic Impact Analysis (TIA) required prior to final plat. If any Variance request is submitted, must be finalized prior to final. Plat submitted references United Irrigation District signature block. You can remove the City Secretary signature block as it is not required in our process. Need to determine if alley/service drive is being proposed. Need to provide copies of documents for the abandoned R.O.W. easement that goes from North-South located on the plat for staff review prior to final. No overlap of easements into R.O.W. for Sharyland easements along N. Shary Rd. & Monte Cristo. Any abandonment must be done by a separate instrument/document, not by plat, prior to final. Verify location of S.W.S.C. easement located on the West, outside of the plat boundary. Provide S.W.S.C. easement documents for staff review. There should be no overlap of easements into R.O.W. Need to Provide the Documents to verify who is authorized to sign on behalf of the LLC, LTD. etc. Owner's Authorization mentions an LLC, application mentions and LTD, please clarify and revise application as needed. Please add page numbers at the bottom of the plats, ""e.g. Page 1, Page 2"". Must comply with City’s Access Management Policy."

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

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

b) BALBOA ACRES SUBDIVISON, 3512 HELENA AVE LOT 18, BLOCK 30 (EAST HALF) ALEX LOZANO **(SUB2025-0170) (PRELIMINARY) AL**

Mr. Julio Constantino stated that the property located on Helena Avenue: 60 ft. ROW (existing). Paving: Approximately 35 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. ROW: 20 ft. Paving: Existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 Front: 25 feet. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356 sides. In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Helena Ave. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for the East half of Lot 18, Block 30 shows a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 (Low-Density Residential District) Proposed: R-1(Low-Density Residential District). As part of the City Initiated Rezoning, Balboa Acres was Rezoned to the UDC R-1 for Low-Density Residential District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing plat notes remain the same. Public hearing is required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

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

Mr. Kaveh Forghanparast from planning department clarified the situation regarding the proposed property by being subdivided.

After a lengthy discussion, regarding subdividing. Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utilities approval. Mr. Jose Caso second the motion with four members present and voting.

c) BALBOA ACRES SUBDIVISON, 3516 HELENA AVE LOT 18, BLOCK 30 (WEST HALF) ALEX LOZANO **(SUB2025-0169) (PRELIMINARY) AL**

Mr. Julio Constantino stated that the property located on Helena Avenue: 60 ft. ROW (existing). Paving: Approximately 35 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. ROW: 20 ft. Paving: Existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 Front: 25 feet. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356 sides. In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setback is required, greater setback

applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Helena Ave. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for the East half of Lot 18, Block 30 shows a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 (Low-Density Residential District) Proposed: R-1(Low-Density Residential District). As part of the City Initiated Rezoning, Balboa Acres was Rezoned to the UDC R-1 for Low-Density Residential District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing plat notes remain the same. Public hearing is required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

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

Mr. Kaveh Forghanparast from planning department clarified the situation regarding the proposed property by being subdivided.

After a lengthy discussion, regarding subdividing. Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utilities approval. Mr. Jose Caso second the motion with four members present and voting.

d) AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, 6800 RUSSEL RD (REAR) RHODES DEVELOPMENT, INC., **(SUB2025-0162) (PRELIMINARY) M&H.**

Ms. Natalie Moreno stated that the property located at Stewart Road: Dedication 80 ft. R.O.W Paving: 52 ft. Curb & gutter: both sides. Stewart Road west of this location. Revisions required please show centerline and dedication on both sides, prior to final. Please provide the special warranty deed document, prior to final. Provide copy of documents of any existing dedications on plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication of 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be established prior to recording. Please provide temporary paved turnaround at the end of interior streets on Lots 223 and 265. Access to subdivision will be from phase IV of Aqualina. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walk/drives are provided, per agreement. As per Fire department, paving must be 96 ft. in diameter face to face. Clarify if any islands may be proposed which will affect paving requirements, prior to final. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements the proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356 rear- 11 feet or greater for easements. Zoning Ordinance: Section 138-356 Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Side Corner: 10 ft. or greater for easements. Zoning Ordinance: Section

138-356. Garage: 18 ft., except where greater setback is required, greater setbacks applies. Revisions required. Please correct spelling from "grater" to "greater". Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Stewart Road. Revisions required. Plat note #15 mentions Russell Road and Tres Lagos, please revise prior to final. Other sidewalks will not apply provided a sidewalk having at least an adequate width for pedestrians and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit development, per agreement. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along N. Stewart Road. Revisions required. Plat note #8 references Russell Road and Tres Lagos Blvd, please revise and correct, prior to final. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Stewart Road. Plat note #12 references roads that do not pertain to this phase, please correct and revise prior to final. The subdivision will be having access from Aqualina Phase IV. Must comply with City Access Management Policy common areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required add plat note as stated above, prior to final. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Common area no. 2 is not fronting a public street, please clarify prior to final. Subdivision Ordinance Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) (OC) Proposed: R-1 (Single-Family Residential) (OC) Zoning Ordinance Article V. Rezoning Needed Before Final Approval zoning ordinance Article V. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please revise plat note #8,15 and 21, they reference streets that do not pertain to this phase. Need to Label the Centerline & Total R.O.W. on N. Stewart Road and show on plat, prior to final. Provide the special warranty deed documents, prior to final. Access will be coming from phase IV. Common area no. 2 is not fronting a public street, please clarify prior to final. How will you access common area number 2. How would common area no. 3 service as emergency access point. Must comply with City’s Access Management Policy.

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

Mr. Raul Sesin had questions regarding drainage detention and outfall. Mr. Alberto de la Garza made clarification regarding the drainage detention. Mr. Kaveh Forghanparast clarified the situation regarding drainage report being in revised preliminary form.

After a lengthy discussion, Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form, subject to the conditions noted and drainage approval. Mr. Raul Sesin second the motion with four members present and voting.

e) CITRUS SOUTH RESIDENTIAL SUBDIVISION, 221 S 8TH ST, HEIR FUND LLC **(SUB2025-0093) (REVISED PRELIMINARY) LC**

Ms. Natalie Moreno stated that the property located at S. 8th Street: Dedication needed for 25 ft. from centerline for Total 50 ft. of R.O.W. Paving: 32 feet curb & gutter both sides. Provide a copy of the referenced document being shown 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 Chicago Avenue. Dedication for 50 ft. total R.O.W. Paving 32 ft. Curb & gutter both sides. Provide staff with copy of the referenced document to finalize requirements prior to final. The engineer submitted a variance request for no dedication on Chicago avenue. The variance will be heard on December 2, 2025 at the planning and zoning commission board and city commission January 12, 2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 200 feet Block Length for R-2 Zone Districts Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a R.O.W. 20 feet paving, 16 feet. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front in accordance with the UDC, or greater for easements, whichever greater applies. Unified Development Code Section 2.2.3.D. 4. Rear in accordance with the UDC, or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Sides in accordance with the UDC, or greater for easements, whichever greater applies. Unified Development Code Section 2.2.3. D.4. Corner 10 feet or greater for easements, whichever is greater applies. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage 18 ft. except where greater setback is required, greater setback applies. Unified Development Code Section 2.2.3. D.4. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on S. 8th Street & Chicago Avenue. Subdivision Ordinance: Section 134-120Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Chicago Ave. & S.8th Street. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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. 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 110-72Subdivision Ordinance: Section 134-168. Lots fronting public streets. Lots to front along S. 8th Street. Subdivision Ordinance section 134-

1. Minimum lot width and lot area. Minimum lot width is 20 ft. and minimum lot area is 2,250 square feet. Unified Development Code Section 2.2.3. D.4. Existing R-2 (Medium-Density Residential District) Proposed R-2 (Medium-Density Residential District). Parcel went through a rezoning application and was presented and approved by the P&Z board on 06/03/25. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of $700 per dwelling unit must be paid prior to recording. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of $700 per dwelling unit must be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Please revise application to show to proposed zone "R-2" - application still shows R-1. Please correct application for the name change, prior to final. Parcel went through a rezoning application and was presented and approved by the PNZ board on 06/03/2025. The engineer submitted a variance request for no dedication on Chicago avenue. The variance will be heard on December 2, 2025 at the planning and zoning commission board and city commissions January 12, 2026. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form. Mr. Raul Sesin. second the motion with four members present and voting.

f) RUSSELL CREEK PHASE I, 13701 N. 23RD ST, ELITE DEVELOPMENT 768, LLC **(SUB2025-0053) (FINAL) M&H**

Ms. Natalie Moreno stated that the property located on Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW. Paving 65 feet Curb & gutter both sides. Please clarify additional ROW it appears to overlap the 20-foot existing ROW. Provide document numbers for existing ROW dedications and provide a copy for staff review. Existing transmission power line poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission power line poles as applicable, prior to recording. Subdivision Ordinance section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides.15 ft. SWSC shows to overlap with ROW. Please clarify. Please label how existing ROW was dedicated. Provide document numbers for existing ROW, dedications and provide a copy for staff review, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. 8-3/4 Mile Road (E/W 1/4 Mile Collector): Dedication as needed for 60 ft. total ROW. Paving 40 feet Curb & gutter: both sides. The project engineer submitted a variance application (VAR2025-0013) on April 9, 2025 to request the interior E/W street to be considered the 1/4 Mile Collector with the ROW to be reduced to 50 ft. instead of the required 60 ft. and for the paving to be 32 feet back to back instead of the required 40 ft. The project engineer submitted an additional variance request for the minimum 125 ft. street jog offset. The submitted plat shows the centerline for 8-3/4 Mile Road as a 100 ft. offset from centerlines. If the request to reduce the ROW is approved staff recommends a 10 ft. sidewalk and utility easement on both sides. Interior Streets: 50 ft. ROW. Paving 32 feet curb & gutter both sides. Street names to be finalized, prior to recording. There have been discussions with our Engineering Department that a stub out to the property to the northeast may be required for connectivity for a secondary access that is under review and must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. Subdivision Ordinance section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare

Plan. 1,200 ft. Block Length. Subdivision Ordinance section 134-118. 900 ft. Block Length for R-3 Zone Districts Subdivision Ordinance section 134-118. Lots fronting public streets. Subdivision Ordinance section 134-1. Minimum lot width and lot area. Need to provide more information on the curve table as there appears to be missing curve dimensions to determine if minimum lot width is compliance. Curve dimensions seem to be off set. Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone. On some lot frontage, they do not meet the min lot frontage of minimum 50 feet. Zoning Ordinance section 138-356.Existing: R-1 Proposed: R-1. Zoning Ordinance Article V. Land dedication in lieu of fee. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Pending review by the City Manager's Office. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process and not by plat, prior to final. Application states this is a public subdivision, but plat has indications of subdivision being private, engineer must clarify if subdivision will be public or private. Subdivision plat and survey show conflicting information for the subdivision boundary dimensions. Also, some easements shown on survey aren't shown on the plat. Subdivision was previously "Russell Creek Subdivision Phase I" If the name has changed the subdivision application must be revised, prior to recording. At the Planning and Zoning Commission meeting of May 6, 2025, the Board recommended approval of the variances to the ROW and street offset, and no action on paving width requirement as the engineered agreed to the required 40 ft. of paving. Must comply with City's Access Management Policy.

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

Mr. Raul Sesin questioned the the drainage detention. Mr. Omar Sotelo clarified where this area for drainage was located.

After a brief discussion, Mr. Raul Sesin moved to approve the subdivision in revised final form, subject to conditions noted then Mr. Jesse Ozuna second the motion with four members present and voting.

g) ALHAMBRA ON 10TH SUBDIVISION, 11301 N 10TH ST, AL YAZJI DEVELOPMENT, **(SUB2025-0072) (FINAL) RIOPLEX**

Ms. Natalie Moreno stated that the property located on N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW. Paving by state curb & gutter by State Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to recording. Provide a copy of the existing ROW documents for staff review to recording. Subdivision Ordinance section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North Bicentennial Boulevard. Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving: 65-05 feet curb & gutter both sides. Label the centerline and the existing ROW on both sides to finalize the ROW dedication. Requirements as required above prior to recording. Please label "Existing" or "Total" on ROW. Subdivision Ordinance: Section 134-105 and/or

UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Interior street ROW dedication needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Interior street is dead-end on all sides. The subdivision on the south side must be recorded first before this plat can be recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. A variance request was submitted and will be heard at the planning and zoning commission board on November 4, 2025 and city commission on November 24, 2025 for the 50 ft. with a 10 -foot utility and sidewalk easement on both side. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Two proposed subdivisions under the names of "Vacate A Portion of Racquet Club and Replat to Park West Subdivision" & "Vacate A Portion of Racquet Club and Replat to Villages at Park West Subdivision" are in process but have not been recorded yet. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Reviewed on 11/20/2025. These comments are for subdivision requirements only – additional requirements may apply at time of site plan review. 11/20/2025 Page 1 of 6 SUB2025-0167. Subdivision Ordinance Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to final.COM Thoroughfare Plan 900 ft. Block Length for R-3 Zone Districts Block Length for R-3 Zone Districts. 200-800 ft. Block Length or twelve lots, whichever is less, will apply if the rezoning request is approved. A variance to this request was submitted and will be heard at the planning and zoning commission board on November 4, 2025. Subdivision Ordinance: Section 134-118 and/or UDC Sec. 5.3.6. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning request was approved. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved. If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3. Please submit the radius dimensions on the cul-de-sac requirements. A variance request was submitted for this requirement and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on Nove 24, 2025 for exceeding cul-de-sac length. Subdivision Ordinance: Section 134-105 and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. ROW: 20 ft. Paving:16 ft. Provide alley according to Public Works Department's requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 and/or UDC. These comments are for subdivision requirements only – additional requirements may apply at time of site plan review11/20/2025 Page 2 of 6 SUB2025-0167. Front: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements or in line with existing structures whichever is greater applies. Lots 2-69 (proposing): 20 ft. or greater for easements. Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC Rear lot 1 in accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69 (proposing): 10 ft. or greater for easements. Please revise the number of lots to (2-66). Zoning Ordinance section 138-356 and/or UDC. Sides lot 1 In accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69 (proposing): 5 ft. or greater

for easements. Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC Corner lot 1 in accordance with the zoning ordinance or greater for approved site plan or Easements. Lots 2-69: 10 ft. or greater for easements. Please revise the number of lots to (2-66). Zoning Ordinance section 138-356 and/or UDC garage 18 feet except where greater setback is required, greater setback applies. Zoning Ordinance section 138-356 and/or UDC. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 10th Street, Bicentennial Blvd and both sides of all interior streets. Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. Sidewalk requirements will be finalized once the zoning is finalized prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC). District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard. Revise plat note #9 as shown above prior to final. Landscaping Ordinance: Section 110-46 and/or UDC 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping ordinance section 110-46 and/or UDC. These comments are for subdivision requirements only additional requirements may apply at time of site plan review. 11/20/2025 Page 3 of 6 SUB2025-0167 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along north Bicentennial Boulevard. Plat note #13. Proposes no curb cut or access along N. 10th Street as well. The plat note will be finalized once the Traffic Department review is finalized. As per Traffic Department, no curb cut will be allowed along N. Bicentennial Boulevard. Contact Traffic Department for the requirement along N. 10th Street to finalize the plat note prior to final. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. If the access is pending another subdivision on the south side, the plat cannot be recorded until the other plat is recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to recording. Subdivision Ordinance: Section 134-1 and/or UDC. Minimum lot width and lot area zoning ordinance section 138-356. Existing: R-2 (duplex-fourplex residential) and C-3 (general business Districts). Proposed R-2 (medium density residential - UDC) and M-2 (Regional Mixed-Use - UDC) Districts. Zoning Ordinance: Article V and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC). District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. These comments are for subdivision requirements only – additional requirements may apply at time of site plan review 11/20/2025 Page 4 of 6 SUB2025-0167. Rezoning Needed Before Final Approval Zoning Ordinance: Article V. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC)

District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Land dedication in lieu of fee. Land dedication in lieu of fee. Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, $44,800 ($700 per dwelling unit) must be paid prior to recording. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Land dedication in lieu of fee. Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, $44,800 ($700 per dwelling unit) must be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. Required As per Traffic Department, Trip Generation required to determine if TIA is required. TIA Level I was waived with the following conditions. Compliance with the conditions on the approved Access variance letter dated September 2,2025. Southern most proposed shared street with Park West Subdivision must be aligned with median opening along N 10th Street (FM 336). Dedication of shared street might have to be shown on the plat so that it can line up with the median opening. Gate Details must meet the standard design guidelines. Traffic Impact Analysis (TIA) required prior to final plat. Provide a paving layout including the subdivision on the south side for staff review of the proposed access prior to recording. Remove plat note #20, as the use will be controlled by the Zoning, not by plat, if plat note remains please make corrections to the lot numbers. A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on November 24, 2025 for 3 requests. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. A subdivision variance application (VAR2025-0016) has been submitted and is under review; however, the requirements may change if the rezoning request is approved. A revised application may be needed prior to finalizing the comments if the rezoning request is approved. Must comply with City's Access Management Policy. These comments are for subdivision requirements only – additional requirements may apply at time of site plan review 11/20/2025 Page 5 of 6 SUB2025-0167.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the subdivision in final form, subject to conditions noted. Mr. Raul Sesin. second the motion with four members present and voting.

h) Hidden Grove Estates, 8601 N. 2ND Street., Millennial Bear Farms, LLC, **(SUB2024-0131) (REVISED PRELIMINARY) M&H**

Ms. Natalie Moreno stated that the property located on N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. Curb & gutter: both sides. The plat shows a 50 ft existing ROW on the adjacent property, please clarify, prior to recording. Please provide staff with copy of existing R.O.W. documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. Interior street: 50 ft. R.O.W. Paving: *40ft. Curb & gutter: both sides 40 ft. of pavement would be required. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, it would be subject to that 40 ft. of pavement. R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. Knuckle to be provided on the internal street.

Need to label the Center Line (C.L.) of internal street. Need to provide Gate Details for staff review prior to final. Street name will be stablished prior to final. Finalize street name requirement prior to final Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street. The engineer submitted a variance request to the ROW gate entrances. 58.73 ROW with a 20 ft paving face to face on each side and 4 ft side walk along the north side only. HCID #2 does not allow public improvements on ROW, email was sent to the engineer. - Variance got approved on 11.24.25. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length. 600 ft. Maximum Cul-de-Sac. Subdivision layout does not appear to comply with the 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 600 ft. maximum block length requirement. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, if variance is approved it would be subject to that 40 ft. of pavement. the variance was approved on 11.24.25 Subdivision Ordinance: Section 134-105. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision layout does not appear to comply with the 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 600 ft. maximum block length requirement. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, if variance is approved it would be subject to that 40 ft. of pavement. the variance was approved on 11.24.25. Subdivision Ordinance: Section 134-105. * Front: 25 ft. or greater for easements Zoning Ordinance: Section 138-356". Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed. Include note as shown above prior to final. Zoning Ordinance section 138-356. Garage 18 feet except where a greater setback is required; greater setback applies. Zoning Ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of all interior streets. Revise plat #6 as shown above prior to recording. Plat references incarnate word and North 3rd street, please make correction, prior to recording. Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. Subdivision Ordinance: Section 134-120". Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 2nd Street. As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Add a plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA covenants would need to be submitted for staff review. Need to add a plat note with a space to cross-reference the recorded HOA document number. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot dedication min. 25 frontage on street. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed R-1 (Single-Family Residential District) Zoning Ordinance: Article V. As per plat submitted

on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, full park fees must be paid, prior to recording. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, Full Park fees must be paid, prior to recording. Pending review by the City Manager's Office. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, Full Park fees must be paid, prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation has been approved, no TIA required. The engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25. The requests are 1. 58.73 ROW with 20ft of paving and 4 ft sidewalk on the north side only. 3. cul-de-sac requirement exceeding. Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. Contour lines on the plat are missing the elevations. Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork, etc. Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown, this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions. If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature. If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. Needs to provide for a knuckle on the interior street by lot 8. Please clarify with staff to determine how Lot 3 will be developed. Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. Must comply with City's Access Management Policy.

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

Ms. Natalie Moreno requested item to be tabled

Being no discussion, Member Mr. Jesse Ozuna moved to table item. Mr. Raul Sesin second the motion with four members present and voting.

i) VILLAS AT TRES LAGOS PHASE I, 5300 TRES LAGOS BLVD, RHODES ENTERPRISES INC, **(SUB2025-0006) (REVISED FINAL) M&H**

Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B curb & gutter both sides. Based on the submitted plat, the subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked.' Clarify/submit additional documents prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Interior Streets. Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides. Submitted master layout shows islands within the streets and cul-de-sac. Paving layout must comply with all Development Departments conditions, including fire apparatus maneuvering, no parking fire lane marking, etc. Street names will be established prior to final/recording. Submit master layout with proposed street names for staff review prior to final/recording. Provide paved temporary turnaround document number and a copy for staff review prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior streets show 32 ft.-50 ft. R.O.W. A variance application (VAR2025-0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc. The variance was approved at the planning and zoning commission. At the request of the engineer, the Planning and Zoning Commission considered the subdivision in final form at their meeting of February 18, 2025, subject to the variance approval. Various development departments, including Fire Department, had recommended disapproval of the variance request. After a brief discussion, the Board tabled the item so that the project engineer would have an opportunity to meet with staff for further discussion. The project engineer and developer met with staff and discussed the departments concerns. At the Planning and Zoning Commission meeting of March 18, 2025, the board removed the item from the table and discussed the variance request. Staff informed the board that the departments had no more objections to the request. Fire Chief was present and mentioned that they had no objections to the variance request. Edgar Garcia, from Melden & Hunt, was present and stated that there will be no on-street parking allowed in this development and that it would be enforced by the HOA. He added that guest parking would be provided as part of the next phase. After further discussion, the Board approved the subdivision in final form, subject to the conditions noted, and recommended approval of the requested variance, subject to no on-street parking be allowed by the HOA and a plat note reflecting this stipulation. At the City Commission meeting of April 14, 2025, the Board unanimously approved option No. 1Approve the variance request, subject to no on-street parking be allowed, as recommended by Planning and Zoning Commission. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Finalize the Public Works Department’s requirements prior to final/recording. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Proposing: “10 ft. minimum or (greater for easement)”/Rear (proposing): 11 ft. or greater for easements. Zoning Ordinance: Section 138-356 sides. In accordance with the Zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Tres Lagos Blvd, N. Shary Road and both sides of all interior streets. Proposing plat note #16, to be in accordance with agreement for interior streets. Submit sidewalk plan prior to final/recording to establish requirements. Any revisions needed by staff must be finalized prior to final/recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and

industrial zones/uses. Prior to final/recording, buffer requirements along Tres Lagos Blvd. must be established. Note is subject to change once lot frontage requirements have been finalized. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note #26 Proposing: "Common Areas A, B and C will have maintained by the property owner/HOA and no City of McAllen." Note must be finalized prior to final/recording. *Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revise Plat note #12 as shown above prior to final/recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T, R-3A, and C-4 Proposed: R-3T. Two rezoning applications (REZ2024-0064 & REZ2024-0065) to rezone the property from C-4 and R-3A Districts to R-3T District were approved by the City Commission on January 27, 2025. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final/recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Two rezoning applications (REZ2024-0064 & REZ2024-0065) to rezone the property from C-4 and R-3A Districts to R-3T District were approved by the City Commission on January 27, 2025. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final/recording. Zoning Ordinance: Article V* As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. Must comply with City's Access Management Policy. Proposed Private subdivision. Correct wording for private subdivisions must be used prior to recording. Submit referenced documents for staff review prior to final/recording. Revise the application for the Number of Dwelling units prior to final/recording. Street names will be established, prior to recording. Please add "Private" to the second page of the subdivision plat. Clarify the use of C.A. A and C.A. B prior to final/recording. A plat note to clarify the use may be needed prior to final/recording. Interior streets show 32 ft.-50 ft. R.O.W. A variance application (VAR2025-0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc. The project engineer requested the plat to be presented to the Planning and Zoning Commission for final approval consideration, subject to the variance approval. At the Planning and Zoning Commission meeting of February 18, 2025, staff recommended disapproval of the variance request. After a brief discussion, the board unanimously tabled the item so that the engineer and staff meet to discuss the issues with the variance request. There were five members present and voting.

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

Mr. Julio Constantino requested item to be tabled.

Mr. Raul Sesin had questions regarding a revised final subdivision and drainage. Mr. Even Gonzalez from Engineering department clarified the outfall situation for drainage.

After a lengthy discussion, Mr. Raul Sesin moved to approve subdivision in revised final form. Mr. Jesse Ozuna second the motion with four members present and voting.

j) D' COSTA SUBDIVISION, 801 N 23RD St, D, COSTA, INC. **(SUB2023-0100) (REVISED FINAL) SEA**

Mr. Julio Constantino stated that the property located on North 23rd Street (FM 1926): 20ft. dedication for 50 ft. from centerline for 100 ft. total ROW Paving: By the state Curb & gutter: By the state. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 24th Street: 10 ft. of dedication for 30 ft. from centerline for 50 ft. total ROW Paving: 40 ft. curb & gutter both sides. Label total R.O.W. after accounting dedication from center-line as "Total," prior to recording. Provide a copy of document regarding referenced existing dedications prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 feet. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision Ordinance: Section 134-106. A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.). At the City Commission meeting of September 8, 2025, the commission approved variance request to the alley right-of-way dedication and paving requirements for proposed D'Costa Subdivision. At the P&Z meeting of July 8, 2025, the Board disapproved the plat in revised final form and recommended disapproval of the variance request. At the special meeting of July 29, 2024, the Subdivision was approved in Final Form, subject to the conditions noted. Previous approval provided for looping for existing 20 ft. N/S alley abutting northern property line dedicated by Falcon Addition. Plat submitted on July 3, 2024 provided a 20 ft. E/W alley R.O.W. dedication from the existing alley to the West to N. 24th street to eliminate dead-end alley. Dedication of the alley extension will be necessary to provide the access needed for Public Works Department for the lots located on the north side. The Planning and Zoning Commission approved the subdivision in Final Form on July 29, 2024, with the proposed alley extension and subject to compliance to Public Works requirements. Front: (N.23rd Street):In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356,138-367. Rear: (N.24th Street): In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides in accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Side Setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to recording. Proposed: As per zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. sidewalk along North 23rd Street and 4 ft. wide minimum sidewalk required on North 24th Street. 5 ft. sidewalk requirement as per Engineering Department. Sidewalk requirement for North 24th Street subject to be increased to 5 ft. prior to recording by Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-

family residential and commercial, and industrial zones/uses, and along N. 24th Street. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Finalize plat note wording for note #8 once buffer requirements have been finalized, prior to recording. Landscaping Ordinance: Section 110-46,110-49. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. As per City Commission meeting decision on September 8, 2025, masonry wall would be required abutting North-Section properties. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Any access agreements must be shown on plat and if done by separate instrument, document numbers must be shown on plat and finalized prior to recording. Must comply with City Access Management Policy.As per Traffic Department, as per Access Management Policy, spacing requirement along S. 23rd Street is 250 ft. between access, a shared access with the northern lot required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) District Proposed: C-3 (General Business) District. As per application dated September 08,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is approved, TIA waived with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is approved, TIA waived with conditions. Must comply with City's Access Management Policy. A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.). At the City Commission meeting of September 8, 2025, the commission approved variance request to the alley right-of-way dedication and paving requirements for proposed D'Costa Subdivision. At the P&Z meeting of July 8, 2025, the Board disapproved the plat in revised final form and recommended disapproval of the variance request. At the special meeting of July 29, 2024, the Subdivision was approved in Final Form, subject to the conditions noted. Disclaimer any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording.

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

Being no discussion, Mr. Raul Sesin moved to approve subdivision in final form. Mr. Jesse Ozuna second the motion and moved to approve the subdivision in final form with four members present and voting.

k) PALM VALLEY ESTATES LOT 4A SUBDIVISION, 2600 S 39th St, TGR CAPITAL, LLC, **(SUB2025-0163) (FINAL) RDE**

S. 39th Street: ROW dedication needed for total 50 ft. ROW. Paving: 32 feet Curb & gutter: both sides. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac R.O.W. Radius was presented at the November 4, 2025 P&Z meeting with a Public Hearing and approved. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius R.O.W. was approved at the

November 4, 2025 P&Z meeting with a Public Hearing. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements. Zoning ordinance section 138-356. Rear 10 feet or greater for easements. Zoning ordinance section 138-356. Sides 6 feet or greater for easements. Zoning Ordinance section 138-356. Garage 18 feet except where greater setback is required, greater setback applies Zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on S. 39th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Low Density Residential District). Proposed: R-1 (Low Density Residential District) 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. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius R.O.W. was approved at the November 4, 2025 P&Z meeting with a Public Hearing. Pending approval by the City Commission meeting, to be presented in Final Form subject to CC approval. Must comply with City's Access Management Policy. Any notes or restrictions on the recorded plat of Palm Valley Estates Subdivision will apply to the replat.

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

Being no discussion, Mr. Jesse Ozuna moved to approve subdivision in final form. Mr. Raul Sesin second the motion and moved to approve the subdivision in final form with four members present and voting.

I) BARRERA SUBDIVISION, 5721 N. WARE RD., SAMES INC.,
(SUB2025-0166) (FINAL) SAMES

Mr. Julio Constantino stated that the property located on North Ware Road: 15 ft. minimum dedication for 75 ft. from centerline for 150 ft. total ROW paving by the state Curb & Gutter: By the state. Label ROW after accounting for ROW dedication (total and total ROW from centerline), prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. * 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118 R.O.W. 20 feet. Paving 16ft. Alley or service drive cannot dead-end. Provide for alley or service drive, prior to final. If a 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 will be maintained by the lot owners and not the City of McAllen. Alley/service drive required for commercial properties. Subdivision Ordinance: Section 134-106. In accordance with the Zoning Ordinance or in line with existing structures, or greater for easements or approved site plan, whichever is greater applies. Revise front setback as shown above, prior to final. Zoning Ordinance: Section 138-356. In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies. Revise rear setback as shown above, prior to final. Zoning Ordinance: Section 138-356. In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies. Revise side setback as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan 4 ft. wide minimum sidewalk required on North Ware Road. Sidewalk requirements for North Ware Rd. may increase to 5ft. per Engineering Department requirements.

Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Shown as Plat note #13. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Shown as Plat note # 14. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Plat note shown in #15. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-3 Proposed C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, no TIA required. Pending all clear Traffic Department. If you want more information, please call the Traffic Operations Department at (956) 681-2715. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process and not by plat, prior to final. Engineer must verify subdivision boundaries as they show discrepancies from submitted survey. Signatures blocks must comply with Section 134-61 of the Subdivision Ordinance. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Caso moved to approve the item subdivisions in final form, subject to the conditions noted. Mr. Raul Sesin second the motion with four members present and voting.

m) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO RD, RHODES DEVELOPMENT INC, **(SUB2025-0111) (FINAL) M&H**

Mr. Julio Constantino stated that the property located on Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be finalized, prior to final. Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan* 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Please provide dimensions of Cul-de-Sacs. Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. Front: 20 feet minimum or greater for easements. Zoning Ordinance: Section 138-356. Rear: 11 feet or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 feet or greater for easements. Remove side from corner setback. Zoning Ordinance: Section 138-356. Garage: 18 feet except where greater setback is required; greater setback applies. Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. Revise plat note #16 as shown above, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46

8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. Revise plat note as shown above, prior to final/Recording. Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. 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. Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. The subdivision must comply with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic, Master TIA approved with conditions. Any abandonments must be done by separate process, not by plat, prior to final. Signature blocks must be revised to show correct subdivision name. Clarify dotted line shown outside subdivision boundary line at the southwest corner. Must comply with City's Access Management Policy.

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

Mr. Kaveh Forghanparast senior planner clarified subdivision and drainage report process. Mr. Even Gonzalez stated he won't move forward in providing a preconstruction meeting. Citizen Michelle Lozano, address 200 South 10th street clarified the situation regarding the outfall for engineering.

After a lengthy discussion, Mr. Jesse Ozuna moved to table item subdivision in final form, subject to the conditions noted. Mr. Jose Caso second the motion with four members present and voting.

n) WARE VILLAGE SUBDIVISION, 4100 SH 107, ADOLFO GUTIERREZ, **(SUB2025-0165) (FINAL) SEA**

Ms. Natalie Moreno stated that the property located on 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 North 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 plat to show the Total ROW, Aquations ROW by the state is 160 ft ROW, please show on plat. Please clarify and provide documentation. Please indicate how

existing ROW has been dedicated on plat. Verify with TX Dot 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 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. 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. ROW: 20 feet 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. State highway 107 Proposing - 75 ft. or greater for approved site plan or easements. North 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 on 138-356. 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. 356 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. Corner 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. 5 feet 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 recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 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. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets.

Subdivision Ordinance section 134-1. Minimum lot width and lot area. Zoning Ordinance section 138-356. Existing 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 and was approved. An annexation request was submitted on May 29, 2025 and approved. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O and was approved. An annexation request was submitted on May 29, 2025 and was approved. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Plat shows access easement, update plat to show E/W QUARTER MILE COLLECTOR. 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.

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

Being no discussion, Mr. Raul Sesin moved to approve the subdivision in revised final form, subject to the conditions noted. Mr. Jesse Ozuna second the motion with four members present and voting.

6) DISCUSSION:

No discussion.

7) INFORMATION ONLY:

Planning Director, Mr. Omar Sotelo gave an update to the board members regarding the last City Commission meeting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:22p.m. with Mr. Raul Sesin seconding the motion with four members present and voting.

_____
Emilio Santos Jr, Board Member

ATTEST: _____
Ofelia Camacho, Administrative Assistant

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

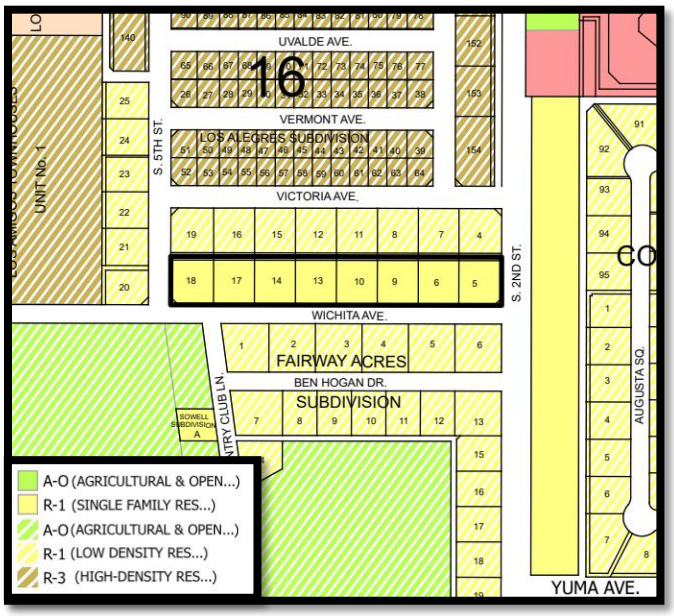
DATE: February 17, 2026

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

CASE REZ2026-0007:

Los Alegres Unit No. 1 Subdivision Lots 5-6, Hidalgo County, Texas
200 Wichita Avenue
Los Alegres Unit No. 1 Subdivision Lots 9-10, Hidalgo County, Texas
308 and 316 Wichita Avenue
Los Alegres Unit No. 1 Subdivision Lots 13-14, Hidalgo County, Texas
400 and 408 Wichita Avenue
Los Alegres Unit No. 1 Subdivision Lots 17-18, Hidalgo County, Texas
416 and 424 Wichita Avenue

LOCATION: The subject properties are located on the north side of Wichita Avenue and along the west side of South 2nd Street.





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

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

LAND USE: Surrounding uses include single-family homes, multi-family residences, and the McAllen Country Club.

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

DEVELOPMENT TRENDS: The development trend along Wichita Avenue is single-family residences, multi-family housing, and commericial businesses.

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 (OC) District zoning designation.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 17, 2026

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

CASE REZ2026-0009:

2800 South McColl Road (PID: 290252)

2800 South McColl Road (Rear) (PID: 655180)

LOCATION: The subject properties are located along the west side of South McColl Road, south of East Yuma Avenue and zoned R-1 (Single-Family Residential District – OC) District.





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

ADJACENT ZONING: The adjacent properties are zoned A-O (UDC) District to the west, R-1 (OC) District to the north and south, R-3 (UDC) District to the west, and C-3L (OC) District to the north.

LAND USE: The subject property is vacant. Surrounding uses include single-family homes, duplexes, townhomes, McAllen County Club, and vacant land.

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

DEVELOPMENT TRENDS: The development trend along this area includes single-family homes and multifamily development.

ANALYSIS: The requested rezoning does conform to the Future Land Use Plan designation as shown on the Envision McAllen Future Land Use Plan and follows the development trend in this area.

Any future construction must comply with all development requirements where applicable under the UDC.

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 17, 2026

SUBJECT: **Rezoning from R-2 (Duplex-Fourplex Residential–OC) District under the Old Code (OC) to R-2 (Medium Density Residential–UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0008:

Taylor Villas Subdivision, Lot A, Hidalgo County, Texas
5150 Uvalde Avenue
Taylor Villas Subdivision, Lot B, Hidalgo County, Texas
2050 South 50th Lane

LOCATION: The subject properties are located on the north side of Uvalde Avenue and along the east side of Taylor Rd.





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

ADJACENT ZONING: The adjacent properties are zoned R-3 (High Density Residential-UDC) District to the north and R-1(Low Density Residential- UDC) District to the south, east, and west.

LAND USE: Surrounding uses include high and low density residential.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Community. Single-family detached homes make up the majority of this land use category, although some townhomes, duplexes, and small multifamily should be encouraged to create diversity in housing choices.

DEVELOPMENT TRENDS: The development trend along Uvalde Avenue is medium density residential

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

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

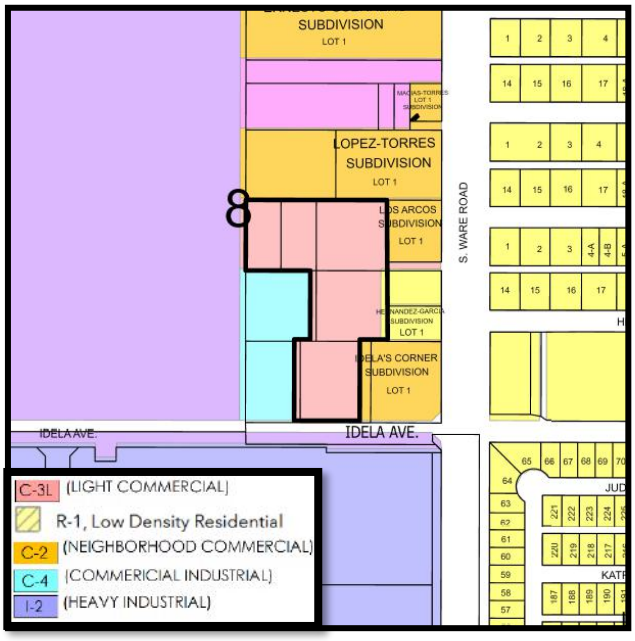
DATE: February 17, 2026

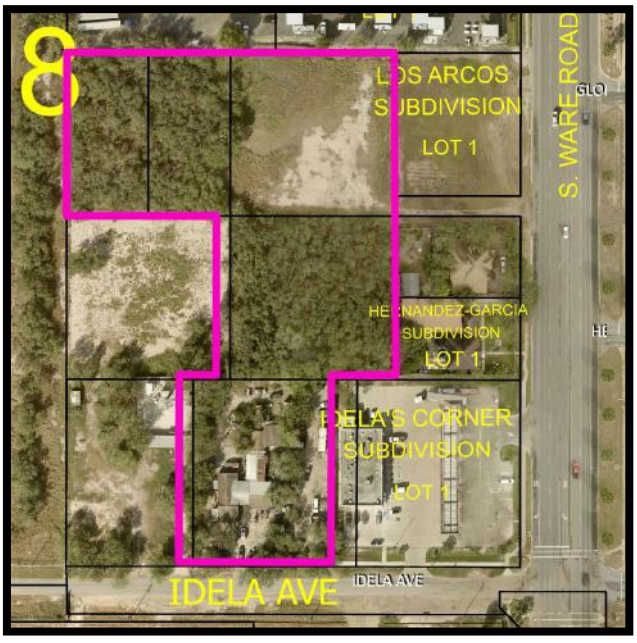
SUBJECT: **REZONING FROM C-3L (LIGHT COMMERCIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0006:

3916 Idela Avenue (PID: 270320)
4400 South Ware Road (Rear) (PID: 270324, 270325, 270326)
4500 South Ware Road (Rear) (PID: 270328)

LOCATION: The subject properties are located on the north side of Idela Avenue, west of South Ware Road.





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

ADJACENT ZONING: The adjacent properties are zoned C-4 (Commercial Industrial–OC) District to the southwest, C-2 (Neighborhood Commercial-OC) District to the east and north, I-1 (Light Industrial-OC) to the south and west, and R-1 (Single-Family Residential-OC) District to the east.

LAND USE: The subject properties consists of residences and vacant land. Surrounding uses include a gass station, McAllen South Wastewater Treatment Plant, single-family residences, a restaurant, auto dealer, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities welcome compatible density and commercial uses into their neighborhoods via incremental infill. Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.

DEVELOPMENT TRENDS: The development trend along this area is residential and light commercial.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

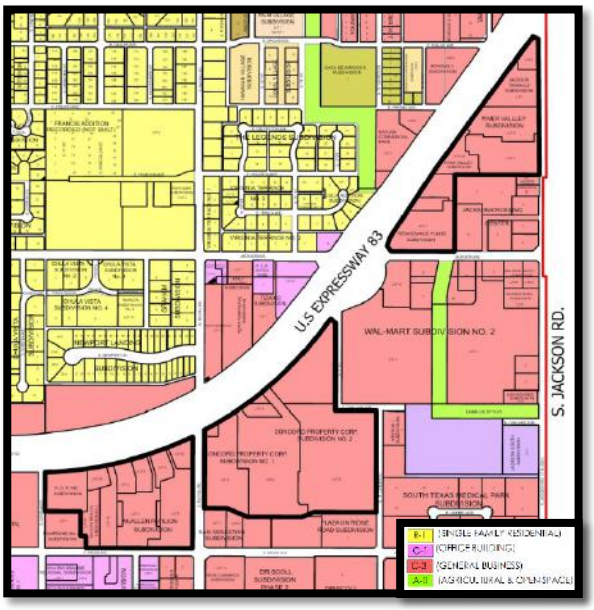
FROM: Planning Staff

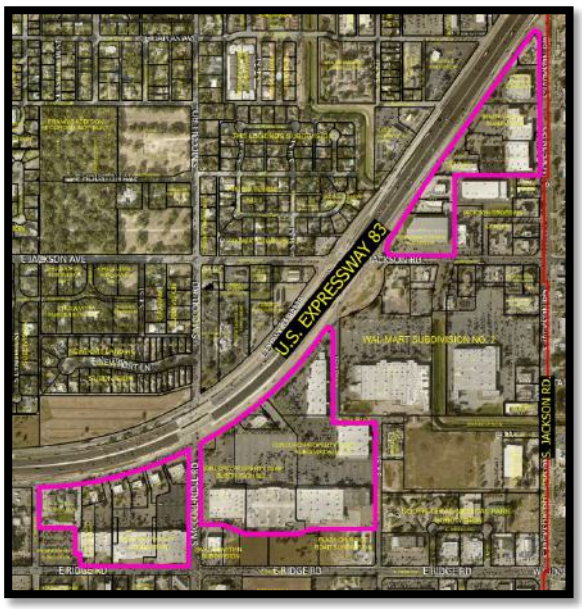
DATE: February 17, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0244:
H.G.P., Inc. Subdivision Lot A, McAllen Pavilion Subdivision II Lots 1A-3A, McAllen Pavilion Lots A1 & B-F, Concord Property Corp. Subdivision No. 1 Lots 1-3, Concord Property Corp. Subdivision No. 2 Lot 4, Renaissance Pointe Lots 1-2B, River Valley Subdivision Lot 2B and 3, and Jackson Triangle Subdivision Lots 1-2, Hidalgo County, Texas.
300, 400, 410, 420, 500, 504,506, 510, 514, 606, 614, 620, 700, 708, 800, 810, 900, 910, 924, 1200, 1300, 1304,1312, 1316, 1400 and 1420 East Expressway 83

LOCATION: The subject properties are located on the south side of U.S. Expressway 83, west of South Jackson Road.





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

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business–OC) District.

LAND USE: Current uses of the subject properties include shopping centers, restaurants and hotels.

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

DEVELOPMENT TRENDS: The development trend in this area is retail businesses and offices.

ANALYSIS: The requested zoning conforms with the future land use designation outlined in the Envision McAllen Future Land Use Plan and aligns with the established development pattern in the surrounding area.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 17, 2026

SUBJECT: **REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC), R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS-OC), R-3T (MULTIFAMILY RESIDENTIAL TOWNHOMES-OC), C-1 (OFFICE BUILDING-OC), C-2 (NEIGHBORHOOD COMMERCIAL-OC), AND C-3 (GENERAL BUSINESS-OC) DISTRICTS UNDER THE OLD CODE (OC) TO CC-DT (CITY CORE - DOWNTOWN-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

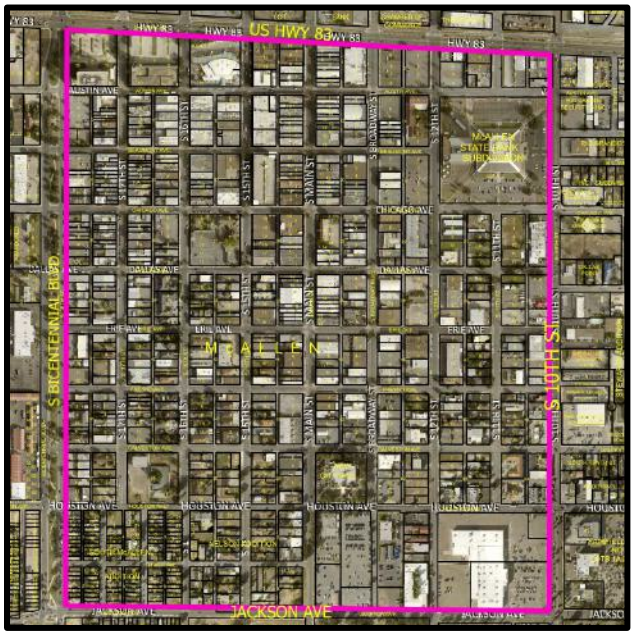
CASE REZ2026-0010:

McAllen Addition Blocks 1-14 and 19-64**,** McAllen State Bank Subdivision Lot A**,** Nelson Addition Blocks 1-4**,** 1515 Houston Subdivision Lot 1**,** Nelson Addition Lots 5A-6A**,** South McAllen Additions Block 1-6**,** and PIDS: 189432, 189433, 189431, 189407, 189437, 189438, 189439, 189440, 189441, 189442, 189443, 189446, 189436, 189435, and 189444, Hidalgo County, Texas:

- 101, 209, 213, 215, 217, 221, 303, 305, 309, 311, 315, 317, 321, 401, 405, 409, 413, 415, 417, 501, 509, 513, 515, 517, 601, 603, 615, 617, 619, 701, 709, 713, 717, 721, 801, 803, 807, 809, 813, 815, 817, 819, 821, 823, 825, 901, 903, 905, 907, 911, 913, and 917 South Bicentennial Blvd.
- 20, 200, 302, 320, 404, 420, 500, 520, 600, 608, 620, 700, 704, 720, 800, 802, and 900 South 10th Street
- 1001, 1023, 1101, 1117, 1123, 1201, 1217 1411, 1501, 1601, and 1701 Highway 83
- 3-714 South 11th Street
- 13- 904 South 12th Street
- 1-713 South Broadway Street
- 1-920 South Main Street
- 15-921 South 15th Street
- 100-920 South 16th Street
- 800-921 South 16 1/2 Street
- 100-722 South 17th Street
- 800-917 South 17 1/2 Street
- 1000-1720 Austin Avenue
- 1200-1721 Beaumont Avenue
- 1200-1717 Chicago Avenue
- 1405-1515 Dallas Ave
- 1000-1720 Erie Avenue
- 1000-1717 Fresno Avenue
- 1101- 1720 Galveston Ave
- 1000-1720 Houston Avenue
- 1400-1720 Ithaca Avenue
- 900, 1300, and 1308 Jackson Avenue

LOCATION: The subject properties are located on the south side of Highway 83 and north of Jackson Avenue, between Bicentennial Boulevard and South 10th Street.





PROPOSAL: The City of McAllen is requesting to rezone the properties to CC-DT (City Core – Downtown-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC), C-4 (Commercial Industrial-OC), R-2 (Duplex-fourplex Residential-OC), R-3A (Multifamily Residential Apartment-OC), and R-3T (Multifamily Residential Townhome-OC) Districts.

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these property as Downtown, which is intended for the highest-density mixed uses in McAllen, including residential, commercial, business, and office uses. The pedestrian environment and experience should be top priority in Downtown and feature signature public gathering places, active streets, engaging storefronts, and sidewalk cafes.

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

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend of the area. Any future constructions must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to CC-DT (City Core-Downtown-UDC) District.

Planning Department

Memo

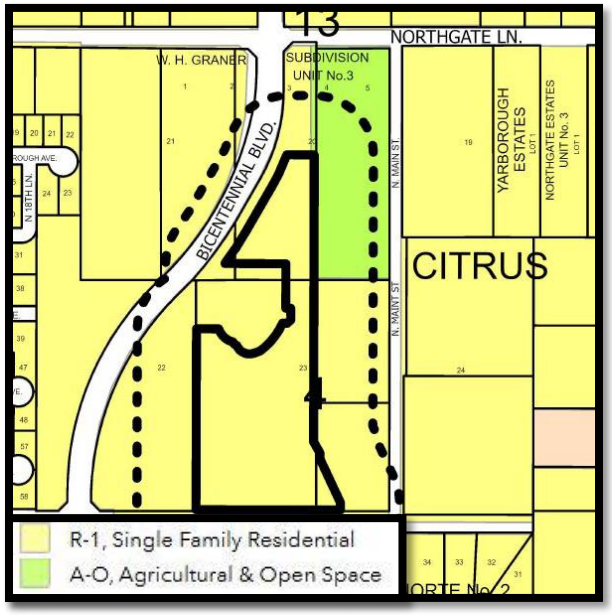
TO: Planning and Zoning Commission

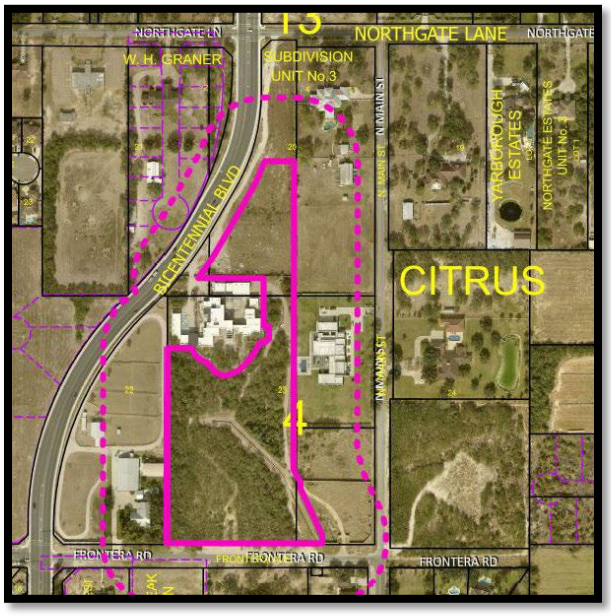
FROM: Planning Staff

DATE: February 17, 2026

SUBJECT: **REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL - OC) DISTRICT TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT: 7.635 ACRE TRACT OF LAND OUT OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1604 FRONTERA ROAD (REZ2026-0003)**

LOCATION: The subject property is located along the north side of Frontera Road between North Main Street and North Bicentennial Boulevard and is currently zoned R-1 (Single-Family Residential-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to A-O (Agricultural and Open Space-UDC) District and in order to keep native vegetation.

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) in all directions and A-O (Agricultural and Open Space-OC) District to the northeast.

LAND USE: The subject property is currently vacant. Surrounding land uses include single family homes and vacant land.

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

established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Single-family detached homes make up the majority of this land use category, although some townhomes, duplexes, missing middle, and small multifamily should be encouraged to create diversity in housing choices.

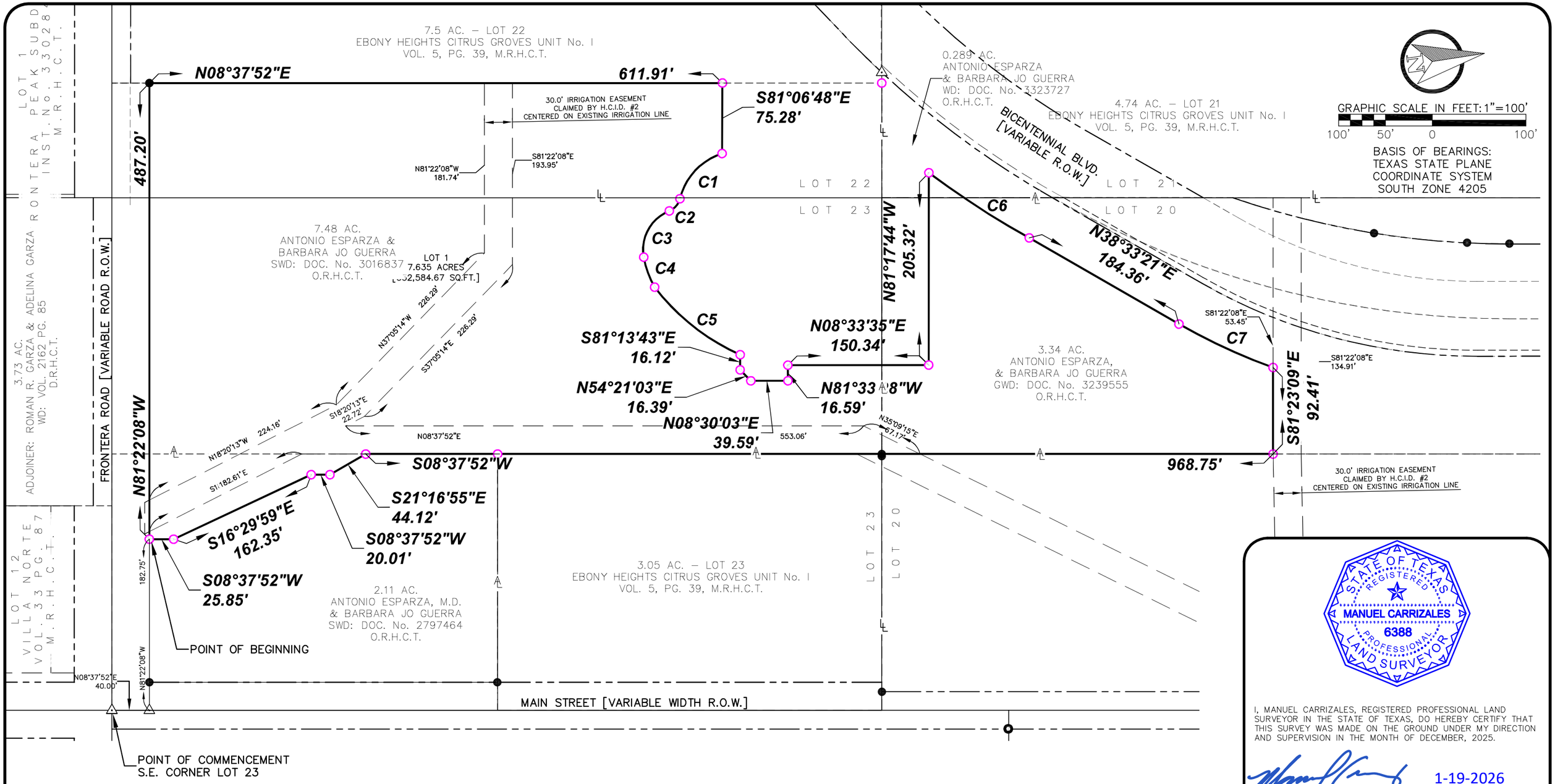
DEVELOPMENT TRENDS: The development trend of this area is primarily single-family homes.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan, however it is a downzone request to keep the property in its current state for a possible future nature reserve. It is also compatible with adjacent zoning to the northeast.

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

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

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



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	67.70'	69.01'	058°24'06"	S38°21'32"E	66.06'
C2	18.88'	17.90'	054°20'15"	S40°23'28"E	17.24'
C3	44.69'	61.11'	078°20'42"	S52°23'42"E	56.46'
C4	100.12'	34.28'	019°37'10"	N78°37'22"E	34.12'
C5	237.33'	117.58'	028°23'11"	N46°57'02"E	116.39'
C6	963.76'	127.85'	007°36'03"	N41°37'35"E	127.76'
C7	639.93'	110.84'	009°55'25"	N33°25'51"E	110.70'

PLAT SHOWING:

A 7.635 ACRE [332,578.84 SQ.FT.] TRACT OF LAND OUT OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, AS PRE PLAT OR MAP RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- LOT LINE
- ADJOINER BOUNDARY LINE
- FOUND 1/2" IRON ROD OR AS NOTED
- SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- CALCULATED POINT

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED INSTRUMENTS, EASEMENTS, OR OTHER ENCUMBRANCES NOT SHOWN HEREON THAT COULD AFFECT TITLE, OWNERSHIP, OR THE USE OF THIS PROPERTY.

2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

3. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. 23045 IRR SRVY SHEET 4 OF 4

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF DECEMBER, 2025.

1-19-2026

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

DATE

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

Planning Department

Memo

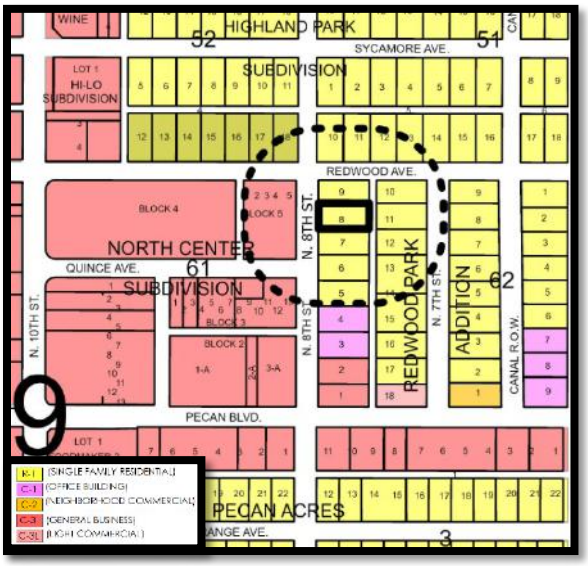
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 17, 2026

SUBJECT: **REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 8, BLOCK 1, REDWOOD PARK ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 1708 NORTH 8TH STREET. (REZ2026-0004)**

LOCATION: The subject property is located on the east side of North 8th Street south of Redwood Avenue.





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

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

LAND USE: The subject property is vacant and surrounding land uses include single-family residences, commercial businesses, and offices.

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

housing options. Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.

DEVELOPMENT TRENDS: The development trend in this area along North 8th Street is single-family residential, multifamily apartments and commercial uses.

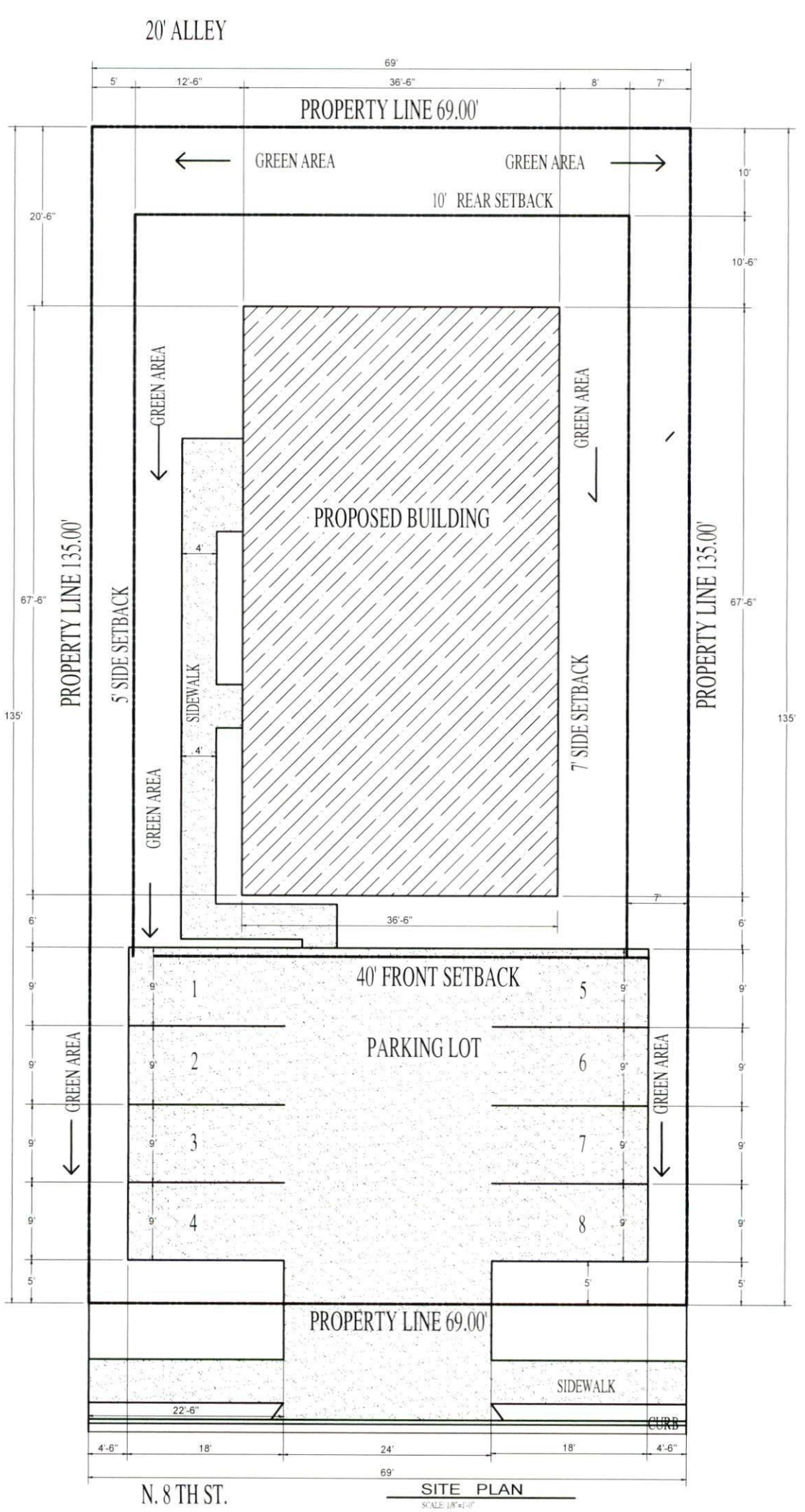
HISTORY: The earliest zoning record found for the property, indicating an R-1 zoning designation dates back to 1979. The City Commission disapproved a rezoning request for the adjacent property to the north to R-2 (Medium-Density Residential–UDC) on June 6, 2025.

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

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

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

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

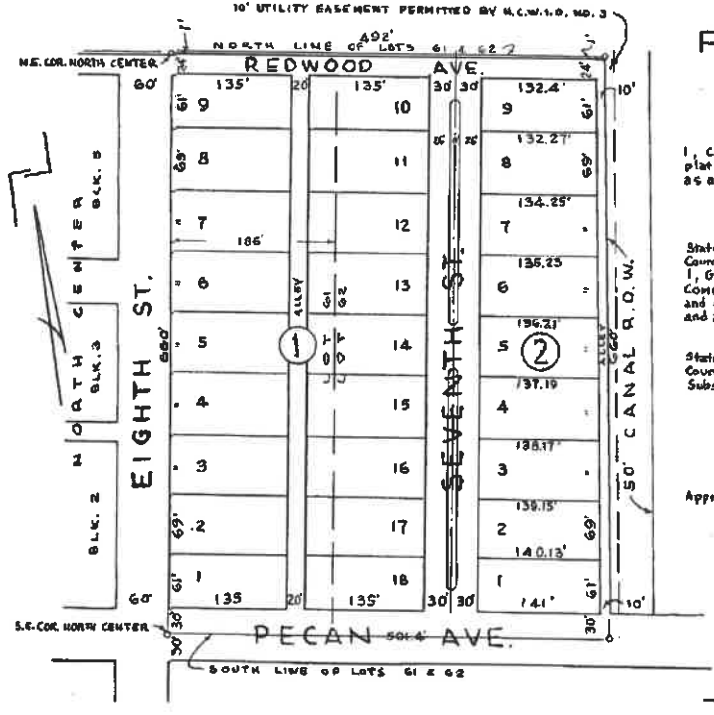


RECEIVED
JAN 08 2025
By

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

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

SCALE 1" = 100' DATE: AUGUST 2 1949



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

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

State of Texas:
County of Hidalgo:

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

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

State of Texas:
County of Hidalgo:

Subscribed and sworn to before me on this the 9 day of August, A.D. 1949.

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

Approved by the Mc Allen Zoning & Planning Board this 15 day of Aug, A.D. 1949.

E. A. Greene
E. A. Greene
Chairman

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

C. W. Davis
C. W. Davis
Mayor

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

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

Filed For Record Sept. 14, 1949.

Development & Zoning

access related tax, zoning, foresi



McAllen GIS Division, ESRI, Inc., EagleView Technologies, Inc. | McAllen GIS Division, ESRI,Inc.

Powered by Esri

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JAN 08 2026
By VR

Planning Department

Memo

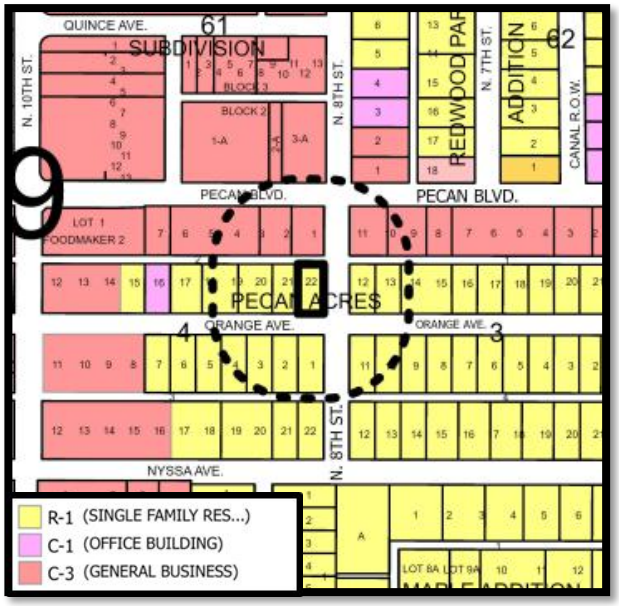
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 17, 2026

SUBJECT: **REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 22, BLOCK 2, PECAN ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS; 802 ORANGE AVENUE (REZ2026-0005)**

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





PROPOSAL: The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District under the new McAllen Unified Development Code (UDC)

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

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

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

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

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

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

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

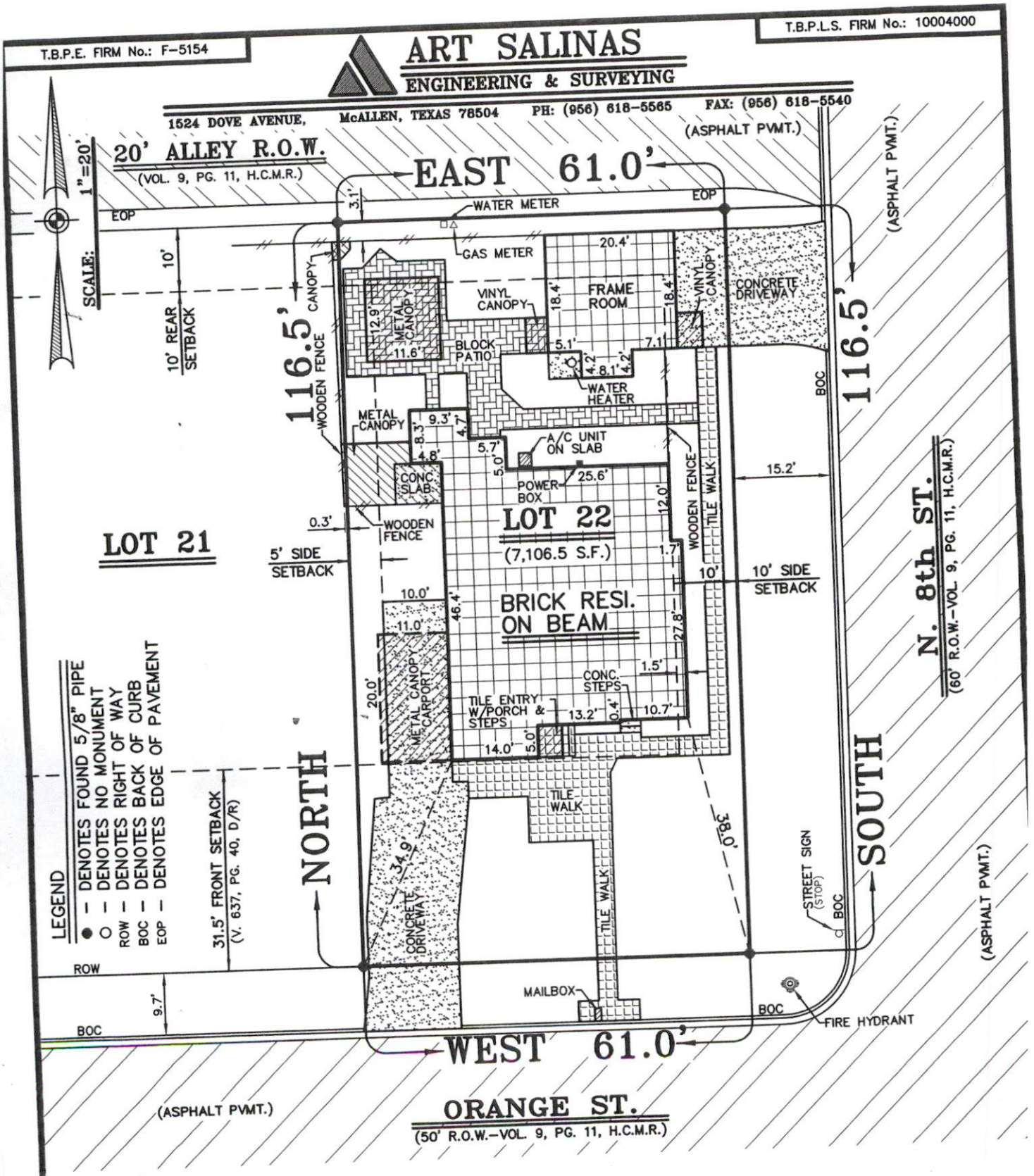
RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low Density Residential-UDC) District.

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

ART SALINAS
ENGINEERING & SURVEYING

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

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



FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone "B". Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-02-82.

PLAT NOTES:

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JAN 09 2026
By VR

Planning Department

Memo

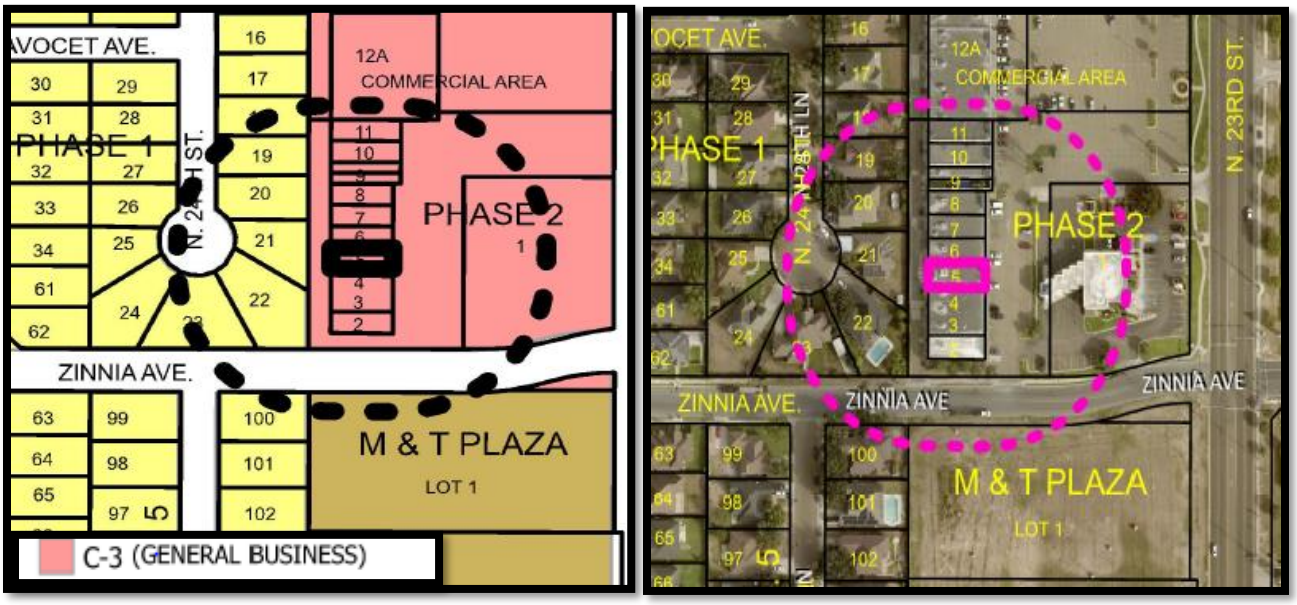
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 17, 2026

SUBJECT: **REQUEST OF JORGE G. MARTINEZ FOR A CONDITIONAL USE PERMIT FOR TWO YEARS, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT LOT 5A, KINGWOOD ESTATES PH 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 5245 NORTH 23RD STREET. (CUP2025-0119)**

BRIEF DESCRIPTION: The subject property is located along North 23rd north of Zinnia Avenue. The property is zoned C-3 (General Business-OC) District. Surrounding land uses are C-3 (General Business-OC) District to the north and east, R-1 (Single-Family Residential-OC) District to the west and R-3A (Multi-family Residential Apartment-OC) to the south. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: The first Conditional Use Permit for this location was originally approved by City Commission on March 14, 2022 for a one-year term. The current permit was approved for a two-year term and expired on January 9, 2026. The applicant submitted an application on December 1, 2025 and is requesting a two-year term. The proposed days and hours of operation are to be from 10:00 AM to 10:00 PM Monday through Sunday.

ANALYSIS: The Fire Department completed their inspection and have determined the property is in compliance. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The subject property is within 400 feet of single-family residential properties.

2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Zinnia Avenue and North 23rd Street.;

3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The 2,340 square feet commercial suite requires twenty three parking spaces, which is provided within 55 shared parking spaces for the plaza.

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

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

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

7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

RECOMMENDATION: Staff recommends disapproval of the conditional use permit request due to non-compliance with requirement number 1: The subject property is within 400 feet of single-family residential properties.



A SITE PLAN – KINGWOOD VILLAGE PLAZA 5245

jmerc DESIGN

La Justicia Event Center
5245 N. 23rd Street
Site Plan

PERMIT SET 01-10-22

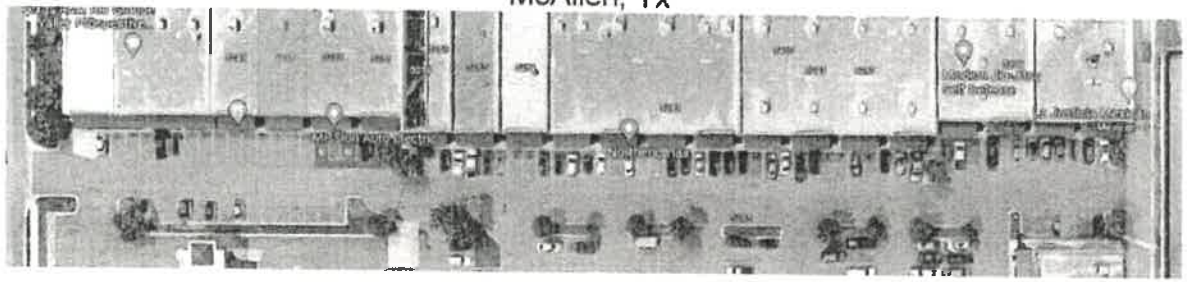
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DEC 01 2025
By

La Justicia Event Center

5245 N. 23rd Street

McAllen, Tx



PERMIT SET 01-10-22

GENERAL NOTES

BUILDING CLASSIFICATION

ABBREVIATIONS

REFERENCE SYMBOLS

BUILDING SECTION

WALL SECTION

EXTERIOR ELEVATION

PLAN DETAIL REFERENCE

SECTION DETAIL REFERENCE

INTERIOR ELEVATION REFERENCE

PARTITION TYPE IDENTIFICATION MARK

WINDOW AND LOUVER TYPE MARK

LEVEL LINE

ROOM NAME AND NUMBER

REVISION NUMBER AND EXTENT

KEYED NOTE MARK

DOOR MARK

PROJECT LOCATION

SHEET INDEX

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

MEP ENGINEER:

TRINITY

DRAFTING BY:

jmerc DESIGN

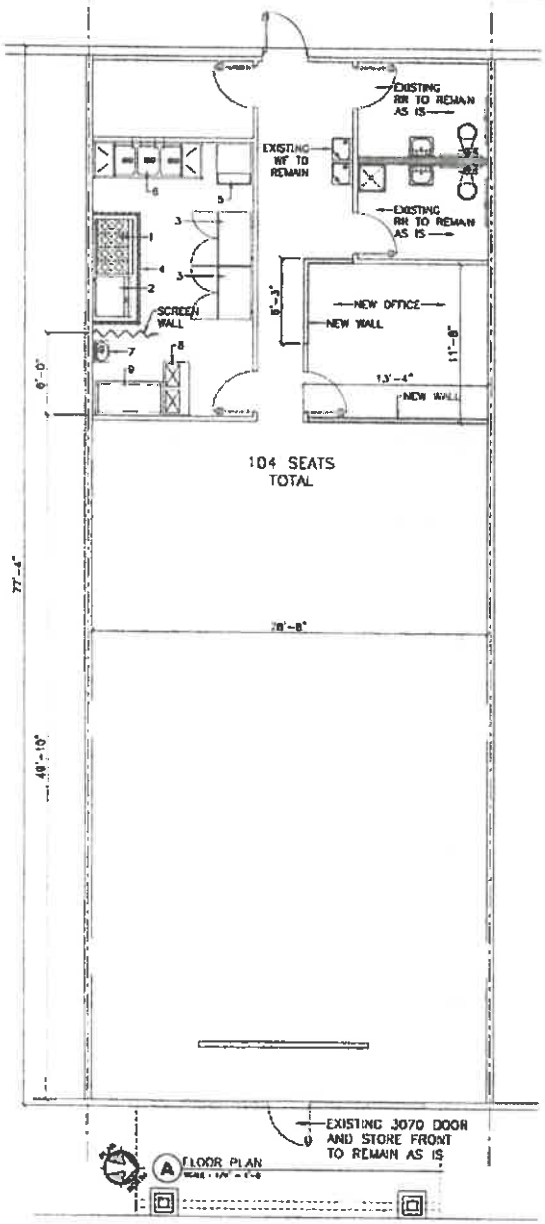
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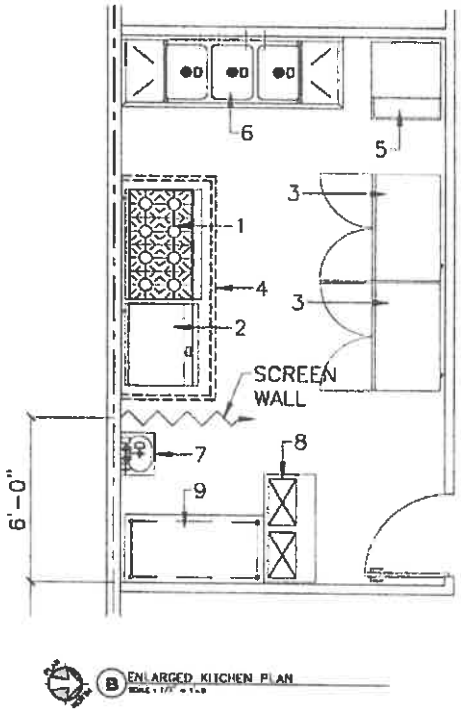
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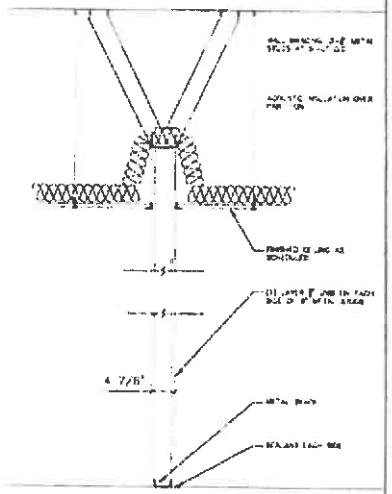
JAN 18 2022
Initial:





KITCHEN EQUIPMENT LEGEND:

1. GAS RANGE
2. GAS COUNTER GRIDDLE
3. (2) REACH IN REFRIGERATOR
4. OVERHEAD HOOD
5. ICE MACHINE AND BIN
6. 3 COMPARTMENT SINK
7. HAND WASHING SINK
8. ELECTRIC HOT FOOD TABLE
9. 30" x 60" SS TABLE





jmerc DESIGN CONSULTING, LLC
DRAFTING AND DESIGN SERVICE

La Justicia Event Center
2015 N. 22nd Street
Floor Plan

PERMIT SET 01-10-22

A1.2

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By VR


CASALUNA
EVENT CENTER
5243
5245

SUB2024-0125

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

Project Information

Subdivision Name CXL ACRES SUBD.
Legal Description 1.08 AC. O/O LOT 2, E.M. CARD SURVEY NO. 1, H.C.T.
Location SEC N. 29TH. ST & S.H. 107
City Address or Block Number 11624 N. 29th Street
Total No. of Lots 1 Total Dwelling Units — Gross Acres 1.08 Net Acres 1.08
☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No
For Fee Purposes: ☒**Commercial (** 1.08 **Acres)/☐ Residential (** ____ **Lots)** Replat: ☒Yes/☐No
Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☒No/☐Yes: Date ____
Existing Land Use OPEN Proposed Land Use COMMERCIAL / CAR LOT
Irrigation District # 1 Water CCN: ☐MPU/☒Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☒No Parcel # 132554
Estimated Rollback Tax Due NO ACCT. PER CITY TAX OFFICE Tax Dept. Review C1600-00-000-0002-00

Owner

Name CESAR XAVIER LEAL Phone ____
Address 2420 NORMA DR. E-mail CXLMOTORS@HOTMAIL.COM
City MISSION State TX Zip 78501

Developer

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

Engineer

Name DAVID SALINAS Phone 682-9081
Address 2221 DAFFODIL AVE. E-mail dsalinas@salinasengineering.com
City MCALLEN State TX Zip 78501
Contact Person DAVID/NICK

Surveyor

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

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NOV 15 2024
By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

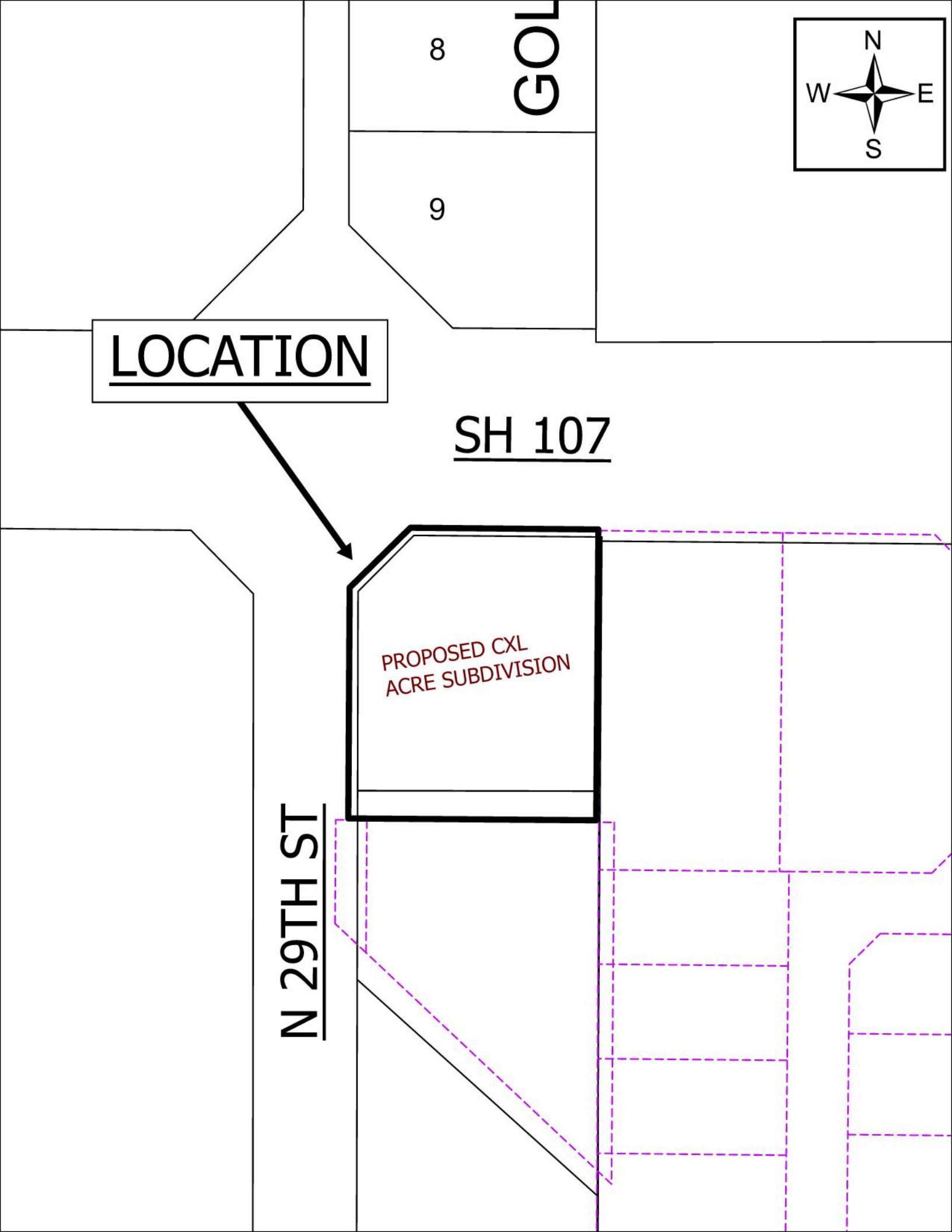
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

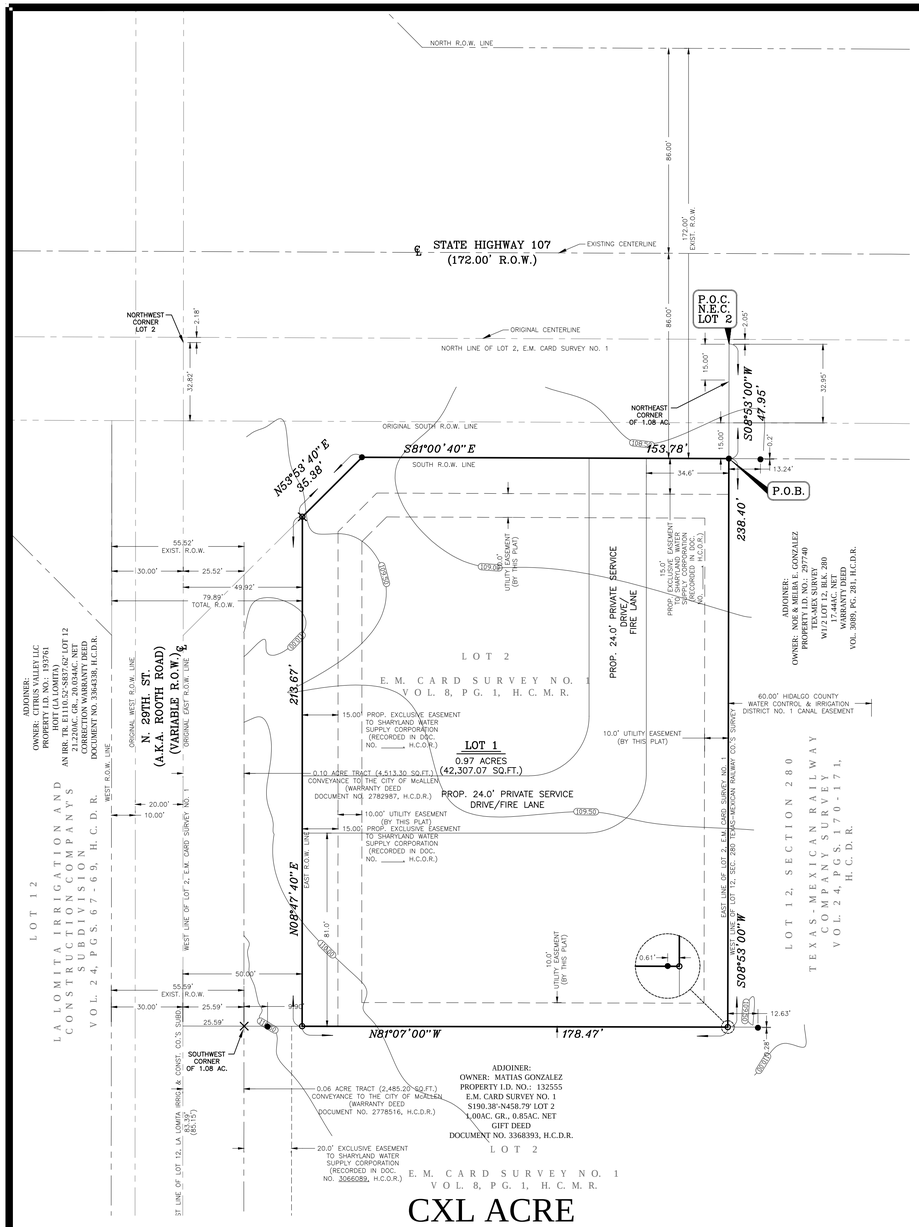
Signature _____ Date 11/15/24

Print Name David O. Salinas

Owner ☐ Authorized Agent ☒

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


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LOCATION
SH 107
PROPOSED CXL
ACRE SUBDIVISION
N 29TH ST


NORTH R.O.W. LINE
℄ STATE HIGHWAY 107
(172.00' R.O.W.)
EXISTING CENTERLINE
EXIST. R.O.W.
P.O.C. N.E.C. LOT 2
NORTHWEST CORNER LOT 2
ORIGINAL CENTERLINE
NORTH LINE OF LOT 2, E.M. CARD SURVEY NO. 1
NORTHEAST CORNER OF 1.08 AC.
ORIGINAL SOUTH R.O.W. LINE
SOUTH R.O.W. LINE
S81°00'40"E
153.78'
S08°53'00"W
47.95'
N59°53'40"E
35.38'
P.O.B.
238.40'
SOUTHWEST CORNER OF 1.08 AC.
N81°07'00"W
178.47'
N08°47'40"E
213.67'
ORIGINAL WEST R.O.W. LINE
(A.K.A. ROOTH ROAD)
(VARIABLE R.O.W.)
N. 29TH ST.
LOT 1
0.97 ACRES
(42,307.07 SQ.FT.)
LOT 2
E. M. CARD SURVEY NO. 1
VOL. 8, PG. 1, H. C. M. R.
PROP. 24.0' PRIVATE SERVICE DRIVE/FIRE LANE
0.10 ACRE TRACT (4,513.30 SQ.FT.) CONVEYANCE TO THE CITY OF McALLEN (WARRANTY DEED DOCUMENT NO. 2782987, H.C.D.R.)
0.06 ACRE TRACT (2,485.22 SQ.FT.) CONVEYANCE TO THE CITY OF McALLEN (WARRANTY DEED DOCUMENT NO. 2778516, H.C.D.R.)
20.0' EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPLY CORPORATION (RECORDED IN DOC. NO. 3066089, H.C.O.R.)
15.00' PROP. EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPLY CORPORATION (RECORDED IN DOC. NO. _____, H.C.O.R.)
10.00' UTILITY EASEMENT (BY THIS PLAT)
15.0' PROP. EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPLY CORPORATION (RECORDED IN DOC. NO. _____, H.C.O.R.)
60.00' HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 CANAL EASEMENT
SHARYLAND WATER SUPPLY CORPORATION
ADJOINER: OWNER: NOE A. MEJIA E. GONZALEZ PROPERTY I.D. NO.: 227740 TEXAS-MEX SURVEY W17 LOT 12, BLK. 280 1.72 AC. GR., 1.65 NET WARRANTY DEED VOL. 3089, PG. 281, H.C.D.R.
ADJOINER: OWNER: LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION PROPERTY I.D. NO. 193761 AN IRR. TR. OF LOT 12 21.22 AC. GR., 20.91 AC. NET CORRECTION WARRANTY DEED DOCUMENT NO. 3364318, H.C.D.R.
ADJOINER: OWNER: MATIAS GONZALEZ PROPERTY I.D. NO.: 132555 E.M. CARD SURVEY NO. 1 S190.38'-N458.79' LOT 2 1.00AC. GR., 0.85AC. NET GIFT DEED DOCUMENT NO. 3368393, H.C.D.R.
LOT 12, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY SURVEY VOL. 24, PGS. 170-171, H. C. D. R.
LOT 12 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION VOL. 24, PGS. 67-69, H. C. D. R.
EAST LINE OF LOT 12, LA LOMITA IRRIGATION & CONST. CO.'S SUBDIV. (85.15')
WEST LINE OF LOT 2, E.M. CARD SURVEY NO. 1
EAST R.O.W. LINE
WEST R.O.W. LINE
55.52' EXIST. R.O.W.
30.00'
25.52'
49.92'
79.89' TOTAL R.O.W.
20.00'
10.00'
50.00'
55.59' EXIST. R.O.W.
25.59'
25.59'
86.00'
172.00' EXIST. R.O.W.
32.82'
2.18'
2.05'
15.00'
32.95'
0.2'
13.24'
34.6'
109.50'
109.50'
109.50

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/29/2026

SUBDIVISION NAME: CXL ACRES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
State Highway 107: 86 ft. from centerline for 172 ft. total existing ROW Paving: by the state Curb & gutter: by the state - Provide how existing ROW was dedicated with document number and provide a copy for staff review, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
N.29th Street (Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: Both Sides. - Show centerline on plat to finalize dedication requirements as noted above, prior to recording. - Any overlap of ROW dedication and existing easements must be resolved prior to recording. - Please provide how existing ROW was dedicated on plat, prior to recording. - Please provide a copy of any referenced document regarding existing ROW. - Correct the street name to ""N.29th Street (Rooth Road)"", prior to recording. - Clarify ""Variable ROW"" label prior to final. Show ROW at multiple points to clarify how it varies prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front (State Highway 107/North 29th Street: In accordance with the Zoning Ordinance or greater for approved site plan or easements, or inline with existing structures, whichever is greater applies. - Remove 45 ft. and revise to reflect above. - Proposing 45 ft. or greater for easements or or in line with existing structures, whichever is greater. - Engineer must clarify setback, prior to recording. **Zoning Ordinance: Section 138-356	Required
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Proposing 10 ft. or greater for easements. - Engineer must clarify setback, prior to recording. **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. - Proposing 45 ft. or greater for easements or or in line with existing structures, whichever is greater. - Revise side setback as shown above, prior to recording. **Zoning Ordinance: Section 138-356	Applied
* Corner: See front setback note - Include a corner setback as shown above, prior to recording. **Zoning Ordinance: Section 138-356	Required
* 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 along State Highway 107 and a 4 ft. wide minimum sidewalk required along North 29th Street (Rooth Road). -Plat note 4 & 15 repeat, revise and clarity accordingly. - Sidewalk requirements may increase to 5 ft. per Engineering Department, plat note wording to be finalized, prior to recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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

NOTES	
* No curb cut, access, or lot frontage permitted along N. 29th Street & State Highway 107. **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, etc. must be maintained by the lot owners and not the City of McAllen. - Include a plat note as shown above wording to be finalized, prior to recording.	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 Proposed: C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. Commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Commercial developments do not apply to Parks.	NA
* Pending review by the by the City Manager's Office. Commercial developments do not apply to Parks.	NA
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.	NA

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

COMMENTS	
Comments: - Any abandonments must be done by separate process not by plat, 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


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GOLD
LOCATION
SH 107
PROPOSED CXL
ACRE SUBDVISIION
N 29TH ST

Sub2024-0065

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

Project Information

Subdivision Name ~~2nd & Trenton Plaza~~ The Shoppes on 2nd Subdivision FT 9/19/25

Legal Description 5.285 acres out of Lot 4, Block 3, Steele and Pershing Subdivision, Volume 8, Pages 114-115 H.C.D.R. Hidalgo County

Location Corner of Col Rowe Blvd. & Trenton Rd

City Address or Block Number 120 Trenton Road

Total No. of Lots 2 FT 9/26/24 Total Dwelling Units _____ Gross Acres 5.285 Net Acres 5.136

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

For Fee Purposes: ☑Commercial (5.285 Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☑No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Plaza

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

Agricultural Exemption: ☐Yes/☑No Parcel # 289979

Estimated Rollback Tax Due $ 7,207.08 Tax Dept. Review MK 6/10/24

Owner

Name Joe V. Corso,Suzan Kidd Corso,Ann L. Cor Phone 956-225-5295

Address 131 Oakcrest Way E-mail valecha.ash@gmail.com

City Kerville State TX Zip 78029

Developer

Name A.I.M.Z Development LLC Phone 956-225-5295

Address 8025 N. 10th St. Suite 170 E-mail valecha.ash@gmail.com

City McAllen State TX Zip 78504

Contact Person Ashish Valecha

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street, Edinburg, Texas 78 E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and valeria@meldenandhunt.com

City Edinburg State Texas Zip 78541

Contact Person Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street, Edinburg, Texas 78 E-mail robert@meldenandhunt.com

City Edinburg State Texas Zip 78541

JUN 07 2024

BY: _____

ICF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

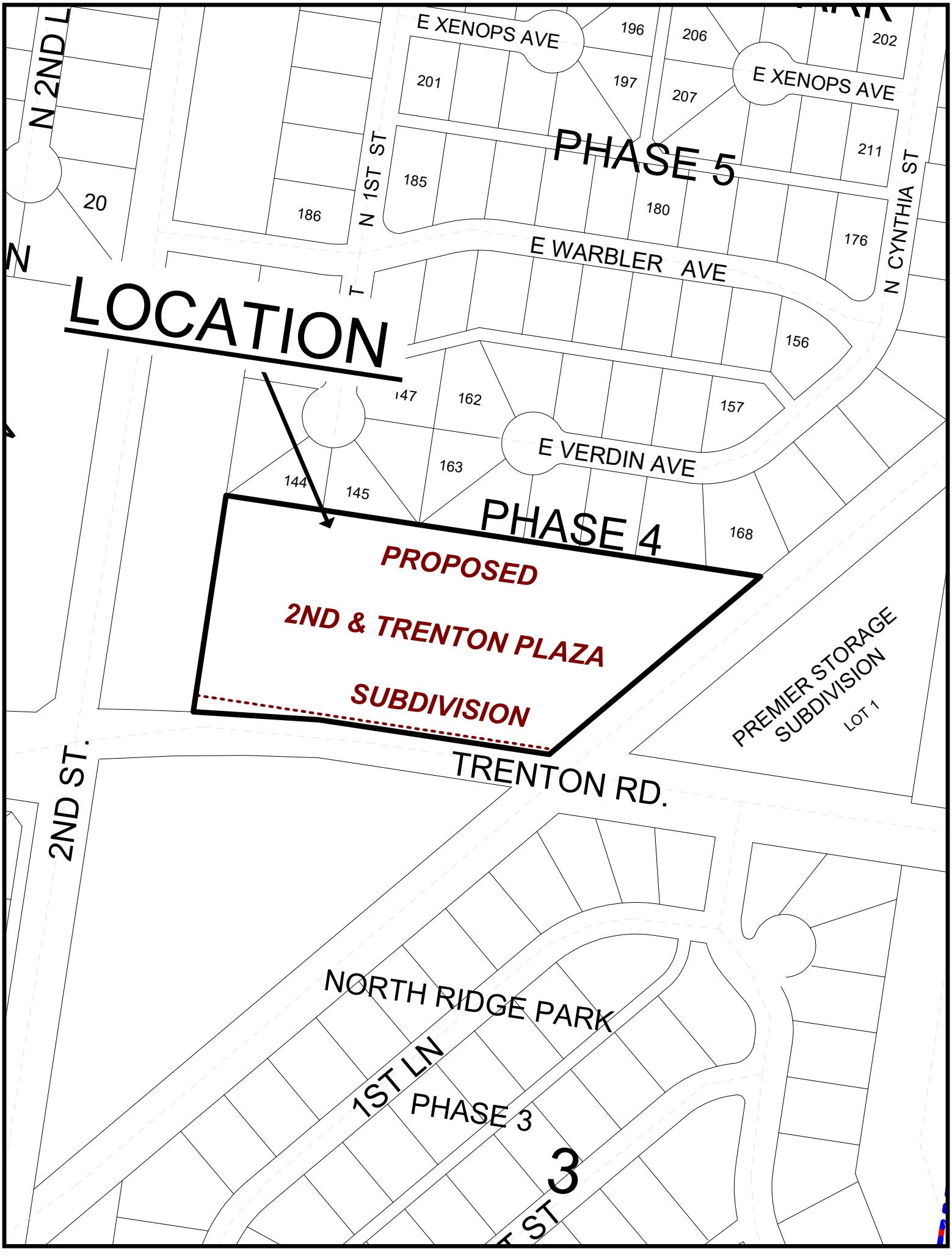
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

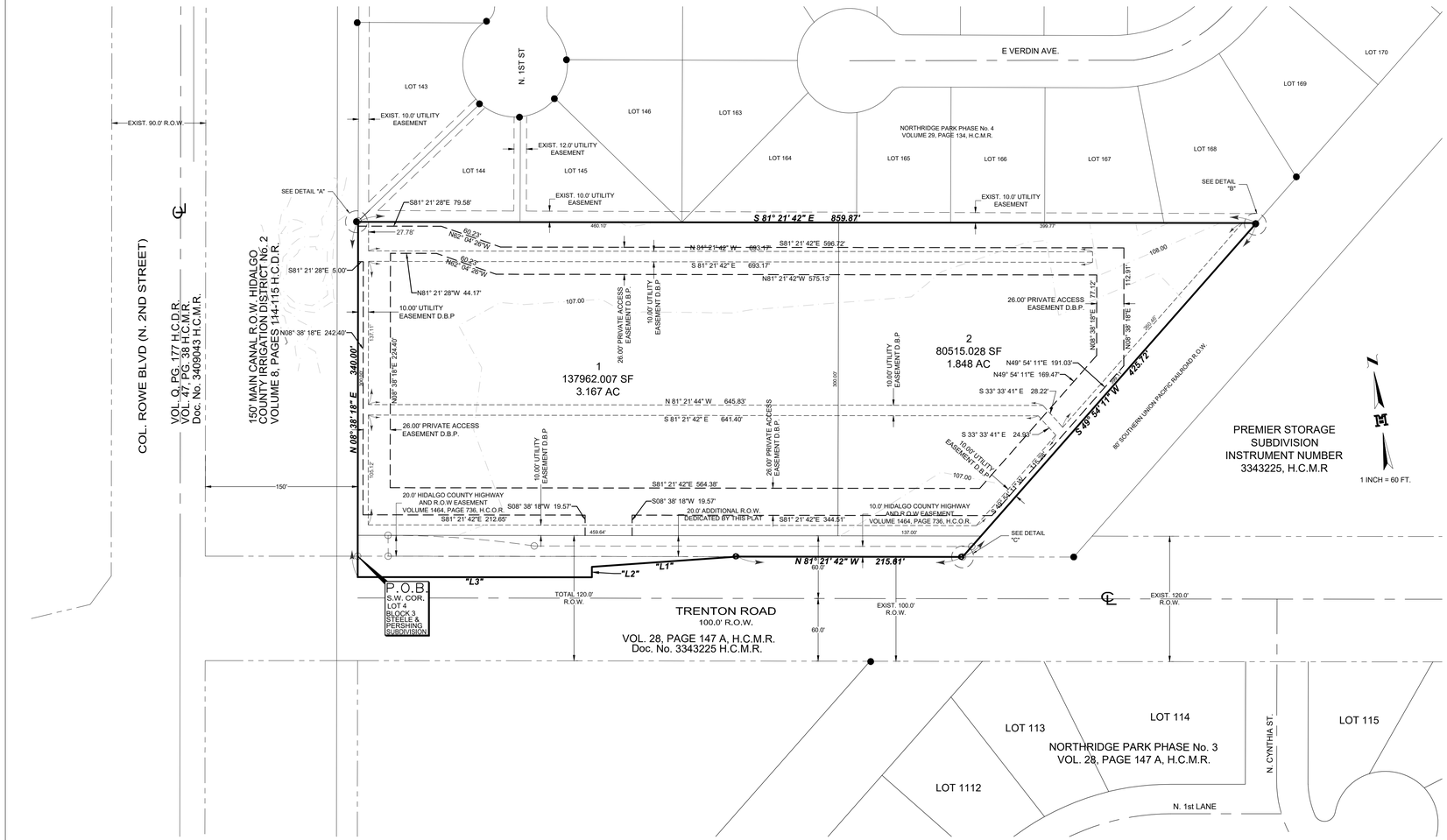
Signature _____ Date 06.07.2024

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☑

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


E XENOPS AVE
196
206
202
201
197
207
E XENOPS AVE
211
PHASE 5
185
180
176
186
20
N 1ST ST
N CYNTHIA ST
E WARBLER AVE
LOCATION
156
147
162
157
E VERDIN AVE
163
144
145
PHASE 4
168
PROPOSED
2ND & TRENTON PLAZA
SUBDIVISION
PREMIER STORAGE
SUBDIVISION
LOT 1
2ND ST.
TRENTON RD.
NORTH RIDGE PARK
1ST LN
PHASE 3
3



SUBDIVISION MAP OF

THE SHOPPES ON 2ND SUBDIVISION

BEING A SUBDIVISION OF 5.404 ACRES
[235,425.554 Sq. Ft.] OUT OF
LOT 4, BLOCK 3
STEELE & PERSHING SUBDIVISION
VOLUME 8, PAGES 114-115 H.C.D.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.404 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114-115, HIDALGO COUNTY DEED RECORDS; SAID 5.404 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO JOE V. CORSO, JR., TONY J. CORSO, AND ANNA L. CORSO, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2862249, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.404 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 38' 18" E, ALONG THE WEST LINE OF SAID LOT 4, BLOCK 3, A DISTANCE OF 340.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF NORTHRIDGE PARK PHASE NO. 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 29, PAGE 134, HIDALGO COUNTY MAP RECORDS, FROM WHICH A NO. 4 REBAR FOUND BEARS N 74° 37' 37" W, A DISTANCE OF 1.62 FEET, FOR NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 21' 42" E, ALONG THE SOUTH LINE OF SAID NORTHRIDGE PARK PHASE NO. 4, A DISTANCE OF 859.87 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST 80-FOOT RIGHT-OF-WAY LINE DEDICATED TO SOUTHERN UNION PACIFIC RAILROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 49° 54' 11" W, ALONG SAID WEST 80-FOOT RIGHT-OF-WAY LINE DEDICATED TO SOUTHERN UNION PACIFIC RAILROAD, AT A DISTANCE OF 0.80 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 425.72 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, FROM WHICH A NO. 5 REBAR FOUND BEARS N 76° 01' 25" W A DISTANCE OF 1.25 FEET, AND FROM WHICH A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF PREMIER STORAGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3343225, HIDALGO COUNTY MAP RECORDS, BEARS S 81° 21' 42" E A DISTANCE OF 106.43 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 21' 42" W, ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 215.61 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 85° 28' 11" W ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 139.59 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 08° 38' 18" W, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID LOT 4, BLOCK 3, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 81° 21' 42" W ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 3, AND ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 224.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.404 ACRES GROSS, OF WHICH 0.034 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TRENTON ROAD, LEAVING A NET OF 5.370 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 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 THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   - FRONT/ E. TRENTON ROAD: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   - REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   - SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
   - CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 56, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED 197 FEET WEST OF THE INTERSECTION OF N. CYNTHIA STREET & E. MARTIN AVE. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16619814.0049, E=1079929.82243, ELEV.=108.46
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 62.552 C.F.; 1.436 Ac.-Ft. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' SIDEWALK REQUIRED ON TRENTON ROAD.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. A MINIMUM 24 FT. SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY LOT OWNERS, NOT THE CITY OF MCALLEN.
13. PRIVATE ACCESS DRIVE TO BE OWNED/MAINTAINED BY THE PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
14. PRIVATE ACCESS DRIVE TO BE OWNED/MAINTAINED BY THE PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

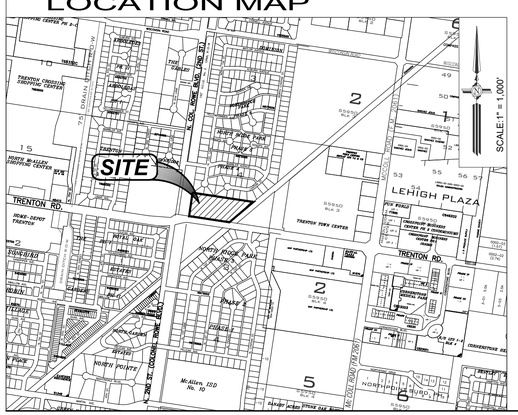
BY: _____ DEPUTY

LEGEND

- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.C.P. - REINFORCED CONCRETE PIPE
- Sq. Ft. - SQUARE FEET
- N.T.S. - NOT TO SCALE
- D.B.P. - DEDICATED BY THIS PLAT

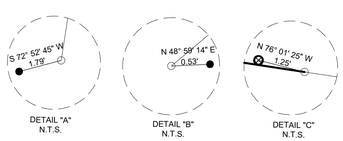
Boundary Line Table		
Line #	Direction	Length
"L1"	N 85° 28' 11" W	139.59'
"L2"	S 08° 38' 18" W	10.00'
"L3"	N 81° 21' 42" W	224.25'

LOCATION MAP



REVISED BY: EM DATE: 12-05-2025

DRAWN BY: CESAR DATE 06-07-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



DETAIL "A" N.T.S. | DETAIL "B" N.T.S. | DETAIL "C" N.T.S.

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

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
CITY SECRETARY DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF

THE UNDERSIGNED, LIENHOLDER OF RECORD IN THE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS THE SHOPPES ON 2ND SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

BY: _____ _____
STEVE EDLUND, SAN ANTONIO MARKET EXECUTIVE DATE:
SUSSER BANK
11503 NW MILITARY HWY. SUITE 325
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE EDLUND, 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 GIVEN UNDER MY HAND AND SEAL OF THIS

THE ____ DAY OF _____, 2022.

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

DRAWN BY: CESAR DATE 06-07-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

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

DATE PREPARED: 09/03/2021
ENGINEERING JOB # 21161.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 08/19/2021
T-1093, PG. 74-76
SURVEY JOB # 2447.08

SUBDIVISION MAP OF

THE SHOPPES ON 2ND SUBDIVISION

BEING A SUBDIVISION OF 5.285 ACRES
[230,221.505 Sq. Ft.] OUT OF
LOT 4, BLOCK 3
STEELE & PERSHING SUBDIVISION
VOLUME 8, PAGES 114-115 H.C.D.R.
HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE THE SHOPPES ON 2ND SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, 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.

RAM RGV, INC.
A TEXAS CORPORATION

_____ _____
RAUL GARCIA, PRESIDENT DATE
1312 ENCANTO BLVD
MISSION, TEXAS 78574

A.I.M.Z. DEVELOPMENT L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

_____ _____
ASHISH VALECHA, MANAGING MEMBER DATE
8025 N. 10TH ST. STE 170
McALLEN, TEXAS 78504

_____ _____
PRESHINA SAMTANI, MANAGING MEMBER DATE
8025 N. 10TH ST. STE 170
McALLEN, TEXAS 78504

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL 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 THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 ____.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 ____.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PRESHINA SAMTANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 ____.

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

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

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

BY:_____ DEPUTY

T:\Land Development\Common\AllAutoCAD\ - AMZ - Joel & Tzetze Plats\Archived files\AMZ-Tzet and Tzetze.dwg, 8/15/2023 3:08:04 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/29/2026

SUBDIVISION NAME: THE SHOPPES ON 2ND SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Trenton Road: R.O.W. dedication needed for 60 ft. from centerline for total 120 ft. ROW Paving: 65' to 85 ft. Curb & gutter: both sides - Please show the existing ROW on each side of the centerline, reference the document number, and provide a copy for staff review. - Please submit a copy of the referenced documents in the plat for staff review. -Remove the wording "Proposed" from the Utility Easement. -Please indicate the new lot line after ROW dedication. **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
_____ 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 - Show alley/service drive easement on the property. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or in line with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
* Rear: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356	Compliance

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

Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356	Compliance
Corner: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356	Compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Trenton Road. Proposing: 5 ft. sidewalk required on E. Trenton Road. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	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.	Required
* Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above.	Required
* 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 136-168 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 136-168 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-3 Proposed: C-3 **If a use is proposed which requires a CUP, it must be submitted and approved prior to final. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: - There are some references on the plat notes to ""E. Trenton Road"" Staff will finalize the street name label - Show the width of the Hidalgo County Irrigation District No. 2 canal ROW, reference the document number on the plat, and provide a copy for staff. - Reference the document number for the existing 90 ft. ROW shown for Col. Rowe Boulevard and provide a copy for staff review - Reference the document number for 80 ft. Southern Union Pacific railroad ROW and provide a copy for staff review. - Legal description of all adjacent properties on all sides are needed, including the south side of Trenton Road. - The name of the streets in vicinity of the subject property on the north and south side of the subdivision are incorrect, including Cynthia St, N. 1st Lane, Cynthia Ave, etc. Review and revise as applicable - If an access to N. 2nd Street is proposed, it requires City approval and an agreement with the Irrigation District -Please show the new lot line after dedication on plat, -Traffic department: Pending Approval Letter -Plat note #13 & #14 are repeated. Revise and clarify accordingly. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDED APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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


LOCATION
PROPOSED
2ND & TRENTON PLAZA
SUBDIVISION
PHASE 4
PHASE 5
PHASE 3
E XENOPS AVE
E XENOPS AVE
E WARBLER AVE
E VERDIN AVE
N 2ND
N 1ST ST
N CYNTHIA ST
2ND ST.
TRENTON RD.
1ST LN
NORTH RIDGE PARK
PREMIER STORAGE SUBDIVISION
LOT 1
N
S
E
W
20
186
185
201
196
206
202
197
207
211
180
176
156
157
162
163
144
145
168

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)

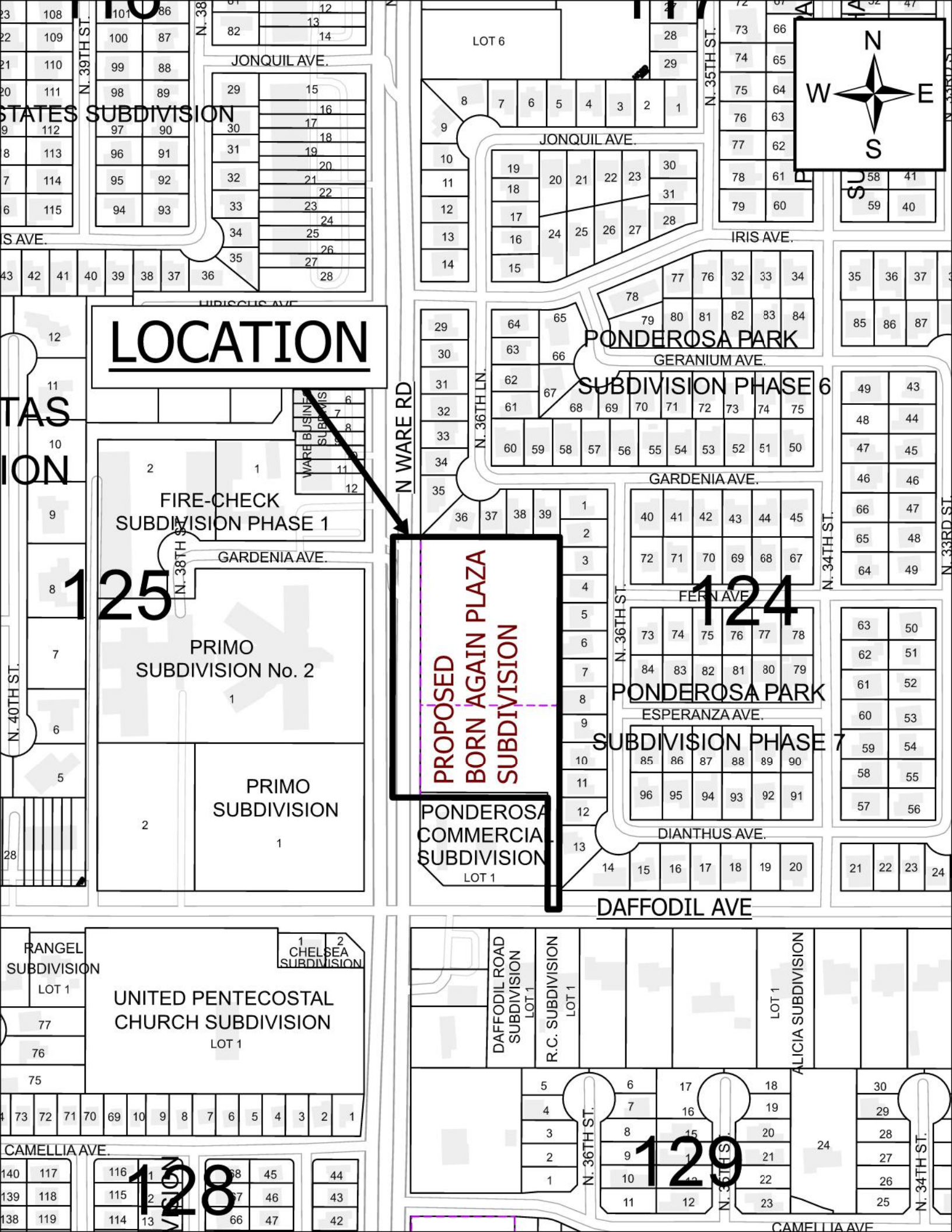
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

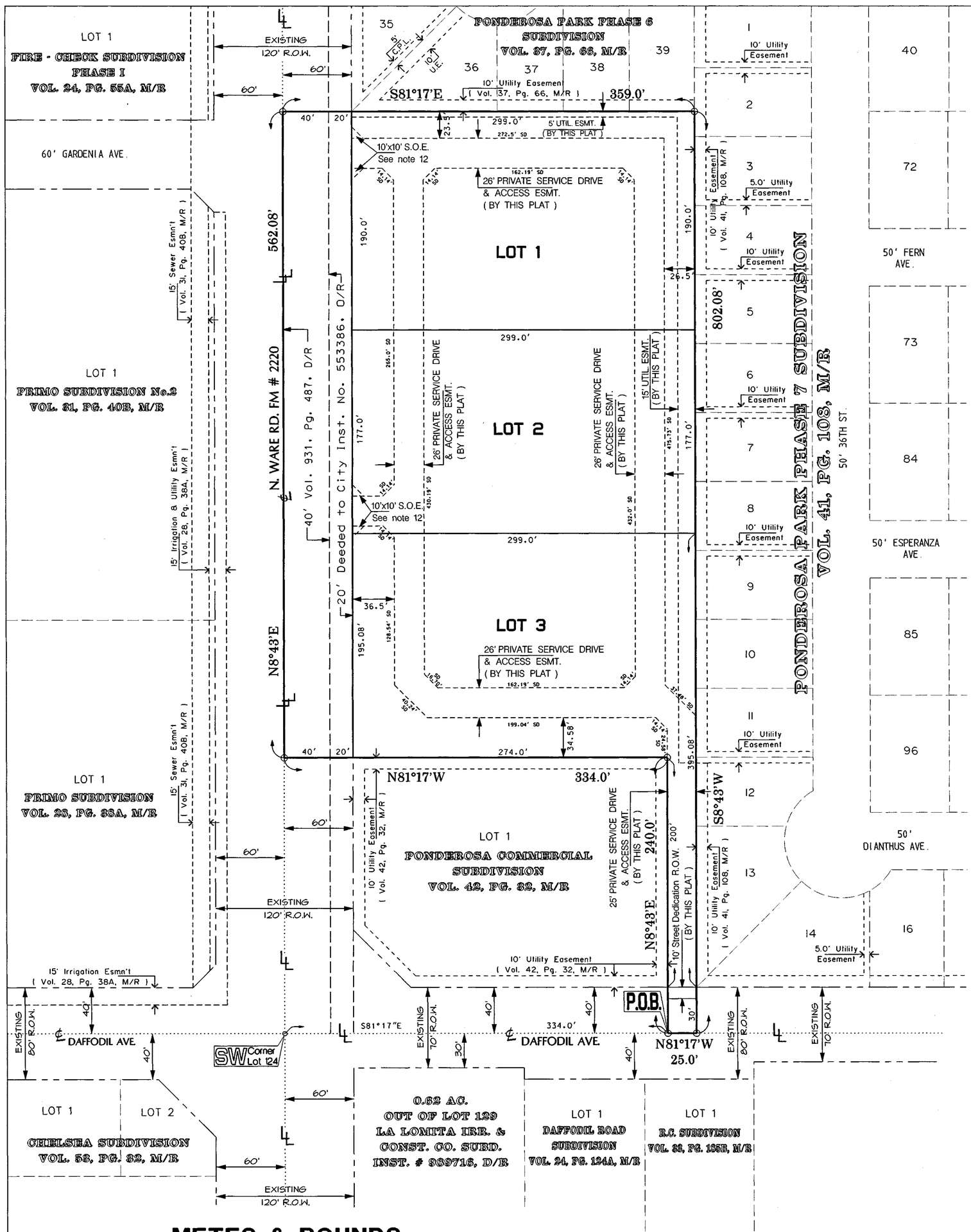
Signature _____ Date 06-17-25

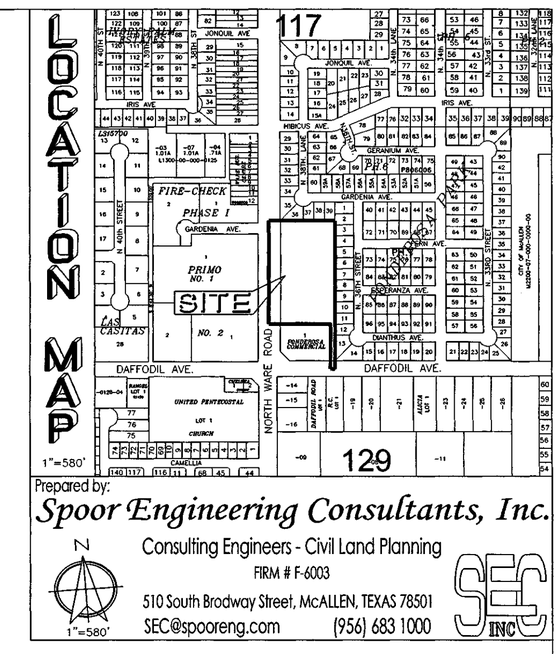
Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ■

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


LOCATION
PROPOSED BORN AGAIN PLAZA SUBDIVISION
PONDEROSA COMMERCIAL SUBDIVISION
LOT 1
N WARE RD
N. 36TH LN.
N. 38TH ST.
N. 40TH ST.
N. 39TH ST.
N. 35TH ST.
N. 34TH ST.
N. 33RD ST.
N. 36TH ST.
JONQUIL AVE.
GARDENIA AVE.
IRIS AVE.
GERANIUM AVE.
FERN AVE.
ESPERANZA AVE.
DIANTHUS AVE.
DAFFODIL AVE
CAMELLIA AVE.
PONDEROSA PARK
SUBDIVISION PHASE 6
PONDEROSA PARK
SUBDIVISION PHASE 7
FIRE-CHECK
SUBDIVISION PHASE 1
PRIMO
SUBDIVISION No. 2
PRIMO
SUBDIVISION
WARE BUSINESS SUBDIVISION
RANGEL
SUBDIVISION
LOT 1
UNITED PENTECOSTAL
CHURCH SUBDIVISION
LOT 1
CHELSEA SUBDIVISION
DAFFODIL ROAD SUBDIVISION
LOT 1
R.C. SUBDIVISION
LOT 1
ALICIA SUBDIVISION
LOT 1
LOT 6
125
124
129
128
N
W
E
S





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

August 8, 2025
Scale:1"=60'
Rev. Jan. 27, 2026

SUBDIVSION MAP OF BORN AGAIN PLAZA SUBDIVSION

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,

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 at 40.0 feet 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 West 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 36 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 - (N. WARE RD.) ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
B. REAR - 52.5 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
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 "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982. ZONE 'B' IS DESCRIBED AS "AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE."

4. A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

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

6. A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ALONG N. WARE RD. AND DAFFODIL AVE.

7. BENCHMARK.- STATION NAME: MC# 64 SET BY ARANDA & ASSOC. LOCATED SOUTHWEST CORNER OF THE INTERSECTION WARE RD. & DAFFODIL STREET ELEV:105.94

8. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.

9. STORM WATER DETENTION OF 0.77 AC-FT (33,400 CUBIC FEET)IS REQUIRED FOR THIS SUBDIVISION.

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

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

12. S.O.E. - IS SIGHT OBSTRUCTION EASEMENT (BY THIS PLAT)

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 _____, 2026.

_____
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

01-27-26
_____
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2026

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: - Add "N" to Ware Road on plat, prior to final. - Reference the document number on plat and provide a copy for staff review. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Daffodil Avenue: dedication needed 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: -reference the document number on the existing ROW and provide a copy for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to 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	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - Please provide a corner clip on the NE corner of Lot 1, prior to recording. - The service drive must comply with Public Works requirement **Subdivision Ordinance: Section 134-106	Compliance
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. **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.	Compliance
* Rear (Proposing): 60 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 recording. - Please clarify if the 60 ft. will remain as a rear setback, prior to recording.	Required
* 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 **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

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
	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.	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 Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

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 - Please add a clip on the NE corner of Lot 1, prior to recording	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied


LOCATION
N
W
E
S
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
UNITED PENTECOSTAL CHURCH SUBDIVISION
RANGEL SUBDIVISION
CHELSEA SUBDIVISION
DAFFODIL ROAD SUBDIVISION
R.C. SUBDIVISION
ALICIA SUBDIVISION
JONQUIL AVE.
IRIS AVE.
GERANIUM AVE.
GARDENIA AVE.
FERN AVE.
ESPERANZA AVE.
DIANTHUS AVE.
DAFFODIL AVE
CAMELLIA AVE.
N. 39TH ST.
N. 38TH ST.
N. 36TH LN.
N. 36TH ST.
N. 35TH ST.
N. 34TH ST.
N. 33RD ST
N. 40TH ST.
125
124
129
128

Sub2023-0032

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

Project Information

Subdivision Name McAllen City Center Subdivision
Location The northwest corner of S. 10th Street and Expressway 83
City Address or Block Number 1300 S. 10th ST
Number of Lots 11 Gross Acres 13.661 Net Acres 13.661 ETJ ☐Yes ■No
Existing Zoning C3 Proposed Zoning C3 Rezoning Applied for ☐Yes ■No Date N/A
Existing Land Use Parking Area Proposed Land Use Commercial Irrigation District # 3
Replat ☐Yes ■No Commercial X Residential ____
Agricultural Exemption ☐Yes ■No Estimated Rollback Tax Due N/A
Parcel # 189481 Tax Dept. Review EVelez
Water CCN ■MPU ☐Sharyland Water SC Other ____
Legal Description 13.661 Acres out of Lots 9 and 16, Section 7, Hidalgo Canal Company Subdivision

Owner

Name McAllen Retail Developers, LLC Phone ____
Address 225 W. Washington St. E-mail ____
City Indianapolis State IN Zip 46204

Developer

Name McAllen City Center, Ltd. Phone 956-687-5217
Address 4316 N. 10th Street, Suite 500 E-mail mfallek@rgv.rr.com
City McAllen State Texas Zip 78504
Contact Person Michael Fallek

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 Melden and Hunt, Inc. Phone 956-381-0981
Address 115 W. McIntyre Street E-mail alma@meldenandhunt.com
City Edinburg State Texas Zip 78541

COMPLETED

E KF

APR 06 2023

Name: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature _____ Date March 28, 2023

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ■

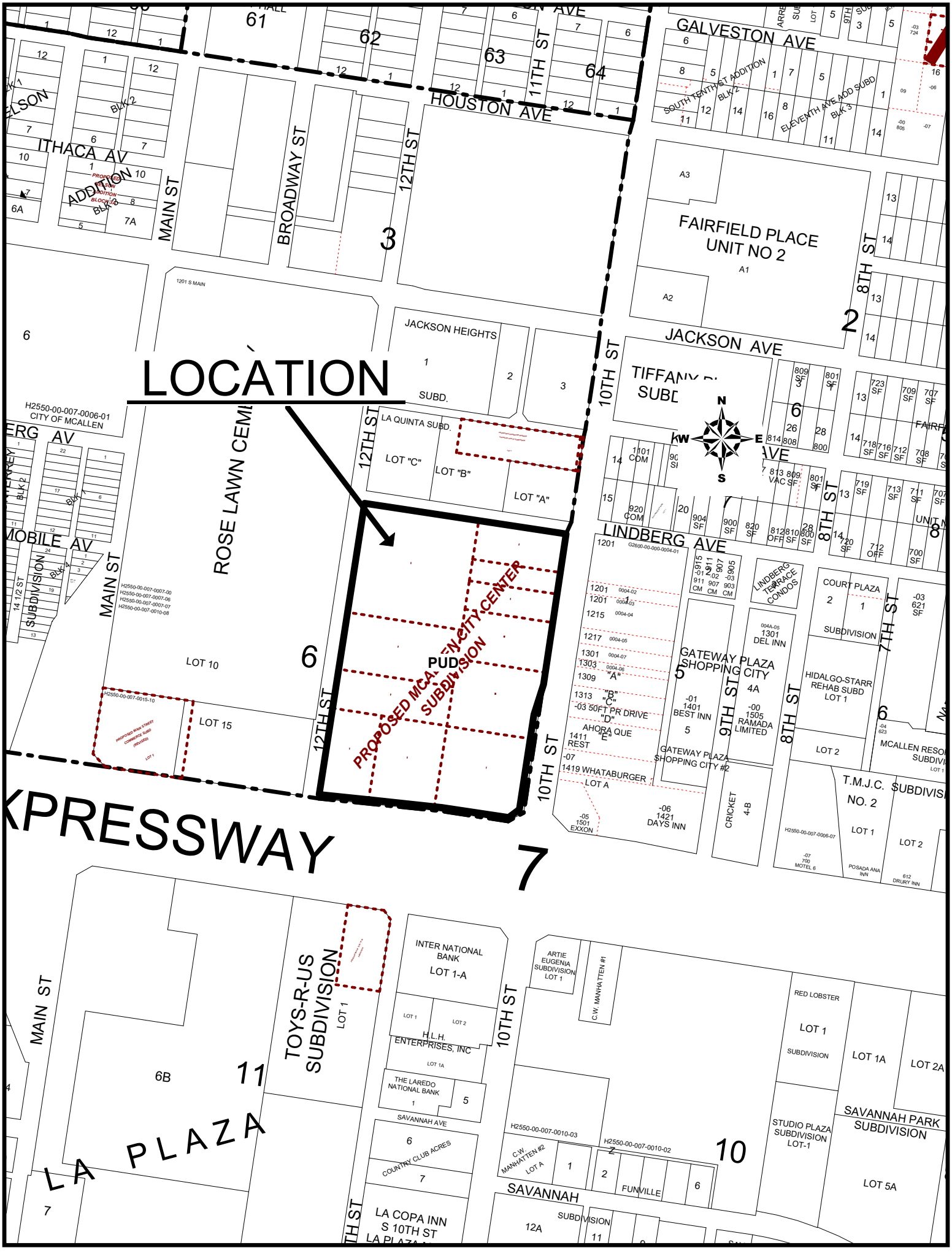
COMPLETED

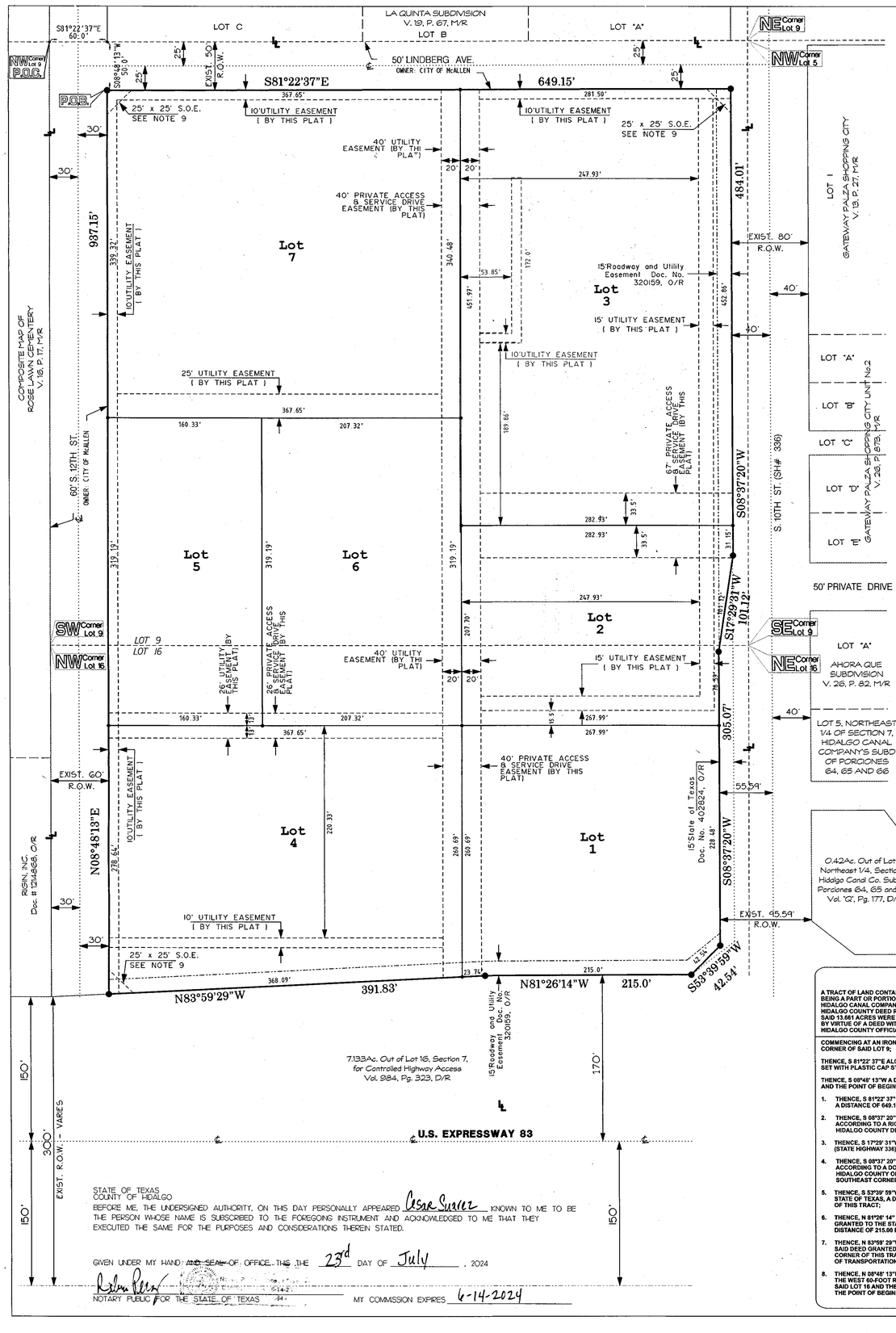
APR 06 2023

Name: Natali

The Planning Department is now accepting DocuSign signatures on application

12.2021


LOCATION
PROPOSED MCALLEN CITY CENTER SUBDIVISION
PUD
HOUSTON AVE
GALVESTON AVE
JACKSON AVE
LINDBERG AVE
ITHACA AV
MOBILE AV
ERG AV
MAIN ST
BROADWAY ST
12TH ST
10TH ST
8TH ST
9TH ST
7TH ST
11TH ST
ROSE LAWN CEMETERY
FAIRFIELD PLACE UNIT NO 2
JACKSON HEIGHTS SUBD.
LA QUINTA SUBD.
LOT "A"
LOT "B"
LOT "C"
LOT 10
LOT 15
H2550-00-007-0006-01 CITY OF MCALLEN
1201 S MAIN
GATEWAY PLAZA SHOPPING CITY
GATEWAY PLAZA SHOPPING CITY #2
LINDBERG TERRACE CONDOS
COURT PLAZA SUBDIVISION
HIDALGO-STARR REHAB SUBD LOT 1
T.M.J.C. SUBDIVISION NO. 2
1401 BEST INN
1505 RAMADA LIMITED
1301 DEL INN
1411 REST
1419 WHATABURGER LOT A
1421 DAYS INN
1501 EXXON
CRICKET 4-B
MCALLEN RESO SUBDIVI
LOT 1
LOT 2
LOT 2A
LOT 5A
SOUTH TENTH ST ADDITION
ELEVENTH AVE ADD SUBD
FAIRFIELD PLACE UNIT NO 2
A1
A2
A3
1 COM
920 COM
1101 COM
LA PLAZA
TOYS-R-US SUBDIVISION
LOT 1
INTER NATIONAL BANK
LOT 1-A
H.L.H. ENTERPRISES, INC
THE LAREDO NATIONAL BANK
SAVANNAH AVE
COUNTRY CLUB ACRES
LA COPA INN
S 10TH ST
LA PLAZA
ARTIE EUGENIA SUBDIVISION
C.W. MANHATTEN #1
C.W. MANHATTEN #2
LOT A
FUNVILLE
SAVANNAH
SUBDIVISION
RED LOBSTER
STUDIO PLAZA SUBDIVISION LOT-1
SAVANNAH PARK SUBDIVISION
H2550-00-007-0010-03
H2550-00-007-0010-02
H2550-00-007-0015-10
PROPOSED New STREET COMMERCIAL SUBD (PRIVATE)
XPRESSWAY
6
6A
6B
7
7A
10
11
12A



NOTES:

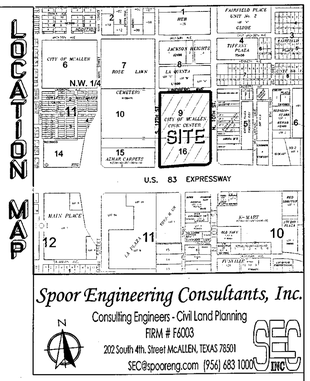
1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   A. So. 10TH STREET - 50 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
   B. EXPRESSWAY 83 - 75 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
   C. So. 12TH ST. - 10 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
   D. LINDBERG AVE. - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
   E. OTHERS - ACCORDING TO ZONING ORDINACNE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0010C, REVISED NOVEMBER 2, 1982.
4. A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
5. A 5 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ALONG So. 10 TH ST. AND U.S. EXPRESSWAY 83 AND A 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ALONG So. 12 TH ST. AND LINDBERG AVE.
6. BENCHMARK - STATION NAME: MC 82 SET BY ARANDA AND ASSOC. LOCATED AT N.W. CORNER OF JACKSON AVE. AND BROADWAY AVE. ELEV: 125.01 (NAVD88).
7. OWNER IS REQUIRED TO PROVIDE AND ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING DEPARTMENT.
8. STORM WATER DETENTION REQUIRED IS 0.93 ACRE-FEET (42,150 C.F.) IS REQUIRED FOR THIS SUBDIVISION.
9. A 25 FT. BY 25 FT. TRIANGULAR SIGHT OBSTRUCTION EASEMENT (S.O.E.) IS REQUIRED AT ALL STREET RIGHT-OF-WAY INTERSECTIONS. (BY THIS PALT)
10. COMMON AREAS, AND SERVICE DRIVES EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. THE LAND SHOWN IS SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT Co. AS DESCRIBED IN VOL. 293, PG. 548, DEED RECORDS, HIDALGO COUNTY TEXAS.
13. 13. THE LOTS SHOWN HEREON ARE SUBJECT TO AN APPROVED SITE PLAN AS ATTACHED TO THE CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON FILE IN THE OFFICE OF THE CITY OF MCALLEN PLANNING DEPARTMENT.
13. A PLANNED UNIT DEVELOPMENT (PUD) CONDITIONAL USE PERMIT (CUP) FOR THIS SUBECT PROPERTY WAS APPROVED BY THE CITY COMMISSION ON JUNE 24, 2024

May 16, 2023
Scale: 1"=60'
REV: JUNE 22, 2024

McALLEN CITY CENTER SUBDIVISION

McAllen, Texas

BEING A SUBDIVISION OF A 13.661 ACRE TRACT OF LAND OUT OF LOTS 9 AND 16 NORTHWEST 1/4 SECTION 7, HIDALGO CANAL COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS.
According to plat recorded in Vol. "Q", Pg. 177, Deed Records, Hidalgo County, Texas.



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

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE " McALLEN CITY 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, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS,FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I, WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, 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.

McAllen CityCenter, LTD,
a Texas limited partnership

By: Boulevard Ventures, LLC, its General Partner
By:Michael Fallek, Registered Agent
4316 N. 10th Street
McAllen, Texas 78505

By: Brandon Wallace, Registered Agent
4316 N. 10th Street
McAllen, Texas 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL FALLEK AND BRANDON WALLCE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF July, 2024.

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 — DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 6238 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.

ROBERTO N. TAMEZ, RPLS# 6238 — DATE
MELDEN & HUNT INC.
TBPELS FIRM 100969-00
115 W. MCINTYRE EDINBURG, TEXAS 78541

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.

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN — DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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 McALLEN CITY CENTER 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.

TEXAS REGIONAL BANK

BY:

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 23rd DAY OF July, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS — MY COMMISSION EXPIRES 6-14-2024

METES & BOUNDS

A TRACT OF LAND CONTAINING 13.661 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOTS 9 AND 16 IN THE NORTHWEST QUARTER (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, HIDALGO COUNTY DEED RECORDS;
SAID 13.661 ACRES WERE CONVEYED TO McALLEN RETAIL DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED WITHOUT WARRANTY, RECORDED UNDER DOCUMENT NUMBER 2689441, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.661 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND (NORTHING: 16595555.596, EASTING: 1071434.793) FOR THE NORTHWEST CORNER OF SAID LOT 9;

THENCE, S 81°22' 37"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC;

THENCE, S 08°48' 13"W A DISTANCE OF 50.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81°22' 37"E ALONG A LINE PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 649.15 FEET TO AN "X" MARK CUT IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08°37' 20"W ALONG THE WEST 80-FOOT RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (STATE HIGHWAY 336), ACCORDING TO A RIGHT-OF-WAY EASEMENT GRANTED TO THE STATE OF TEXAS RECORDED IN VOLUME 894, PAGE 361, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 484.01 FEET TO A PK NAIL FOUND FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, S 17°29' 31"W ALONG THE VARYING WIDTH WEST RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 336), A DISTANCE OF 101.12 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, S 08°37' 20"W ALONG THE WEST 95.6-FOOT RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 336), ACCORDING TO A DONATION DEED GRANTED TO THE STATE OF TEXAS, RECORDED UNDER DOCUMENT NUMBER 402824, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 305.07 FEET TO A NO. 4 REBAR FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF THIS TRACT;
5. THENCE, S 53°39' 59"W ALONG A RIGHT-OF-WAY CLIP LINE, ACCORDING TO SAID DONATION DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 42.54 FEET TO A NO. 4 REBAR FOUND FOR THE WESTERNMOST SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81°26' 14" W ALONG THE NORTH 320-FOOT RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, ACCORDING TO A DEED GRANTED TO THE STATE OF TEXAS, RECORDED IN VOLUME 984, PAGE 323, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 215.00 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, N 83°59' 29"W ALONG THE NORTH 320-FOOT RIGHT-OF-WAY LINE OF SAID U.S. EXPRESSWAY 83, ACCORDING TO SAID DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 391.83 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH SAID CORNER BEARS S 83°59' 29"E A DISTANCE OF 60.07 FEET FROM A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND (NORTHING: 16594577.304, EASTING: 1071283.281);
8. THENCE, N 08°48' 13"E ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINES OF SAID LOTS 16 AND 9 AND THE WEST 60-FOOT RIGHT-OF-WAY LINE OF SOUTH 12TH STREET, AT A DISTANCE OF 360.76 FEET PASS THE NORTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF SAID LOT 9, CONTINUING FOR A TOTAL DISTANCE OF 937.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.661 ACRES OF LAND, MORE OR LESS.

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2026

SUBDIVISION NAME: MCALLEN CITY CENTER SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
U.S. Expressway 83: Dedication as required for 175 ft. from centerline for 350 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Provide a copy of the roadway and easement document referenced on the plat for staff review prior to final/recording. * The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024, which included three variance including a variance to not require additional R.O.W. for I-2 (U.S. Expressway 83). Planning and Zoning Commission recommended approval on August 20, 2024, and the City Commission approved the request on September 9, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
S. 10th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Label centerline prior to final/recording. - Provide a copy of the referenced documents for staff review prior to final/recording. - There is a 15 ft. Roadway and Utility Easement shown being part of Lot 3 by a separate document. Provide copy for staff review and clarify if it is part of Street ROW. Clarify & revise the plat as applicable prior to final/recording. * The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024, which included three variance including a variance to not require additional R.O.W. and pavement widening for S. 10th Street. Planning and Zoning Commission recommended approval on August 20, 2024, and the City Commission approved the request on September 9, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
S. 12th Street: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides Revisions as needed: - Reference the document number on the plat for any existing ROW and provide a copy of the plat for staff review prior to Final/recording. - Clarify the E/W solid line shown on the south side of S. 12th Street and the dashed line shown on the north side of S 12th Street prior to final/recording. Review and revise as applicable prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required

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

Lindberg Avenue: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides Revisions as needed: - Reference the document number on the plat and provide a copy of the plat for staff review prior to Final. * The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024, which included three variance including a variance to not require additional R.O.W. and pavement widening for Lindberg Avenue. Planning and Zoning Commission recommended approval on August 20, 2024, and the City Commission approved the request on September 9, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3T and R-3C Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. * Proposing: 26 ft. - 67 ft. Private access and service drive easement. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
S. 10th Street: 50 ft. or greater for approved site plan or greater for easements Expressway 83: 75 ft. or greater for approved site plan or greater for easements S. 12th Street: 10 ft. or greater for approved site plan or greater for easements Lindberg Avenue: 30 ft. or greater for approved site plan or greater for easements Other Setbacks: According to Zoning Ordinance or greater for easements or approved site plan * A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. **Zoning Ordinance: Section 138-356	Applied
* A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. **Zoning Ordinance: Section 138-356	Applied
* A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. **Zoning Ordinance: Section 138-356	Applied
* A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. **Zoning Ordinance: Section 138-356	Applied
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
* Proposing: A 5 ft. sidewalk required on Expressway 83, South 10th Street, and a 4 ft. sidewalk required along South 12th Street, and Lindberg Avenue. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
**Must comply with City Access Management Policy	Applied
- A plat note to reference the recorded PUD CUP must be finalized prior to final/recording. * A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. * Lot 6 does not front a street; however, it will have access to public streets via 26 ft. proposed private access/service drive easement on the south side and 40 ft. proposed private access/service drive easement on the east side. A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. **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: C-3 Proposed: C-3 - A plat note to reference the recorded PUD CUP must be finalized prior to final/recording. * A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. * Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording * Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential.	NA
* Pending review by the City Manager's office. * Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation was approved and previous TIA was honored with some conditions.	Applied
* Traffic Impact Analysis (TIA) was honored with some conditions, as per Traffic Department.	Applied
COMMENTS	
Comments: - Provide the legal description of the properties on the west side of S. 12th Street prior to final/recording. * The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. Planning and Zoning Commission recommended approval on August 20, 2024, and the City Commission approved the request on September 9, 2024. The application included three variances: 1. Variance to not require additional R.O.W. and pavement widening for S. 10th Street. 2. Variance to not require additional R.O.W. and pavement widening for Lindberg Avenue. 3. Variance to not require additional R.O.W. for I-2 (U.S. Expressway 83). ** A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. *** 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 AND APPROVAL OF THE 6-MONTH EXTENTION.	Applied

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


LOCATION
PUD
PROPOSED MCALLEN CITY CENTER SUBDIVISION
ROSE LAWN CEMETERY
GALVESTON AVE
HOUSTON AVE
JACKSON AVE
LINDBERG AVE
MOBILE AV
ITHACA AV
MAIN ST
BROADWAY ST
12TH ST
11TH ST
10TH ST
9TH ST
8TH ST
7TH ST
XPRESSWAY
FAIRFIELD PLACE UNIT NO 2
JACKSON HEIGHTS
LA QUINTA SUBD.
TIFFANY PL SUBD
GATEWAY PLAZA SHOPPING CITY
COURT PLAZA SUBDIVISION
T.M.J.C. SUBDIV NO. 2
TOYS-R-US SUBDIVISION
LA PLAZA
SAVANNAH
SAVANNAH PARK SUBDIVISION
INTER NATIONAL BANK
H.L.H. ENTERPRISES, INC.
THE LAREDO NATIONAL BANK
LA COPA INN
RED LOBSTER
STUDIO PLAZA SUBDIVISION
FUNVILLE
DAYS INN
BEST INN
RAMADA LIMITED
WHATABURGER
EXXON
CRICKET
N
W
E
S

SUB2026-0013

City of McAllen

*New

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Jackson McAllen Retail Subdivision

Legal Description 1.810 acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, City of McAllen as shown by plat of record in volume 32 at page 37 of the map records of Hidalgo County, Texas

Location northwest corner of Business 83 & N. Jackson Road

City Address or Block Number 105 N Jackson Rd

Total No. of Lots 1 Total Dwelling Units 0 Gross Acres 1.810 Net Acres 1.810

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No (in City)

For Fee Purposes: ☑**Commercial (** 1.810 **Acres)/☐ Residential (** n/a **Lots)** Replat: ☐Yes/☑No

Existing Zoning I-1 Proposed Zoning I-1 Applied for Rezoning ☑No/☐Yes: Date

Existing Land Use Undeveloped Proposed Land Use C-Store & Gas Station

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

Agricultural Exemption: ☐Yes/☑No Property ID: 1314902 (HIDALGO COUNTY CAD)

Estimated Rollback Tax Due Tax Dept. Review

Owner

Name Jackson McAllen Retail Partners, Ltd Phone 713-961-0280

Address 1207 Antoine Drive E-mail jromeo@lascodevelopment.com

City Houston State Texas Zip 77055

Developer

Name Jackson McAllen Retail Partners, Ltd Phone 713-961-0280

Address 1207 Antoine Drive E-mail jromeo@lascodevelopment.com

City Houston State Texas Zip 77055

Contact Person Jario Romeo

Engineer

Name Bowman Phone 210-944-8681

Address 111 Tower Drive, Suite 325 E-mail jhora@bowman.com

City San Antonio State Texas Zip 78232

Contact Person Jamie Hora

Surveyor

Name Sinclair Land Surveying Phone 210-341-4518

Address 3411 Magic Drive E-mail Lsinclair@sinclairsurvey.com

City San Antonio State Texas Zip 78229

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 J Hora Date 1/16/26

Print Name Jamie Hora

Jamie Hora Digitally signed by Jamie Hora DN: C=US, E=jhora@bowman.com, O=Bowman, CN=Jamie Hora Reason: I am the author of this document Date: 2026.01.23 09:26:08-06'00'

Owner ☐ Authorized Agent ☑

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

Jamie Hora

From: Jamie Hora
Sent: Thursday, January 22, 2026 8:27 AM
To: Planning - Subdivisions Shared Mailbox
Cc: Jairo Romeo (jromeo@lascodevelopment.com)
Subject: Jackson McAllen Retail Subdivision - Stripes #42740 Plat Submittal
Attachments: 202477646 - 1.810 ACRES - METES AND BOUNDSS.pdf; Aerial Location Map.pdf; Certificate of Formation-09.16.24-Jackson McAllen Retail Partners, Ltd.PDF; Final Title Commitment_Jackson McAllen Retail Partners, Ltd_2025 10 17.pdf; Jackson McAllen Retail Subdivision - PLAT.pdf; PLAT - Reduced View.pdf; Property Owner Authorization.pdf; Review Fee.pdf; Special Warranty Deed.pdf; Subdivision Review Application.pdf; 202477646 - 1.810 ACRES - ALTA.pdf; 202477646 PLAT.dwg

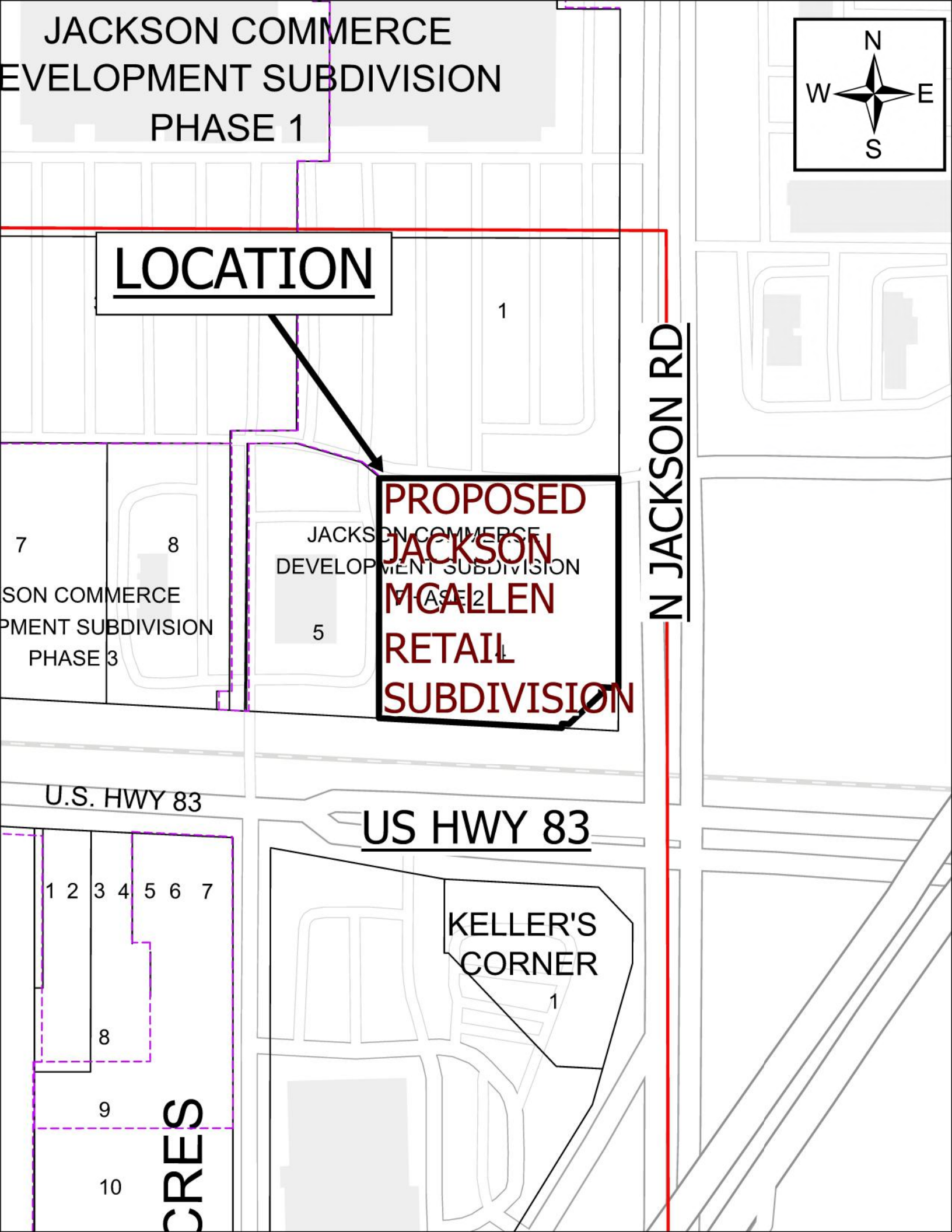
Good Morning, I would like to provide our submittal for the proposed Jackson McAllen Retail Subdivision plat, located at the northwest corner of Business 83 & N. Jackson Road.

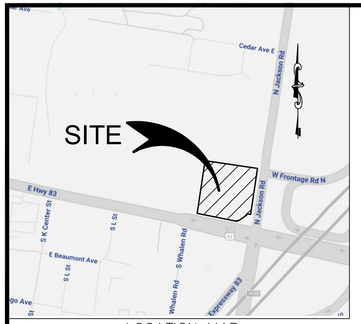
We have placed the review check in the mail to be delivered via FedEx tomorrow. Attached to this email I am including the Application, Plat documents, survey documents, and owner documents.

If anything appears to be missing, please let me know. Once the check is received & you have all documents that you need, if you could provide confirmation that this is under review it would be greatly appreciated.

Thank you,

JAMIE HORA, P.E.
Team Lead, Civil | **BOWMAN**
111 Tower Drive, Suite 325 - San Antonio, TX 78232
O: (210) 944-8681 | M: (216) 513-4636
jhora@bowman.com


JACKSON COMMERCE
EVELOPMENT SUBDIVISION
PHASE 1
N
W
E
S
LOCATION
1
N JACKSON RD
PROPOSED
JACKSON
MCALLEN
RETAIL
SUBDIVISION
7
8
SON COMMERCE
PMENT SUBDIVISION
PHASE 3
JACKSON COMMERCE
DEVELOPMENT SUBDIVISION
PHASE 2
5
U.S. HWY 83
US HWY 83
1 2 3 4 5 6 7
8
9
10
KELLER'S
CORNER
1
CRES



LOCATION MAP
NOT TO SCALE

LEGEND:
① = FOUND 1/2" IRON BAR WITHOUT A CAP
② = FOUND NAIL SET IN ASPHALT
③ = FOUND NAIL SET IN THE GROUND
④ = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
R.O.W. = RIGHT-OF-WAY
M.R. = MAP RECORDS OF HIDALGO COUNTY, CLERK
O.R. = OFFICIAL RECORDS OF HIDALGO COUNTY, CLERK
N = NORTHING
E = EASTING
VOL. = VOLUME
PG.(S) = PAGE(S)
DOC. = DOCUMENT
NO. = NUMBER

SURVEYORS NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.

2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011), GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.

3. DIMENSIONS SHOWN ARE SURFACE.

4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 480343000SC HIDALGO COUNTY, TEXAS, LATEST REVISION NOVEMBER 11, 1982.

PLAT NOTES:

1. IN ACCORDANCE WITH THE CITY OF MCALLEN DRAINAGE POLICY AND HIDALGO COUNTY DRAINAGE DISTRICT #1 REQUIREMENTS, LOT 1 WILL BE REQUIRED TO DETAIL A TOTAL OF 3754 CUBIC-FEET AS DETERMINED IN THE RECORDED PLAT OF JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE II, OR THE CALCULATED VOLUME TO NOT EXCEED EXISTING 10-YEAR FLOWS IN THE POST DEVELOPED 50-YEAR STORM EVENT.

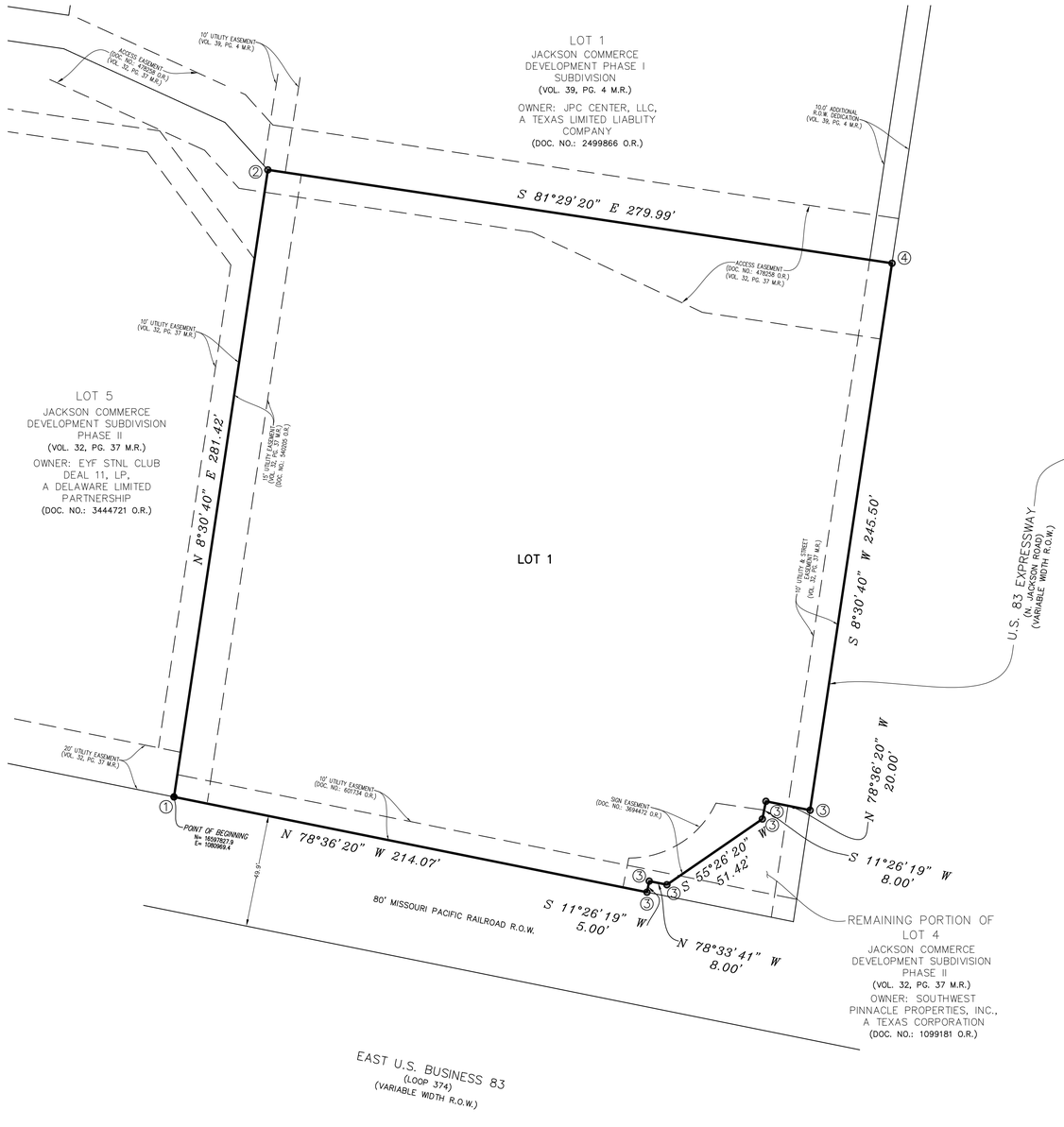
2. COMMON AREAS, ANY PRIVATE DRIVES ACCESS EASEMENTS, PRIVATE SERVICE EASEMENTS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

3. A MINIMUM 4 FT. WIDE SIDEWALK WILL BE REQUIRED ALONG N. JACKSON ROAD DURING BUILDING PERMITTING STAGE.

4. COMMON AREAS, ANY PRIVATE DRIVES ACCESS EASEMENTS, PRIVATE SERVICE EASEMENTS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

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

6. AN ENGINEER DETENTION/GRADING/CONNECTIONS PLAN SHALL BE APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.



0 15 30 60
(IN FEET)
1 inch = 30 ft.

THE STATE OF TEXAS
COUNTY OF HIDALGO

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

1.810 acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, City of McAllen as shown by plat of record in Volume 32 at page 37 of the Map Records of Hidalgo County, Texas, being that 1.810-acre tract of land described in deed of record in Document Number 3201908 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar found set in the ground in the north right-of-way line of the Missouri Pacific Railroad, the southwest corner of Lot 4, Jackson Commerce Development Subdivision Phase II, City of McAllen as shown by plat of record in Volume 32 at page 37 of the Map Records of Hidalgo County, Texas, the southwest corner of an 1.810- acre tract of land described in deed of record in Document Number 3201908 of the Official Records of Hidalgo County, Texas and the southeast corner of Lot 5, said Jackson Commerce Development Subdivision Phase II, at Northing 16597827.9 and Easting 1080969.4, for the southwest corner of this tract;

Thence N 8°30'40" E (called N 8°39'00" E) with the west boundary line of said Lot 4, the west boundary line of said 1.810-acre tract and the east boundary line of said Lot 5 a distance of 281.42 feet (called 281.40 feet) to a nail found set in asphalt, the northwest corner of said Lot 4, the northwest corner of said 1.810-acre tract, the northeast corner of said Lot 5 and a corner of Lot 1, Jackson Commerce Development Phase 1 Subdivision, City of McAllen as shown by plat of record in Volume 39 at page 4 of the Map Records of Hidalgo County, Texas, for the northwest corner of this tract, whence a nail found set in asphalt, a corner of said Lot 5 and a corner of said Lot 1, bears N 42°05'02" W a distance of 28.37 feet;

Thence S 81°29'20" E (called S 81°21'00" E) with a north boundary line of said Lot 4, the north boundary of said 1.810-acre tract and the south boundary line of said Lot 1 distance of 279.99 feet (called 280.00 feet) to a calculated point in the west right-of-way line of U.S. 83 Expressway, the northeast corner of said Lot 4, the northeast corner of said 1.810-acre tract and the southeast corner of said Lot 1, for the northeast corner this tract;

Thence S 8°30'40" W (called S 8°39'00" W) with the west right-of-way line of U.S. 83 Expressway, the east boundary line of said Lot 4 and the east boundary line of said 1.810-acre tract a distance of 245.50 feet (called 245.48 feet) to a nail found set in the ground, a southeast east corner of said 1.810-acre tract, for a southeast corner of this tract;

Thence N 78°36'20" W (called N 78°28'00" W) crossing said Lot 4 with a south boundary line of said 1.810-acre tract a distance of 20.00 feet (called 20.00 feet) to a nail found set in the ground, a reentrant corner of said 1.810-acre tract, for a reentrant corner of this tract;

Thence S 11°26'19" W (called S 11°34'39" W) with an east boundary line of said 1.810-acre tract a distance of 8.00 feet (called 8.00 feet) to a nail found set in the ground, a corner of said 1.810-acre tract, for a corner of this tract;

Thence S 55°26'20" W (called S 55°34'40" W) with the southeast boundary line of said 1.810-acre tract a distance of 51.42 feet (called 51.42 feet) to a nail found set in the ground, a corner of said 1.810-acre tract, for a corner of this tract;

Thence N 78°33'41" W (called N 78°25'21" W) with a south boundary line of said 1.810-acre tract a distance of 8.00 feet (called 8.00 feet) to a nail found set in the ground, a reentrant corner of said 1.810-acre tract, for a reentrant corner of this tract;

Thence S 11°26'19" W (called S 11°34'39" W) with an east boundary line of said 1.810-acre tract a distance of 5.00 feet (called 5.00 feet) to a nail found set in the ground in the north right-of-way line of said Missouri Pacific Railroad and the south boundary line of said Lot 4, the southeast corner of said 1.810-acre tract, for the southeast corner of this tract;

Thence N 78°36'20" W (called N 78°28'00" W) with the north right-of-way line of said Missouri Pacific Railroad and the south boundary line of said Lot 4 a distance of 214.07 feet (called 214.07 feet) to the point of beginning.

Containing 1.810 acres (78,826 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Zone (4205), North American Datum of 1983 (NA2011) epoch 2010.

CITY OF McALLEN BENCHMARK:

STATION NAME: MC69
DESCRIPTION: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

NORTHING: 16606505.27474
EASTING: 1057905.50186
ELEVATION: 123.59'

REPLAT ESTABLISHING
JACKSON MCALLEN RETAIL SUBDIVISION

1.810 ACRES OUT OF LOT 4, JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE II, CITY OF MCALLEN AS SHOWN BY PLAT OF RECORD IN VOLUME 32 AT PAGE 37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THAT 1.810-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 3201908 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE JACKSON MCALLEN RETAIL 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 PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

JACKSON MCALLEN RETAIL PARTNERS, LTD

BY: _____
SHARON A. VICKERS
ITS: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND & SEAL OF OFFICE.

GIVEN UNDER MY HAND & SEAL OF OFFICE
THIS_____DAY OF _____, 2026.

_____
NOTARY PUBLIC
HARRIS COUNTY, TEXAS

CERTIFICATION OF THE MAYOR OF THE 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

_____ _____
CITY CLERK DATE

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 REGUALTIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, DATE
PLANNING AND ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS THE _____ DAY OF _____ 20_____

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

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

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 JACKSON MCALLEN RETAIL SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THIS 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.

CLEAR FORK BANK N.A.

_____
ANTHONY SANDOVAL, PRESIDENT
ABILENE OFFICE

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ _____
JAMIE HORA, P.E., DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129806

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

_____ _____
LEMUEL T. SINCLAIR, R.P.L.S. #5142 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT SURVEYOR:

SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO.10089000
JOB NUMBER: S-202477646

PROJECT ENGINEER:

Bowman
111 TOWER DRIVE, SUITE 325,
SAN ANTONIO, TEXAS, 78232
PHONE: 210-298-1600
EMAIL: JHORA@BOWMAN.com
TBPE Registration No.: F-14309

DATE OF PREPARATION: JANUARY 13, 2026

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/12/2026

SUBDIVISION NAME: JACKSON MCALLEN RETAIL SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Jackson Rd: 60 ft. from centerline for a total of 120 ft. ROW Paving: By State Curb & gutter: By State -Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. - Needs to label any existing easements. - Show dedication on both sides from centerline. -Provide documentation for existing ROW. -The plat identifies the adjacent portion of N. Jackson Rd. as U.S. 83 Expressway right-of-way (variable width). Please coordinate with TxDOT to confirm any additional right-of-way dedication requirements associated with the planned widening of N. Jackson Rd. 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. Business Highway 83 (Loop 374): 50 ft. from centerline for a total of 100 ft. ROW. **Paving: BY STATE. Curb & gutter: BY STATE. - Need to Label the Centerline & Total R.O.W. after accounting for dedication. - Needs to label any existing easements. -Please show dedication to finalize requirements for any dedication or 100 ft. total ROW. -Plat indicates 49.9 annotation, please clarify prior to final. **Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply. **80.0' R.O.W. also shown for railroad. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties -Provide annotations for the access easement that exists on the north side of the property (Lot 1). Include multiple points annotating the variable width. -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* N. Jackson Rd: 60 ft. or greater for approved site plan. revisions: -Clarify proposed setback notes and ensure compliance with minimum setback requirements as noted on recorded subdivision plat, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final **Zoning Ordinance: Section 138-356	Applied
* Garage: Not for Commercial **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. Jackson Rd. **May increase to 5 ft. as per Engineering Department. Revisions required: - add plat note as stated above, prior to final. Please remove the rest of the wording. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

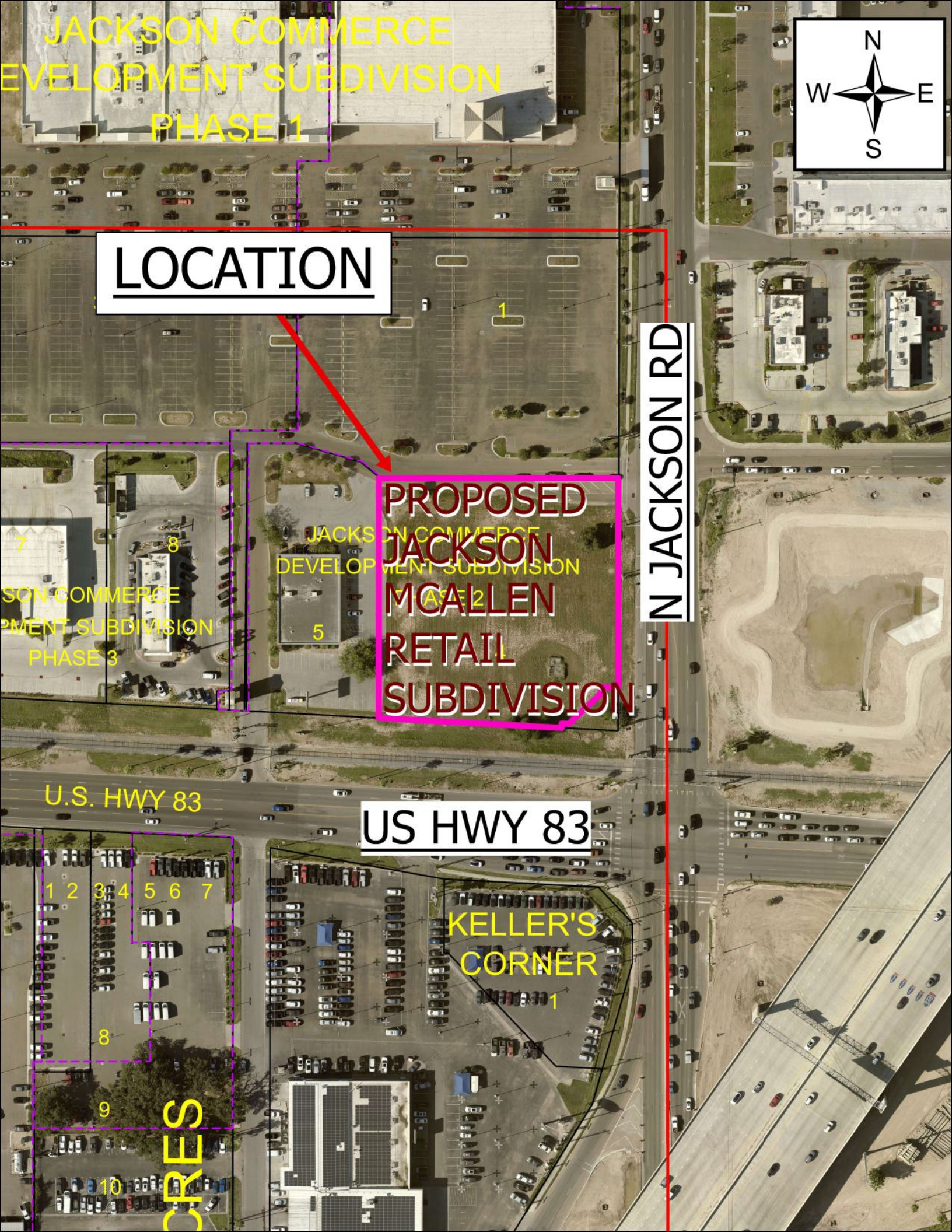
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives **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 -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. Jackson Road & Business 83. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* 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: Lot has a frontage on N. Jackson Road. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area -Lot 4 has no frontage on the street but has a shared access easement along the north side of the lot. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: I1 Proposed: I1 ***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	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: -Location Map on plat shall be legible with adjacent properties & streets identified prior to final. - Provide scale for Location Map on the plat prior to final. -Provide acreage on the plat by lot 1, prior to final. -Do not make "Replat" as part of the name of the subdivision. -Name of subdivision shall be as follows: Jackson Commerce Lot 4A, Phase 2 Subdivision, prior to final. -A 30.0' access easement exists on the north side of property. Provide dimension for the access easement. -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives -Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision -The plat identifies the adjacent portion of N. Jackson Rd. as U.S. 83 Expressway right-of-way (variable width). Please coordinate with TxDOT to confirm any additional right-of-way dedication requirements associated with the planned widening of N. Jackson Rd. prior to final. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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


JACKSON COMMERCE
EVELOPMENT SUBDIVISION
PHASE 1
LOCATION
1
PROPOSED
JACKSON
MCALLEN
RETAIL
SUBDIVISION
N JACKSON RD
7
8
SON COMMERCE
PMENT SUBDIVISION
PHASE 3
JACKSON COMMERCE
DEVELOPMENT SUBDIVISION
PHASE 2
5
U.S. HWY 83
US HWY 83
1 2 3 4 5 6 7
8
9
10
KELLER'S
CORNER
1
N
W
E
S

SUB2026-0013

City of McAllen

*New

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Jackson McAllen Retail Subdivision

Legal Description 1.810 acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, City of McAllen as shown by plat of record in volume 32 at page 37 of the map records of Hidalgo County, Texas

Location northwest corner of Business 83 & N. Jackson Road

City Address or Block Number 105 N Jackson Rd

Total No. of Lots 1 Total Dwelling Units 0 Gross Acres 1.810 Net Acres 1.810

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No (in City)

For Fee Purposes: ☑**Commercial (** 1.810 **Acres)/☐ Residential (** n/a **Lots)** Replat: ☐Yes/☑No

Existing Zoning I-1 Proposed Zoning I-1 Applied for Rezoning ☑No/☐Yes: Date

Existing Land Use Undeveloped Proposed Land Use C-Store & Gas Station

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

Agricultural Exemption: ☐Yes/☑No Property ID: 1314902 (HIDALGO COUNTY CAD)

Estimated Rollback Tax Due Tax Dept. Review

Owner

Name Jackson McAllen Retail Partners, Ltd Phone 713-961-0280

Address 1207 Antoine Drive E-mail jromeo@lascodevelopment.com

City Houston State Texas Zip 77055

Developer

Name Jackson McAllen Retail Partners, Ltd Phone 713-961-0280

Address 1207 Antoine Drive E-mail jromeo@lascodevelopment.com

City Houston State Texas Zip 77055

Contact Person Jario Romeo

Engineer

Name Bowman Phone 210-944-8681

Address 111 Tower Drive, Suite 325 E-mail jhora@bowman.com

City San Antonio State Texas Zip 78232

Contact Person Jamie Hora

Surveyor

Name Sinclair Land Surveying Phone 210-341-4518

Address 3411 Magic Drive E-mail Lsinclair@sinclairsurvey.com

City San Antonio State Texas Zip 78229

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 J Hora Date 1/16/26

Print Name Jamie Hora

Jamie Hora Digitally signed by Jamie Hora DN: C=US, E=jhora@bowman.com, O=Bowman, CN=Jamie Hora Reason: I am the author of this document Date: 2026.01.23 09:26:08-06'00'

Owner ☐ Authorized Agent ☑

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

Jamie Hora

From: Jamie Hora
Sent: Thursday, January 22, 2026 8:27 AM
To: Planning - Subdivisions Shared Mailbox
Cc: Jairo Romeo (jromeo@lascodevelopment.com)
Subject: Jackson McAllen Retail Subdivision - Stripes #42740 Plat Submittal
Attachments: 202477646 - 1.810 ACRES - METES AND BOUNDSS.pdf; Aerial Location Map.pdf; Certificate of Formation-09.16.24-Jackson McAllen Retail Partners, Ltd.PDF; Final Title Commitment_Jackson McAllen Retail Partners, Ltd_2025 10 17.pdf; Jackson McAllen Retail Subdivision - PLAT.pdf; PLAT - Reduced View.pdf; Property Owner Authorization.pdf; Review Fee.pdf; Special Warranty Deed.pdf; Subdivision Review Application.pdf; 202477646 - 1.810 ACRES - ALTA.pdf; 202477646 PLAT.dwg

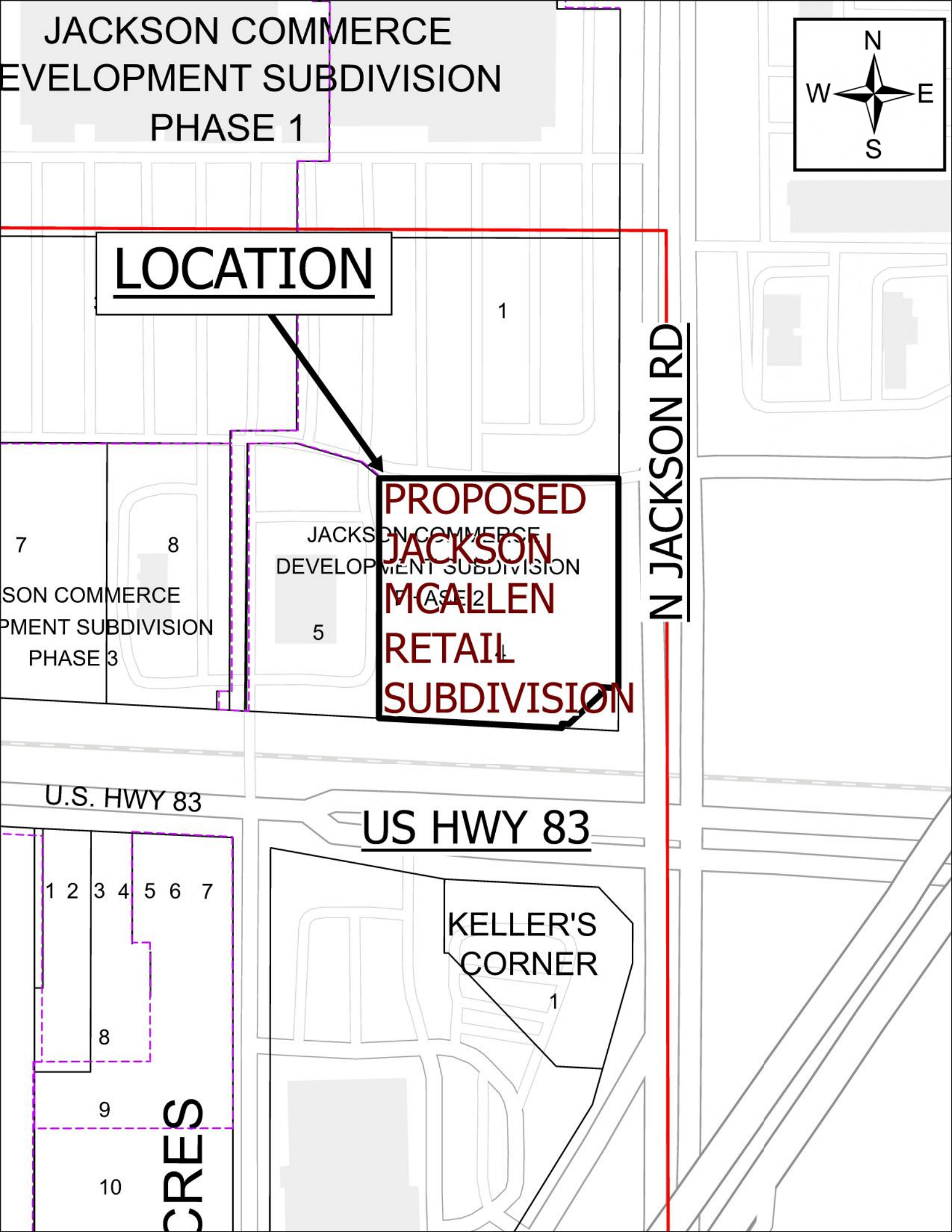
Good Morning, I would like to provide our submittal for the proposed Jackson McAllen Retail Subdivision plat, located at the northwest corner of Business 83 & N. Jackson Road.

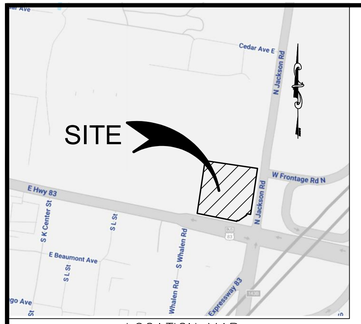
We have placed the review check in the mail to be delivered via FedEx tomorrow. Attached to this email I am including the Application, Plat documents, survey documents, and owner documents.

If anything appears to be missing, please let me know. Once the check is received & you have all documents that you need, if you could provide confirmation that this is under review it would be greatly appreciated.

Thank you,

JAMIE HORA, P.E.
Team Lead, Civil | **BOWMAN**
111 Tower Drive, Suite 325 - San Antonio, TX 78232
O: (210) 944-8681 | M: (216) 513-4636
jhora@bowman.com


JACKSON COMMERCE
EVELOPMENT SUBDIVISION
PHASE 1
N
W
E
S
LOCATION
1
N JACKSON RD
PROPOSED
JACKSON
MCALLEN
RETAIL
SUBDIVISION
7
8
SON COMMERCE
PMENT SUBDIVISION
PHASE 3
JACKSON COMMERCE
DEVELOPMENT SUBDIVISION
PHASE 2
5
U.S. HWY 83
US HWY 83
1 2 3 4 5 6 7
8
9
10
KELLER'S
CORNER
1
CRES



LOCATION MAP
NOT TO SCALE

LEGEND:
① = FOUND 1/2" IRON BAR WITHOUT A CAP
② = FOUND NAIL SET IN ASPHALT
③ = FOUND NAIL SET IN THE GROUND
④ = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
R.O.W. = RIGHT-OF-WAY
M.R. = MAP RECORDS OF HIDALGO COUNTY, CLERK
O.R. = OFFICIAL RECORDS OF HIDALGO COUNTY, CLERK
N = NORTHING
E = EASTING
VOL. = VOLUME
PG.(S) = PAGE(S)
DOC. = DOCUMENT
NO. = NUMBER

SURVEYORS NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.

2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011), GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.

3. DIMENSIONS SHOWN ARE SURFACE.

4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 480343000SC HIDALGO COUNTY, TEXAS, LATEST REVISION NOVEMBER 11, 1982.

PLAT NOTES:

1. IN ACCORDANCE WITH THE CITY OF MCALLEN DRAINAGE POLICY AND HIDALGO COUNTY DRAINAGE DISTRICT #1 REQUIREMENTS, LOT 1 WILL BE REQUIRED TO DETAIL A TOTAL OF 3754 CUBIC-FEET AS DETERMINED IN THE RECORDED PLAT OF JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE II, OR THE CALCULATED VOLUME TO NOT EXCEED EXISTING 10-YEAR FLOWS IN THE POST DEVELOPED 50-YEAR STORM EVENT.

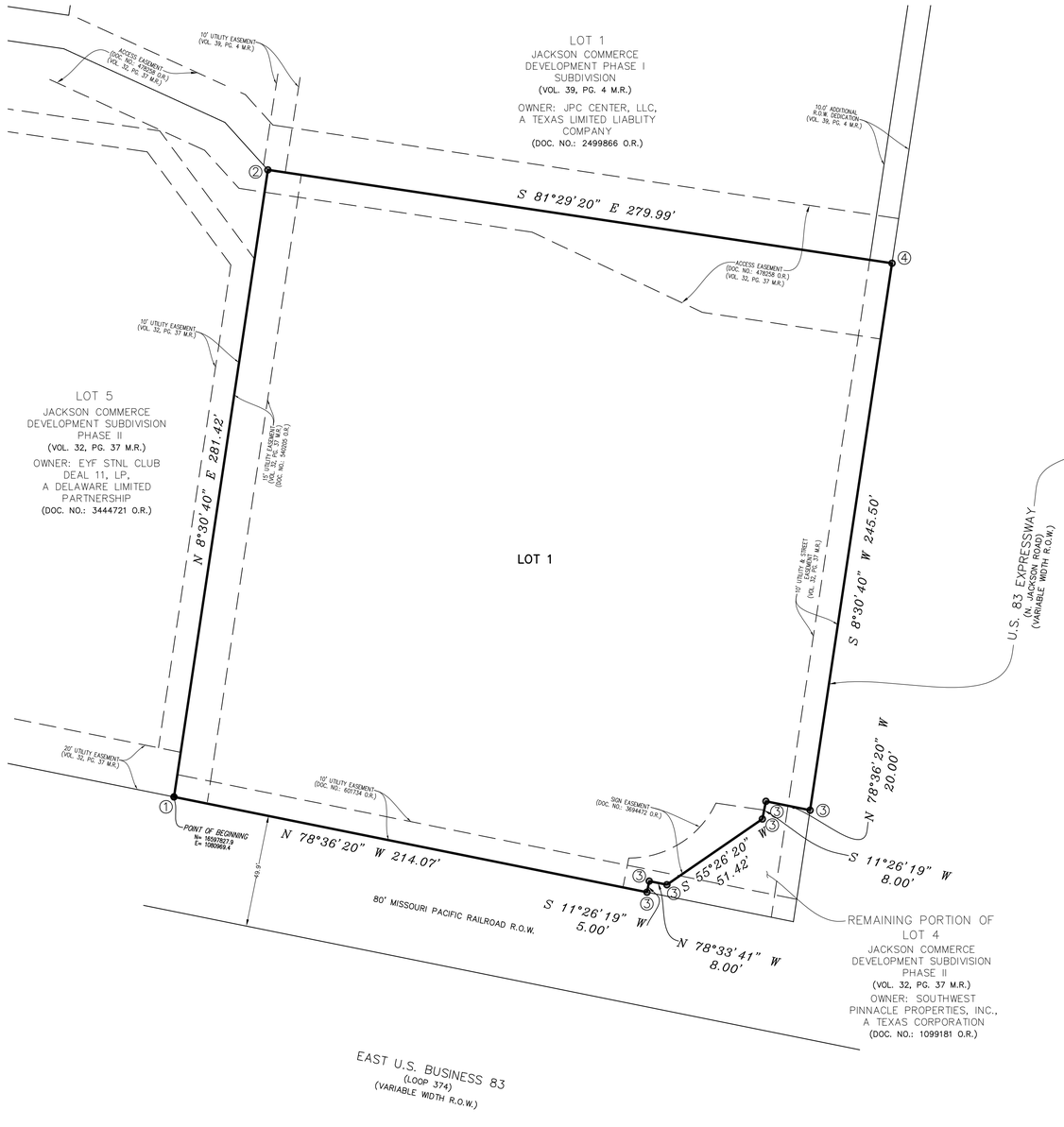
2. COMMON AREAS, ANY PRIVATE DRIVES ACCESS EASEMENTS, PRIVATE SERVICE EASEMENTS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

3. A MINIMUM 4 FT. WIDE SIDEWALK WILL BE REQUIRED ALONG N. JACKSON ROAD DURING BUILDING PERMITTING STAGE.

4. COMMON AREAS, ANY PRIVATE DRIVES ACCESS EASEMENTS, PRIVATE SERVICE EASEMENTS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

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

6. AN ENGINEER DETENTION/GRADING/CONNECTIONS PLAN SHALL BE APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.



0 15 30 60
(IN FEET)
1 inch = 30 ft.

THE STATE OF TEXAS
COUNTY OF HIDALGO

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

1.810 acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, City of McAllen as shown by plat of record in Volume 32 at page 37 of the Map Records of Hidalgo County, Texas, being that 1.810-acre tract of land described in deed of record in Document Number 3201908 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar found set in the ground in the north right-of-way line of the Missouri Pacific Railroad, the southwest corner of Lot 4, Jackson Commerce Development Subdivision Phase II, City of McAllen as shown by plat of record in Volume 32 at page 37 of the Map Records of Hidalgo County, Texas, the southwest corner of an 1.810- acre tract of land described in deed of record in Document Number 3201908 of the Official Records of Hidalgo County, Texas and the southeast corner of Lot 5, said Jackson Commerce Development Subdivision Phase II, at Northing 16597827.9 and Easting 1080969.4, for the southwest corner of this tract;

Thence N 8°30'40" E (called N 8°39'00" E) with the west boundary line of said Lot 4, the west boundary line of said 1.810-acre tract and the east boundary line of said Lot 5 a distance of 281.42 feet (called 281.40 feet) to a nail found set in asphalt, the northwest corner of said Lot 4, the northwest corner of said 1.810-acre tract, the northeast corner of said Lot 5 and a corner of Lot 1, Jackson Commerce Development Phase 1 Subdivision, City of McAllen as shown by plat of record in Volume 39 at page 4 of the Map Records of Hidalgo County, Texas, for the northwest corner of this tract, whence a nail found set in asphalt, a corner of said Lot 5 and a corner of said Lot 1, bears N 42°05'02" W a distance of 28.37 feet;

Thence S 81°29'20" E (called S 81°21'00" E) with a north boundary line of said Lot 4, the north boundary of said 1.810-acre tract and the south boundary line of said Lot 1 distance of 279.99 feet (called 280.00 feet) to a calculated point in the west right-of-way line of U.S. 83 Expressway, the northeast corner of said Lot 4, the northeast corner of said 1.810-acre tract and the southeast corner of said Lot 1, for the northeast corner this tract;

Thence S 8°30'40" W (called S 8°39'00" W) with the west right-of-way line of U.S. 83 Expressway, the east boundary line of said Lot 4 and the east boundary line of said 1.810-acre tract a distance of 245.50 feet (called 245.48 feet) to a nail found set in the ground, a southeast east corner of said 1.810-acre tract, for a southeast corner of this tract;

Thence N 78°36'20" W (called N 78°28'00" W) crossing said Lot 4 with a south boundary line of said 1.810-acre tract a distance of 20.00 feet (called 20.00 feet) to a nail found set in the ground, a reentrant corner of said 1.810-acre tract, for a reentrant corner of this tract;

Thence S 11°26'19" W (called S 11°34'39" W) with an east boundary line of said 1.810-acre tract a distance of 8.00 feet (called 8.00 feet) to a nail found set in the ground, a corner of said 1.810-acre tract, for a corner of this tract;

Thence S 55°26'20" W (called S 55°34'40" W) with the southeast boundary line of said 1.810-acre tract a distance of 51.42 feet (called 51.42 feet) to a nail found set in the ground, a corner of said 1.810-acre tract, for a corner of this tract;

Thence N 78°33'41" W (called N 78°25'21" W) with a south boundary line of said 1.810-acre tract a distance of 8.00 feet (called 8.00 feet) to a nail found set in the ground, a reentrant corner of said 1.810-acre tract, for a reentrant corner of this tract;

Thence S 11°26'19" W (called S 11°34'39" W) with an east boundary line of said 1.810-acre tract a distance of 5.00 feet (called 5.00 feet) to a nail found set in the ground in the north right-of-way line of said Missouri Pacific Railroad and the south boundary line of said Lot 4, the southeast corner of said 1.810-acre tract, for the southeast corner of this tract;

Thence N 78°36'20" W (called N 78°28'00" W) with the north right-of-way line of said Missouri Pacific Railroad and the south boundary line of said Lot 4 a distance of 214.07 feet (called 214.07 feet) to the point of beginning.

Containing 1.810 acres (78,826 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Zone (4205), North American Datum of 1983 (NA2011) epoch 2010.

CITY OF McALLEN BENCHMARK:

STATION NAME: MC69
DESCRIPTION: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

NORTHING: 16606505.27474
EASTING: 1057905.50186
ELEVATION: 123.59'

REPLAT ESTABLISHING
JACKSON MCALLEN RETAIL SUBDIVISION

1.810 ACRES OUT OF LOT 4, JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE II, CITY OF MCALLEN AS SHOWN BY PLAT OF RECORD IN VOLUME 32 AT PAGE 37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THAT 1.810-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 3201908 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE JACKSON MCALLEN RETAIL 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 PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

JACKSON MCALLEN RETAIL PARTNERS, LTD

BY: _____
SHARON A. VICKERS
ITS: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND & SEAL OF OFFICE.

GIVEN UNDER MY HAND & SEAL OF OFFICE
THIS_____DAY OF _____, 2026.

_____
NOTARY PUBLIC
HARRIS COUNTY, TEXAS

CERTIFICATION OF THE MAYOR OF THE 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

_____ _____
CITY CLERK DATE

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 REGUALTIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, DATE
PLANNING AND ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS THE _____ DAY OF _____ 20_____

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

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

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 JACKSON MCALLEN RETAIL SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THIS 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.

CLEAR FORK BANK N.A.

_____
ANTHONY SANDOVAL, PRESIDENT
ABILENE OFFICE

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ _____
JAMIE HORA, P.E., DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129806

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

_____ _____
LEMUEL T. SINCLAIR, R.P.L.S. #5142 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT SURVEYOR:

SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO.10089000
JOB NUMBER: S-202477646

PROJECT ENGINEER:

Bowman
111 TOWER DRIVE, SUITE 325,
SAN ANTONIO, TEXAS, 78232
PHONE: 210-298-1600
EMAIL: JHORA@BOWMAN.com
TBPE Registration No.: F-14309

DATE OF PREPARATION: JANUARY 13, 2026

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/12/2026

SUBDIVISION NAME: JACKSON MCALLEN RETAIL SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Jackson Rd: 60 ft. from centerline for a total of 120 ft. ROW Paving: By State Curb & gutter: By State -Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. - Needs to label any existing easements. - Show dedication on both sides from centerline. -Provide documentation for existing ROW. -The plat identifies the adjacent portion of N. Jackson Rd. as U.S. 83 Expressway right-of-way (variable width). Please coordinate with TxDOT to confirm any additional right-of-way dedication requirements associated with the planned widening of N. Jackson Rd. 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. Business Highway 83 (Loop 374): 50 ft. from centerline for a total of 100 ft. ROW. **Paving: BY STATE. Curb & gutter: BY STATE. - Need to Label the Centerline & Total R.O.W. after accounting for dedication. - Needs to label any existing easements. -Please show dedication to finalize requirements for any dedication or 100 ft. total ROW. -Plat indicates 49.9 annotation, please clarify prior to final. **Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply. **80.0' R.O.W. also shown for railroad. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties -Provide annotations for the access easement that exists on the north side of the property (Lot 1). Include multiple points annotating the variable width. -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* N. Jackson Rd: 60 ft. or greater for approved site plan. revisions: -Clarify proposed setback notes and ensure compliance with minimum setback requirements as noted on recorded subdivision plat, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final **Zoning Ordinance: Section 138-356	Applied
* Garage: Not for Commercial **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. Jackson Rd. **May increase to 5 ft. as per Engineering Department. Revisions required: - add plat note as stated above, prior to final. Please remove the rest of the wording. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

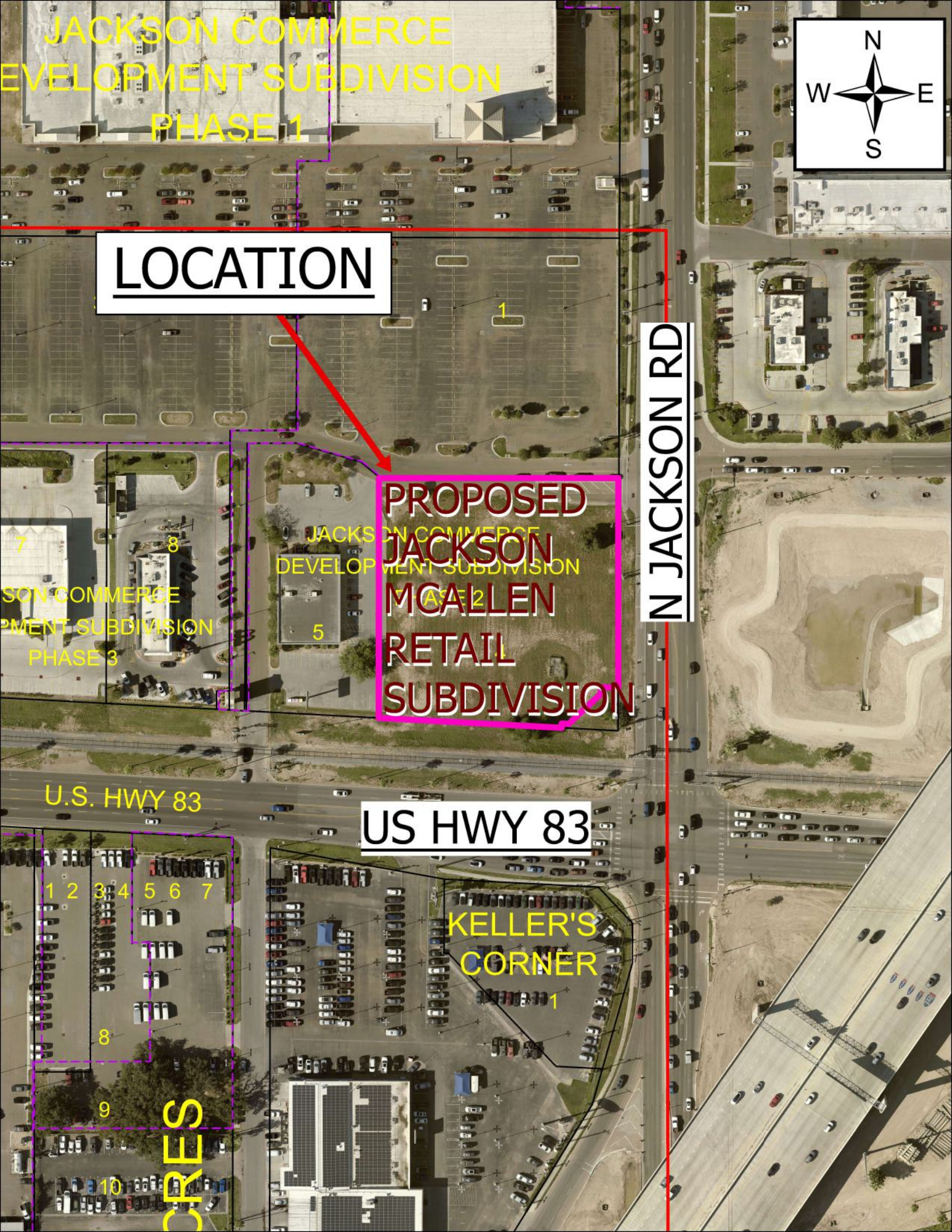
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives **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 -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. Jackson Road & Business 83. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* 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: Lot has a frontage on N. Jackson Road. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area -Lot 4 has no frontage on the street but has a shared access easement along the north side of the lot. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: I1 Proposed: I1 ***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	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: -Location Map on plat shall be legible with adjacent properties & streets identified prior to final. - Provide scale for Location Map on the plat prior to final. -Provide acreage on the plat by lot 1, prior to final. -Do not make "Replat" as part of the name of the subdivision. -Name of subdivision shall be as follows: Jackson Commerce Lot 4A, Phase 2 Subdivision, prior to final. -A 30.0' access easement exists on the north side of property. Provide dimension for the access easement. -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives -Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision -The plat identifies the adjacent portion of N. Jackson Rd. as U.S. 83 Expressway right-of-way (variable width). Please coordinate with TxDOT to confirm any additional right-of-way dedication requirements associated with the planned widening of N. Jackson Rd. prior to final. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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


JACKSON COMMERCE
EVELOPMENT SUBDIVISION
PHASE 1
LOCATION
1
PROPOSED
JACKSON
MCALLEN
RETAIL
SUBDIVISION
N JACKSON RD
7
8
SON COMMERCE
PMENT SUBDIVISION
PHASE 3
JACKSON COMMERCE
DEVELOPMENT SUBDIVISION
PHASE 2
5
U.S. HWY 83
US HWY 83
1 2 3 4 5 6 7
8
9
10
KELLER'S
CORNER
1
N
W
E
S

SUB2026-0015

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

Project Information

Subdivision Name EL VAQUERO SUBDIVISION

Legal Description A 2.46 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "W", PAGE 197, OF THE DEED RECORDS OF SAID HIDALGO COUNTY,

Location 1/4 OF A MILE NORTH OF MILITARY HWY. AND 25rd STREET ALONG THE WEST SIDE

City Address or Block Number 5900 S. 23rd STREET, McALLEN, TEXAS

Total No. of Lots ONE (1) Total Dwelling Units ONE (1) Gross Acres 2.46 Net Acres 2.31

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

For Fee Purposes: ☒Commercial (2.31 Acres)/☐ Residential (1 Lots) Replat: ☐Yes/☒No

Existing Zoning C-4 Proposed Zoning C-4 Applied for Rezoning ☒No/☐Yes: Date

Existing Land Use COMMERCIAL Proposed Land Use COMMERCIAL

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

Agricultural Exemption: ☐Yes/☒No Parcel # N/A

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

Owner

Name LESLY SOLIS & OZIEL SOLIS, JR. Phone 956-205-5541

Address 2006 QUAIL LN E-mail

City MISSION State TEXAS Zip 78572

Developer

Name OWNERS Phone

Address E-mail

City State Zip

Contact Person OZIEL SOLIS

Engineer

Name GUAJARDO ENGINEERING, LLC Phone 956-342-5799

Address 711 W. NOLANA AVE. SUITE 205D E-mail cristian@guajardoengineering.com

City McALLEN State TX Zip 78504

Contact Person CRISTIAN GUAJARDO, P.E.

Surveyor

Name LEO L. RODRIGUEZ, JR Phone 956-491-1013

Address P.O. BOX 1830 E-mail atm1963@hotmail.com

City EDINBURG State TX Zip 78540

RECEIVED
JAN 26 2026
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)

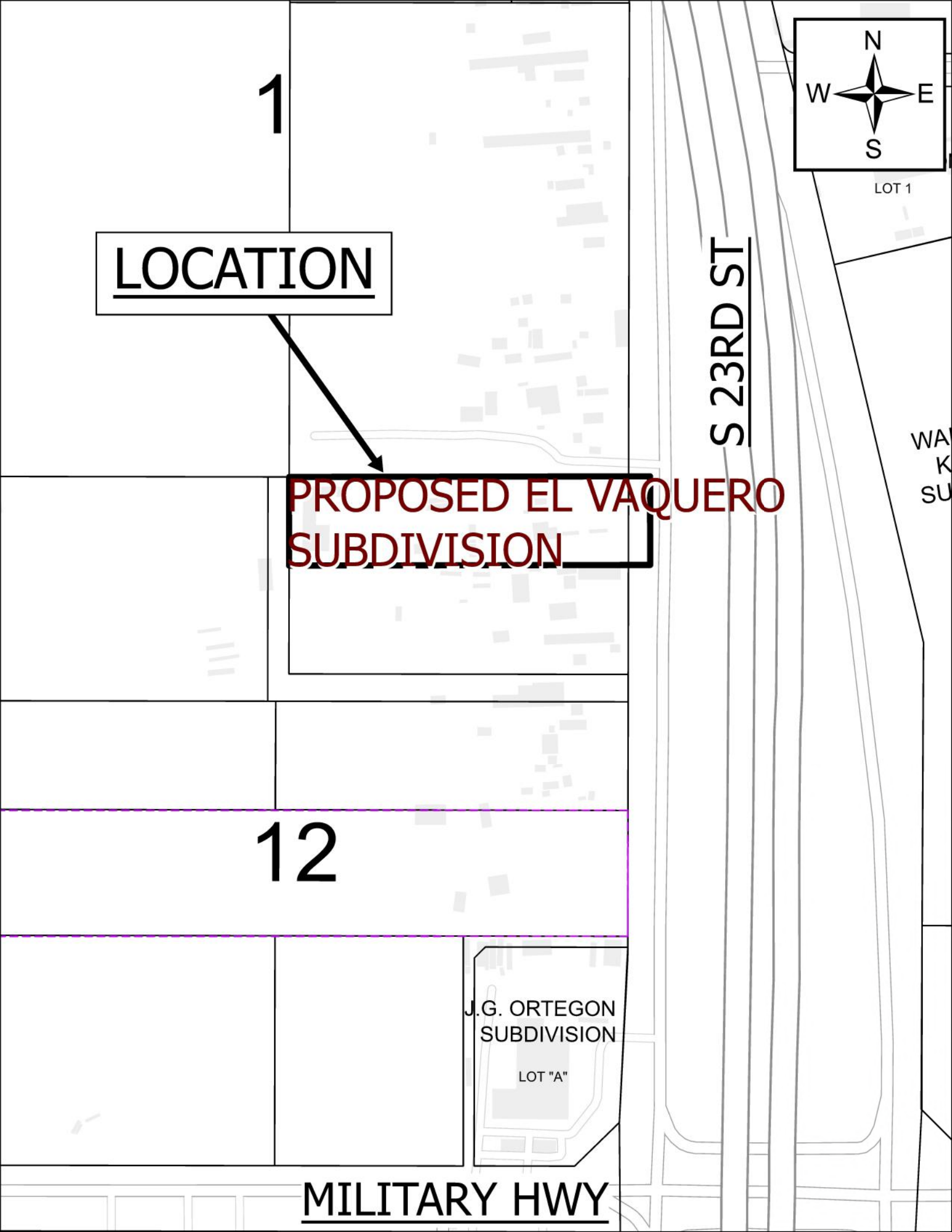
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Cristian Guajardo Date 1·26·2026

Print Name Cristian Guajardo

Owner ☐ Authorized Agent ☑

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


1
LOCATION
PROPOSED EL VAQUERO SUBDIVISION
S 23RD ST
N
W
E
S
LOT 1
12
J.G. ORTEGON SUBDIVISION
LOT "A"
MILITARY HWY

DATE OF PREPARATION: JANUARY 26, 2026

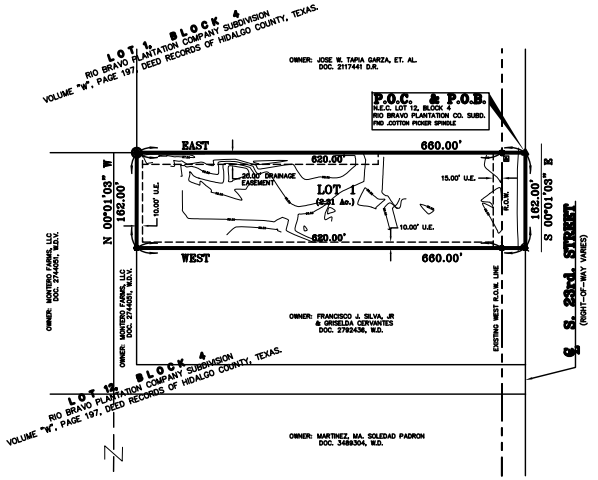
SUBDIVISION PLAT OF
EL VAQUERO SUBDIVISION

A 2.46 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "W", PAGE 197, OF THE DEED RECORDS OF SAID HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED NUMBER: 3508564, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

GRAPHIC SCALE

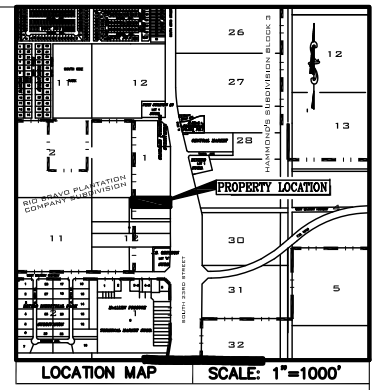
100 0 50 100 200

(PAPER SIZE 24"x36")
1 inch = 100 ft.



LEGEND

▲	– FND. COTTON PICKER SPINDLE
●	– FND. 3/4" IRON PIPE
⊙	– FND. 1/2" IRON ROD
⊠	– SET P-K NAIL
⊞	– TEMP. BENCHMARK
U.E.	– UTILITY EASEMENT
ESMT.	– EASEMENT
R.O.W.	– RIGHT-OF-WAY



LOCATION MAP SCALE: 1"=1000'

GENERAL PLAT NOTES:

1. SETBACK LINES AS FOLLOWS:
   FRONT: 25.0 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 6.0 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 15.0 FEET OR EASEMENT, WHICHEVER IS GREATER
2. THIS SUBDIVISION IS IN ZONE "B"
   FIRM COMMUNITY PANEL NO.: 480334 0400 C
   MAP REVISED: NOVEMBER 16, 1982
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE SET AT ELEVATION 100.5 OR A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE CURB LOCATED IN THE CENTER FRONT OF THE LOT, OR 12 INCHES ABOVE HIGHEST NATURAL GROUND, WHICHEVER IS HIGHER.
4. NO BUILDING IMPROVEMENTS SHALL BE PERMITTED ON OR WITHIN ANY EASEMENT IN THIS SUBDIVISION.
5. DETENTION AREAS THAT ARE THREE (3) FEET OR DEEPER WILL REQUIRE PERIMETER FENCE (FIVE (5) FT. HIGH MINIMUM).
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THE PROPOSED DETENTION POND FOR VOLUME AND POSITIVE FLOW OF THE CALCULATED STORM RUNOFF, SHALL BE 16,782 CF (0.38 AC-FT).
7. BENCHMARK ELEVATION= 99.34, (N 16581409.93, E 1065005.55). DATUM: TEXAS STATE PLANE COORDINATE SYSTEM; NAD 83, TEXAS SOUTH ZONE (FIPS 4205) US FEET.
8. A 4.0' CONCRETE SIDEWALK WILL BE REQUIRED ALONG 23rd STREET AT BUILDING PERMIT STAGE. (AS PER THE CITY STANDARD DESIGN MANUAL)
9. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION FROM THE CITY STANDARD DESIGN MANUAL.

METES AND BOUNDS DESCRIPTION

A 2.46 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "W", PAGE 197, OF THE DEED RECORDS OF SAID HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED NUMBER: 3508564, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING AT A COTTON PICKER SPINDLE, FOUND AT THE NORTHEAST CORNER OF LOT 12, BLOCK 4, ,FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE, SOUTH 00°01'03" EAST, WITH THE EAST LINE OF SAID LOT 12 AND THE CENTERLINE OF S. 23rd STREET A DISTANCE OF 162.00 FEET TO A P-K NAIL FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WEST, WITH THE NORTH LINE OF JOSE G. GOMEZ' TRACT AS DESCRIBED IN VOLUME 1157, PAGE 347 OF THE DEED RECORDS OF HIDALGO COUNTY, A DISTANCE OF 39.70 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID S. 23rd STREET, AND AT A TOTAL DISTANCE OF 660.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 00°01'03" WEST, A DISTANCE OF 162.00 FEET TO A THREE-QUARTER (3/4) INCH DIAMETER IRON PIPE, FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST, WITH THE NORTH LINE OF SAID LOT 12, BLOCK 4, A DISTANCE OF 620.30 FEET TO A CONCRETE MONUMENT WITH A HALF INCH (1/2) IRON ROD, FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID S. 23rd STREET, AT A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.46 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 EL VAQUERO SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND THER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF McALLEN.

OWNER(S):

OZIEL SOLIS, JR.
2008 QUAIL LN.
MISSION, TEXAS 78572

LESLY SOLIS
2008 QUAIL LN.
MISSION, TEXAS 78572

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 PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE _____ DAY OF _____, 20___.

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE

_____ DAY OF _____, 20___.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

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:

NAME	ADDRESS	PHONE & EMAIL
OWNER(S): OZIEL SOLIS & LESLY SOLIS	2008 QUAIL LN. MISSION TX ~78572	(956) 205-5541
ENGINEER: CRISTIAN GUAJARDO	711 W. NOLANA AVE. Suite 205D McALLEN, TX ~78504	(956) 342-5799 Cristian@guajardoengineering.com
SURVEYOR: LEO L. RODRIGUEZ, JR	P.O. BOX 1830 EDINBURG, TX ~78540	(956) 491-1013 atm1963@hotmail.com

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. _____ DATE

_____ _____
MAYOR, CITY OF McALLEN, TEXAS DATE

_____
ATTEST: CITY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

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.

APPROVED THIS THE _____ DAY OF _____ 20___.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY TESE PRESENT, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar ($1.00) and other good valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights and granted, The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damage sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, thus agreement together with other provisions of this grant shall constitute an easement for the benifit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owners of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: the easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for long as the grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this intrument this _____ day of 20___.

_____
DEVELOPER

STATE OF TEXAS
COUNTY OF HIDALGO

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

FOR REVIEW ONLY _____ DATE

CRISTIAN GUAJARDO
LICENSED PROFESSIONAL ENGINEER No. 145212
711 W. NOLANA AVE., SUITE 205D
McALLEN, TEXAS 78504

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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FOR REVIEW ONLY

LEO LOZANO RODRIGUEZ JR.,
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830
EDINBURG, TEXAS 78540
FIRM NO. 101702-00

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

APPROVED BY THE CITY OF McALLEN

SIGNATURE: _____
PRINTED NAME: _____
TITLE OF CITY OFFICIAL: _____
DATE: _____

GUAJARDO ENGINEERING, LLC
711 W. Nolana Ave. Suite 205D, McAllen, Texas 78504
P: (956) 342-5799 • E: Cristian@guajardoengineering.com
TBPE FIRM-24944

DATE OF PREPARATION: JANUARY 26, 2026

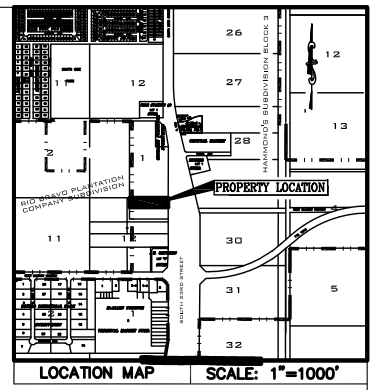
SUBDIVISION PLAT OF
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GRAPHIC SCALE

50 0 25 50 100

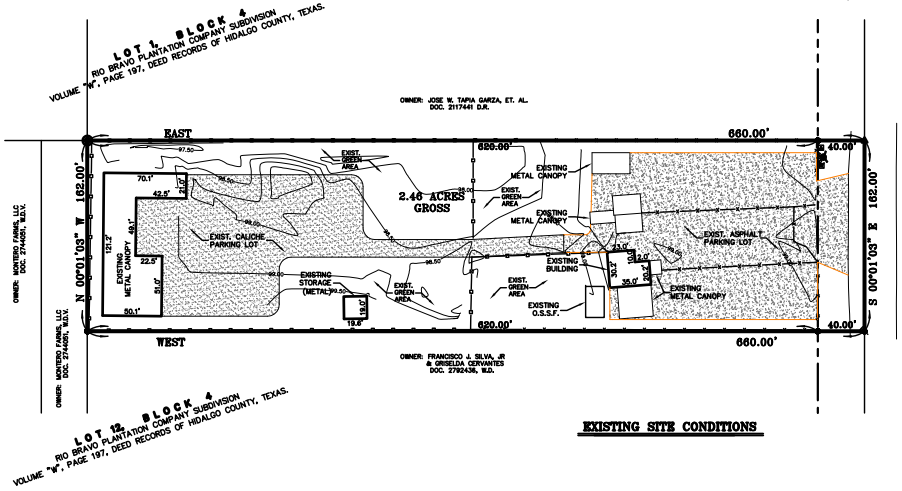
(PAPER SIZE 24"x36")
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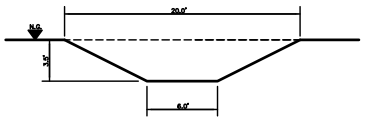
LOCATION MAP SCALE: 1"=1000'

LEGEND

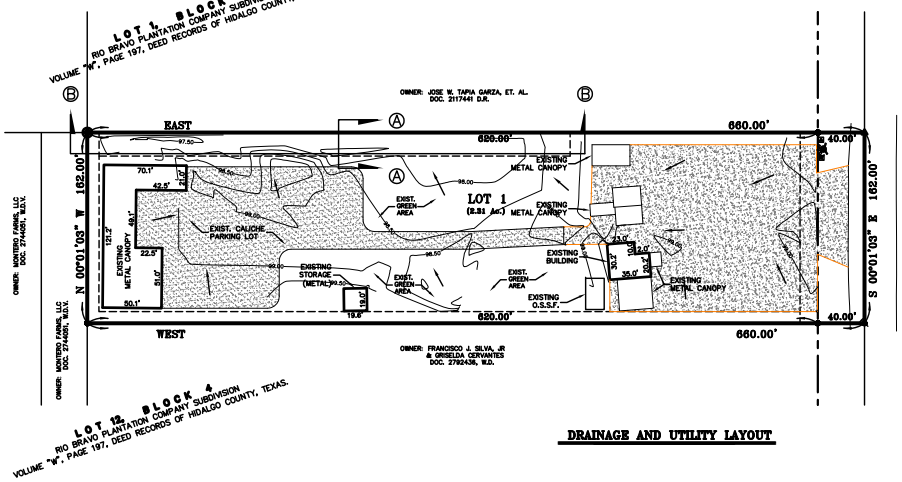
- ▲ – FND. COTTON PICKER SPINDLE
- ● – FND. 3/4" IRON PIPE
- ● – FND. 1/2" IRON ROD
- ⊛ – SET P-K NAIL
- BM – TEMP. BENCHMARK
- U.E. – UTILITY EASEMENT
- ESMT. – EASEMENT
- R.O.W. – RIGHT-OF-WAY
- ✱ – FIRE HYDRANT



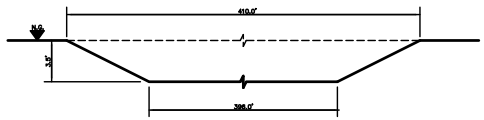
EXISTING SITE CONDITIONS



CROSS-SECTION A-A



DRAINAGE AND UTILITY LAYOUT



CROSS-SECTION B-B



PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & EMAIL
OWNER(S): OZIEL SOLIS & LESLY SOLIS	2008 GUAIL LN. MISSION TX ~78572	(956) 205-5541
ENGINEER: CRISTIAN GUAJARDO	711 W. NOLANA AVE. Suite 205D McALLEN, TX ~78504	(956) 342-5799 Cristian@guajardoengineering.com
SURVEYOR: LEO L. RODRIGUEZ, JR	P.O. BOX 1630 EDINBURG, TX ~78540	(956) 491-1013 elm1963@hotmail.com

GUAJARDO ENGINEERING, LLC
711 W. Nolana Ave. Suite 205D, McAllen, Texas 78504
P: (956) 342-5799 • E: Cristian@guajardoengineering.com
TBPE FIRM-24944

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/5/2026

SUBDIVISION NAME: EL VAQUERO SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. 23rd Street (Spur 115): 75 ft. from centerline for a total of 150 ft. ROW Paving: By State Curb & gutter: By State - Show existing R.O.W. and dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. - Add (Spur 115) to S. 23rd Street on the 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
East/West Collector Street: Dedicate 30 ft. from centerline for a total of 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance

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

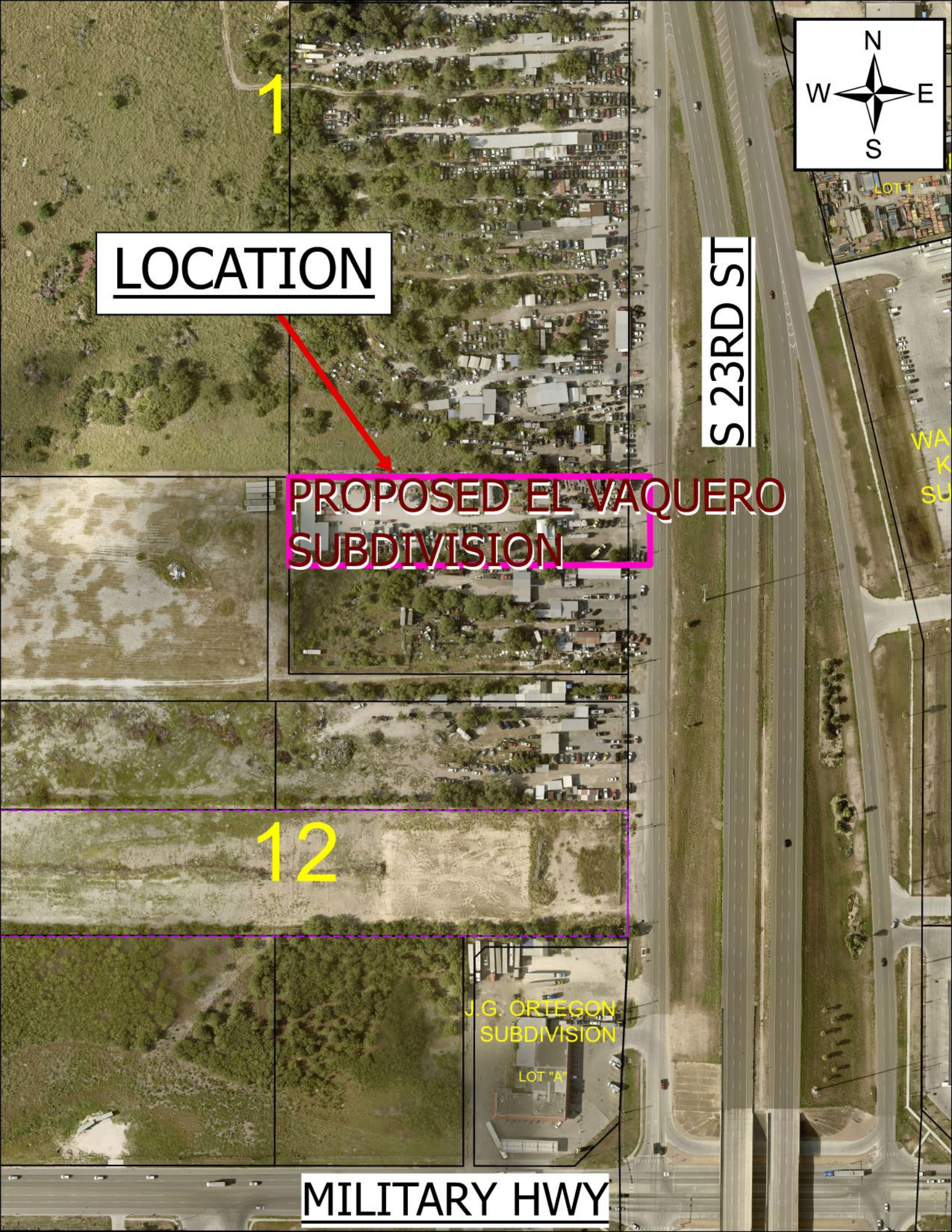
SETBACKS	
* Front : -In accordance with the Zoning Ordinance or greater for easements or in line with existing structures whichever greater applies **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: -In accordance with the Zoning Ordinance or greater for easements whichever greater applies **Zoning Ordinance: Section 138-356	Applied
* Sides: -In accordance with the Zoning Ordinance or greater for easements whichever greater applies **Zoning Ordinance: Section 138-356	Non-compliance
* Corner -Not a corner lot **Zoning Ordinance: Section 138-356	NA
* Garage -Not residential **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 23rd Street (Spur 115) & E/W Collector Street 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 -Add plat note as shown above prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses -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 S. 23rd Street (Spur 115) **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. -Add plat note as shown above prior to final	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. -Add plat note as shown above prior to final	Non-compliance

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

* 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 -Property is zoned as Commercial	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-4 Proposed: C-4 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. -Does not apply to Commercial	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -If property is rezoned Park Fee would apply	NA
* Pending review by the City Mangers Office	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: -Please provide a clear legible plat -Provide ownership map of the surrounding areas to avoid land locked properties. -Application references the subdivision to be commercial and residential. Revise and update application accordingly. -Comments may change if property is rezoned. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Any abandonments must be done by separate process and not by plat. *Must comply with City's Access Management Policy.	Non-compliance

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied


N
W
E
S
LOCATION
PROPOSED EL VAQUERO SUBDIVISION
S 23RD ST
1
12
LOT 1
J.G. ORTEGON SUBDIVISION
LOT "A"
MILITARY HWY

DigiSign Verified - 4ee9a238-7e4c-4c9f-bfb9-118063b69397

SUB2026-0016

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

Project Information

Subdivision Name: Villa Floresta Subdivision

Legal Description: 6.10 acre of land, more or less, part or portion of Lot 16, Section 279, Texas-Mexican Railway Company survey, Hidalgo County, Texas, Volume 24, Pages 168-171 HCMR.

Location: Northeast corner of Bicentennial Blvd and Hobbs Dr.

City Address or Block Number: 3900 N Bicentennial Blvd

Total No. of Lots: 35 Total Dwelling Units: 1 Gross Acres: 6.10 Net Acres: 6.10

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

For Fee Purposes: ☐Commercial (____ Acres)/☒ **Residential** (35 **Lots**) Replat: ☐Yes/☒No

Existing Zoning: R3-T Proposed Zoning: R3 Applied for Rezoning ☐No/☐Yes: Date: ____

Existing Land Use: Undeveloped Proposed Land Use: Residential

Irrigation District #: 1 Water CCN: ☒MPU/☐Sharyland Water SC Other: ____

Agricultural Exemption: ☐Yes/☐No Parcel #: 1072978

Estimated Rollback Tax Due: $ 17,458.18 Tax Dept. Review: gn

Owner

Name: Gauchos Investments, LLC Phone: 956-821-3765

Address: 5508 N Cynthia St E-mail: gauchosconstruction@gmail.com

City: Mcallen State: Tx Zip: 78504

Developer

Name: Four Stones Construction Phone: 956-821-3765

Address: 5111 N 10th st PMB 336 E-mail: info@FourStonesConstruction.com

City: McAllen State: Tx Zip: 78504

Contact Person: Cesar Cepeda

Engineer

Name: Izaguirre Engineering Group LLC. Phone: 956-240-3246

Address: 2121 E Griffin Pkwy E-mail: diana.izaguirre@yahoo.com

City: Mission State: TX Zip: 78572

Contact Person: Diana Izaguirre

Surveyor

Name: Homero Gutierrez Phone: 956-369-0988

Address: 2600 San Diego St. E-mail: homero_gutierrez@sbcglobal.net

City: Mission State: Tx Zip: 78574

RECEIVED
FEB 02 2026
By VR

DigiSign Verified - 4ee9a238-7e4c-4c9f-bfb9-118063b69397

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)

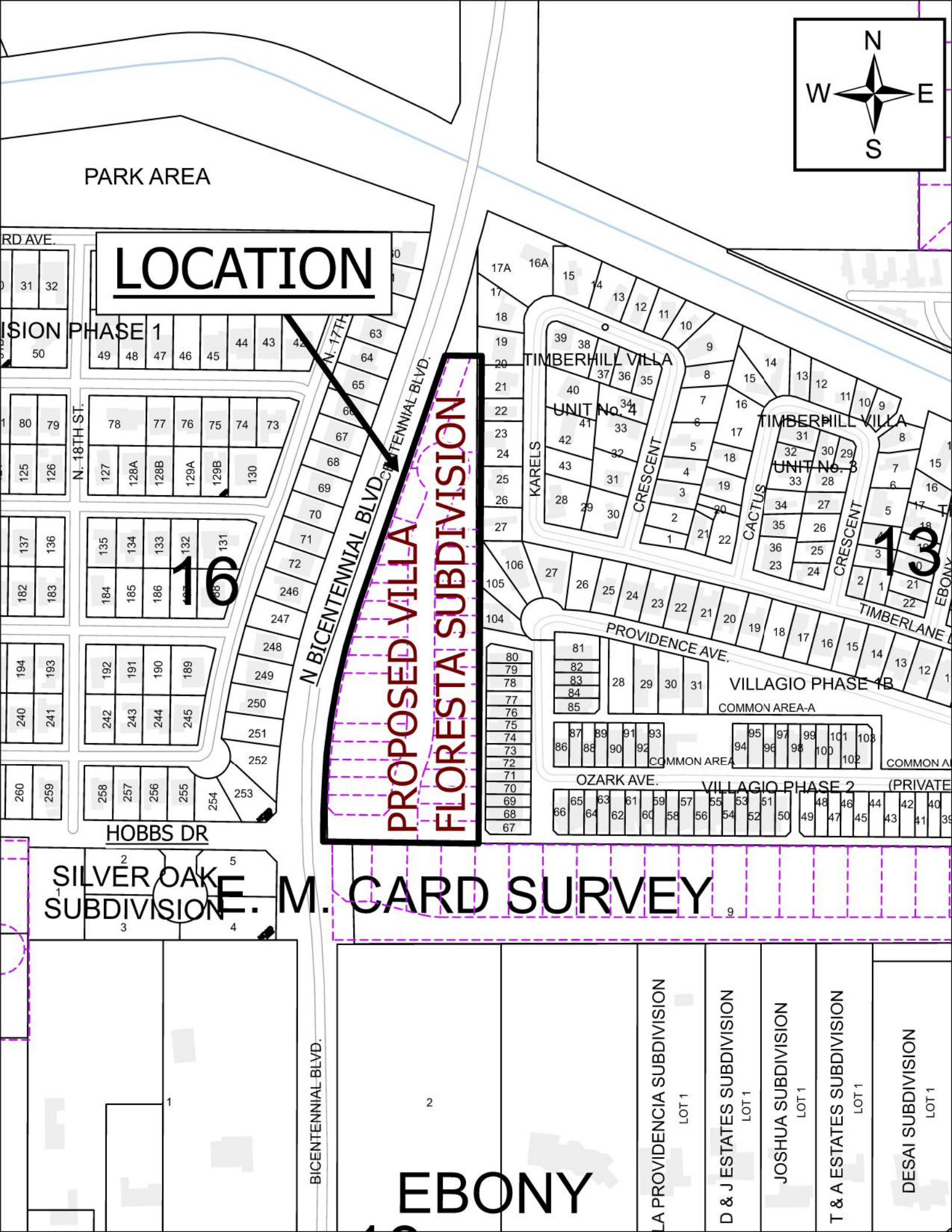
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature GAUCHOS INVESTMENTS LLC Date 12/22/25

Print Name Gauchos Investments, LLC

Owner ☒ Authorized Agent ☐

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


N
W
E
S
PARK AREA
LOCATION
PROPOSED VILLA FLORESTA SUBDIVISION
N BICENTENNIAL BLVD.
BICENTENNIAL BLVD.
N. 17TH
N. 18TH ST.
HOBBS DR
TIMBERHILL VILLA
UNIT No. 4
TIMBERHILL VILLA
UNIT No. 3
KARELS
CRESCENT
CACTUS
CRESCENT
TIMBERLANE
PROVIDENCE AVE.
VILLAGIO PHASE 1B
COMMON AREA-A
COMMON AREA
OZARK AVE.
VILLAGIO PHASE 2
(PRIVATE
SILVER OAK SUBDIVISION
E. M. CARD SURVEY
EBONY
LA PROVIDENCIA SUBDIVISION
LOT 1
D & J ESTATES SUBDIVISION
LOT 1
JOSHUA SUBDIVISION
LOT 1
T & A ESTATES SUBDIVISION
LOT 1
DESAI SUBDIVISION
LOT 1
16
13

SUBDIVISION PLAT OF

VILLA FLORESTA SUBDIVISION

A TRACT OF LAND CONTAINING 6.10 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 16, SECTION 279, TEXAS–MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGES 168–171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES OF LAND BEING A PART OR POTION OUT OF A TRACT OF LAND DEEDED TO PECHERO FAMILY PARTNERSHIP, RECORDED IN DOCUMENT NO. 785588, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 6.10 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 16, SECTION 279, TEXAS–MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGES 168–171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES OF LAND BEING A PART OR POTION OUT OF A TRACT OF LAND DEEDED TO PECHERO FAMILY PARTNERSHIP, RECORDED IN DOCUMENT NO. 785588, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, ON AN IRON PIPE FOUND ON THE SOUTHEAST CORNER OF SAID LOT 16, SECTION 279, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80° 44' 42" W, ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 343.73 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND ON THE EAST RIGHT–OF–WAY LINE OF BICENTENNIAL BOULEVARD, FOR THE SOUTHWEST COMER OF THIS TRACT;

THENCE, N 09° 05' 52" E, ALONG THE EAST RIGHT–OF–WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 64.14 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND ON A POINT OF CURVATURE, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING IN A NORTHEASTERLY DIRECTION ALONG SAID EAST RIGHT–OF–WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE TO THE RIGHT WITH A RADIUS OF 1490.00 FEET, AN INTERIOR ANGLE OF 18° 31' 59", A TANGENT OF 243.10 FEET, AN ARC LENGTH OF 481.96 FEET AND A CHORD THAT BEARS N 18° 21' 52" E A DISTANCE OF 479.86 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A POINT OF TANGENCY, A CORNER OF THIS TRACT;

THENCE, N 27° 37' 51 " E, CONTINUING ALONG THE EAST RIGHT–OF–WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 570.38 FEET TO A ¼" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND ON THE SOUTHWEST CORNER OF A LIFT STATION SITE DEDICATED TO THE CITY OF MCALLEN, MAP REFERENCE: DOCUMENT NO. 1925806, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 80° 55' 20" E, ALONG THE SOUTH LINE OF SAID CITY OF MCALLEN TRACT, A DISTANCE OF 81.11 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND ON THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF TIMBERHILL VILLA SUBDIVISION, MAP REFERENCE: VOLUME 24, PAGE 80, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST COMER OF THIS TRACT;

THENCE, S 08° 52' 58" W, ALONG THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF SAID TIMBERHILL VILLA SUBDIVISION, AT A DISTANCE OF 409.54 FEET PASS A ½" IRON ROD FOUND ON THE COMMON WEST COMER OF SAID TIMBERHILL VILLA SUBDIVISION AND VILLAGIO PHASE II–A, MAP REFERENCE; DOCUMENT NO. 2459603, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 1079.52 FEET, TO THE POINT OF BEGINNING, CONTAINING 6.10 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGN, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS VILLA FLORESTA SUBDIVISION AN ADDITION TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: GAUCHOS INVESTMENTS, LLC. DATE
5508 N. CYNTHIA STREET
McALLEN, TX 78504
BY: CRISTINA PECHERO, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared **CRISTINA PECHERO** proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

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

DAISY BONILLA
Notary Public, State of Texas
Comm. Expires 08-02-2029
Notary ID 123944180

NOTARY PUBLIC– STATE OF TEXAS

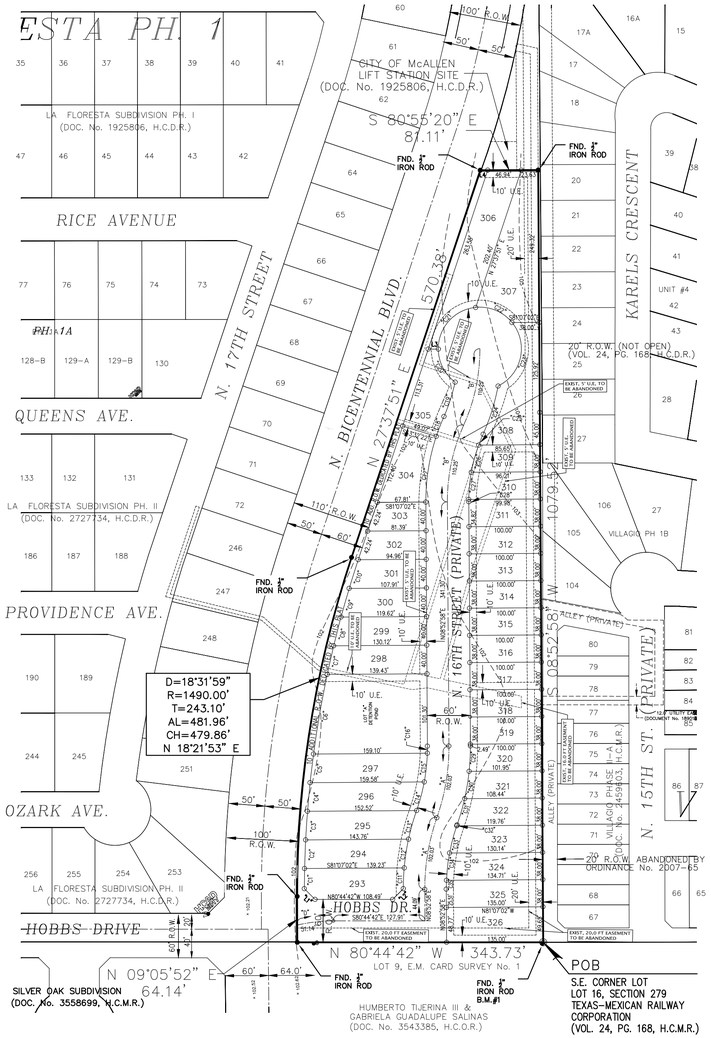
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: CRISTINA PECHERO	5508 N. CYNTHIA STREET	McALLEN, TX 78504	
ENGINEER: GILBERTO A. GRACIA	2020 GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403–9787
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369–0988





SCALE: 1"=100'

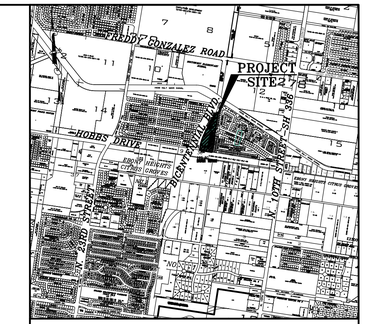
LEGEND:

- ● IRON ROD FOUND
- ○ IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT

LOT AREAS		
LOT #	SQ. FT.	ACRES
A	16,676.15	0.383
293	5,822.00	0.134
294	5,646.21	0.130
295	5,910.62	0.136
296	6,268.24	0.144
297	6,397.95	0.147
298	5,394.86	0.124
299	4,998.65	0.115
300	4,554.63	0.105
301	4,061.67	0.093
302	3,527.04	0.081
303	2,983.97	0.068
304	5,627.97	0.129
305	5,012.33	0.115
306	9,965.45	0.229
307	11,857.43	0.272
308	8,624.91	0.198
309	3,478.02	0.080
310	3,748.17	0.086
311	3,799.98	0.087
312–319	3,800.01	0.087
320	3,823.06	0.088
321	3,982.64	0.091
322	4,319.83	0.099
323	4,767.29	0.109
324	5,049.69	0.116
325	5,128.78	0.118
326	6,443.67	0.150

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N 35°45'33" W	21.21'
L2	S 54°04'21" W	21.15'
L3	S 81°07'02" E	14.09'
L4	N 80°55'20" W	10.55'

CURVE DATA TABLE			
CURVE #	RADIUS	CHORD LENGTH	ARC LENGHT
"A"	294.46'	101.52'	102.03'
"B"	255.63'	109.40'	110.25'
"C1"	1,480.00'	28.19'	28.19'
"C2"	1,480.00'	40.04'	40.04'
"C3"	1,480.00'	40.10'	40.10'
"C4"	1,480.00'	40.19'	40.19'
"C5"	1,480.00'	41.31'	40.32'
"C6"	1,480.00'	112.87'	112.90'
"C7"	1,480.00'	41.07'	41.07'
"C8"	1,480.00'	41.35'	41.36'
"C9"	1,480.00'	41.68'	41.68'
"C10"	1,480.00'	42.04'	42.04'
"C11"	324.46'	29.12'	28.19'
"C12"	324.46'	40.49'	40.52'
"C13"	324.46'	41.65'	41.68'
"C14"	264.46'	41.48'	41.42'
"C15"	264.46'	40.26'	40.30'
"C16"	264.46'	9.81'	9.81'
"C17"	285.63'	92.85'	93.27'
"C18"	285.63'	29.91'	29.93'
"C19"	223.63'	50.49'	50.60'
"C20"	58.00'	51.85'	53.76'
"C21"	58.00'	78.04'	85.60'
"C22"	58.00'	55.00'	57.30'
"C23"	58.00'	90.85'	104.37'
"C24"	285.63'	70.49'	70.65'
"C25"	225.63'	16.40'	16.41'
"C26"	225.63'	39.44'	39.49'
"C27"	225.63'	38.19'	38.23'
"C28"	225.63'	3.18'	3.18'
"C29"	324.46'	35.57'	35.59'
"C30"	324.46'	38.55'	38.57'
"C31"	324.46'	38.24'	38.27'
"C32"	264.46'	1.41'	1.41'
"C33"	264.46'	39.39'	39.43'
"C34"	264.46'	38.27'	38.31'
"C35"	264.46'	12.49'	12.49'
"D"	222.00'	51.03'	51.14'



LOCATION MAP SCALE 1"=2000

GENERAL NOTES

1. FLOOD ZONE DESIGNATION:
   ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING)
   COMMUNITY–PANEL NUMBER 480343 0005 C. MAP REVISED: NOVEMBER 2, 1982.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: ..... 10 FEET. OR GREATER FOR EASEMENTS
   REAR: ..... 10 FEET OR GREATER FOR EASEMENTS
   INTERIOR SIDES: ..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
   CORNER: ..... 10 FEET OR GREATER FOR EASEMENTS
   GARAGE: ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
   ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
4. A 4.0' WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF N. 16TH STREET; AND A 5.0' WIDE SIDEWALK REQUIRED ALONG THE EAST SIDE OF BICENTENNIAL BLVD.
5. NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
6. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   BM1= **ELEV. ————** AT A No.4 REBAR FOUND AT THE S.E. COR OF LOT 16, SECTION 279, TEXAS–MEXICAN RAILWAY CORPORATION, AND ALSO BEING THE S.E. CORNER OF LOT 326 OF THIS SUBDIVISION.
   X = 1075387.54 Y = 16633017.73
7. A TOTAL OF **32,594 CUBIC FEET (0.748 ACRE–FEET)** OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION AND THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A".
8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BICENTENNIAL BLVD. OR HOBBS DRIVE.
9. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No.1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
10. 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.
11. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY 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.
12. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
13. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
14. 8FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONE/USES.
15. ALL COMMON AREAS AND PRIVATE STREETS MUST BE MAINTAINED BY HOME OWNERS ASSOCIATION/LOT OWNERS, NOT BY THE CITY OF McALLEN.
16. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134–168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
17. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A MINIMUM SLOPE OF 1% TO ACCOMPLISH POSITIVE DRAINAGE.
18. DETENTION POND WILL HAVE A PERIMETER FENCE.

COUNTY COURT COUNTY OF HIDALGO, TEXAS

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF **VILLA FLORESTA SUBDIVISION** WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

HOMERO LUIS GUTIERREZ DATE
R.P.L.S. No. 2791
IZAGUIRRE ENGINEERING GROUP, LLC.
2600 SAN DIEGO ST.
MISSION, TEXAS 78574

CITY OF McALLEN
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ***VILLA FLORESTA SUBDIVISION*** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McALLEN.

MAYOR OF CITY OF McALLEN DATE

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT

THIS PLAT OF ***VILLA FLORESTA SUBDIVISION*** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
REGISTERED
GILBERTO A. GRACIA
62477
PROFESSIONAL
ENGINEER

PRELIMINARY 01/16/26
GILBERTO A. GRACIA DATE
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E. GRIFFIN PARKWAY SUITE 2
MISSION, TEXAS 78574

DATE OF PREPARATION: 01/16/26

SHEET NO. 1
OF 7 SHEETS

IZAGUIRRE
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2 F–10214 PHONE (956) 584–0554
MISSION TEXAS, 78574 FAX (956) 584–0049

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2026

SUBDIVISION NAME: VILLA FLORESTA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW. Paving :65-105 ft. Curb & gutter Both Sides. Revisions Needed: - Show and label the Centerline (C.L.), Existing R.O.W., on both sides of the centerline, and TOTAL R.O.W., prior to final. - Need to show the R.O.W. dedication with an annotation leader line, and show dimensions as required from centerline, R.O.W. seems to be dedicated inside the subdivision boundary. Show Total R.O.W. after the dedication, prior to final. - Include document numbers on plat and provide any documents as applicable for staff review regarding the existing R.O.W. for N. Bicentennial Blvd. prior to final. - Verify alignment of existing N. Bicentennial Blvd to the north and south, prior to final. *Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance
*Hobbs Drive (South side of the Subdivision): proposed 60 ft. R.O.W. Public Subdivision Paving: 40 ft. Curb & gutter: Both sides Revisions required: - Clarify the offset of Hobbs Drive's centerline on the west and east side of Bicentennial Blvd. Street jogs with centerline offsets of less than 125 feet is not allowed. - Coordinate with staff for names of the interior streets prior to final. - Hobbs Drive requirements, will be finalized to accommodate access for future development for the south side property, prior to final. - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. *Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance

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

N. 16th Street: Dedication as needed for 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both sides Revisions required: - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. - Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10 ft. ROW back of curb prior to final. - Private subdivision requires Gate details & Paving details for staff review prior to final. *Disclaimer: Lot layout changes from the R-3 may trigger requirements for Secondary access. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance
N/S 40 ft. R.O.W. on east side Paving: TBD Curb & gutter: TBD Revisions needed: - Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review to determine street requirement and finalize R.O.W. and paving prior to final approval. ROW may not be within lots as currently shown. Any proposed abandonment must be done via separate instrument and referenced on the plat. - The R.O.W. requirement must be finalized prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T Zone Districts. - If submitting a rezoning application to the New R-3 (High-Density Residential District) requirements are subject to change. **Subdivision Ordinance: Section 134-118	Non-compliance
* 600 ft. Maximum Cul-de-Sac - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. - Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10 ft. ROW back of curb prior to final. *Disclaimer: If submitting a rezoning application to the new R-3 (High-Density Residential District) requirements may be subject to change. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed Townhome development. **Subdivision Ordinance: Section 134-106	Non-compliance

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SETBACKS	
* Front: 10 ft. or greater for easement or approved site plan, whichever is greater applies. Revisions Needed: - Include plat note as shown above prior to final. **Setbacks are based on the R-3T Zoning District. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Include note as shown above. **Setbacks are based on the R-3T Zoning District. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: - Include plat note as shown above prior to final. **Setbacks are based on the R-3T Zoning District. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Include plat note as shown above prior to final. **Setbacks are based on the R-3T Zoning District. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Bicentennial Boulevard, and both sides of all interior streets. -Disclaimer: Engineering Department may require 5 ft. sidewalk. Revisions Needed: Add plat note as shown above prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Bicentennial Boulevard. Revisions Needed: - Revise plat note #10 as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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

NOTES	
* No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. **Must comply with City Access Management Policy. As per Traffic Department no accesses will be granted off of Bicentennial Blvd.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Add plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Proposing as plat note #16 **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Need to provide staff with copy of the CCR's for staff review prior to final/recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Submit a copy of the document referenced on the plat for 40 ft. R.O.W. (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road R.O.W. or belongs to another entity and revise the plat or mention how the overlap would be resolved. - Any proposed abandonment must be done via separate instrument and referenced on the plat. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
* Existing: R-3T (Townhouse Residential) Proposed: R-3 (High Density Residential District) - Application proposes Zoning to R-3, if rezoning, need to submit rezone application for rezoning to the new R-3. ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval *Disclaimer: If submitting a rezoning application to the new R-3 (High-Density Residential District) requirements may be subject to change. ***Zoning Ordinance: Article V	TBD

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

PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Clarify the total number of dwelling units to finalize the park fee prior to final.	TBD
* 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.	TBD
* Pending review by City Manager's Office. Once clarified if land dedication is applicable to this development, a written request may be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Need to provide staff with all copies of referenced documents on the plat for review prior to final. - Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road ROW or belongs to another entity, and revise the plat or mention how the overlap would be resolved. Any proposed abandonment must be done via separate instrument and referenced on the plat. - Some of the Utility Easements shown on the survey, are not depicted on the plat. Clarify/show all easements on the plat as shown on the survey. - If the easement is dedicated by another plat or document, please reference those. Utility easements dedicated by this plat should be distinguished on the plat or by a plat note. - Show and label N. Bicentennial Boulevard on the location map. Add North Arrow - Needs to add parcel information for Subdivision located on the South. *Disclaimer: Lot layout changes may trigger requirement for secondary access. *Disclaimer: Previously submitted Subdivision of La Floresta Subdivision Phase III was withdrawn by the Engineer on April 15, 2024 & October 10, 2025. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

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


N
W
E
S
LOCATION
PARK AREA
PROPOSED VILLA FLORESTA SUBDIVISION
N BICENTENNIAL BLVD
BICENTENNIAL BLVD.
TIMBERHILL VILLA
UNIT No. 4
TIMBERHILL VILLA
UNIT No. 3
KARELS CRESCENT
CACTUS CRESCENT
PROVIDENCE AVE.
TIMBERLANE
VILLAGIO PHASE 1B
COMMON AREA-A
COMMON AREA
OZARK AVE.
VILLAGIO PHASE 2
(PRIVATE
HOBBS DR
N 18TH ST
SILVER OAK SUBDIVISION
E. M. CARD SURVEY
EBONY
LA PROVIDENCIA SUBDIVISION LOT 1
D & J ESTATES SUBDIVISION LOT 1
JOSHUA SUBDIVISION LOT 1
T & A ESTATES SUBDIVISION LOT 1
DESAI SUBDIVISION LOT 1
16
13

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

Project Information

Subdivision Name: Paseo Del Angel Subdivision

Legal Description: A 4.75 acre tract being all of Lot 5, Espensen Acres Subdivision, as recorded in Volume 19, Page 84, Map Records, Hidalgo County, Texas.

Location: North side of Yuma Ave approximately 350 feet west of Jackson Road

City Address or Block Number: 1401 E. Yuma Ave., McAllen, Texas

Total No. of Lots: 10 Total Dwelling Units: _____ Gross Acres: 4.75 Net Acres: 4.75

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

For Fee Purposes: ☑Commercial (____ Acres)/☑ Residential (10 Lots) Replat: ☑Yes/☐No

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

Existing Land Use: Vacant Open Space Proposed Land Use: Residential

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

Agricultural Exemption: ☐Yes/☑No Parcel #: 171010

Estimated Rollback Tax Due: n/a Tax Dept. Review: n/a

Owner

Name: Zuko Family Limited Partnership Phone: (956) 684-6744

Address: 2412 S. Jackson Road E-mail: andres@zukoindustrial.com

City: Pharr State: Tx Zip: 78577

Developer

Name: Zuko Family Limited Partnership Phone: (956) 684-6744

Address: 2412 S. Jackson Road E-mail: andres@zukoindustrial.com

City: Pharr State: Tx Zip: 78577

Contact Person: Moises Molina

Engineer

Name: R. E. Garcia & Associates Phone: (956) 381-1061

Address: 116 N. 12th E-mail: regaassoc@aol.com

City: Edinburg State: Tx. Zip: 78541

Contact Person: Raul E. Garcia, PE, RPLS

Surveyor

Name: R. E. Garcia & Associates Phone: (956) 381-1061

Address: 116 N. 12th E-mail: regaassoc@aol.com

City: Edinburg State: Tx. Zip: 78541

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)

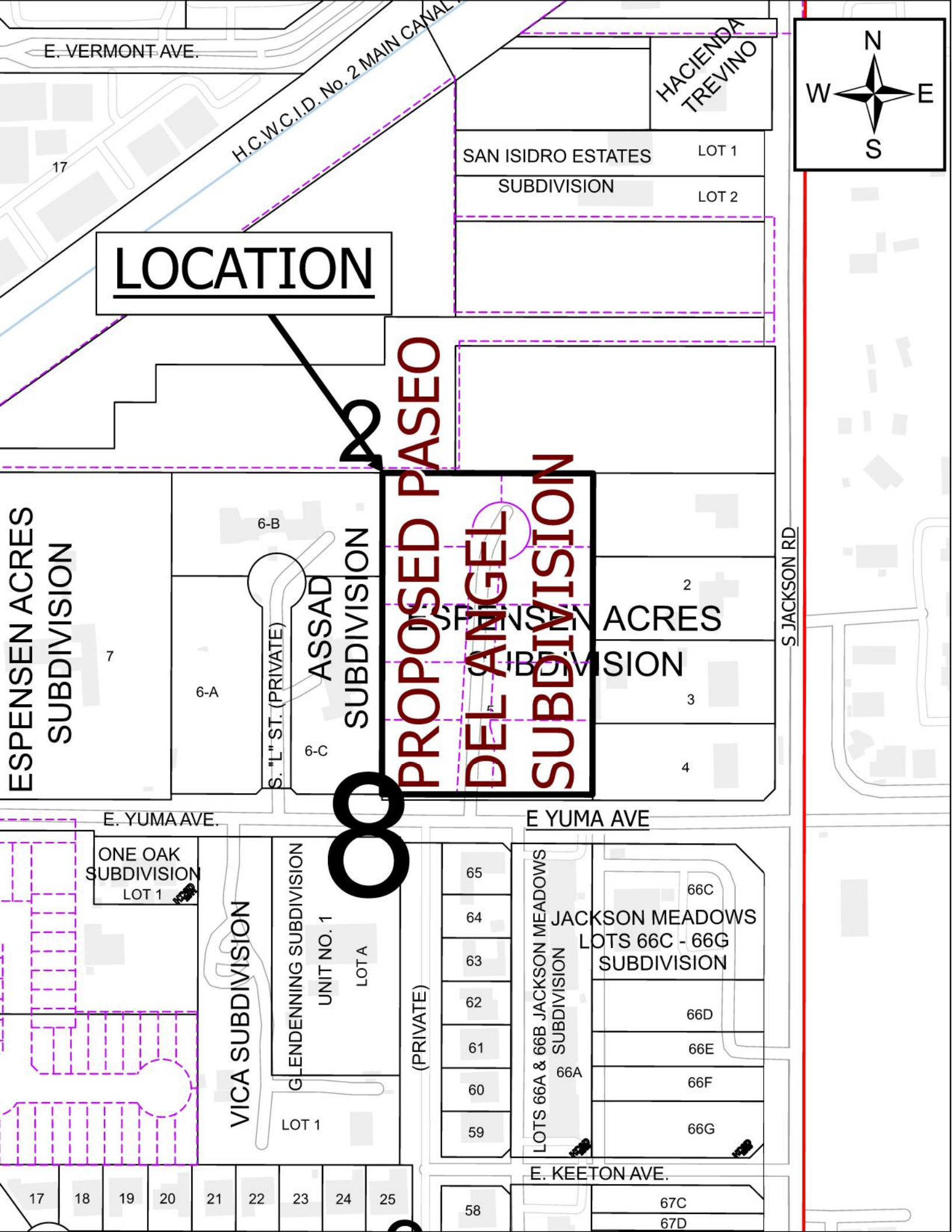
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

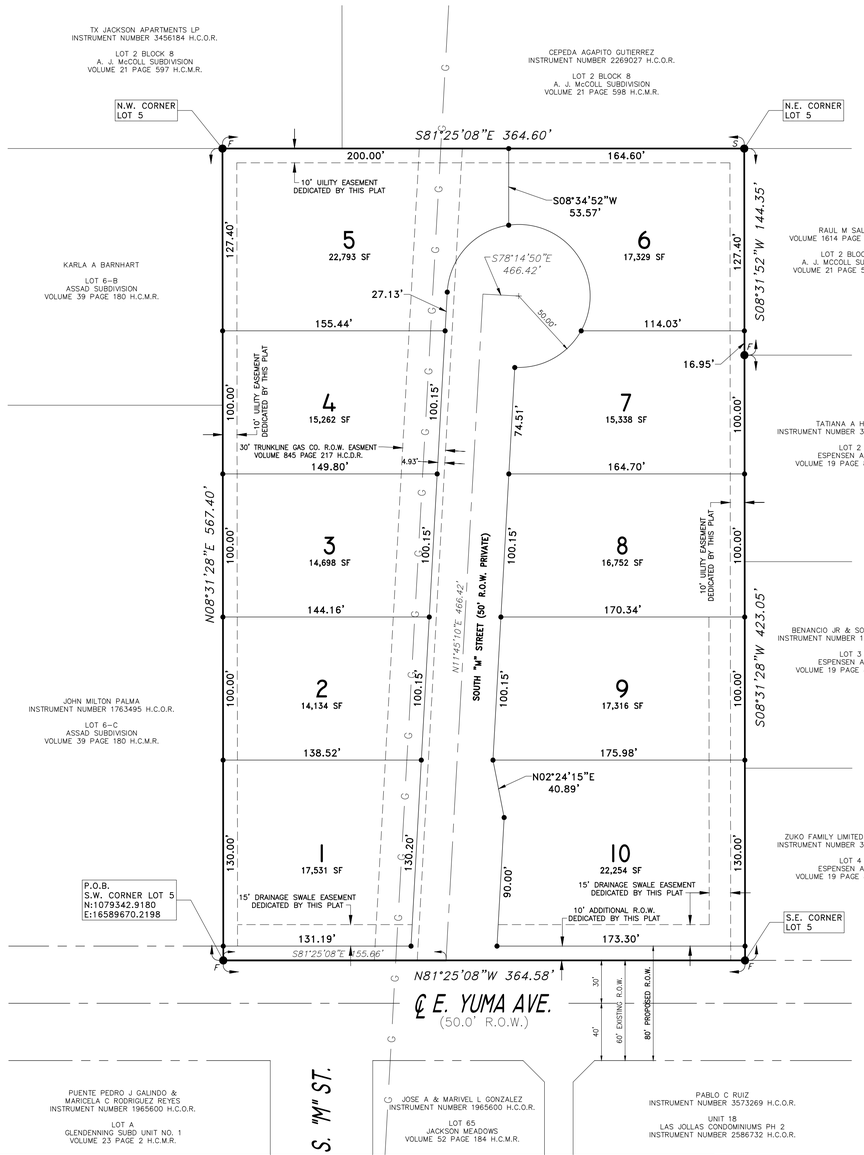
Signature _____ Date 01/15/2026

Print Name Andres Zuniga, Manager

Owner ☑ Authorized Agent ☐

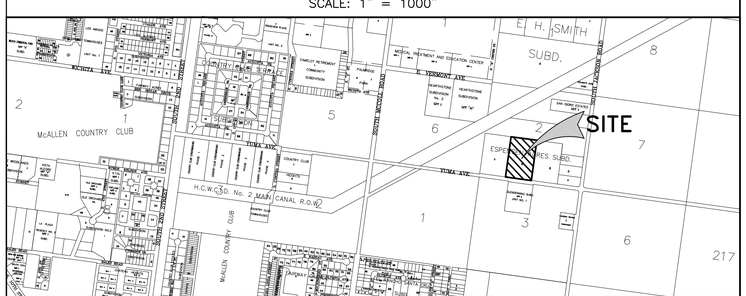
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


E. VERMONT AVE.
H.C.W.C.I.D. No. 2 MAIN CANAL
HACIENDA TREVINO
N
W
E
S
SAN ISIDRO ESTATES SUBDIVISION
LOT 1
LOT 2
17
LOCATION
PROPOSED PASEO DEL ANGEL SUBDIVISION
ESPENSEN ACRES SUBDIVISION
7
6-A
6-B
6-C
S. "L" ST. (PRIVATE)
ASSAD SUBDIVISION
ESPENSEN ACRES SUBDIVISION
2
3
4
S JACKSON RD
E. YUMA AVE.
E YUMA AVE
ONE OAK SUBDIVISION
LOT 1
VICA SUBDIVISION
GLENDENNING SUBDIVISION
UNIT NO. 1
LOT A
LOT 1
(PRIVATE)
65
64
63
62
61
60
59
LOTS 66A & 66B JACKSON MEADOWS SUBDIVISION
66A
JACKSON MEADOWS LOTS 66C - 66G SUBDIVISION
66C
66D
66E
66F
66G
E. KEETON AVE.
17
18
19
20
21
22
23
24
25
58
67C
67D



LOCATION MAP

SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

	NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #/ FAX #:
OWNER:	ANDRES ZUNIGA	7109 N. 4TH STREET	MCALLEN, TX. 78504	(000) 000-0000
ENGINEER:	RAUL E. GARCIA	116 N. 12TH STREET	EDINBURG, TX. 78539	(956) 381-1061/(956) 381-1280
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH STREET	EDINBURG, TX. 78539	(956) 381-1061/(956) 381-1280

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480343 0010 C
MAP REVISED: 11/02/1982
THIS AREA IS IN FLOOD ZONE "B"

N

SCALE: 1" = 50'

BEARINGS BASED ON RECORD BEARINGS OF SUBDIVISION, AS RECORDED IN VOLUME ____, PAGE ____, H.C.M.R.

PLAT OF
PASEO DEL ANGEL SUBDIVISION

A **4.75 ACRE** TRACT OF LAND BEING ALL OF LOT 5, ESPENSEN ACRES, AS RECORDED IN VOLUME 19, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED RECORDED IN DOCUMENT #1821503, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: NOVEMBER 1, 2025

SCALE IN FEET
0 30' 60' 90'

SCALE: 1" = 50'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (100115500)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

JOB NO.: 2024-183
DRAWN BY: D.E.S.

R.E. Garcia 6790 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS
Associates

PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NO. 480343 0010 C
EFFECTIVE DATE: NOVEMBER 02, 1982

THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCEUNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968.
(42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:

FRONT: 26 FEET OR EASEMENT WHICHEVER IS GREATER.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB ON THE CENTER OF LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME 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.

4. BENCHMARK NOTE: ELEVATION = 114.32 TOP OF PIPE LOCATED AT THE NORTHEAST CORNER OF ODM SUBDIVISION ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHGATE LANE (MC-45).

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **17,970 CUBIC-FEET (0.41 ACRE-FEET)** OF STORM WATER RUNOFF.

6. 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.

7. BUFFERS:
6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

8.00 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

8. 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON NORTHGATE LANE.

9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE 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.

11. THE OWNER OF LOT 2A WILL BE RESPONSIBLE FOR RELOCATING THE EXISTING IRRIGATION LINE ALONG THE SOUTH SIDE OF NORTHGATE LANE AT THE TIME THE ROADWAY IS WIDENED

12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND CITY OF McALLEN 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.

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.

13. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN OSCAR SOTELO AND ROSE SOTELO, CO-TRUSTEES OF THE OSCAR AND ROSE V. SOTELLO LIVING TRUST, UTD, AND THE CITY OF MCALLEN EXECUTED ON SEPTEMBER 17TH. 2025 AND RECORDED IN INSTRUMENT NUMBER 3688953, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

A **4.75 ACRE** TRACT OF LAND BEING ALL OF LOT 5, ESPENSEN ACRES SUBDIVISION, AS RECORDED IN VOLUME 19, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1821503, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF YUMA AVE. BEING THE SOUTHWEST CORNER OF SAID LOT 5, ALSO BEING THE SOUTHEAST CORNER OF ASSAD SUBDIVISION AS RECORDED IN VOLUME 39, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N08°31'28"E 567.40 FEET** ALONG THE WEST LINE OF SAID LOT 5, ESPENSEN ACRES SUBDIVISION, ALSO BEING THE EAST LINE OF SAID ASSAD SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 3456184, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID LOT 5, ESPENSEN ACRES SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF SAID ASSAD SUBDIVISION, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°25'08"E** ALONG THE NORTH LINE OF SAID LOT 5, PASS AT 134.78 FEET A POINT BEING AN INTERIOR CORER OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 3456184, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2269027, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF **364.60 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTHEAST CORNER OF SAID LOT 5, ESPENSEN ACRES SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1614, PAGE 730, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°31'52"W 144.35 FEET** ALONG THE EAST LINE OF SAID LOT 5, ESPENSEN ACRES SUBDIVISION, ALSO BEING THE WEST LINE OF SAID DESCRIBED IN WARRANTY DEED WITH VENDOR=S LIEN RECORDED IN VOLUME 1614, PAGE 730, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND ONE-HALF INCH IRON BEING THE NORTHWEST CORNER OF LOT 2 OF SAID ESPENSEN ACRES SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR=S LIEN RECORDED IN VOLUME 1614, PAGE 730, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°31'28"W 423.05 FEET** CONTINUING ALONG THE EAST LINE OF SAID LOT 5, ESPENSEN ACRES SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF SAID YUMA AVE. BEING THE SOUTHEAST CORNER OF SAID LOT 5, ESPENSEN ACRES SUBDIVISION, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N81°25'08"W 364.58 FEET** ALONG SAID NORTH RIGHT-OF-WAY LINE OF YUMA AVE. ALSO BEING THE SOUTH LINE OF SAID ESPENSEN ACRES SUBDIVISION, TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND DESIGNATED HEREIN AS THE **PASEO DEL ANGEL 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 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.

ZUKO FAMILY LIMITED PARTNERSHIP DATE
ANDRES ZUNIGA (PRESIDENT)
7109 N. 4TH STREET
MCALLEN, TEXAS 78504

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **ANDRES ZUNIGA**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

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 OF McALLEN CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)

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
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE

____ DAY OF _____, 2026.

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

ATTEST:

PRESIDENT SECRETARY

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY 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 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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS REGISTERED RAUL E. GARCIA 4204 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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.

STATE OF TEXAS RAUL E. GARCIA 64790 REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER #64790

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2026

SUBDIVISION NAME: PASEO DEL ANGEL SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
E. Yuma Avenue: 10 ft. R.O.W. dedication required for 40 ft. from centerline for an 80 ft. R.O.W. Paving: 52 ft. - 65 ft. Curb & gutter: both sides. -Need to label the Total R.O.W., dimensions from Centerline (C.L.), Existing R.O.W., etc. prior to final. -Include document numbers on plat and provide any documents as applicable regarding any existing R.O.W. dedications for E. Yuma Avenue prior to final. - If private and proposing gates, need to provide gate details for staff review prior to final. *Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. ****Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are required prior to final ****COM Thoroughfare Plan	Non-compliance
*S. ""M"" Street (Private): 50 ft. - 60 ft. ROW Paving: min. 32 ft. Curb & gutter: both sides *S. ""M"" Street, which is proposed as a private, interior street does not meet the minimum 125 ft. off-set requirement for streets. **Provide distance from centerline to centerline from proposed S. ""M"" Street to existing ""M"" Street to the south. - Need to add in Parenthesis the word "(PRIVATE)" - Need to submit a paving layout for the existing street on the site. Current parcel seems to have an existing street and entrance. - If private and proposing gates, need to provide gate details for staff review prior to final. - Add dimensions for the front entrance, as it appears to have an increased R.O.W. but no dimension is shown. Additional R.O.W. may be required at the gate area once this is clarified. *Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - Turn around needed if property is deeper than 150 ft. from roadway or if dead-end is deeper than 150 ft. as required by Fire Department. - Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement. and 10 ft. ROW back of curb prior to final. **Subdivision Ordinance: Section 134-105	TBD
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Shared Access Easement provided as part of the original plat; will need to serve proposed lots. Service drive will be required as part of the site plan review and shown on the plat; will provide access to each lot for city services, etc., prior to recording. ***Clarify the reciprocal easement shown on the plat and Document #1920637, prior to recording.	NA
SETBACKS	
* Front: 20 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Revise plat note as shown above prior to final. **Unified Development Code Section 2.2.2-1: R-1	Required
* Rear: 10 ft. or greater for easements. Revisions Needed: - Revise plat note as shown above prior to final, to be in accordance with the Unified Development Code, or greater for easements **Unified Development Code Section 2.2.2-1: R-1	Applied
* Interior Sides: 5 ft. or greater for easements. Revisions Needed: - Revise plat note as shown above prior to final, to be in accordance with the Unified Development Code, or greater for easements **Unified Development Code Section 2.2.2-1: R-1	Non-compliance
* Corner Side: 10 ft. or greater for easements. Revisions Needed: - Revise plat note as shown above prior to final, to be in accordance with the Unified Development Code, or greater for easements **Unified Development Code Section 2.2.2-1: R-1	Non-compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions Needed: - Revise plat note as shown above prior to final, to be in accordance with the Unified Development Code, or greater for easements **Unified Development Code Section 2.2.2-1: R-1	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

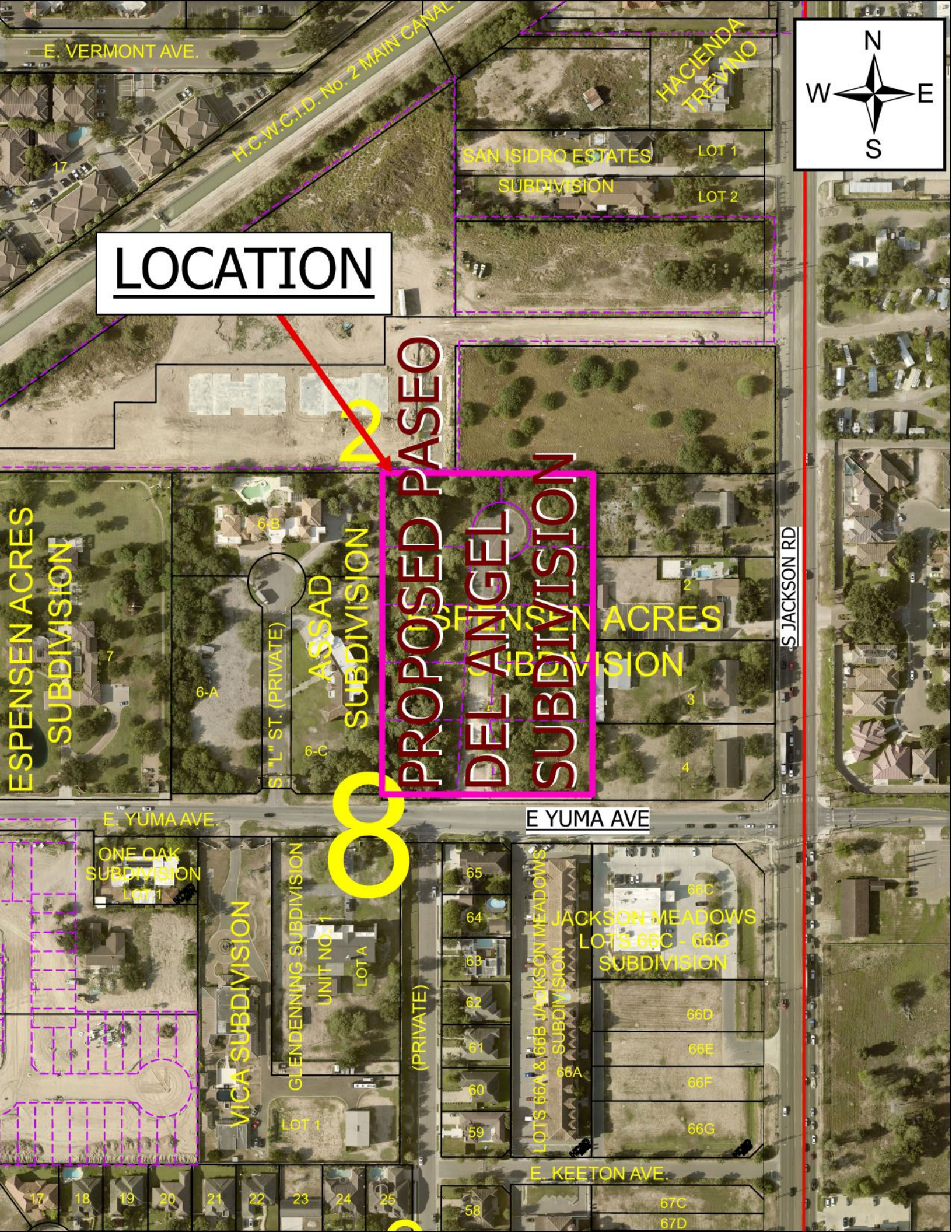
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Yuma Avenue and on both sides of S. ""M"" Street. - Revise plat note #8 as shown above. **Sidewalk requirements may increase to 5 ft. 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.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. Yuma Avenue. - Please revise plat note #7 so that these are shown as their own separate & individual plat notes. - Remove the word "Buffers:" from the top of the plat notes. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Please revise plat note #7 so that these are shown as their own separate & individual plat notes. - Remove the word "Buffers:" from the top of the plat notes. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* 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. - Add plat note as shown above prior to final. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 136-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied

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

* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 (Low-Density Residential District) Proposed: R-1 (Low-Density Residential District) ***Zoning Ordinance: Article V	Applied
* 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 January 26, 2026 a total of $7,000 ($700 X 10 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 $7,000, fee based on 10 total lots at $700 per lot/dwelling units. Fees will be adjusted accordingly if total number of lots/dwelling units changes.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Add revision dates as the plat is being revised. - Need to add North Arrow on the Vicinity Map. - There are mentions of Hidalgo County plat notes such as those for their OSSF, please clarify with staff. - If Irrigation district signature block presented on the plat, need to provide for their requirements. - Remove the word proposed on the E. Yuma Ave. R.O.W. - Road for South "M" Street appears to be constructed, please clarify with paving layouts for staff review. - Wording for the owner's signature line refers to the public wording, would need to change this to reflect for the proposed private and gated subdivision. - Needs to add the words " (PRIVATE SUBDIVISION)" under the title of the plat. **Private Streets must comply with street requirements and built to city standards. ***Gate detail and mechanism must be submitted for review prior to final plat approval. ****Subdivision previously presented as Paseo Del Angel/Villa Del Angel, this was a previously withdrawn item.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PLAT IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied

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


LOCATION
PROPOSED PASEO DEL ANGEL SUBDIVISION
E. VERMONT AVE.
H.C.W.C.I.D. No. 2 MAIN CANAL
HACIENDA TREVINO
SAN ISIDRO ESTATES SUBDIVISION
LOT 1
LOT 2
17
N
W
E
S
ESPENSEN ACRES SUBDIVISION
7
6-A
6-B
6-C
ASSAD SUBDIVISION
S. "L" ST. (PRIVATE)
ESPENSEN ACRES SUBDIVISION
2
3
4
S JACKSON RD
E. YUMA AVE.
E YUMA AVE
ONE OAK SUBDIVISION
LOT 1
VICA SUBDIVISION
GLENDENNING SUBDIVISION UNIT NO. 1
LOT A
LOT 1
(PRIVATE)
65
64
63
62
61
60
59
LOTS 66A & 66B JACKSON MEADOWS SUBDIVISION
66A
JACKSON MEADOWS LOTS 66C - 66G SUBDIVISION
66C
66D
66E
66F
66G
E. KEETON AVE.
17
18
19
20
21
22
23
24
25
58
67C
67D

SUB2026-0012

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Nolana Estates

Legal Description 10.809 ac(+/-) out of Lot 2, Block 8, Steele & Pershings Subd.

Location Westside of McColl Rd-Approx 365' south of Nolana Ave.

City Address or Block Number 3901 North McColl Road.

Total No. of Lots 106 Total Dwelling Units 106 Gross Acres 10.809 Net Acres 10.627

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

For Fee Purposes: ☐**Commercial** (____ **Acres**)/☒ **Residential** (106 **Lots**) Replat: ☐Yes/☒No

Existing Zoning NL R3T Proposed Zoning NL R3T Applied for Rezoning ☐No/☒Yes: Date 9/10/21

Existing Land Use vacant/mobile unit Proposed Land Use Townhomes

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

Agricultural Exemption: ☐Yes/☐No Parcel # 690910

Estimated Rollback Tax Due $17,059.95 Tax Dept. Review UPG

Owner

Name NL Fred Loya Insurance Agency INC Phone 956-648-8273

Address 5119 N. McColl Rd. E-mail bfairlie@ebmerit.com

City McAllen State TX Zip 78504

Developer

Name EB Merit Construction Phone 956-648-8273

Address 5119 N. McColl Rd. E-mail bfairlie@ebmerit.com

City McAllen State TX Zip 78504

Contact Person Brandon Fairlie

Engineer

Name Melden & Hunt, Inc. Phone 956-381-0981

Address 115 W. McIntyre St. E-mail mario@meldenandhunt.com / rina@meldenandhunt.com

City Edinburg State TX Zip 78541

Contact Person Mario Reyna, P.E.

Surveyor

Name Melden & Hunt, Inc. Phone 956-381-0981

Address 115 W. McIntyre St. E-mail mario@meldenandhunt.com / rina@meldenandhunt.com

City Edinburg State TX Zip 78541

JAN 20 2026

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

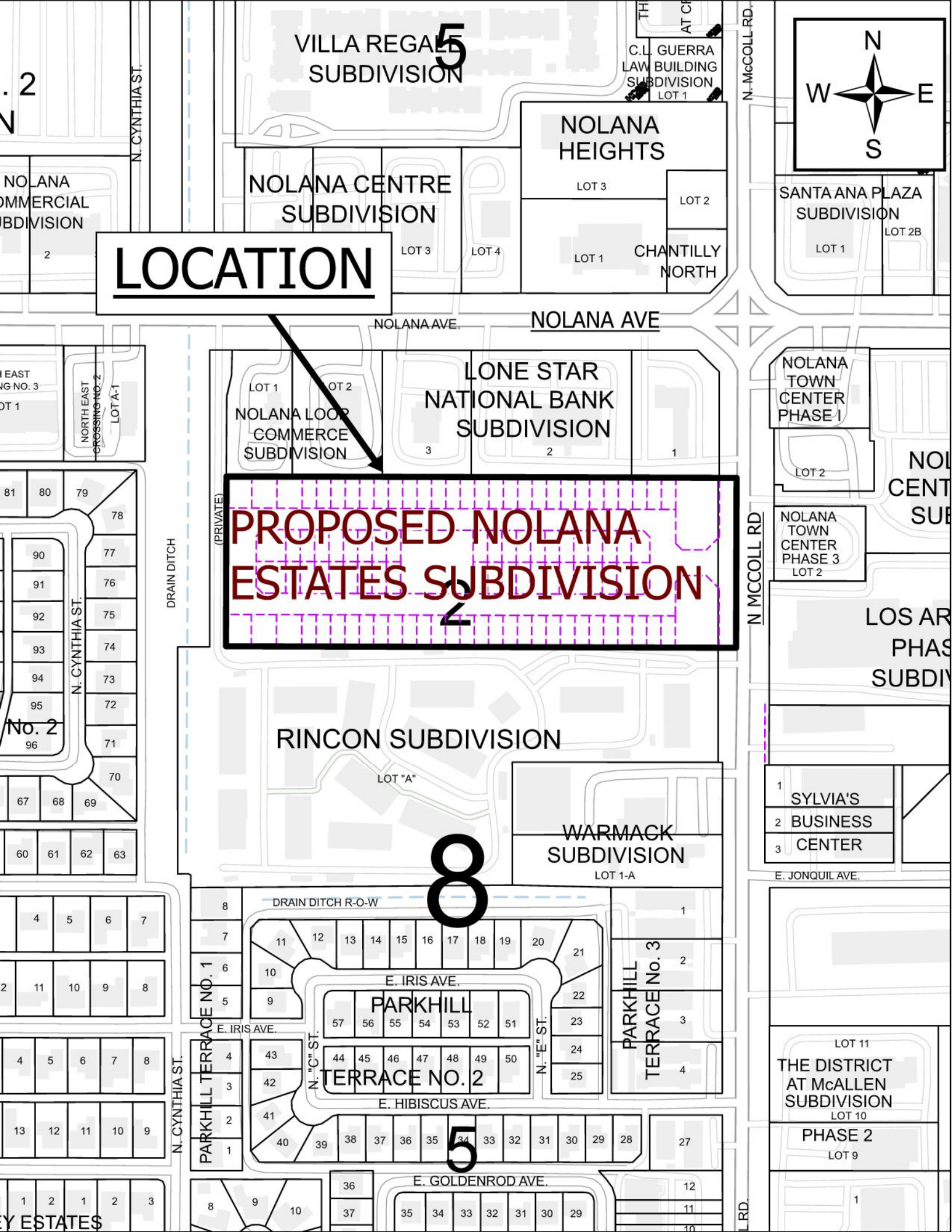
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

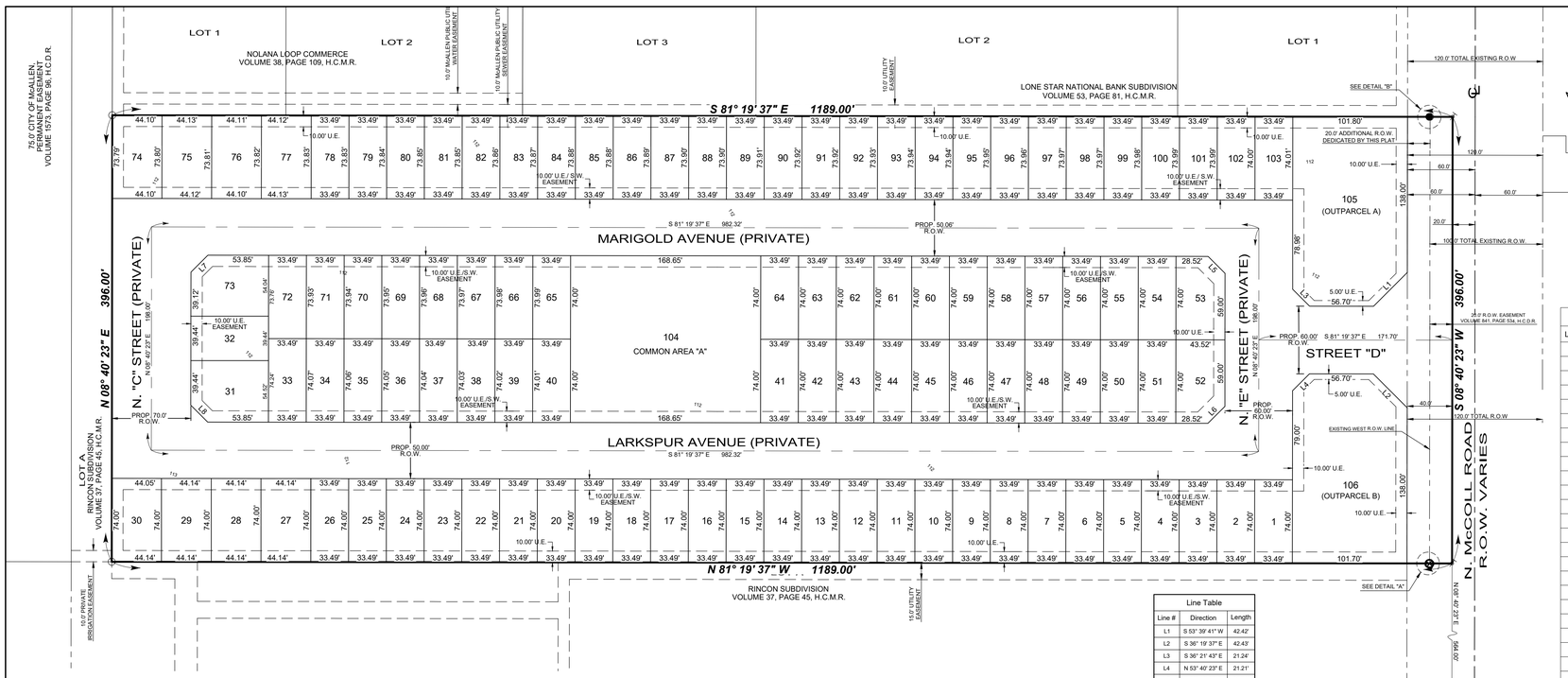
Signature _____ Date 1-16-26

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

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


LOCATION
PROPOSED NOLANA ESTATES SUBDIVISION
VILLA REGAL SUBDIVISION
NOLANA HEIGHTS
NOLANA CENTRE SUBDIVISION
C.L. GUERRA LAW BUILDING SUBDIVISION
SANTA ANA PLAZA SUBDIVISION
CHANTILLY NORTH
NOLANA AVE.
NOLANA AVE
LONE STAR NATIONAL BANK SUBDIVISION
NOLANA LOOP COMMERCE SUBDIVISION
NOLANA TOWN CENTER PHASE I
NOLANA TOWN CENTER PHASE 3
N MCCOLL RD
N. McCOLL RD.
N. CYNTHIA ST.
DRAIN DITCH
(PRIVATE)
RINCON SUBDIVISION
LOT "A"
WARMACK SUBDIVISION
LOT 1-A
SYLVIA'S BUSINESS CENTER
E. JONQUIL AVE.
DRAIN DITCH R-O-W
E. IRIS AVE.
PARKHILL TERRACE NO. 2
PARKHILL TERRACE NO. 3
PARKHILL TERRACE NO. 1
N. "C" ST.
N. "E" ST.
E. HIBISCUS AVE.
E. GOLDENROD AVE.
THE DISTRICT AT McALLEN SUBDIVISION
PHASE 2
LOT 10
LOT 11
N
W
E
S



Line Table		
Line #	Direction	Length
L1	S 53° 39' 41" W	42.42'
L2	S 36° 19' 37" E	42.43'
L3	S 36° 21' 43" E	21.24'
L4	N 53° 40' 23" E	21.21'
L5	S 36° 19' 37" E	21.21'
L6	S 53° 40' 23" W	21.21'
L7	N 53° 40' 23" E	21.21'
L8	N 36° 19' 37" W	21.21'

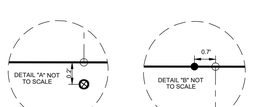
Lot Area Table		
Lot #	SQ, FT,	Area
1	2478.26	0.057
2	2478.26	0.057
3	2478.26	0.057
4	2478.26	0.057
5	2478.26	0.057
6	2478.26	0.057
7	2478.26	0.057
8	2478.26	0.057
9	2478.26	0.057
10	2478.26	0.057
11	2478.26	0.057
12	2478.26	0.057
13	2478.26	0.057
14	2478.26	0.057
15	2478.26	0.057
16	2478.26	0.057
17	2478.26	0.057
18	2478.26	0.057
19	2478.26	0.057
20	2478.26	0.057
21	2478.26	0.057
22	2478.26	0.057
23	2478.26	0.057
24	2478.26	0.057
25	2478.26	0.057
26	2478.26	0.057
27	3269.70	0.075
28	3266.01	0.075
29	3266.51	0.075
30	3263.21	0.075
31	3638.59	0.084
32	2715.45	0.062
33	2480.90	0.057
34	2480.54	0.057
35	2480.19	0.057
36	2479.84	0.057
37	2479.49	0.057
38	2479.14	0.057
39	2478.78	0.057
40	2478.43	0.057
41	2478.26	0.057
42	2478.26	0.057
43	2478.26	0.057
44	2478.26	0.057
45	2478.26	0.057

Lot Area Table		
Lot #	SQ, FT,	Area
46	2478.26	0.057
47	2478.26	0.057
48	2478.26	0.057
49	2478.26	0.057
50	2478.26	0.057
51	2478.26	0.057
52	3107.61	0.071
53	3107.61	0.071
54	2478.26	0.057
55	2478.26	0.057
56	2478.26	0.057
57	2478.26	0.057
58	2478.26	0.057
59	2478.26	0.057
60	2478.26	0.057
61	2478.26	0.057
62	2478.26	0.057
63	2478.26	0.057
64	2478.26	0.057
65	2478.08	0.057
66	2477.73	0.057
67	2477.38	0.057
68	2477.03	0.057
69	2476.68	0.057
70	2476.33	0.057
71	2475.97	0.057
72	2475.62	0.057
73	3610.74	0.083
74	3254.52	0.075
75	3256.68	0.075
76	3255.76	0.075
77	3257.44	0.075
78	2472.57	0.057
79	2472.80	0.057
80	2473.03	0.057
81	2473.27	0.057
82	2473.50	0.057
83	2473.73	0.057
84	2473.96	0.057
85	2474.20	0.057
86	2474.43	0.057
87	2474.66	0.057
88	2474.89	0.057
89	2475.13	0.057
90	2475.36	0.057

Lot Area Table		
Lot #	SQ, FT,	Area
91	2475.59	0.057
92	2475.82	0.057
93	2476.06	0.057
94	2476.29	0.057
95	2476.52	0.057
96	2476.75	0.057
97	2476.99	0.057
98	2477.22	0.057
99	2477.45	0.057
100	2477.68	0.057
101	2477.92	0.057
102	2478.15	0.057
103	2478.38	0.057
104	24960.17	0.573
105	16535.32	0.380
106	16523.10	0.379

SUBDIVISION MAP OF
NOLANA ESTATES SUBDIVISION

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



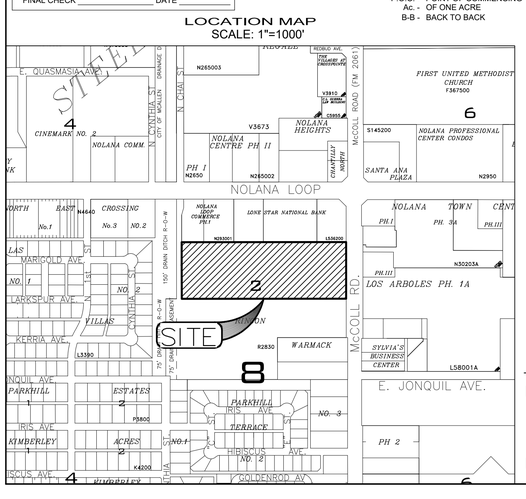
DRAWN BY:	GABRIEL F.	DATE 08-17-22
REVISED BY:	A.A	DATE 01-19-26
SURVEYED, CHECKED		DATE
FINAL CHECK		DATE

LEGEND

- ● FOUND No.4 REBAR
- ■ FOUND CONCRETE MONUMENT
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
Ac. - OF ONE ACRE
B-B - BACK TO BACK

LOCATION MAP
SCALE: 1"=1000'



TBPE FIRM # F-1435

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

GENERAL NOTES :

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

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

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

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 64,312 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A TOTAL CAPACITY OF 72,398 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING CITY OF McALLEN NORTHEAST BLUELINE DITCH LOCATED ON THE WEST SIDE OF THE PROPERTY ALONG A EXISTING ACCESS ROAD.

5. CITY OF McALLEN BENCHMARK: "MC 66" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. 30" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 111.23, NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88).

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

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

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

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

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

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

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

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

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

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

16. COMMON LOT 111 & 112, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, NOLANA ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT 111 & 112, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 111 & 112 TRANSFER OF TITLE TO THE NOLANA ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE NOLANA ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 111 & 112 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No._____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

17. LOT 113 WILL BE USED AS COMMON AREA "A".

18. LOT 111 & 112 WILL BE USED AS THE DETENTION AREA.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

METES AND BOUNDS DESCRIPTION:

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

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

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

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

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

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

4. THENCE, S 08° 40' 23" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 8 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. MCCOLL ROAD, A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.809 ACRES, OF WHICH 0.182 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. MCCOLL ROAD, LEAVING AN EXISTING NET OF 10.627 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF _____

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

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

STATE OF TEXAS
COUNTY OF _____

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E. # 117368 — DATE:
DATE PREPARED: 08-17-2022
ENGINEERING JOB No. 21038.00

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

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

MAYOR, CITY OF McALLEN — DATE

CITY SECRETARY — DATE

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

CHAIRMAN, PLANNING COMMISSION — DATE

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

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

PRESIDENT — ATTEST: SECRETARY

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

P:\Land Development\Residential\Active\2021-Final Lots\Nolana Estates\Autocad Files\2021 - Nolana Estates - new.dwg, 1/19/2026 3:54:44 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/12/2026

SUBDIVISION NAME: NOLANA ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North McColl Road: Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state - Need to provide staff with copies of all recorded R.O.W. & easement document numbers shown on the plat prior to final assure compliance with requirements. *Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Required
Internal Streets: **60 ft. R.O.W.** Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: Streets shown: 1. N. "E" Street (Private) 2. Street "D" (Private) 3. N. "C" Street (Private) 4. Marigold Avenue (Private) 5. Larkspur Avenue (Private) - Need to provide Gate Details for staff review prior to final. ROW may have to be increased at gate sections. - Need to provide a Paving & Layout plan for staff review. **For VAR2023-0001 of the previous submittal, Engineer submitted a variance request on December 30, 2022, to allow a 50 ft. R.O.W. with 40 ft. of pavement and an additional 10 ft. utility & sidewalk easement on both sides of interior streets in lieu of the required 60 ft. ROW. *Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	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
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA

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

* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: 10 ft. or greater for easements. **Setbacks are based on R-3T Zoning District. If planning to rezone to R-3, requirements will be subject to change. **Zoning Ordinance: Section 138-356	Required
* Rear: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on North McColl Road and 4 ft. wide minimum sidewalk required along both sides of all interior streets. **5 ft. sidewalk may be required for both sides of all interior streets as per Engineering Department prior to final. - Revise plat note #7 as shown above prior to final. ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City's Access Management Policy prior to final.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required

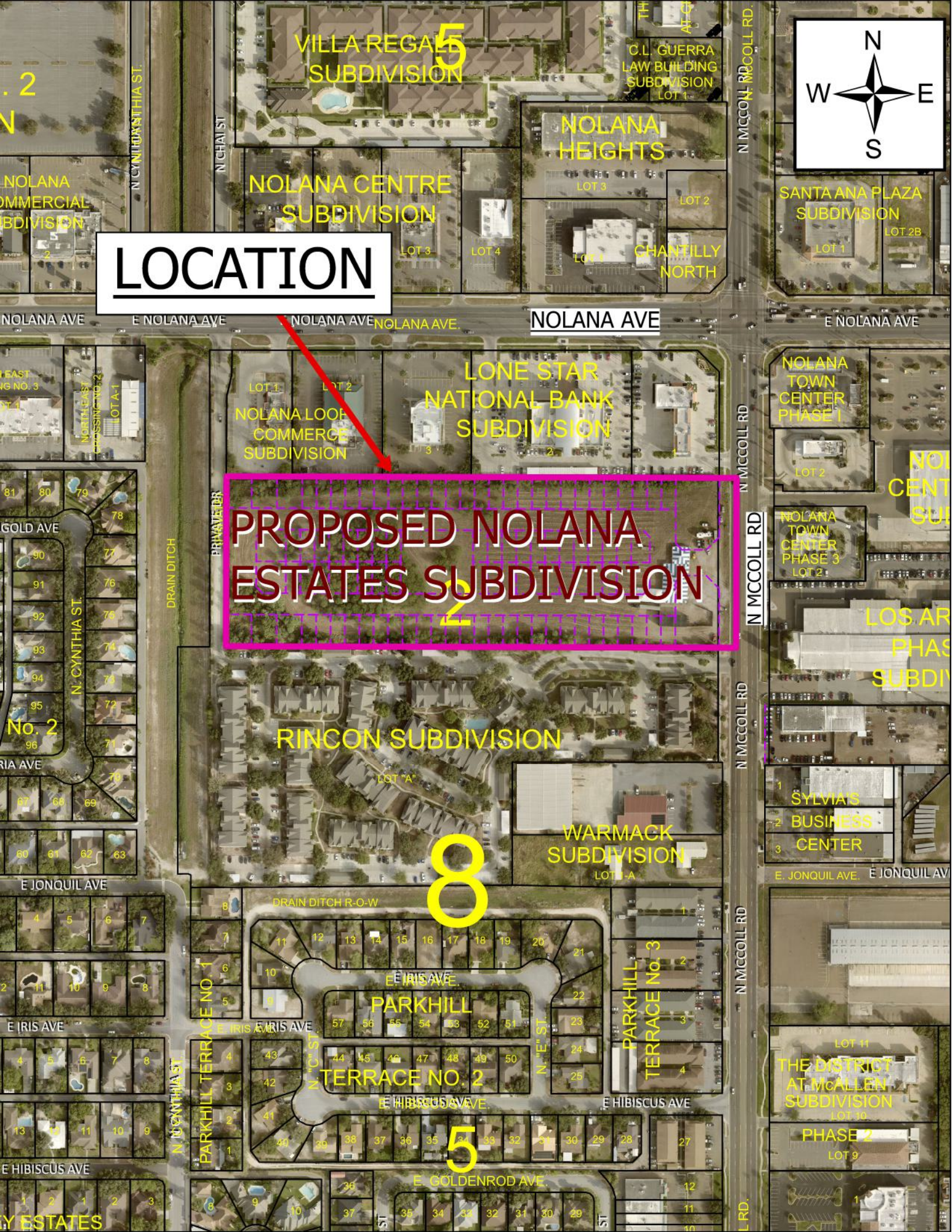
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-16	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) **Rezoning to R-3T was approved by CC on November 8, 2021. **If the property is rezoned to UDC zones prior to final, requirements will be subject to change. ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Rezoning to R-3T was approved by CC on November 8, 2021. ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee. Land dedication is calculated at 1.6854 acres and fees in lieu of land amount to $74,200 (based on $700 X 106 dwelling unit/lot). Previous approval mentions that for Parks Department, a variance request of "Fees in Lieu of Land" to pay fifty percent up front prior to plat recording and fifty at permit application was approved with conditions mentioned in approval letter from Parks Director dated 10/4/2022.	TBD
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Land dedication is calculated at 1.6854 acres and fees in lieu of land amount to $74,200 (based on $700 X 106 dwelling unit/lot). Previous approval mentions that for Parks Department, a variance request of "Fees in Lieu of Land" to pay fifty percent up front prior to plat recording and fifty at permit application was approved with conditions mentioned in approval letter from Parks Director dated 10/4/2022.	TBD

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

* In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Please include the words ""(Private Subdivision)"" underneath the subdivision name on plat prior to recording. - Please revise reference of ""Outparcel A"" from Lot 101 and ""Outparcel B"" from Lot 102 to either Detention Area Common Areas prior to recording. Plat note 16 and 18 must be revised accordingly. - Please revise plat note 17 with corresponding lot number accordingly prior to recording. - Please submit Gate Details for staff to review. R.O.W. May be increased at gate sections. - Owner's Signature block wording must be finalized prior to recording. - Need to submit a revised Reduced Plat as the layout shown differs from layout of the official plat. ***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 & UTILITIES APPROVAL.	Applied

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


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

SUB2025-0012

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

Project Information

Subdivision Name PREMIER ESTATES SUBD.

Legal Description 1.14 AC. O/O LOT 8, BLK. 2, RIO BRAVO PLANTATION COMPANY SUBD., H.C.T.

Location 180' WEST OF S. WARE RD. ALONG N. SIDE

City Address or Block Number 4232 S. Ware Road

Total No. of Lots 1 Total Dwelling Units _ Gross Acres 1.14 Net Acres 1.14

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

1-24-25

For Fee Purposes: ☑Commercial (1.14 Acres)/☐ Residential (____ Lots) Replat: ☒Yes/☐No

Existing Zoning C-3L Proposed Zoning C-3L Applied for Rezoning ☒No/☐Yes: Date

Existing Land Use OPEN Proposed Land Use ~~APARTMENTS~~ RETAIL C-3L BUSINESS

Irrigation District # NONE Water CCN: ☒MPU/☐Sharyland Water SC Other

Agricultural Exemption: ☐Yes/☒No Parcel # R2950-00-002-0008-03

Estimated Rollback Tax Due N/A Tax Dept. Review 270316 NG

Owner

Name Premier Asset Holdings, LLC Phone 665-7585

Address 2216 N. 47th Street E-mail C TORRES091@HOTMAIL.COM

City McAllen State TX Zip 78501

Developer

Name SAME AS OWNER Phone

Address E-mail

City State Zip

Contact Person

Engineer

Name DAVID SALINAS Phone 682-9081

Address 2221 DAFFODIL AVE. E-mail DSALINAS@SALINASENGINEERING.COM

City MCALLEN State TX Zip 78501

Contact Person DAVID / MICK

Surveyor

Name SAME AS ENGR. Phone

Address E-mail

City State Zip

RECEIVED
JAN 21 2025
By NG

H.C.
01/23/25

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 1/15/25

Print Name DAVID OMAR SALINAS

Owner ☐ Authorized Agent ☒

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

J.C.

VAR2025-0003

City of McAllen
Planning Department
VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: 1.14 AC. o/o THE E. ½ OF LOT 8, BLK. 2, RIO BRAVO PLANTATION CO., SUBD.

Proposed Subdivision (if applicable): PREMIER ESTATES

Street Address: 4232 SOUTH WATER RD

Number of lots: 1 Gross acres: 1.14

Existing Zoning: C 3 L Existing Land Use: OPEN

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: JOSE G. FUENTES Phone: 655-7385

Address: 2216 N. 47TH. ST. E-mail: FUENTES091@HOTMAIL.COM

City: MCALLEN State: TX Zip: 78501

Owner

Name: SAME AS APPLICANT Phone:

Address: E-mail:

City: State: Zip:

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 1/27/25

Print Name: DAVID SALINAS, P.E. ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by: JL Payment received by: Date: 01/27/25

Rev 06/21

RECEIVED
JAN 27 2025

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

LANDS BEING PLATTED ARE 90' FROM ABUTTING A PUBLIC STREET (FRANCISCA AVE.). PROP. OWNERS ABUTTING FRANCISCA AVE. HAVE NOT RESPONDED TO LETTER SENT.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

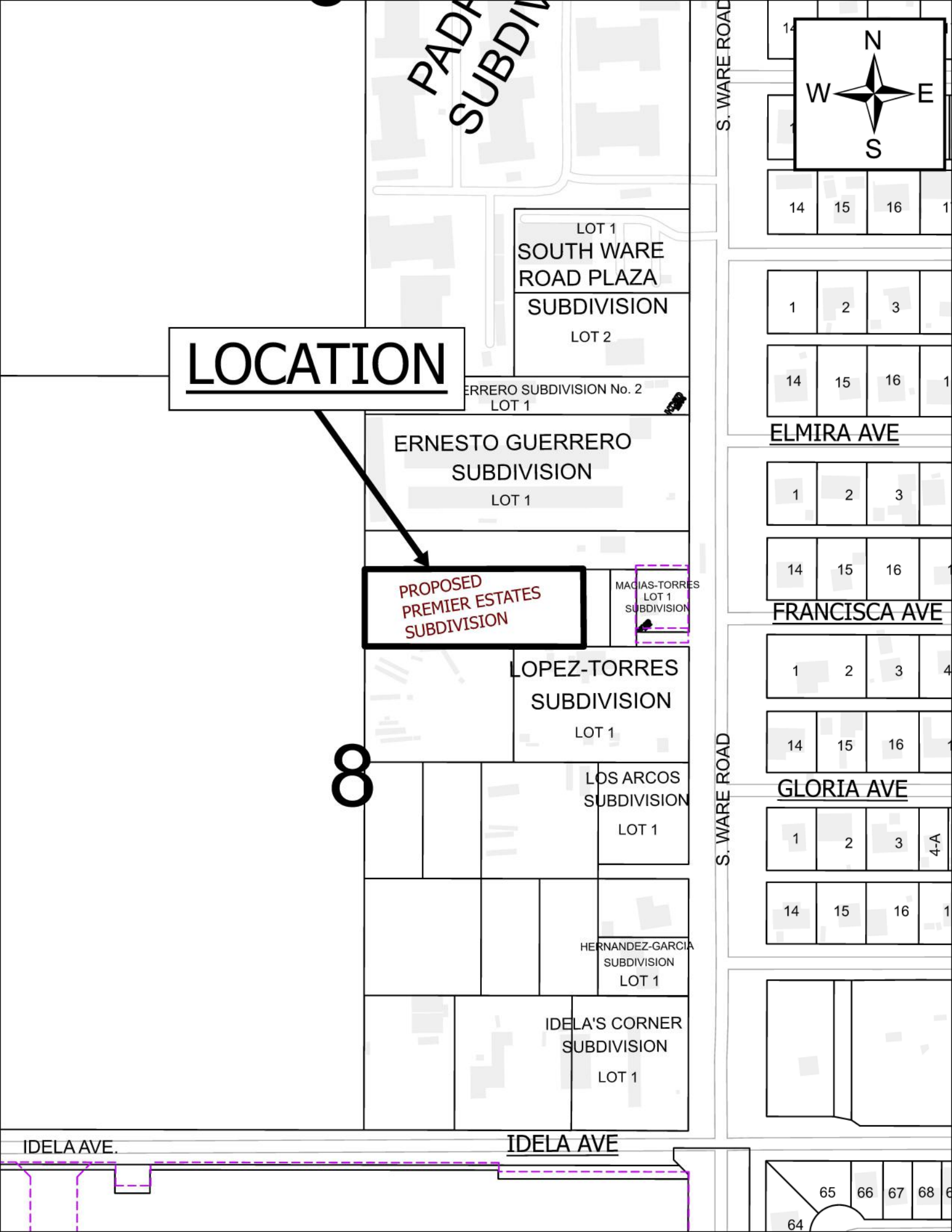
VARIANCE WILL PERMIT PROP. OWNER PLATTING TO GET ACCESS TO FRANCISCA AVE. VIA A CURRENT EASEMENT - PREMIER ESTATES WILL PAVE 90'

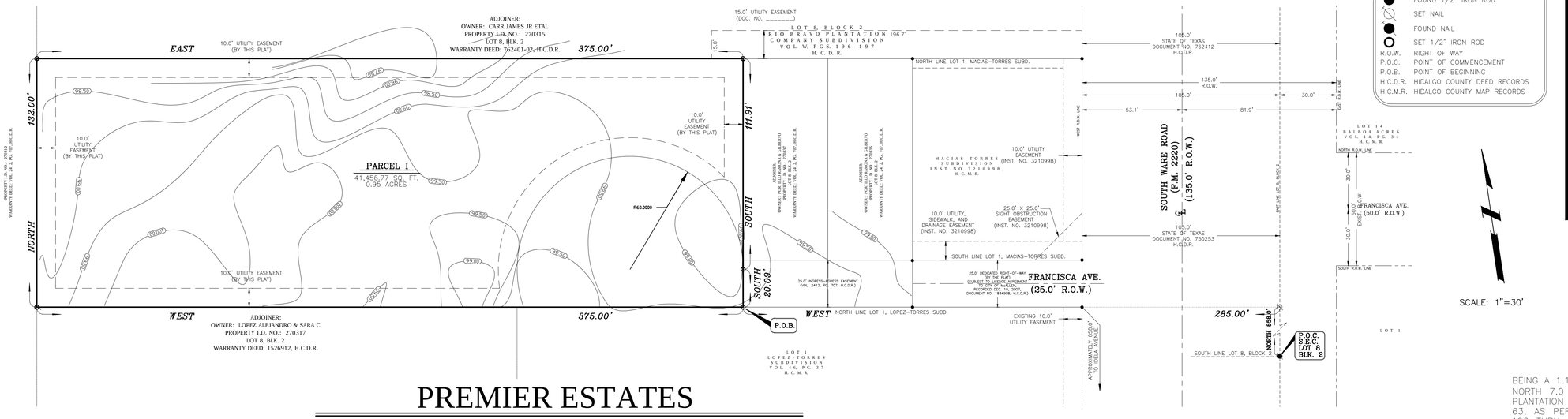
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

VARIANCE WILL PERMIT PAVING FROM THIS SITE TO EXISTING FRANCISCA AVE.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

VARIANCE WILL PERMIT ADJ. PROP. OWNER OF 90' TRACT TO MORE EASILY PLAT AND DEVELOPED THIER PROPERTY.

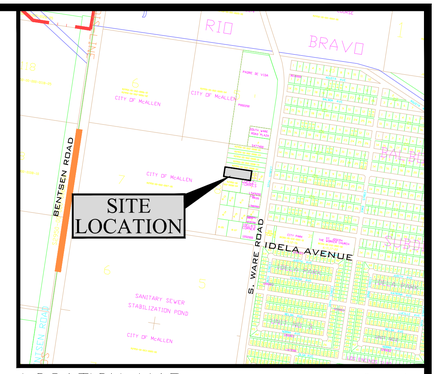

LOCATION
PROPOSED
PREMIER ESTATES
SUBDIVISION
LOT 1
SOUTH WARE
ROAD PLAZA
SUBDIVISION
LOT 2
ERRERO SUBDIVISION No. 2
LOT 1
ERNESTO GUERRERO
SUBDIVISION
LOT 1
MACIAS-TORRES
LOT 1
SUBDIVISION
LOPEZ-TORRES
SUBDIVISION
LOT 1
LOS ARCOS
SUBDIVISION
LOT 1
HERNANDEZ-GARCIA
SUBDIVISION
LOT 1
IDELA'S CORNER
SUBDIVISION
LOT 1
8
S. WARE ROAD
S. WARE ROAD
ELMIRA AVE
FRANCISCA AVE
GLORIA AVE
IDELA AVE
IDELA AVE.
N
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4-A
64
65
66
67
68



LEGEND

- FOUND 1/2" IRON ROD
- SET NAIL
- FOUND NAIL
- SET 1/2" IRON ROD
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1"=30'



LOCATION MAP SCALE : 1"=1000'

PREMIER ESTATES

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

BEING A 1.14 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THE NORTH 7.0 ACRES OF THE EAST 1/2 OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY SUBDIVISION OF PARTS OF PORCIONES 61, 62 AND 63, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W," PAGES 196 THRU 197, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT (N. WARE RD.): IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR ON LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR AN APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR AN APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE 18.0 INCHES ABOVE THE TOP OF SOUTH WARE ROAD AS MEASURED FROM THE CENTER OF THIS LOT.
4. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 11,267.12 CUBIC FEET (0.259 AC. FEET) OF DRAINAGE RUNOFF VOLUME.
5. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
6. NO POTABLE DRINKING WATER WELL IS LOCATED WITHIN 150.0 FEET FROM THIS SUBDIVISION.
7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. BENCHMARK: BENCHMARK ELEVATION= 98.55. MCALLEN SURVEY CONTROL POINT NO. 92, LOCATED INSIDE IDELA PARK 50 FEET NORTH FROM THE B.C. OF IDELA STREET AND 162 FEET EAST FROM THE CL. OF WARE ROAD. N: 16586158.14727, E: 1060517.89051
10. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NO THE CITY OF MCALLEN.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PREMIER ASSET HOLDINGS, LLC	2216 N. 47th ST.	McALLEN, TEXAS 78501	(956) 655-7385	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: PREMIER ASSET HOLDINGS, LLC
JOSE FUENTES, MANAGER
2216 N. 47th. ST.
McALLEN, TEXAS 78501

OWNER: PREMIER ASSET HOLDINGS, LLC
NAYFA M. SATARAIN, MANAGER
2216 N. 47th. ST.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PREMIER ASSET HOLDINGS LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____ , 2025.

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

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR

DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

METES AND BOUNDS DESCRIPTION

BEING A 1.14 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THE NORTH 7.0 ACRES OF THE EAST 1/2 OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY SUBDIVISION OF PARTS OF PORCIONES 61, 62 AND 63, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W," PAGES 196 THRU 197, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.14 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID LOT 8 LOCATED WITHIN THE RIGHT-OF-WAY OF SOUTH WARE ROAD; THENCE, AS FOLLOWS:

NORTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 8, A DISTANCE OF 858.0 FEET TO A NAIL SET; THENCE,

WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 105.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF LOT 1, MACIAS-TORRES SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3210998, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 285.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, WEST, A DISTANCE OF 375.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 132.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 375.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 132.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: MACIAS-TORRES SUBD., MCALLEN, HIDALGO COUNTY, TEXAS.
N:\SUBDIVISIONPLATS\PREMIERESTATES.SUB\1.14.011425

PREMIER ESTATES

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: NOV. 14, 2025.
JOB NUMBER: SP-24-26270
OWNER: PREMIER ASSET HOLDINGS, LLC
JOSE FUENTES, MANAGER
NAYFA M SATARAIN, MANAGER
2216 N. 47th. ST.
McALLEN, TEXAS 78501

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE DRAINAGE DISTRICT NO. 1 ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOV. 14, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/29/2026

SUBDIVISION NAME: PREMIER ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Francisca Ave.: *Dedication for 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: both sides - On the recorded subdivision of Macias-Torres Subdivision, City Commission approved a variance to allow for 25 ft. R.O.W. instead of the 50 ft. subject to execution of a license agreement for pavement of a 25 ft. R.O.W. in lieu of the 50 ft. R.O.W. dedication. Will be applied if boundaries are the same as the previous project. - Subdivision submitted on April 30, 2025 is currently not fronting a public dedicated road. *Variance request (VAR2025-0003) was presented at the Planning & Zoning Commission of February 18, 2025 but Board did not make a decision on the Variance. *Disclaimer: Variance request is for the owners to get access to Francisca Ave. via a current Ingress-Egress easement. *Developer proposes that Francisca Ave. to be provided once subdivisions located East develop.	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - Cul-De-Sacs shall not exceed 600 ft. in length and shall have a 'turnaround' not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial areas. **Subdivision Ordinance: Section 134-105	Non-compliance

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

ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - Alley/service drive easement required for commercial properties. - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot dead-end. Maintenance of drive is by the property owner and not the City of McAllen. - Alley/Service drive requirement must be addressed prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Proposing: ""Front (N. Ware Rd.) In accordance with Zoning Ordinance or greater for easements."" - Remove the words "" (N. Ware Rd.)"" as this subdivision is technically not fronting North Ware Rd. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Francisca Ave. **May increase to 5 ft. as per Engineering Department. -Add plat note for the 4 ft. wide minimum sidewalks. *Need to finalize note prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD

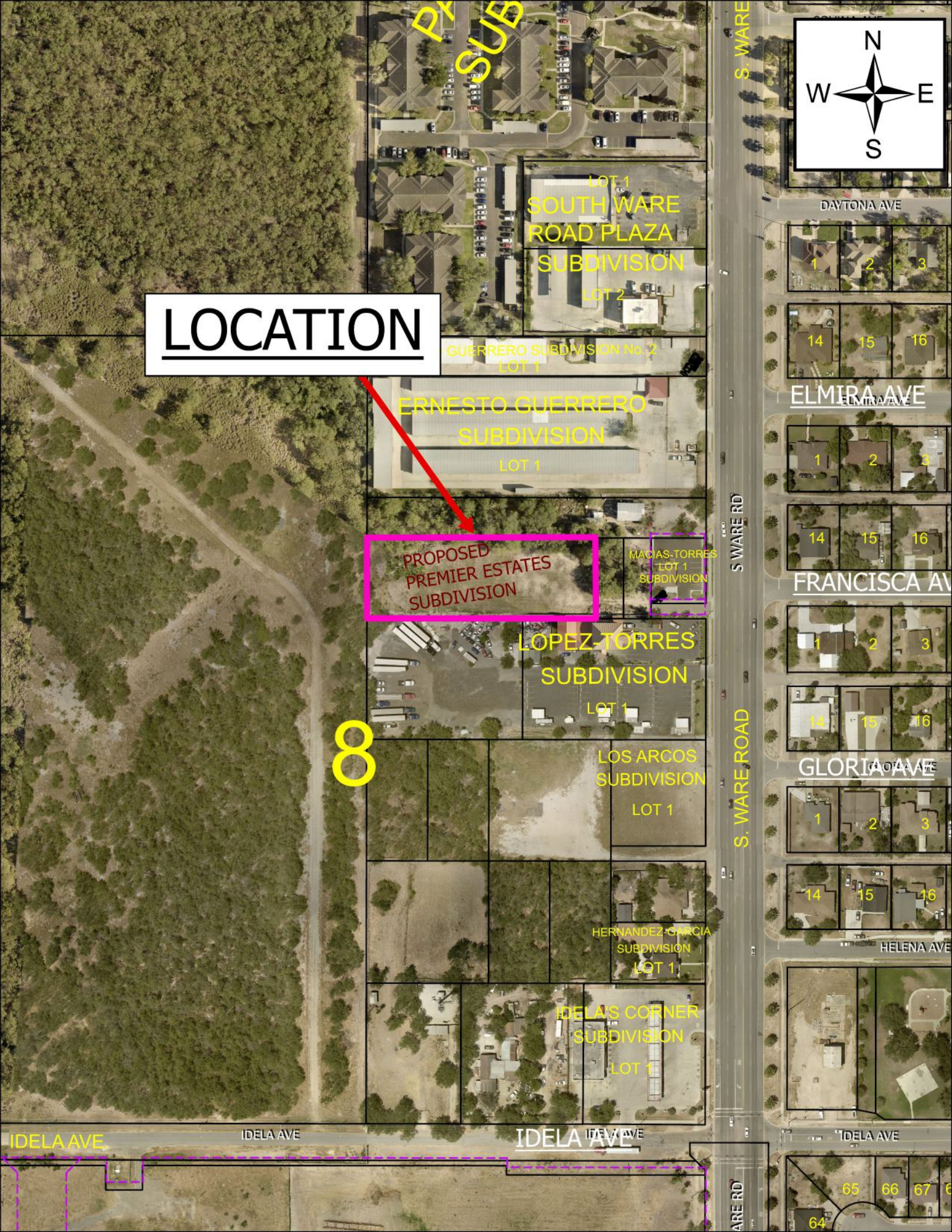
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Francisca Ave. to be reviewed during Site Plan development.	Applied
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Need to add plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Proposing Commercial Development. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets.. *Disclaimer: Subdivision is currently considered ""Landlocked."" *Variance request (VAR2025-0003) was presented at the Planning & Zoning Commission of February 18, 2025 but was not acted upon. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3L (Light Commercial District) Proposed: C-3L (Light Commercial District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. *Application proposes a Commercial Development.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. *Application proposes a Commercial Development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. *Application proposes a Commercial Development.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

COMMENTS	
Comments: - On the plat, full subdivision title should be: "" Subdivision Plat of PREMIER ESTATES SUBDIVISION"" - Need to add missing plat notes. - Owner's Notary signature block should reference the owner's names. - On the Owner's Signature block, you are missing the word ""Subdivision"" after the Title of the plat. - As per department's requirements, would need to provide Cul-de-Sac/Turnaround. - Verify the Bearings and distances matching with the Metes and Bounds Description. - Provide a North Arrow on the Location Map. - On the Location map, the Hidalgo County Parcel maps came out multi-colored. This may be a problem with the layer type, set the line layer to use black-solid lines. - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; _____ Chairman, Planning & Zoning Commission DATE - Need to correct the Mayor's Signature Block with correct wording, as it should read; _____ Mayor, City of McAllen DATE Need to contact owners of lots located directly East of proposed project, owners Portillo Ramona & Gilberto in regards to their 25.0 Ingress-Egress easement. *Disclaimer: Variance to be reviewed by the board at the P&Z meeting of May 20, 2025. *Variance was Tabled at the meeting of May 20, 2025. Subdivision was pulled out at the meeting of June 3, 2025 pending discussion regards to access to Subdivision. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL. THE ENGINEER SUBMITTED A VARIANCE APPLICATION, WHICH INCLUDED A VARIANCE TO: 1. VARIANCE TO NOT FRONT A PUBLIC STREET AND TO USE AN ACCESS EASEMENT IN LIEU OF STREET. STAFF RECOMMENDS DISAPPROVAL OF THE VARIANCE REQUEST.	Applied

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


LOCATION
PROPOSED PREMIER ESTATES SUBDIVISION
SOUTH WARE ROAD PLAZA SUBDIVISION
LOT 1
LOT 2
GUERRERO SUBDIVISION No. 2
LOT 1
ERNESTO GUERRERO SUBDIVISION
LOT 1
MACIAS-TORRES LOT 1 SUBDIVISION
LOPEZ-TORRES SUBDIVISION
LOT 1
LOS ARCOS SUBDIVISION
LOT 1
HERNANDEZ-GARCIA SUBDIVISION
LOT 1
IDELA'S CORNER SUBDIVISION
LOT 1
8
S. WARE ROAD
S WARE RD
N
W
E
S
DAYTONA AVE
ELMIRA AVE
FRANCISCA AV
GLORIA AVE
HELENA AVE
IDELA AVE
IDELA AVE
IDELA AVE
IDELA AVE
1
2
3
14
15
16
64
65
66
67

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**
- 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 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

VAR2025-0041

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: 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. TEX-MEX SURVEY S50'-N854.12'-W332.87' & E240'-W572.79'-S170'-N854.12' LOT 5 SEC 233 1.318AC GR 1.295AC NET

Proposed Subdivision (if applicable): VICTORIA ACRES SUBDIVISION

Street Address: ROOTH ROAD

Number of lots: 2 Gross acres: 6.00

Existing Zoning: R1 Existing Land Use: RESIDENTIAL AND FARMLAND

☑ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: ADRIANA REGALADO Phone: 956 878-9778

Address: 13432 NORTH ROOTH ROAD E-mail: ADRIANA.RX15@GMAIL.COM

City: MCALLEN State: TEXAS Zip: 78501

Owner

Name: SAME AS APPLICANT Phone:

Address: E-mail:

City: State: Zip:

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☑ Yes ☐ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 10/24/2025

Print Name: Luis A. Mendez ☐ Owner ☑ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by: J.C. Payment received by: Date:

Rev 06/21

OCT 24 2025
BY: CW

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

PLEASE SEE ATTACHED LETTER FOR VARIANCE DESCRIPTION AND REASON

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

September 04, 2025

City of McAllen
311 N. 15th Street
McAllen, Texas 78501
Planning and Zoning Department

RE: Variance Request: Exceed Maximum Block Length.

Dear Planning Department,

SAMES, Inc., on behalf of Ms. Adriana Regalado, respectfully submits this variance request for the proposed Victoria Acres Subdivision, located approximately ±520 feet north of the intersection of Rooth Road (29th Street) and Chapin Street, along the east side of Rooth Road Right-of-Way, situated within the City of McAllen limits.

Victoria Acres Subdivision consists of three (2) residential lots within a ±5.51-acre net tract. This variance request seeks approval for the maximum requirement of the block length allowed as per Section 138-107 of the City of McAllen Subdivision Ordinance, which establishes a limit of 1,200 feet. Due to existing site constraints and the overall subdivision layout, we are proposing a block length of approximately 1,325 feet, exceeding the ordinance requirement by 125 feet. In addition, there is an additional right-of-way to be dedicated for a future road along the east side of the subdivision which later provides access to this lot area.

This design is necessary to accommodate the property's existing topography, drainage requirements, and an efficient lot configuration while maintaining proper access and circulation within the subdivision. We believe the proposed layout provides the most practical and functional design for this development. The additional block length will not adversely impact traffic circulation, emergency access, or pedestrian connectivity.

We respectfully request your consideration and approval of this variance so that we may proceed with the subdivision process. Please find attached the proposed subdivision plat and supporting exhibits for your review.

Should there be any questions or comments regarding this request, we would be glad to discuss with the City of McAllen and the Traffic Department to provide any additional information necessary for the approval of this variance.

Best regards,

Luis A. Mendez
Project Manager
SAMES, Inc.

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

September 04, 2025

City of McAllen
301 N 15th Street
McAllen, Texas 78501
Engineering Department

RE: Variance Request: Request for Variance to Waive Street Improvement Escrow

Dear Engineering Department,

SAMES, Inc., on behalf of Ms. Adriana Regalado, respectfully submits this request for variance from the City of McAllen consideration regarding the Engineering Escrow Requirement for the proposed Victoria Acres Subdivision, located approximately ±520 feet north of the intersection of Rooth Road (29th Street) and Chapin Street, along the east side of Rooth Road Right-of-Way, within the city limits.

Victoria Acres Subdivision consists of two (2) residential lots within a ±5.51-acre net tract for the use of Single-Family Development. This request is seeking consideration to waive the escrowing requirement for Rooth Road (29th Street) and future 25th street extensions improvements. According to City of McAllen Engineering department Rooth Road (29th Street), the City of McAllen has already secured funding for roadway improvements. For the future 25th Street, the property owner is willing to dedicate the full 60-foot right-of-way to the City of McAllen as requested by City of McAllen, however this request is also to waive these roadway improvements in lieu of the dedication for full right-of-way width. Owner is requesting this variance due to financial constraints due to the current loan approval that has been only for its family members' residency, an additional cost for these improvements will significantly impact their financials available to build their new home.

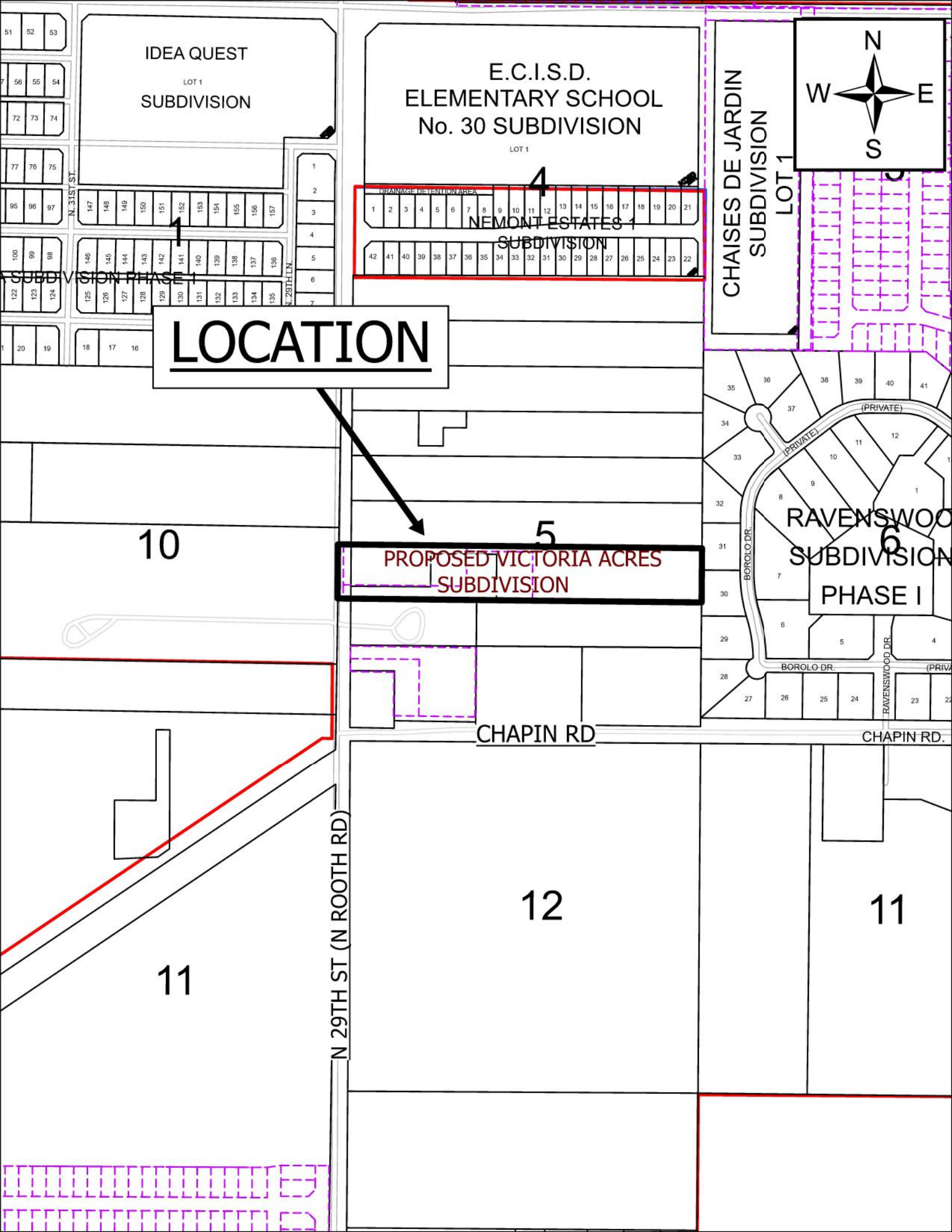
Granting this variance will allow the subdivision to proceed without imposing an unnecessary financial obligation on the property owner while ensuring that necessary right-of-way dedication and roadway planning remain properly coordinated with the City of McAllen. We respectfully request the City's consideration and approval of this variance to waive the escrow requirements.

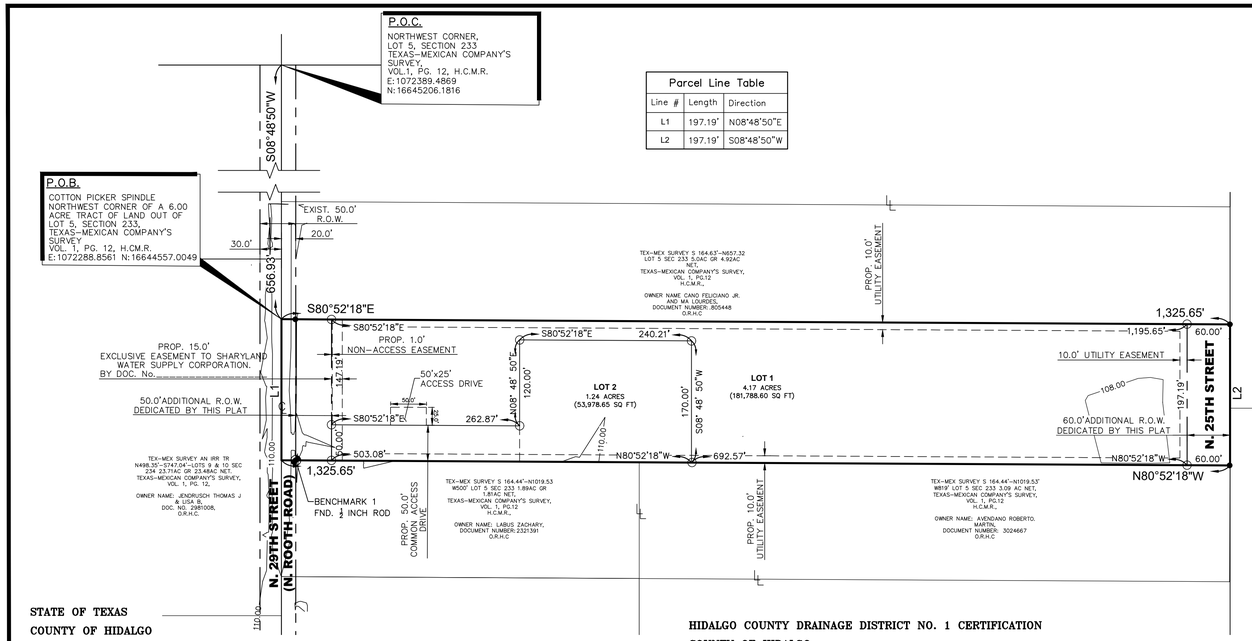
Should there be any questions or comments regarding this request, we would be glad to discuss with the City of McAllen and the Traffic Department to provide any additional information necessary for the approval of this variance.

Best regards,

08/04/2025

Luis A. Mendez
Project Manager
SAMES, Inc.


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



Parcel Line Table		
Line #	Length	Direction
L1	197.19'	N08°48'50"E
L2	197.19'	S08°48'50"W

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

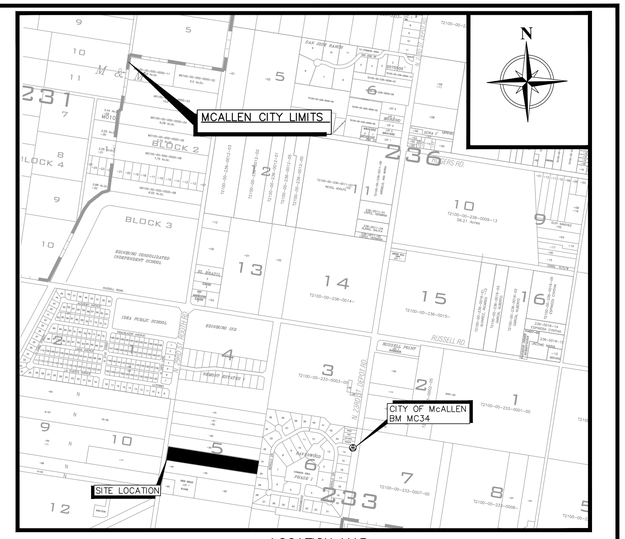
N W E S

SCALE: 1" = 100'

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..... 25 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   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: SOUTHWEST CORNER OF LOT 2 VICTORIA ACRES SUBDIVISION (½ INCH IRON ROD):
   THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83
   NORTHING: 16644359.2700
   EASTING: 1072278.4080
   ELEVATION:109.832'

   NEAREST CITY OF McALLEN BENCHMARK IS MC34 (30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP), SAID BENCHMARK IS LOCATED APPROXIMATE SOUTHWEST CORNER OF THE INTERSECTION OF BOROLO LANE & 23RD STREET.
   ELEV=105.86 (N=1664511.42, E=107905.50).
   VERTICAL DATUM: NAVD 88.
   HORIZONTAL DATUM: NAD 83.
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 9,899 CUBIC-FEET (0.227 AC-FT) OF STORM WATER RUNOFF. IT HAS ESTIMATED THAT A VOLUME OF 0.175 AC-FT (7,629 CF) WILL BE REQUIRED FOR LOT 1. A VOLUME OF 0.052 AC-FT (2,270 CF) WILL BE REQUIRED FOR LOT 2. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 2 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. PPROVED "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. 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.
16. 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.
17. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
18. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 29TH STREET (N. ROOTH RD.) AND NORTH 25TH LANE.
19. COMMON AREAS, ANY PRIVATE STREETS/SERVICE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.



LOCATION MAP
SCALE: 1"=1000

VICTORIA ACRES SUBDIVISION

A 6.00 ACRE(261,364.90 SQ.FT.) GROSS., 5.51 ACRE (239,711.06 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., 5.51 ACRE (239,711.06 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;

COMMENCING; AT THE NORTHWEST CORNER 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°48'50" 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°52'18" 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 1,325.65 FEET, TO A FOUND HALF (1/2) INCH IRON ROAD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°48'50" 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°52'18" 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 1,305.65 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 1,325.65 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°48'50" 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., 5.51 ACRE (239,711.06 SQ.FT.) NET., TRACT OF LAND, MORE OR LESS.

STATE OF TEXAS

COUNTY OF HIDALGO

WE, ADRIANA REGALADO, ROBERTO PEREZ & JO ANN PEREZ 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 OWNER : JO ANN PEREZ

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 & JO ANN PEREZ 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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF JESSICA M. MALDONADO, P.E.# 111579 ON 9/22/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

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 VICTORIA ACRES 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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

ON: _____ AT _____
AM/PM.

INSTRUMENT NUMBER_____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

COUNTY COURT SEAL OF HIDALGO, TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, SAMUEL D. MALDONADO, 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.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF SAMUEL D. MALDONADO. R.P.L.S.-No. 6027, ON 9/22/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

NO.	SHEET	REVISION	DATE	APPROVED
1	01	AS PER PLANNING PLAT REVIEW ON 7/21/25	8/11/25	

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ADRIANA REGALADO	13432 NORTH ROOTH ROAD	EDINBURG, TEXAS 78541		
OWNER:	ROBERTO PEREZ & JO ANN	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: November 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: 1/29/2026

SUBDIVISION NAME: VICTORIA ACRES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 29th Street (N. Rooth Road): Dedication as needed for 82.90 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

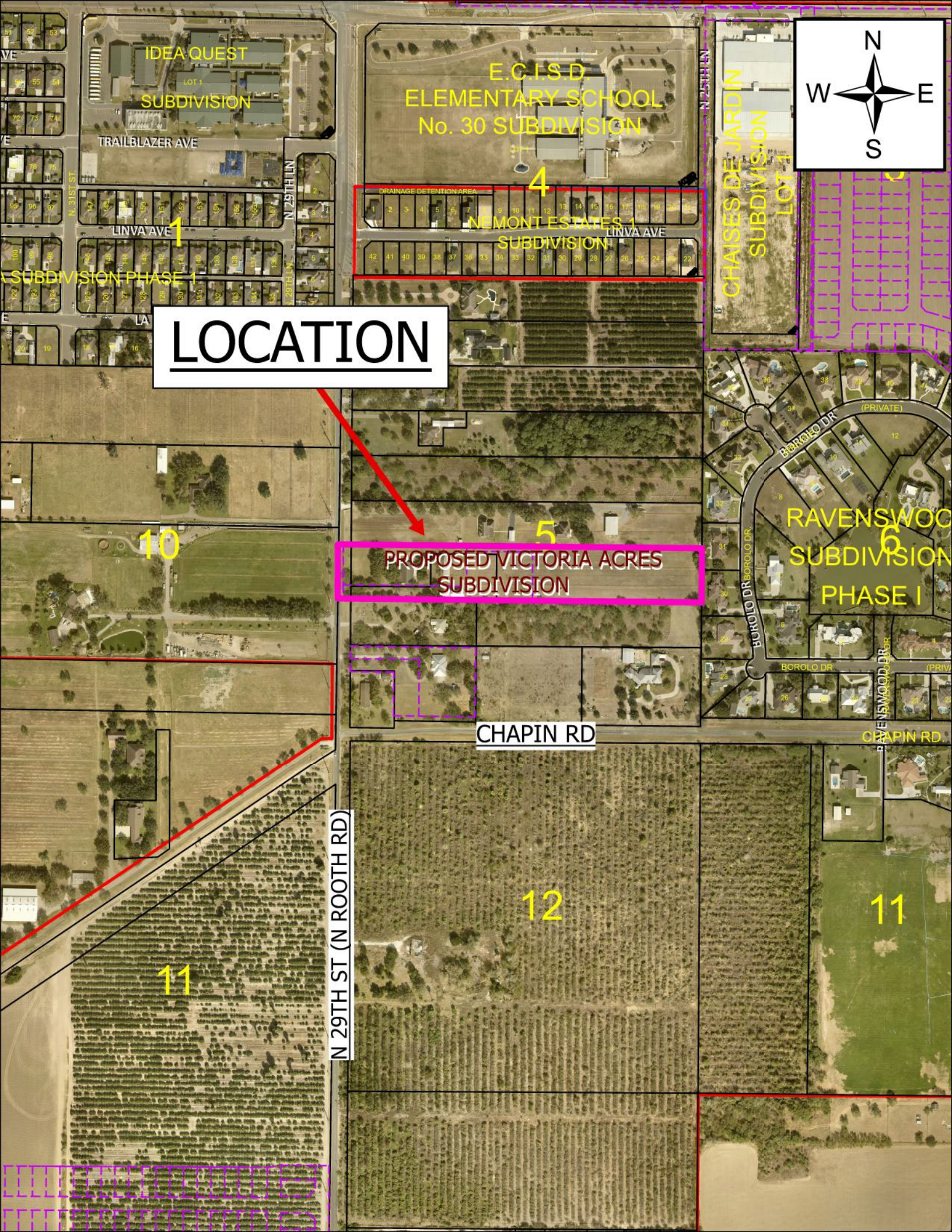
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street (N. Rooth Rd.) and North 25th Lane. Revisions Needed: - Add plat note as shown above. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 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 RECOMMEND ITEM BE REMOVED FROM THE AGENDA. PENDING CLARIFICATIONS FROM THE ENGINEER.	Applied


IDEA QUEST
SUBDIVISION
LOT 1
TRAILBLAZER AVE
E.C.I.S.D.
ELEMENTARY SCHOOL
No. 30 SUBDIVISION
N 25TH LN
CHASES DE JARDIN
SUBDIVISION
LOT 1
N
W
E
S
N 31ST ST
N 29TH LN
LINVA AVE
1
4
DRAINAGE DETENTION AREA
NEMONT ESTATES 1
SUBDIVISION
LINVA AVE
SUBDIVISION PHASE 1
LOCATION
(PRIVATE)
BOROLO DR
BOROLO DR
BOROLO DR
RAVENSWOOD
6
SUBDIVISION
PHASE I
10
5
PROPOSED VICTORIA ACRES
SUBDIVISION
BOROLO DR.
RAVENSWOOD DR.
CHAPIN RD
CHAPIN RD.
12
11
11
N 29TH ST (N ROOTH RD)

SUB2025-0107

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

Project Information

Subdivision Name Zuma Subdivision
Legal Description Lot 28c Bentsen Groves Subdivision, Add "C" Vol. 7. Pg. 30

Location Southwest corner of Bentsen Palm Drive and West Mile 7 Rd.
City Address or Block Number 11001 N Bentsen Palm Dr
Total No. of Lots 13 Total Dwelling Units N/A Gross Acres 9.98 Net Acres 7.28
☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☑Yes/☐No
For Fee Purposes: ☑Commercial (____ Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☑No
Existing Zoning N/A Proposed Zoning N/A Applied for Rezoning ☑No/☐Yes: Date ____
Existing Land Use Vacant / Proposed Land Use commercial
Irrigation District # 2 Water CCN: ☐MPU/☑Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☑No Parcel # 2499177
Estimated Rollback Tax Due $ 0.00 Tax Dept. Review CM

Owner

Name Zuma Development Co., LLC Phone 956-792-8060
Address 400 N. Cage Blvd. E-mail backofficeaccountant@gmail.com
City Pharr State TX Zip 78577

Developer

Name Zuma Development Co., LLC Phone 956-792-8060
Address 400 N. Cage Blvd. E-mail backofficeaccountant@gmail.com
City Pharr State TX Zip 78577
Contact Person Juan Garcia

Engineer

Name CHLH Engineering, LLC Phone 956-687-5560
Address 701 S. 15th Street E-mail cloro@chlhengineering.com
City McAllen State TX Zip 78501
Contact Person Cloromiro Hinojosa Jr, P.E.

Surveyor

Name Rio Delta Engineering Phone 956-380-5152
Address 921 S. 10th Ave. E-mail ivan@riodeltaengineering.com
City Edinburg State TX Zip 78539

RECEIVED
JUL 22 2025
By OC

VAR2025-0037

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: Lot 286, Bentsen Groves Subdivision Addition "C", Hidalgo Couny, Texas volume 7, page 30, Map records in Hidalgo County

Street Address: 11001 N. Bentsen Palm Drive

Number of lots: 13 Gross acres: 8.49

Existing Zoning: Agriculture Existing Land Use: Commercial

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name: Cloromiro Hinojosa Jr., P.E. Phone: 956-222-5423

Address: 701 S. 15th Street E-mail: cloro@chlhengineering.com

City: McAllen State: Texas Zip: 78501

Owner

Name: Zuma Development Company (Juan F. Garcia) Phone: (956) 792-8060

Address: PO Box 638 E-mail:

City: Pharr State: Texas Zip: 78577

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: Juan F Garcia Date: 9-18-2025

Print Name: Juan F. Garcia ☒ Owner ☐ Authorized Agent

[President and Owner of Zuma Development Company, LLC]

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00 02/13/23 from Previous Case.

Accepted by: J.C. Payment received by: Date:

RECEIVED
SEP 22 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.

Variance to omit the street required at the 1,200 ft block length requirement and N/S collector (1/4 Mile Location) These streets would not ever extend past this subdivision. The property south has building structures at this location. (residential)

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

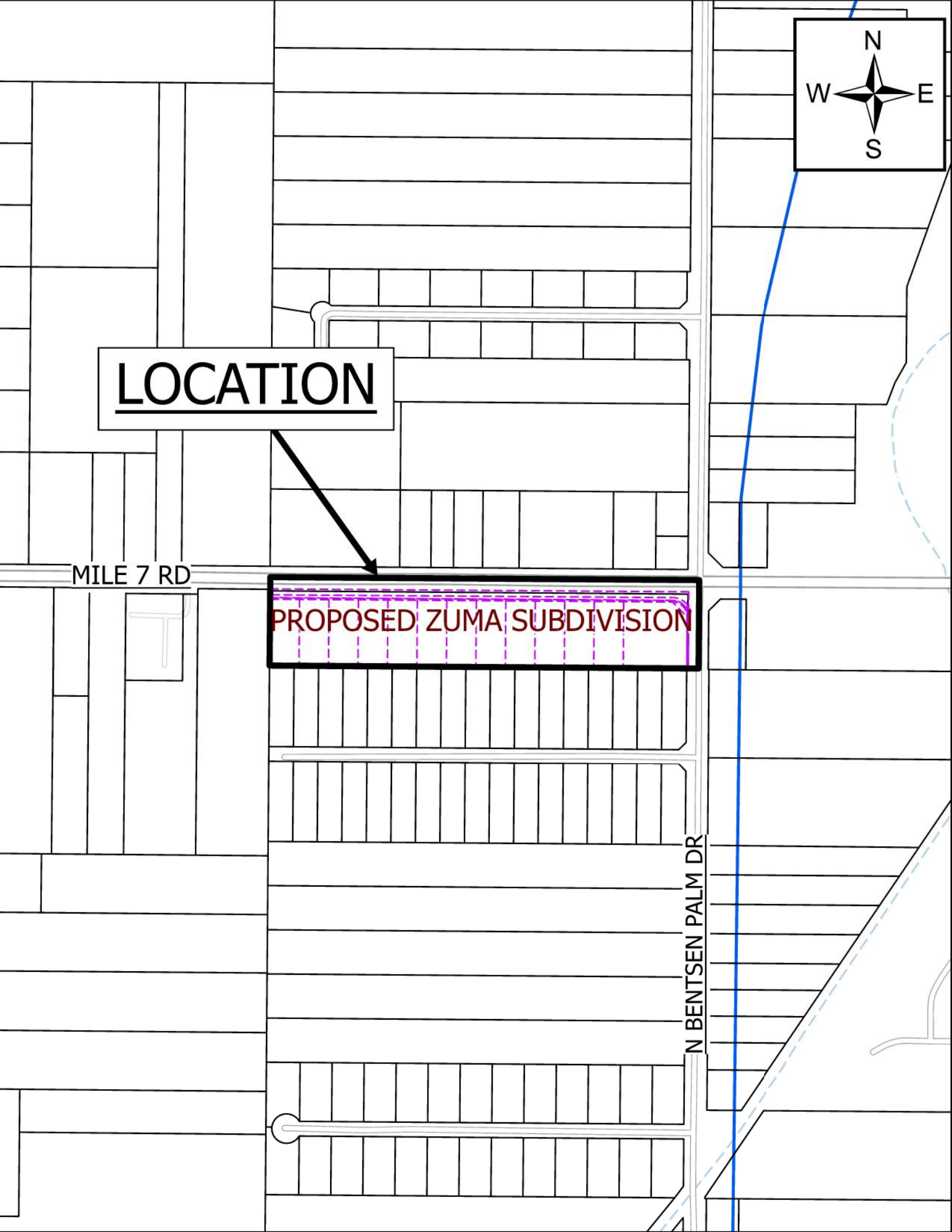
The streets are not needed because it would not be used beyond the subdivision and these lots are all fronting Mile 7 Road.

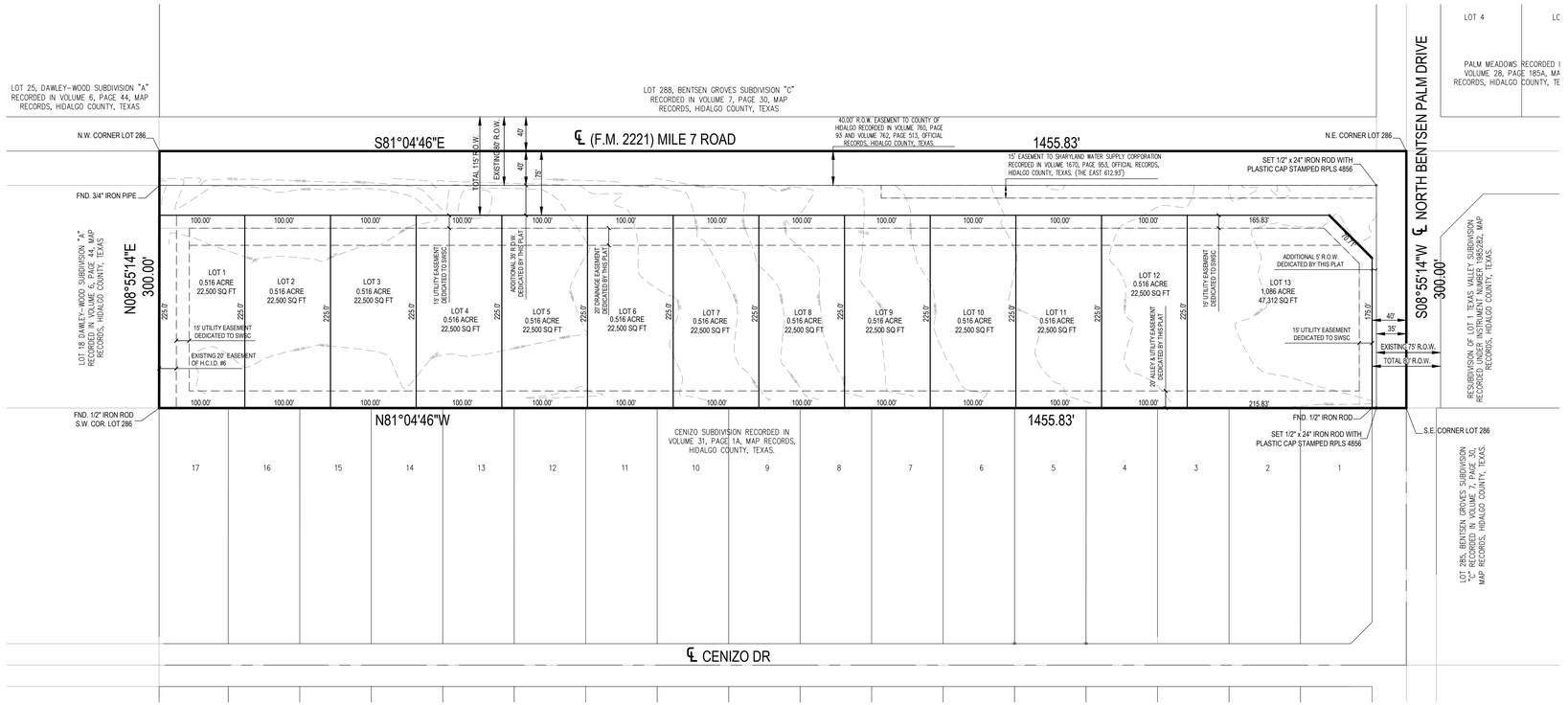
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The owners will have access to their lots from Mile 7 Road.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

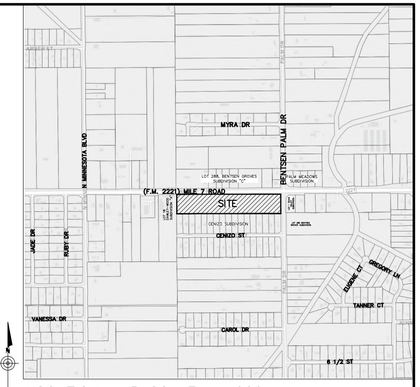
The subdivision to the south has no streets that would connect to these streets.


N
W
E
S
LOCATION
MILE 7 RD
PROPOSED ZUMA SUBDIVISION
N BENTSEN PALM DR



BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1"= 80'



LOCATION MAP SCALE: 1:1000

SUBDIVISION MAP OF ZUMA SUBDIVISION

LOT 286, BENTSEN GROVES SUBDIVISION ADDITION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY

GENERAL PLAT NOTES:
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.

2. THIS SUBDIVISION IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, COMMUNITY-PANEL NUMBER 480334 0290 D, MAP REVISED: JUNE 6, 2000

3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT MILE 7 ROAD (F.M. 2221): 10 FT OR GREATER FOR EASEMENTS
REAR: 10 FT OR GREATER FOR EASEMENTS;
CORNER: 10 FT OR GREATER FOR EASEMENTS;
INTERIOR SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.

4. A TOTAL OF 0 ACRE FEET OF DETENTION IS REQUIRED (0 C.F. PER LOT) FOR THIS SUBDIVISION AND AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

5. THE CITY OF MCALLEN TO HAVE A 25'x25' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS MEASURED FROM THE CURB.

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

7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG.

8. BENCHMARK CHISEL MARK ON TOP OF CURB ELEV. =

9. ALL BUFFERS MUST BE ON PRIVATE PROPERTY AND MAINTAINED BY THE LOT OWNERS ADJACENT TO BUFFER/FENCE.

10. LOT OWNERS OR BUILDERS SHOULD CONTACT IRR. DIST. No. 2 FOR EXACT LOCATION OF THEIR LINE BEFORE COMMENCING CONSTRUCTION.

11. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

12. 4 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG MILE 7 ROAD, NORTH BENTSEN PALM DRIVE

13. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER: ZUMA DEVELOPMENT COMPANY LLC		4000 N. CAGE BLVD. SUITE A, PHARR, TX 78577	
ENGINEER: CHLH ENGINEERING LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560
SURVEYOR: RIO DELTA SURVEYING	MARIO GONZALEZ	24593 FM 88 MONTE ALTO TEXAS	(956) 262-0222

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ZUMA 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.

_____ _____
ZUMA DEVELOPMENT COMPANY LLC DATE
4000 N. CAGE BLVD. SUITE A, PHARR, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS

_____
NOTARY PUBLIC

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

_____ _____
MAYOR, CITY OF MCALLEN DATE:

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE:

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ZUMA WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____

_____ _____
HIDALGO COUNTY JUDGE DATE

_____ _____
ATTEST: HIDALGO COUNTY CLERK DATE

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 _____, _____,

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ZUMA 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.

_____ _____
SHERILYN DAHLBERG DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 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 #6 RIGHTS OF WAYS OR EASEMENTS.

ATTEST

_____ _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20_____

_____
REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

No. _____ STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLOROMIRO HINOJOSA, JR.
CHLH ENGINEERING LLC
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (CELL)956-222-5423

No. _____ STATE OF TEXAS.

CHLH
ENGINEERING, LLC
TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

DATE OF REVISION: DECEMBER 2, 2025

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/10/2026

SUBDIVISION NAME: ZUMA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Mile 7 Road (F.M. 2221): 35ft. of dedication for 75ft. from centerline for 150 ft. total R.O.W. Paving 65 ft. to 105 ft. Curb & gutter: Both Sides Revisions Needed: - Revise street name as shown above prior to final. - Clarify if any issues with Easement to Sharyland Water Supply Corporation overlapping with required ROW dedications & provide document for staff review prior to final. - Clarify 40.00' R.O.W. easement to County with staff, provide document for staff review prior to final. - Need to label the "Total R.O.W." after accounting for the dedication from center line, prior to final. Label as "Total", prior to final. - Boundary of Subdivision seems to extend up to the Centerline on the Survey, clarify on the plat prior to final. - Clarify all the bold lines being shown on Mile 7 Road, need to provide 'Housekeeping' - Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
North Bentsen Palm Drive:5 ft. of dedication for 40 ft. from centerline for 80 ft. total R.O.W Paving: 52 ft. Curb & gutter: Both Sides Revisions Needed: - Revise street name as shown above prior to final. - Clarify the dimensions on the plat, plat shows existing 70 ft. of R.O.W. and provides an "Additional 5' R.O.W. dedication," however, there is an arrow dimension of 80 ft. being shown, so where did the extra 5 ft. of R.O.W. come from? - Need to label the "Total R.O.W." after accounting for dedication from center line prior to final. - Clarify the multiple bold lines being shown on N. Bentsen Palm Drive, need to provide 'Housekeeping' **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
*N/S collector Street (Western Boundary 1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. *Disclaimer: As per internal discussion & management decisions, N/S Collector street will no longer be dedicated on the Western Boundary of the plat, instead it will be entirely dedicated abutting the property. *Variance request to be presented at the meeting of 02/17/26. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording."	TBD
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length. *Subdivision layout submitted on July 22, 2025 does not comply with the 1,200 ft. block length requirement, plat submitted shows an approximate 1,455.83' block length. *Variance for the block length to be reviewed at P&Z meeting of February 17, 2026. ***Subdivision Ordinance: Section 134-118	TBD
* 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, industrial, and multi-family properties. Revisions Needed: - Proposing for alley or service drive easement South of the plat. Alley or service drive easement cannot dead-end. **Private Access Service Drive Easement must be minimum 24 ft. and in compliance with Fire and Public Works Department requirements. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front Mile 7 Road (F.M. 2221):Proposing 10 ft. or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change front setback note to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. ****Zoning Ordinance: Section 138-356	Non-compliance
*Rear: Proposing 10 ft. or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change rear setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Non-compliance
* Interior Sides: Proposing: In accordance with the zoning ordinance or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change side setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Non-compliance

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. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change corner setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Non-compliance
* Garage: Proposed Commercial Development. **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 along Mile 7 Road ,North Bentsen Palm Drive and N/S collector street. Pending Revisions Needed: -Finalize wording for note prior to final. ***Sidewalk requirements might increase to 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. ***Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Include note as shown above prior to final. ***Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: -Please remove plat note #15 prior to final, as it is a requirement not a required plat note.	Non-compliance
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: -Note wording for note#11 must be finalized prior to final, once subdivision requirements have been finalized.	Required

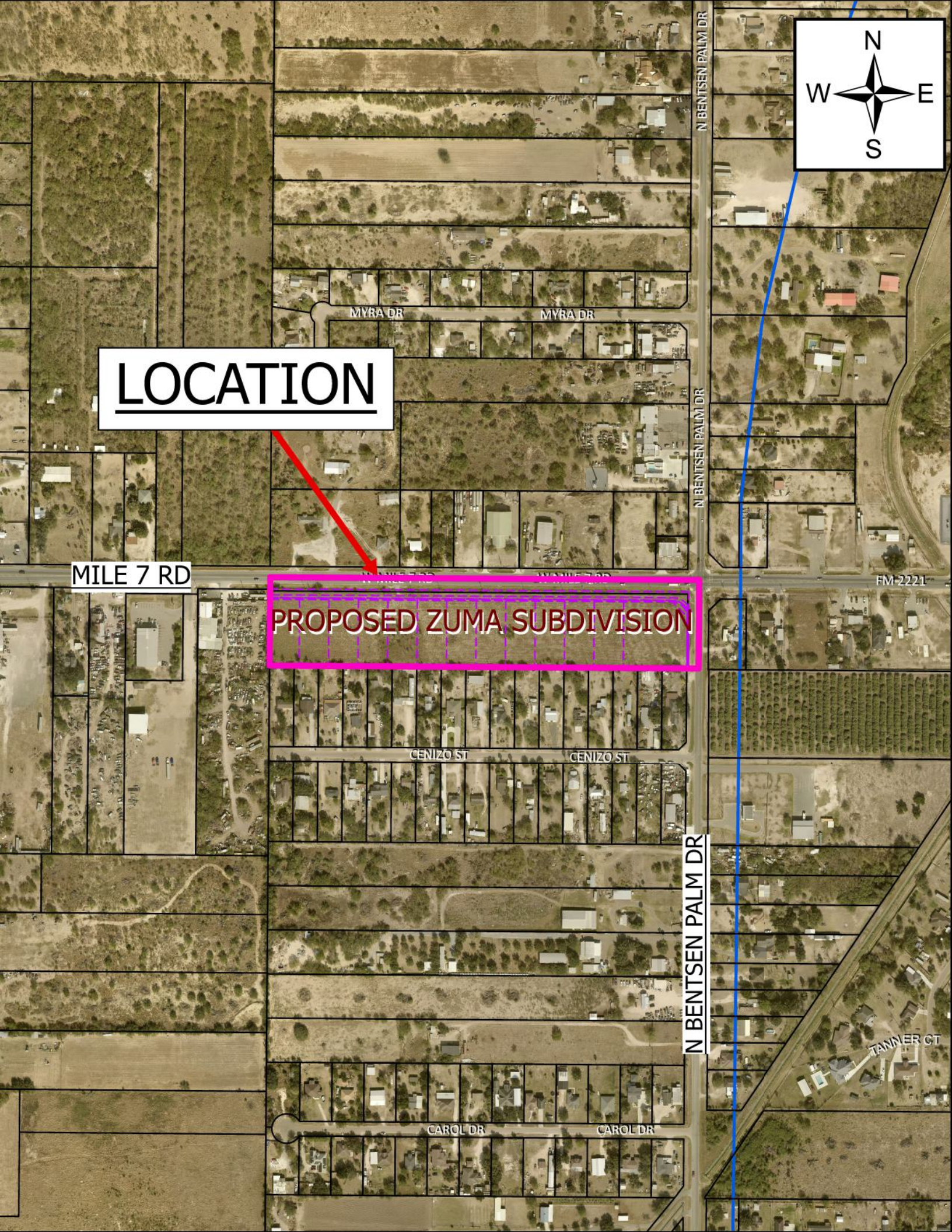
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

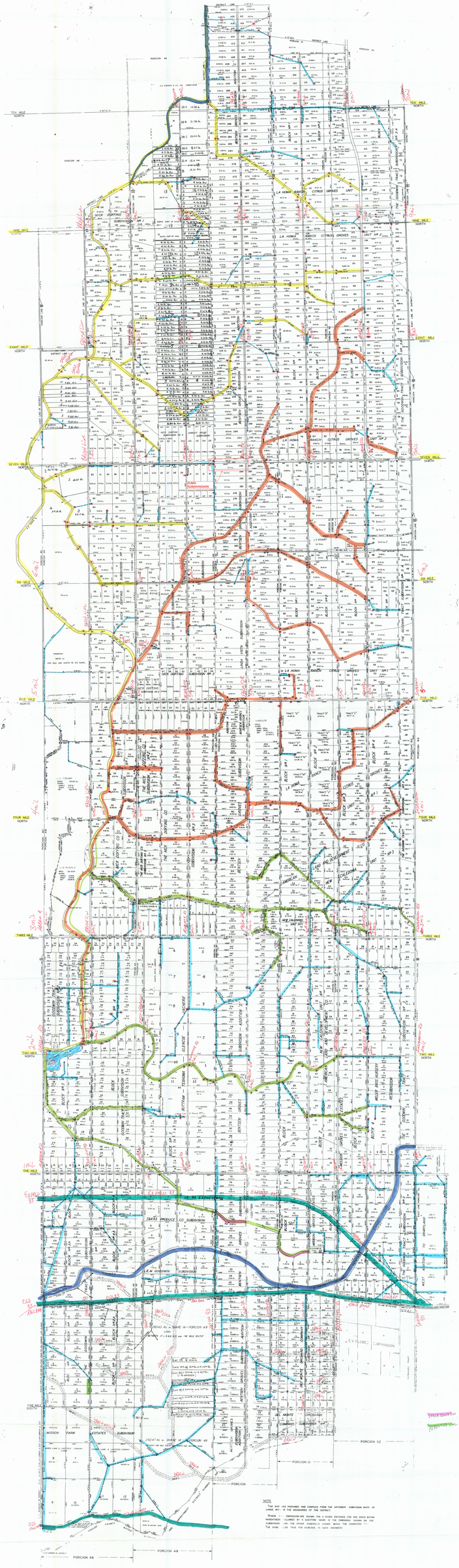
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: -Please remove plat note #12 prior to final, as it is a requirement not a required plat note. - Clarify if each lot will be able to meet their individual requirements as noted above, additional requirements may be required once clarified, finalize prior to final.	Non-compliance
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Section 134-168 applies if subdivision is proposed to be private. Pending Items: -Clarify note #13 as this a commercial development, remove plat note prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	No
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. Pending Items: -Clarify note #14 as this a commercial development, remove plat note prior to final. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	No
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: Commercial **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording.As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office.As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.	NA

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Subdivision is missing the 'Metes and Bounds,' needs to be shown on the plat. - Subdivision is missing the 'Legend Table,' needs to be shown on the plat. - In addition to preparation date, please include revision dates as changes are being made, where applicable. - Pending parcel information for area located on the South-West portion of the Plat. - On the Location map, add an arrow annotation that reads "SITE", use the parcel maps, make the street names bigger, add recorded subdivisions information, add the North arrow. - Survey Bearings and Distances does not match what is shown on the plat, please clarify this discrepancy. If required, will need to provide an updated survey. Need to add Metes & Bounds to the Plat. -Document for the West Portion of the Property regarding the Existing Irrigation Easement received. * Previous Subdivision Case was (SUB2022-0048)&(SUB2023-0016). Resubmitted due to conclusion of 6-Month extension. *Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. * Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL. **AT THE REQUEST OF THE ENGINEER, THE ENGINEER SUBMITTED TWO (2) VARIANCE REQUESTS: 1. VARIANCE TO THE BLOCK LENGTH 2. VARIANCE TO NOT DEDICATE FOR THEIR PORTION OF THE N/S COLLECTOR STREET - IRRIGATION DISTRICT DOCUMENT NO. PROVIDED STAFF RECOMMENDS APPROVAL OF THE VARIANCE REQUESTS.	Applied

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


N
W
E
S
LOCATION
MYRA DR
MYRA DR
N BENTSEN PALM DR
N BENTSEN PALM DR
MILE 7 RD
FM 2221
PROPOSED ZUMA SUBDIVISION
CENIZO ST
CENIZO ST
N BENTSEN PALM DR
TANNER CT
CAROL DR
CAROL DR


TEN MILE NORTH
NINE MILE NORTH
EIGHT MILE NORTH
SEVEN MILE NORTH
SIX MILE NORTH
FIVE MILE NORTH
FOUR MILE NORTH
THREE MILE NORTH
TWO MILE NORTH
ONE MILE NORTH
ONE MILE SOUTH
PORCION 48
PORCION 49
PORCION 51
PORCION 52
LA HOMA RANCH CITRUS GROVES UNIT
LA HOMA SUBDIVISION
HICK DOFFING SUBDIVISION
TEXAS PRODUCE CO SUBDIVISION
E.M. GODSMITH SUBDIVISION
MISSION FARM ESTATES SUBDIVISION
DEL MONTE COMPANY SUBDIVISION
E.V. FLOREZ SUBDIVISION
MILLER ROAD SUBDIVISION
EXPRESS 83
EXPRESS 281
MILE 5 NORTH
MILE 6 NORTH
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MILE 17 NORTH
MILE

SUB2025-0013

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

Project Information

Subdivision Name Amistad McAllen Subdivision
Legal Description JOHN H SHARY 2.63AC-E1095'-N193.77' LOT 317 2.63AC and JOHN H SHARY W225'-N193.8'-LOT 317 1.0AC GR 0.82AC NET
Location 1,162 feet north of the intersection of Nolana Loop and Taylor Rd
City Address or Block Number 4120 N Taylor Rd
Total No. of Lots 2 Total Dwelling Units 1 Gross Acres 7.39 Net Acres 7.39
☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No
For Fee Purposes: ☑Commercial (6.61 Acres)/☑ Residential (1 Lots) 0.784c. Replat: ☐Yes/☑No
Existing Zoning R-1 & AO Proposed Zoning _____ Applied for Rezoning ☐No/☑Yes: Date _____
Existing Land Use Agricultural Open Land Proposed Land Use Residential + Church
Irrigation District # U. I. D. Water CCN: ☐MPU/☐Sharyland Water SC Other _____
Agricultural Exemption: ☐Yes/☐No Parcel # _____
Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name Amistad McAllen Phone _____
Address 4120 N Taylor Rd E-mail _____
City McAllen State Tx Zip 78504

Developer

Name Same as Owner Phone (956) 650-0169
Address _____ E-mail _____
City _____ State _____ Zip _____
Contact Person _____

Engineer

Name Trimad Consultants Phone (956) 534-4110
Address 1803 Mozelle St E-mail gguzman@trimadstx.com
City Pharr State Tx Zip 78577
Contact Person Alfonso Guzman

Surveyor

Name Mario Gonzalez - Rio Delta Phone _____
Address _____ E-mail _____
City _____ State _____ Zip _____

RECEIVED
JAN 27 2025
By GC

VAR2025-0009

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: John H Shary W225'-N193.8'-Lot317 1.0 AC GR 0.82Ac NET
John H Shary 2.24 AC Out of E109.5'-N193.77' Lot 317 2.24 AC NET

Proposed Subdivision (if applicable): ~~Al~~ Amistad McAllen Subdivision

Street Address: 4120 N Taylor Rd, McAllen Tx 78504

Number of lots: 3 Gross acres: 7.39

Existing Zoning: R-1 & AO Existing Land Use:

☐ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: TRIMAD Consultants LLC Phone: 956 534 4110

Address: 1803 Mozelle St E-mail:

City: Pharr State: Tx Zip: 78577

Owner

Name: Amistad McAllen Phone:

Address: 4120 N Taylor Rd E-mail:

City: McAllen State: Tx Zip: 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☐ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: March 21, 2025

Print Name: Alfonso Guzman ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ~~☐~~ ✓ $250.00

Accepted by: J.C. Payment received by: Date:

Rev 06/21

RECEIVED
MAR 21 2025
By

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.

AG (Primerose Variance)

The issue is the dedication of 60 ft. R.O.W. for the Collector street "Primerose Ave." on the North side of the proposed property. North side is the only way to have access into the property, and the owner just purchased that land from U.I.D. By Giving up R.O.W. owner's purchase will be in vain. Proposed dev for church

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

AG

The proposed development is for a Church, placing a major arterial road will put families in danger due to high volume traffic. This variance is necessary to preserve the safety of the Children and families that will be assisting the church services

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.

AG

The variance will have no negative impact to public health, safety, or welfare or injurious to the legal rights of other property owners. The variance is being made to ensure that the safety of the public is a priority.

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.

AG

The development is going to be for a church, not a commercial business, the area surrounding it needs to be a safe place. Property is located along Taylor Rd. and is right next city limits of McAllen. Primrose cannot continue West.

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

1,200 Block Length Variance

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.

Variance request for allowance of the maximum block length to be 1,320 ft instead of 1,200 ft. There is a block connection at the east side of the property (N. 48th St) So there is no need for another block connector

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

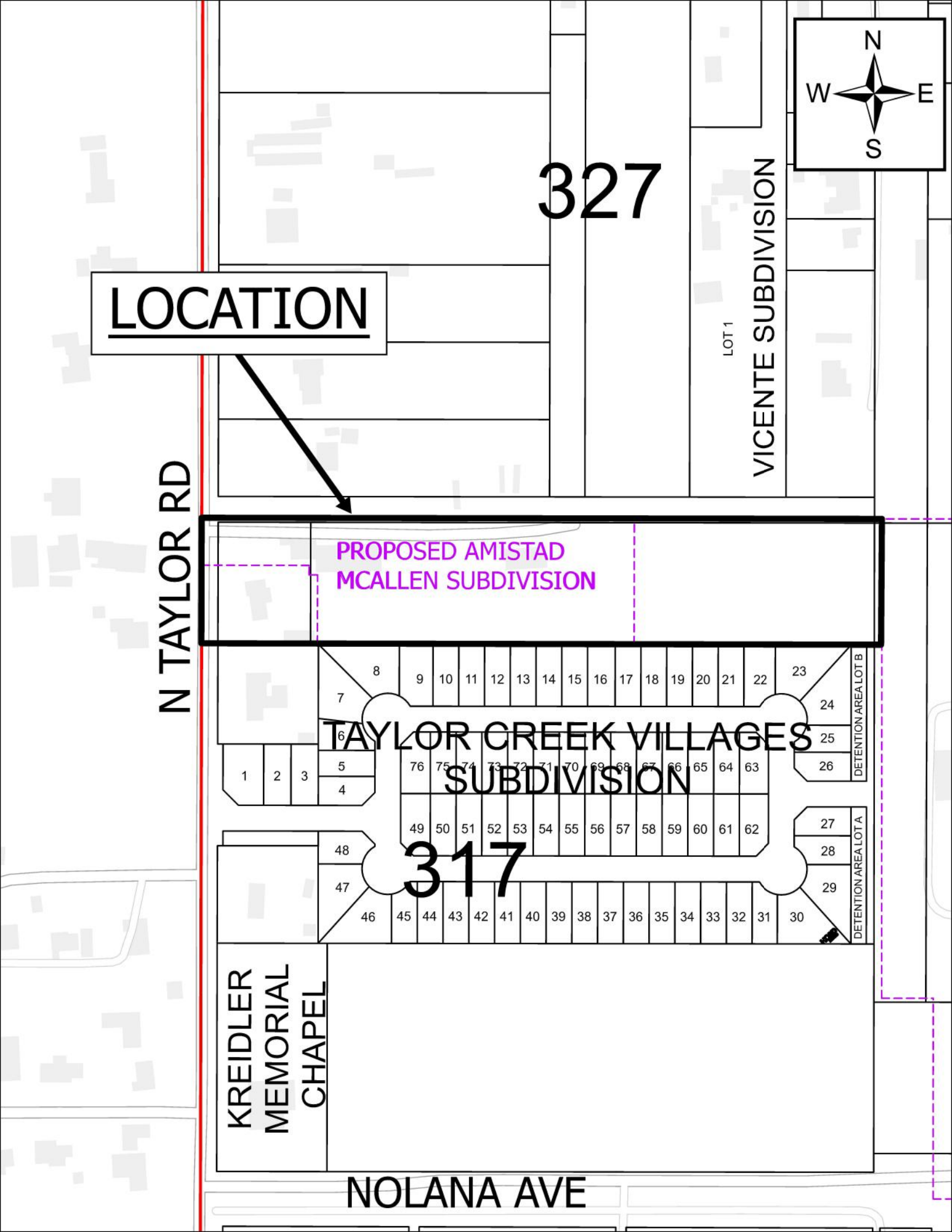
The variance is necessary to keep the integrity of the proposed subdivision and surrounding subdivisions. There is a proposed N. 48th st at the 1320 ft mark on the East of the property.

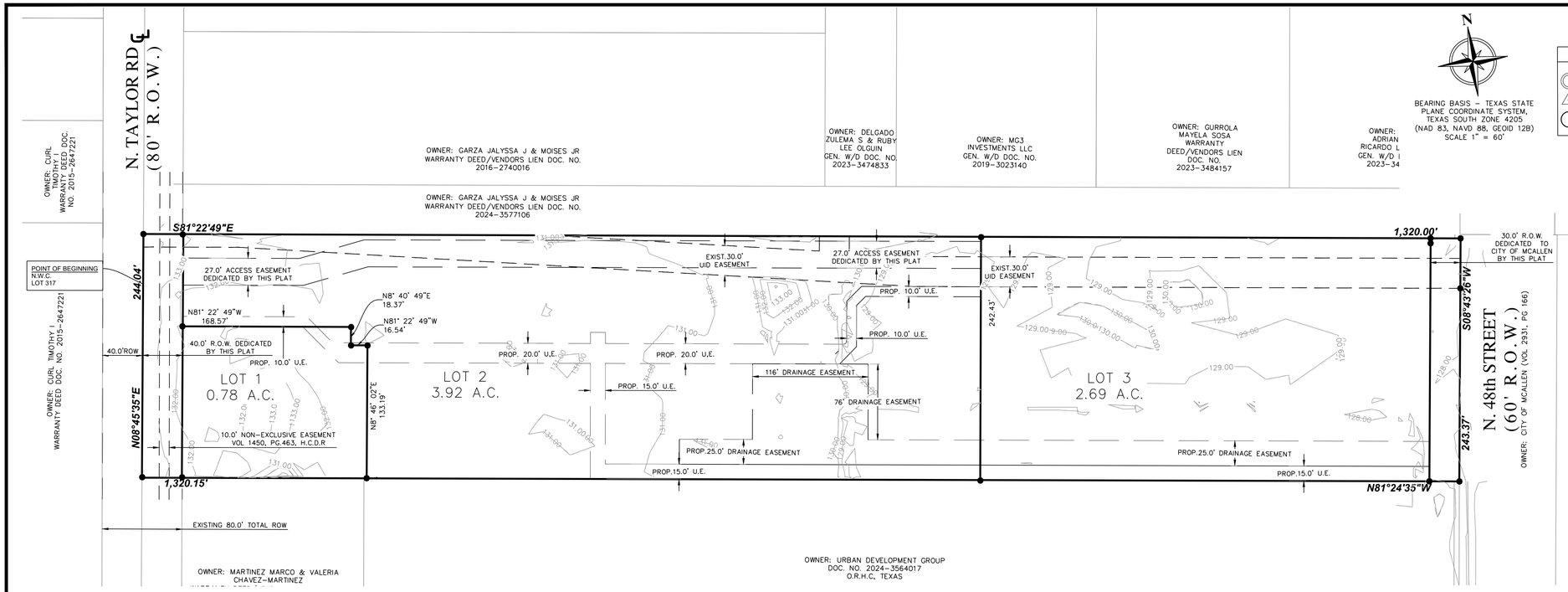
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

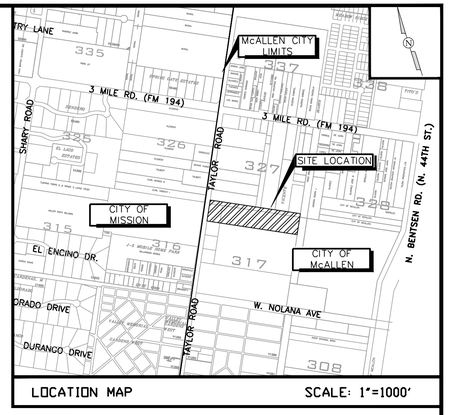
The variance will not have a negative impact and will help the neighboring subdivision by keeping the street alignment of N. 48th St

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.

there is a proposed N. 48th st on the west side of the property so that will serve as the block collector road


N
W
E
S
327
LOCATION
VICENTE SUBDIVISION
LOT 1
N TAYLOR RD
PROPOSED AMISTAD
MCALLEN SUBDIVISION
TAYLOR CREEK VILLAGES
SUBDIVISION
317
DETENTION AREA LOT B
DETENTION AREA LOT A
KREIDLER
MEMORIAL
CHAPEL
NOLANA AVE





METES AND BOUNDS

A 7.385 TRACT OF LAND OUT OF 19.49 ACRES OUT OF LOT 317, JOHN H. SHARY SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 19.49 ACRES ARE VESTED TO JIMMY K. JONES FROM H.P. TRUHE, JR. AND WIFE LOIS TRUHE BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 16, 1977 RECORDED IN VOLUME 1527, PAGE 74, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND 1.515 ACRE TRACT OF LAND OUT OF 3.03 ACRES OUT OF UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY BETWEEN LOT 317 AND LOT 327 (DOC NO. 2024-3529429). SAID 7.385 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING IN THE NORTHWEST CORNER OF LOT 317, JOHN H. SHARY SUBDIVISION AND BEING THE CENTERLINE INTERSECTION OF NORTH TAYLOR ROAD AND BEING THE NORTHWEST CORNER OF THE SOUTH 50 FEET OF THE UNITED IRRIGATION DISTRICT FOOT CANAL RIGHT OF WAY (HAVING COORDINATE VALUES OF X = 1059201.3050 Y = 166665.7367 BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83) (FOUND IN DOC NO. 2024-3529429) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81° 22' 49.01" EAST, ALONG THE SOUTH BOUNDARY OF THE NORTH 50 FEET OF THE UNITED IRRIGATION DISTRICT (FOUND IN DOC NO. 2024-3529429) A DISTANCE OF 39.41 FEET PASS AN UNFOUND IRON ROD CAPPED MEDINA AT THE APPARENT EAST RIGHT OF WAY LINE OF NORTH TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1.320 FEET TO A ROD SET (WITH A PLASTIC CAP STAMPED MEDINA) FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08° 42' 33.39" WEST, ALONG THE EAST LINE OF SAID LOT 317 A DISTANCE OF 243.39 FEET TO A ROD SET (WITH A PLASTIC CAP STAMPED RGEC) FOR THE SOUTHEAST CORNER OF CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81° 24 '17.47" EAST, ALONG THE SOUTH LINE OF SAID LOT 317, A DISTANCE OF 1281.80 FEET PASS A ROD SET (WITH A PLASTIC CAP STAMPED ASES 4802) AT THE APPARENT EAST RIGHT OF WAY LINE OF NORTH TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.09 TO A MAGNETIC NAIL SET AT THE CENTERLINE INTERSECTION OF NORTH TAYLOR ROAD FOR THE NORTHWEST CORNER OF THIS TRACT LAND;

THENCE, NORTH 8° 43' 51.17" EAST, ALONG THE WEST LINE OF SAID LOT 317, A DISTANCE OF 243.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.385 ACRES OF LAND, MORE OR LESS.

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.

RICARDO SALAZAR, P.E. — DATE
P.E. No. 125392
TBPELS FIRM REGISTRATION No. F-18526

STATE OF TEXAS · RICARDO SALAZAR · 125392 · LICENSED · PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

PABLO SOTO JR. , R.P.L.S. — DATE
R.P.L.S. No. 4541
TBPELS FIRM REGISTRATION No. F-20208

STATE OF TEXAS · REGISTERED · PABLO SOTO JR. · 4541 · PROFESSIONAL · LAND SURVEYOR

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

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

_____ ATTEST: _____
PRESIDENT — SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

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

SHARYLAND WATER CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE AMISTAD MCALLEN SUBDIVISION LOCATED AT CITY OF MCALLEN, IN HIDALGO COUNTY TEXAS, SUBJECT TO THE SUBDIVISION POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPERS DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE AND FEDERAL AGENCIES

DEVELOPER AND ITS DESIGN ENGINEER SHALL BE FULL RESPOSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORTATION EXCLUSIVE EASEMENT

_____ _____
CARLOS LIMA — DATE

CITY OF MCALLEN
PLANNING & ZONING COMMISSION

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

_____ _____
CHAIRPERSON, PLANNING AND ZONING COMMISSION — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE AMISTAD MCALLEN 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, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____
AMISTAD MCALLEN
DIRECTOR
ANTONIO E. DE LIZARDI
4120 N. TAYLOR ROAD
MCALLEN, TEXAS 78504-4557
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ANTONIO E. DE LIZARDI,** KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES_____

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

GENERAL NOTES

1. FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
2. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF PAVEMENT.
3. MINIMUM BUILDING SETBACK LINES:
   FRONT: 25.00' OR GREATER FOR EASEMENTS
   SIDE: 6.00' OR GREATER FOR EASEMENTS
   REAR: 10.00' OR GREATER FOR EASEMENTS
   CORNER: 10.00' OR GREATER FOR EASEMENTS
4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
5. A MINIMUM 4' SIDEWALK IS REQUIRED ALONG N. TAYLOR ROAD, N.48TH STREET, AND BOTH SIDES OF ALL INTERIOR STREETS.
6. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIRED AND T.P.D.E.S.
7. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 30,073 CUBIC FEET (OR 0.6904 ACRE-FEET) OF DRAINAGE RUNOFF.
8. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
9. 6FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL , OR INDUSTRIAL ZONE/USES, AND ALONG N. TAYLOR ROAD AND N. 48TH STREET.
10. 8FT. MASONRY WALL REQUIRED FRO, ADJACENT/BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES
11. HOMEOWNERS ASSOCIATION SHALL MAINTAIN DETENTION AREAS, INCLUDING THE DETENTION POND.
12. THE DRAINAGE SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, SO THAT THE APPROVED DRAINAGE PLAN RETAINS ITS ENGINEERED INTEGRITY AND FUNCTIONALITY. SHOULD THE SWALES BE FILLED-IN WITHOUT ANY CITY ASSESSMENT/APPROVAL, THE CITY OF SAN JUAN SHALL ACTIVATE THE CODE ENFORCEMENT PROCESS TO REGAIN THE FUNCTIONALITY OF THE SWALE.
13. ALL GREEN SPACE LOCATED AT THE ENTRANCE OF THE SUBDIVISION AND WITHIN RIGHT-OF-WAYS, OUTSIDE OF PROPERTY LINES TO BE CLEAN AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
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 IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IN SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR ROAD.
18. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

AMISTAD MCALLEN SUBDIVISION

A 7.39 ACRE (321,908.40 SQ. FT.) GROSS, 7.39 ACRE (321,908.40 SQ. FT.) NET, MORE OR LESS TRACT OF LAND OUT OF 19.49 ACRES OUT OF LOT 317, JOHN SHARY SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

TRIMAD CONSULTANTS L.L.C.
TBPELS FIRM REGISTRATION No. F-18526
1103 N. RAUL LONGORIA RD., BLDG C
SAN JUAN, TEXAS 78589
(956) 688-8860

DATE OF PREPARATION: DECEMBER 9, 2025

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	AMISTAD MCALLEN	4120 N. TAYLOR RD	MCALLEN, TEXAS 78504	(956)	
ENGINEER:	RICARDO SALAZAR, P.E.	1103 N RAUL LONGORIA RD.	SAN JUAN, TEXAS 78589	(956) 688-8860	
SURVEYOR:	PABLO SOTO JR.	1206 S. IRONWOOD	PAHRR, TEXAS 78577	(956) 782-8277	

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/29/2026

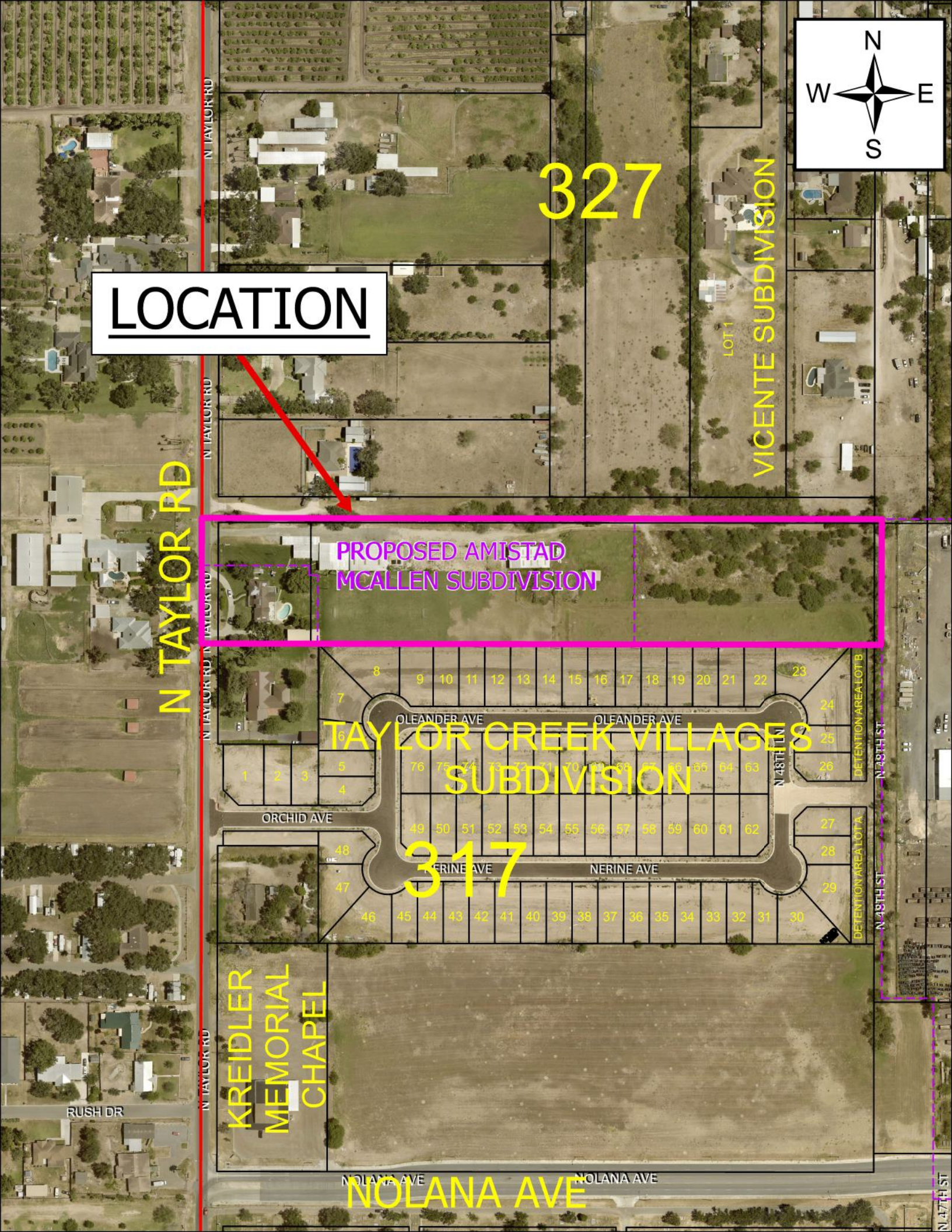
SUBDIVISION NAME: AMISTAD MCALLEN SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Taylor Rd. - Dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides Revisions Needed: - Please add/separate your labels to show the following: Existing R.O.W., Total R.O.W., Total R.O.W. after dedication, etc. - Disclaimer: Please clarify any existing easements that are being shown inside of the R.O.W. and provide Documents for Staff review prior to final. - Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final. **COM Thoroughfare Plan"	Non-compliance
N. 48th St.: 30 ft. of R.O.W. dedication required for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - 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"	Required
Primrose Ave. - *35 ft. of dedication needed for 70 ft. of R.O.W.* Paving: 44 ft. Curb & gutter: Both Sides *Disclaimer: As per our discussions & management decisions from the meeting of December 5, 2025, Primrose Ave. will no longer be required to be dedicated. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan"	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length. *The Engineer submitted a Variance application (VAR2025-0009) for the Block length for the meeting of March 21, 2025. As per discussions with the Engineer & City of McAllen, Access Easement proposed for connection to Lot 3. **Subdivision Ordinance: Section 134-118	TBD
* 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. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
Lot 1: * Front: 25 ft. or greater for easements, whichever is greater applies. Lots 2&3: * Front: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Lot 1: * Rear: 10 ft. or greater for easements, whichever is greater applies. Lots 2&3: * Rear: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Lot 1: * Sides: 6 ft. or greater for easements, whichever is greater applies. Lots 2&3: * Sides: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Lot 1: * Corner: 10 ft. or greater for easements, whichever is greater applies. Lots 2&3: * Rear: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Lot 1: * Garage: 18 ft. except where greater setback is required, greater setback applies. -Add the plat note as shown above prior to final. **Disclaimer: Only applies to Residential lot 1. **Zoning Ordinance: Section 138-356"	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* A 4 ft. wide minimum sidewalk required on N. Taylor Rd. & N. 48th St. Revisions Needed: - Needs to add plat note as shown above prior to final. *Disclaimer: As per our discussions & management decisions from the meeting of December 5, 2025, Primrose Ave. will no longer be required to be dedicated. **Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording 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. - Plat submitted on March 20, 2025 proposes: "6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Taylor Rd. & N. 48th Street." **Landscaping Ordinance: Section 110-46	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 Rd. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if 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. * Lots cannot be landlocked, access to a public street is required. * Lot 3 Proposes connection to street through a 27.0 ft. Access Easement that travels from West to East. Need to provide staff with a Variance for Lot 3 to use access easement in lieu of an 'existing' 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-1 (Single-Family Residential District) & A-O (Agricultural and Open Space District) Proposed: Institutional Use * Disclaimer: For a church, you will need to submit an application for a Conditional Use Permit (CUP) that will need to be reviewed by the Planning & Zoning Commission and by the City Commission. ***Zoning Ordinance: Article V	Compliance
* 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. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be $700.00	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	

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

* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Update location map with an updated hidalgo county parcel maps, add the recorded subdivisions surrounding it (i.e. Taylor Creek Villages, etc.). - Clarify the overlap of easements into the R.O.W. * To be presented at the April 22, 2025 Planning & Zoning Meeting. - Need to verify Metes & Bounds that it matches with the Bearings and Distances on the Plat, there are some sections that are different. - Need to add 'crows-feet' wherever applicable, as per Metes and Bounds. - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; _____ Chairman, Planning & Zoning Commission DATE - On the City Mayor's Signature block, you can remove the signature line for the City Secretary, this part is not required. - Please verify the acreage being mentioned in the legal description, it refers to 7.385 acres on the metes and bounds, and under the title it refers to 7.9 acres. - For the R.O.W. line dedication being proposed, modify the lineweights so that it differs from the lineweight for the Subdivision boundary line, line should be easily differentiable from one another. - Verify Bearings and Metes and Bounds, initial survey provided shows different bearings, these bearings do not match what's being shown on the plat. - Verify and revise Bearings on the Metes and Bounds to match what is shown on the plat, boundaries to reflect distances and bearings. * Disclaimer: At the Planning & Zoning Commission meeting of February 18, 2025, subdivision was approved in Preliminary Form subject to conditions noted, drainage & utilities approvals. *Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. * Disclaimer: For a church, you will need to submit an application for a Conditional Use Permit (CUP) that will need to be reviewed by the Planning & Zoning Commission and by the City Commission. * Disclaimer: You may want to verify the signature block of the Irrigation district, it mentions H.C.I.D. #2 however on the plat notes it mentions United Irrigation (U.I.D.) as the Irrigation district. * Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. **Must comply with City's Access Management Policy and access spacing as specified by the Traffic Department ***Additional notes as needed prior to final regarding maintenance responsibilities of any common areas. ****Must comply with Fire, Public Works and other departments as may be applicable at time of Conditional Use Permit review, including site plan requirements related to the C.U.P.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL. *DEPARTMENT STAFF DID NOT OBJECT TO THE REQUESTED VARIANCE TO NOT PROVIDE FOR PRIMROSE AVE.	Required


N
W
E
S
LOCATION
327
317
N TAYLOR RD
N TAYLOR RD
N TAYLOR RD
N TAYLOR RD
VICENTE SUBDIVISION
LOT 1
PROPOSED AMISTAD MCALLEN SUBDIVISION
TAYLOR CREEK VILLAGES SUBDIVISION
OLEANDER AVE
OLEANDER AVE
ORCHID AVE
NERINE AVE
NERINE AVE
N 48TH LN
N 48TH ST
N 48TH ST
N 47TH ST
DETENTION AREA LOT B
DETENTION AREA LOT A
KREIDLER MEMORIAL CHAPEL
RUSH DR
NOLANA AVE
NOLANA AVE
NOLANA AVE

SUB2025-0120

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

Project Information

Subdivision Name My Home Crossing Dreams

Legal Description Being a 0.87 acre tract of land, more or less, containing all of lot 6, and the west 157 ft of lot 7 and the north 3ft of the west 157 ft of Lot 8.

Location 11 S 29th St

City Address or Block Number

Total No. of Lots 1 Total Dwelling Units 22 Gross Acres ____ Net Acres 0.87

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

For Fee Purposes: ☑Commercial (0.87 Acres)/☑Residential (1 Lots) Replat: ☑Yes/☐No

Existing Zoning R3 Proposed Zoning R3 Applied for Rezoning ☐No/☑Yes: Date May 24th 202

Existing Land Use Vacant Proposed Land Use R3 T

Irrigation District # 1 Water CCN: ☑MPU/☐Sharyland Water SC Other

Agricultural Exemption: ☐Yes/☑No Parcel # G3100-00-000-0007-00, G3100-00-000-00 03 -00

Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name My Home LLC Phone (956) 322-5987

Address 2212 Primrose Ave Ste F E-mail auroravitamoderna@gmail.com

City McAllen State TX Zip 78504

Developer

Name My Home LLC Phone (956) 322-5987

Address 2212 Primrose Ave Ste F E-mail auroravitamoderna@gmail.com

City McAllen State TX Zip 78504

Contact Person Oscar

Engineer

Name Mario Salinas Phone (956) 537-1311

Address 3911 N 10th St Ste H E-mail msalinas6973@att.net

City McAllen State TX Zip 78501

Contact Person Mario Salinas

Surveyor

Name David Salinas Phone (956) 682-[illegible]

Address 2221 W Daffodil Ave E-mail dsalinas@salinasengineering.com

City McAllen State TX Zip 78501

RECEIVED
AUG 21 2025
By DC

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 8/11/25

Print Name Mario A. Salinas

Owner ☐ Authorized Agent ☑

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

VAR2026-0001

City of McAllen
Planning Department
VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

Project

Legal Description: Being a 0.87 acre tract of land more or less, containing all of lot 6 and the west 157.00 feet of lot 7 & the north 3.0 feet of the west 50.50 feet

Proposed Subdivision (if applicable): My Home Crossing Dreams

Street Address: 11 S. 29th street

Number of lots: 1 Gross acres: 0.87 acres

Existing Zoning: R-3 Existing Land Use: R-3

☑ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: Maria Salinas Phone: (956) 537-1311

Address: 3911 N. 10th Street Suite H E-mail: msalinas6973@att.net

City: McAllen State: TX Zip: 78501

Owner

Name: My Home LLC Phone: (956) 821-2837

Address: 2212 Primrose Ave E-mail: auroravitanderna@gma.l.com

City: McAllen State: TX Zip: 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: [signature] Date: 1-13-26

Print Name: Maria Salinas ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by NM Payment received by _____ Date _____

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

In lieu of the cul de sac developer is requesting to proposed a half street extension for 28th street. On the proposed half street make a curb cut on that street for project. For this half street make a street sign to say no parking on this 28th street.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

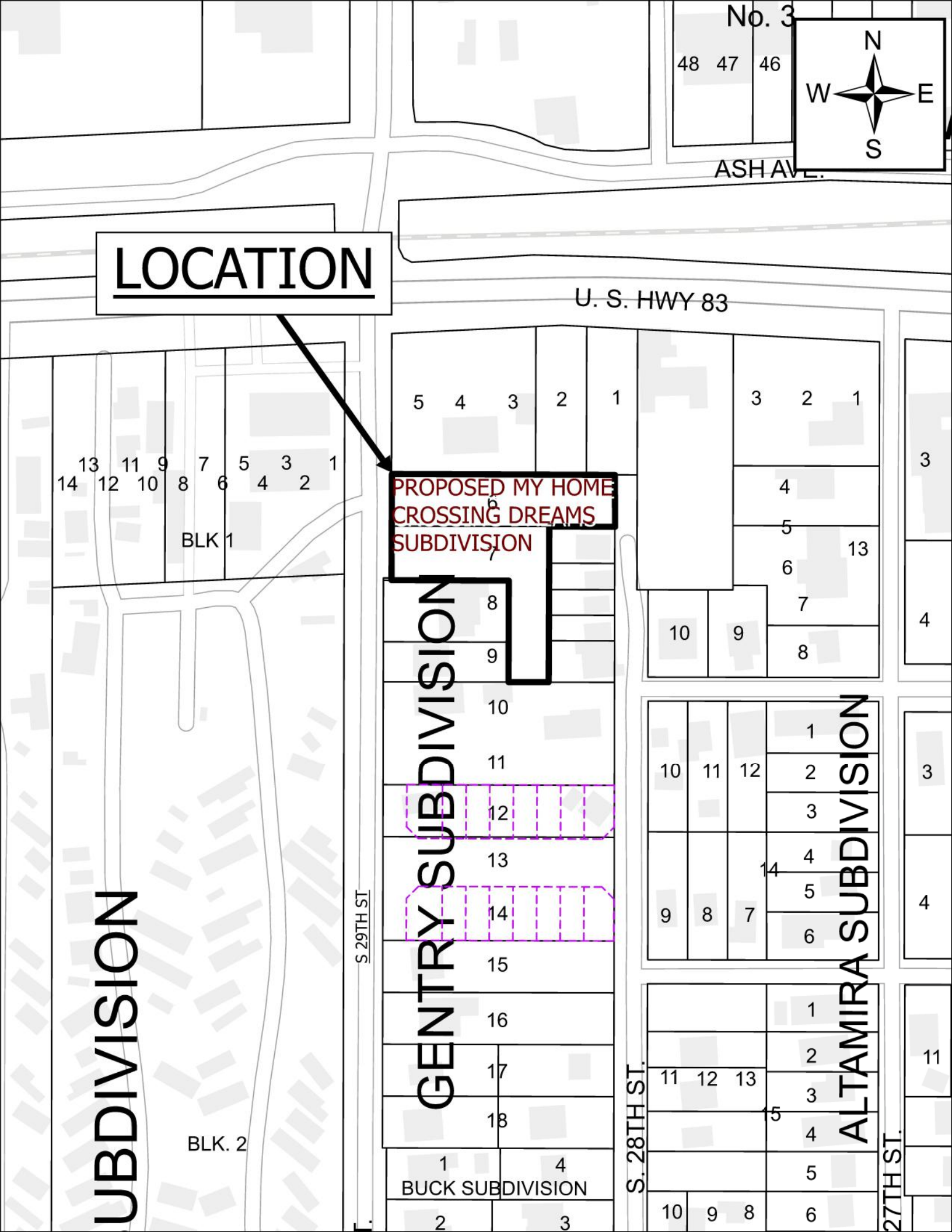
Help the flow of traffic for the development and everyone around it.

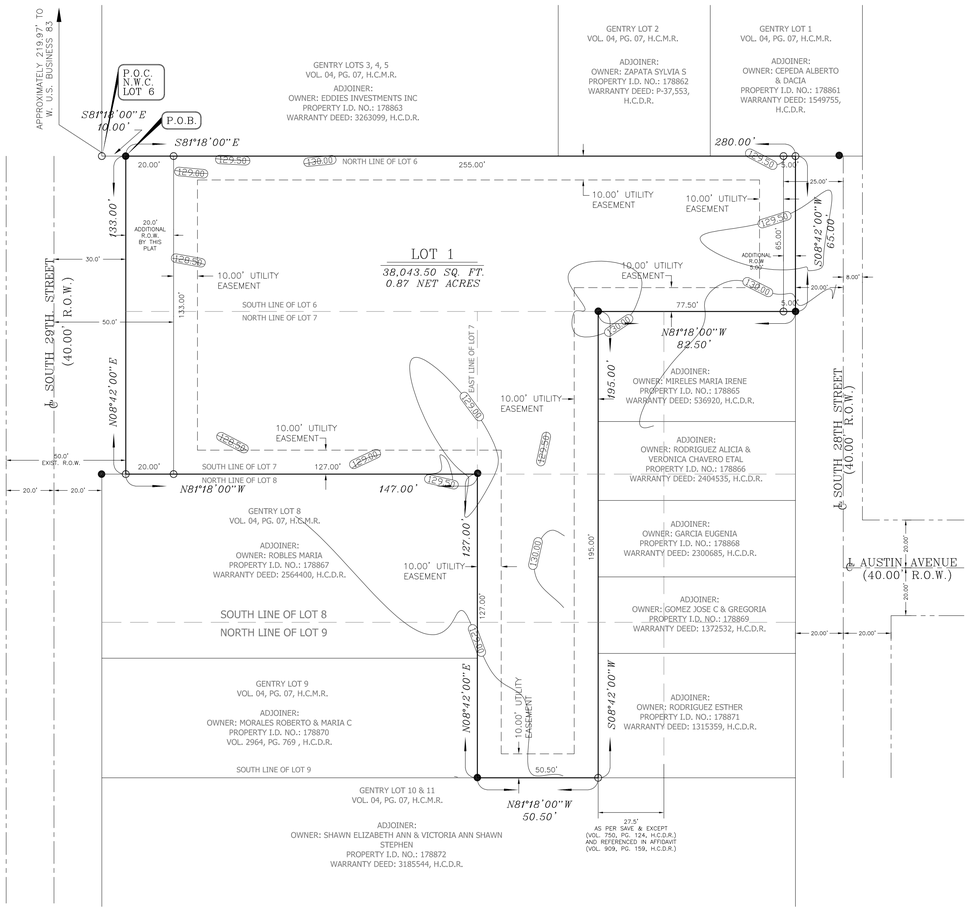
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The development will boost the area and more developments or a small property

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.

-No cul de sac, proposed half street with curb cut on 28th Street, adding some sort of no parking on that half street.


No. 3
N
W
E
S
ASH AVE.
LOCATION
U. S. HWY 83
PROPOSED MY HOME
CROSSING DREAMS
SUBDIVISION
BLK 1
BLK. 2
S 29TH ST
GENTRY SUBDIVISION
ALTAMIRA SUBDIVISION
BUCK SUBDIVISION
S. 28TH ST.
27TH ST.



LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WHIT YELLOW CAP MARKED "SEA 5782"
⊙	FOUND 1/2" IRON PIPE
⊗	SET 60-D NAIL
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

N

SCALE 1":500'

VICINITY MAP



HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
   THE TRACT LIES IN "ZONE C"; IS DEFINED AS AREAS OF MINIMAL FLOODING. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480343 0005 C, MAP REVISED NOVEMBER 2, 1982.

2. SETBACKS:
   FRONT: 20 FT. OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER
   REAR: 10 FT. OR GREATER FOR EASEMENT
   SIDE: 5 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER.
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK APPLIES.

3. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S. 29TH STREET AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED BOTH SIDES OF ALL INTERIOR STREETS.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP THE CURB MEASURED AT FRONT CENTER OF EACH LOT..

5. CITY OF McALLEN BENCHMARK: MC 76 IS LOCATED AT THE NORTH BOUND OF BUS 83, 110 FT EAST FROM THE BC OF WARE RD AND 5 FT NORTH FROM THE BC OF BUS 83, THE MONUMENT IS 22 FT SOUTH FROM THE R.R. TRACK RUNING EAST – WEST. ELEV. 131.44 FEET HORIZONTAL DATUM NAD 83 LAT. 26° 12' 29.90909"N LONG. 098° 15' 39.49250"W. NORTHING 16601127.00278, EASTING 1062624.1962.

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 5,745 CUBIC-FEET 0.13 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.

7. NO PERMANENT STRUCTURES, 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.

8. 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.

10. THE DRAINAGE DETENTION CONNECTION WILL BE REVIEWED AT THE TIME OF BUILDING.

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

12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.

13. COMMON AREAS AND ANY PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

14. ALL UTILITY EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE NOTED.

MAP
OF
MY HOME CROSSING DREAMS SUBDIVISION
HIDALGO COUNTY, TEXAS

BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONTAINING ALL OF LOT 6, AND, THE WEST 157.0 FEET OF LOT 7, AND, THE NORTH 3.0 FEET OF THE WEST 157.0 FEET OF LOT 8, AND, THE WEST 50.50 FEET OF THE EAST 133.0 FEET OF LOT 9, GENTRY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 04, PAGE 07, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONTAINING ALL OF LOT 6, AND, THE WEST 157.0 FEET OF LOT 7, AND, THE NORTH 3.0 FEET OF THE WEST 157.0 FEET OF LOT 8, AND, THE WEST 50.50 FEET OF THE EAST 133.0 FEET OF LOT 9, GENTRY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 04, PAGE 07, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.87 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 6 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID N. 29TH STREET; THENCE AS FOLLOWS:

SOUTH 81 DEGREES 18 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 10.00 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. 29TH STREET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 18 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 280.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF AUSTIN STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
(2) THENCE, SOUTH 08 DEGREES 42 MINUTES WEST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID AUSTIN STREET, A DISTANCE OF 65.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6 FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
(3) THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 82.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
(4) THENCE, SOUTH 08 DEGREES 42 MINUTES WEST, A DISTANCE OF 195.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SIDE LOT 9 FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
(5) THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SIDE LOT 9, A DISTANCE OF 50.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
(6) THENCE, NORTH 08 DEGREE 42 MINUTES EAST, A DISTANCE OF 127.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 7 FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
(7) THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH SOUTH LINE OF SAID LOT 7, A DISTANCE OF 147.0 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 SIDE S. 29TH STREET FOR THE SOUTHWEST CORNER OF THIS THEIREN DESCRIBED TRACT;
(8) THENCE, NORTH 08 DEGREES 42 MINUTES EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SIDE N. 29TH STREET, A DISTANCE OF 133.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES OF LAND, MORE OR LESS.

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 ENGINNER # 96611
3911 N. 10TH STREET, SUITE H
McALLEN, TEXAS 78501

DATE:

STATE OF TEXAS
MARIO A. SALINAS
96611
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF CAMERON

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 PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINNERS & SURVEYORS
DAVID O SALINAS
FIRM No. 100657-00
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
(956) 682-9081

DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____AT _____AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone
OWNER:	OSCAR A. HERNANDEZ GARCIA	2212 PRIMEROSE AVE. STE. F	McALLEN, TEXAS. 78504	(956) 821-2837
ENGINEER:	MARIO A. SALINAS	3911 N. 10 th. St. SUITE H	McALLEN TEXAS 78501	(956) 537-1311
SURVEYOR:	DAVID O SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081

N

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

0 60 120 Feet

SCALE 1" = 30'

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE MY HOME CROSSING DREAMS SUBDIVISION AN ADDITION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT OF WAY SOUTH 28TH STREET ARE BEING DEDICATED BY THIS PLAT.

MY HOME LLC.
2212 PRIMEROSE AVE. STE F
McALLEN, TEXAS 78504
BY: OSCAR A. HERNANDEZ GARCIA, MANAGING MEMBER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OSCAR A. HERNANDEZ GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE _____DAY OF _____, 2024.

NOTARY PUBLIC

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1
ON THIS _____ DAY OF _____, 20____.

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

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

PRESIDENT

SECRETARY

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 SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

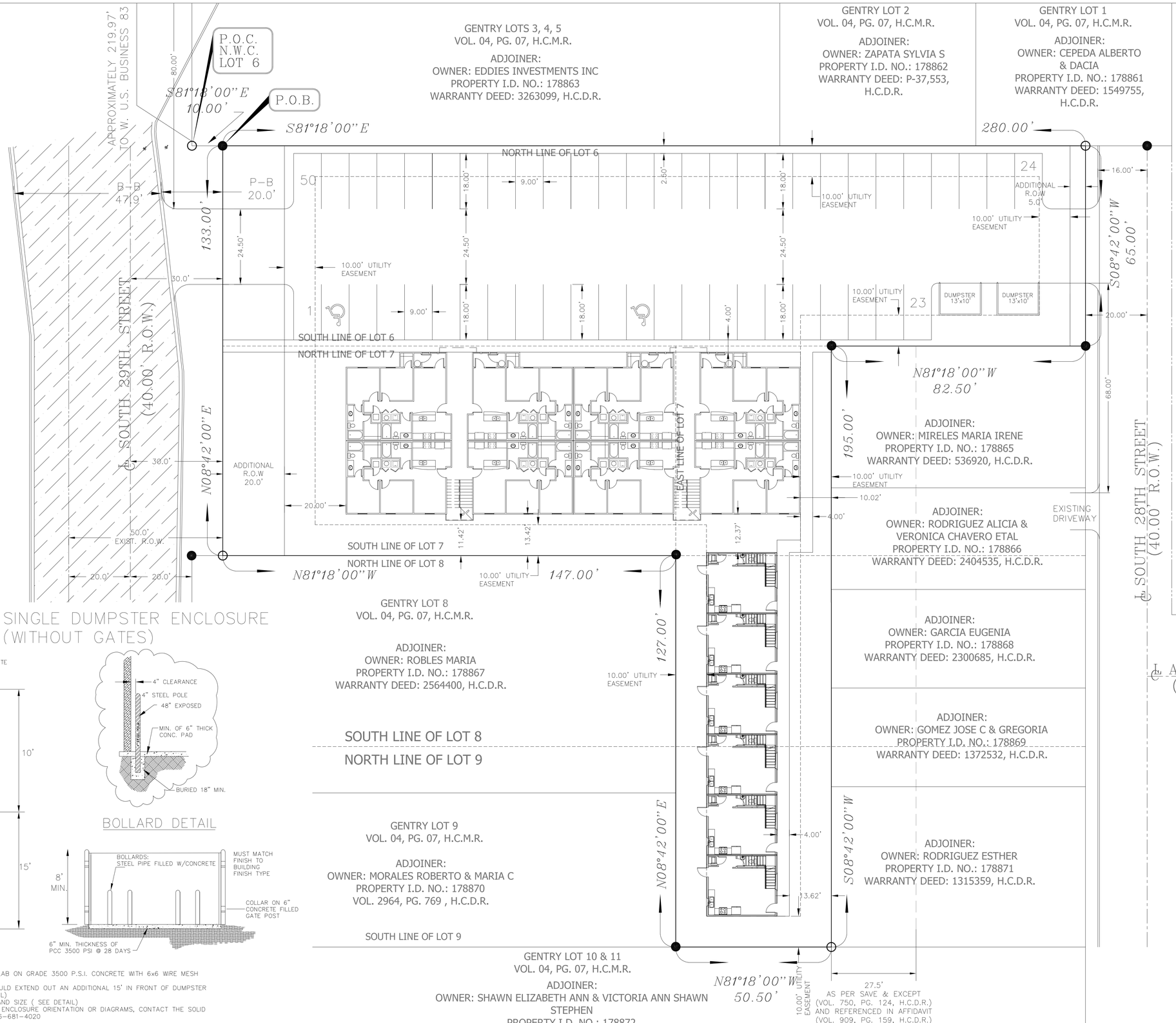
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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.

BY: RAUL SESIN, P.E, C.F.M., DISTRICT MANAGER

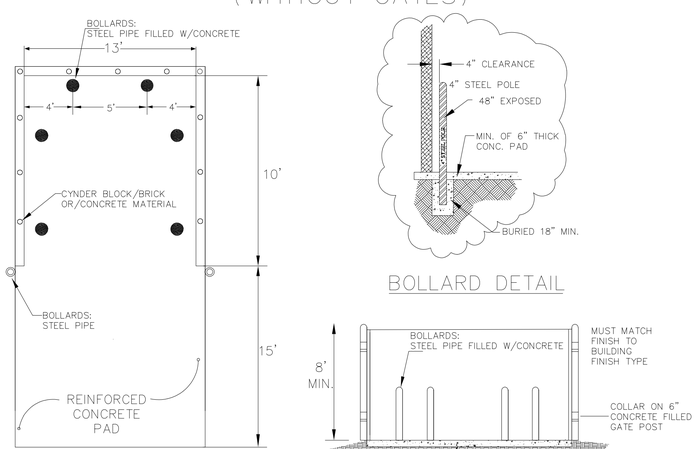
DATE

DATE OF PREPARATION OCTOBER 17 2025

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



DETAIL 401: SINGLE DUMPSTER ENCLOSURE (WITHOUT GATES)



NOTES:

1. 6" THICK CONCRETE SLAB ON GRADE 3500 P.S.I. CONCRETE WITH 6x6 WIRE MESH OR ½" (#4) REBAR
2. CONCRETE APRON SHOULD EXTEND OUT AN ADDITIONAL 15' IN FRONT OF DUMPSTER ENCLOSURE (SEE DETAIL)
3. BOLLARD PLACEMENT AND SIZE (SEE DETAIL)
4. FOR CLARIFICATION OF ENCLOSURE ORIENTATION OR DIAGRAMS, CONTACT THE SOLID WASTE DIVISION AT 956-681-4020

PROJECT NAME:
MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS:
S 29TH STREET McALLEN, TEXAS

CLIENT INFORMATION:
MY HOME, LLC

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

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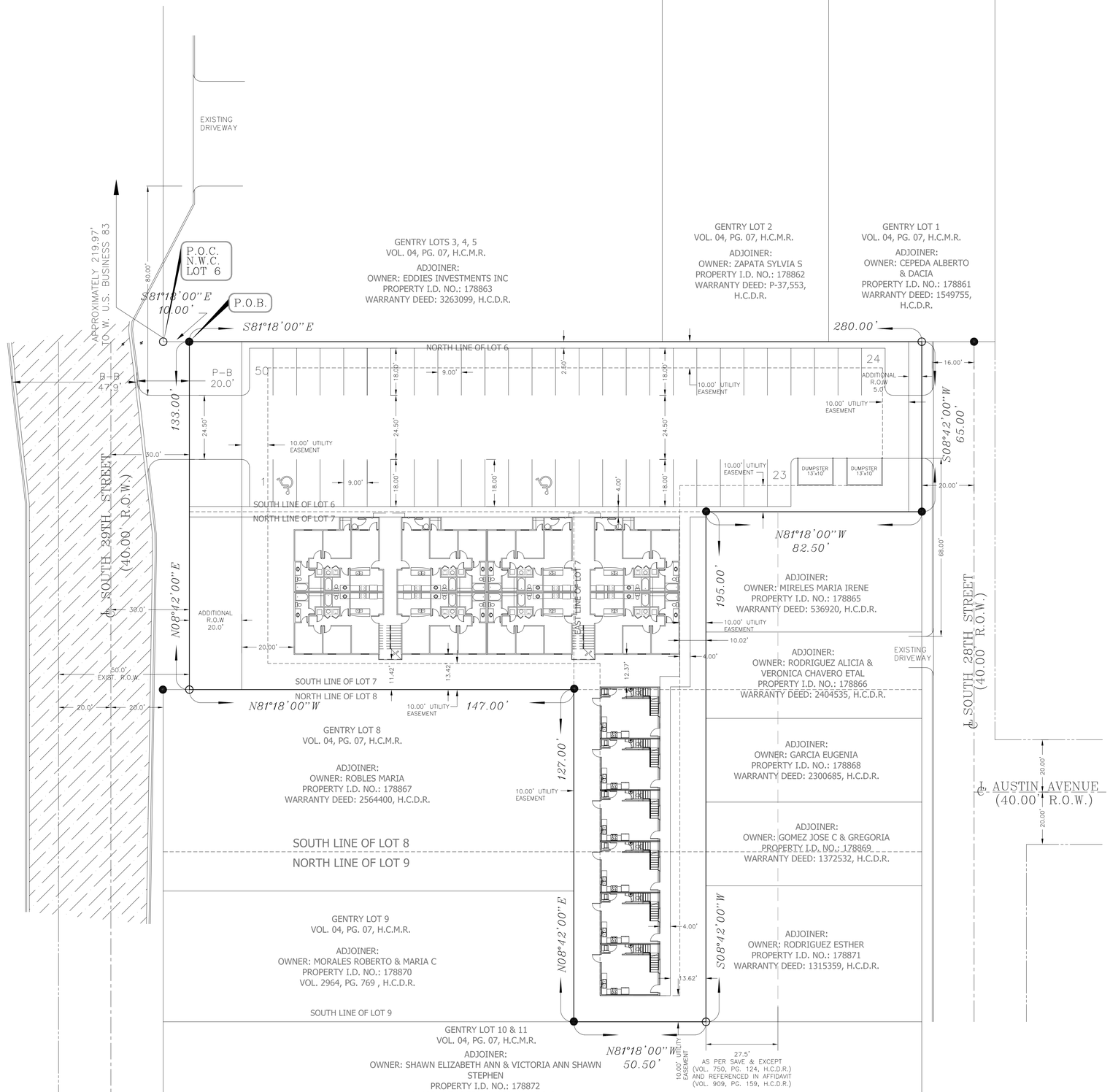
SHEET NAME:
SITE PLAN

REVISION:	BY:	APPROVED BY:
3	JB	MAS

DATE OF PREPARATION:
10-17-2025

PROJECT No.

SHEET No.
C-1



N

SCALE 1: 20

PROJECT NAME:
MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS:
S 29TH STREET McALLEN, TEXAS

CLIENT INFORMATION:
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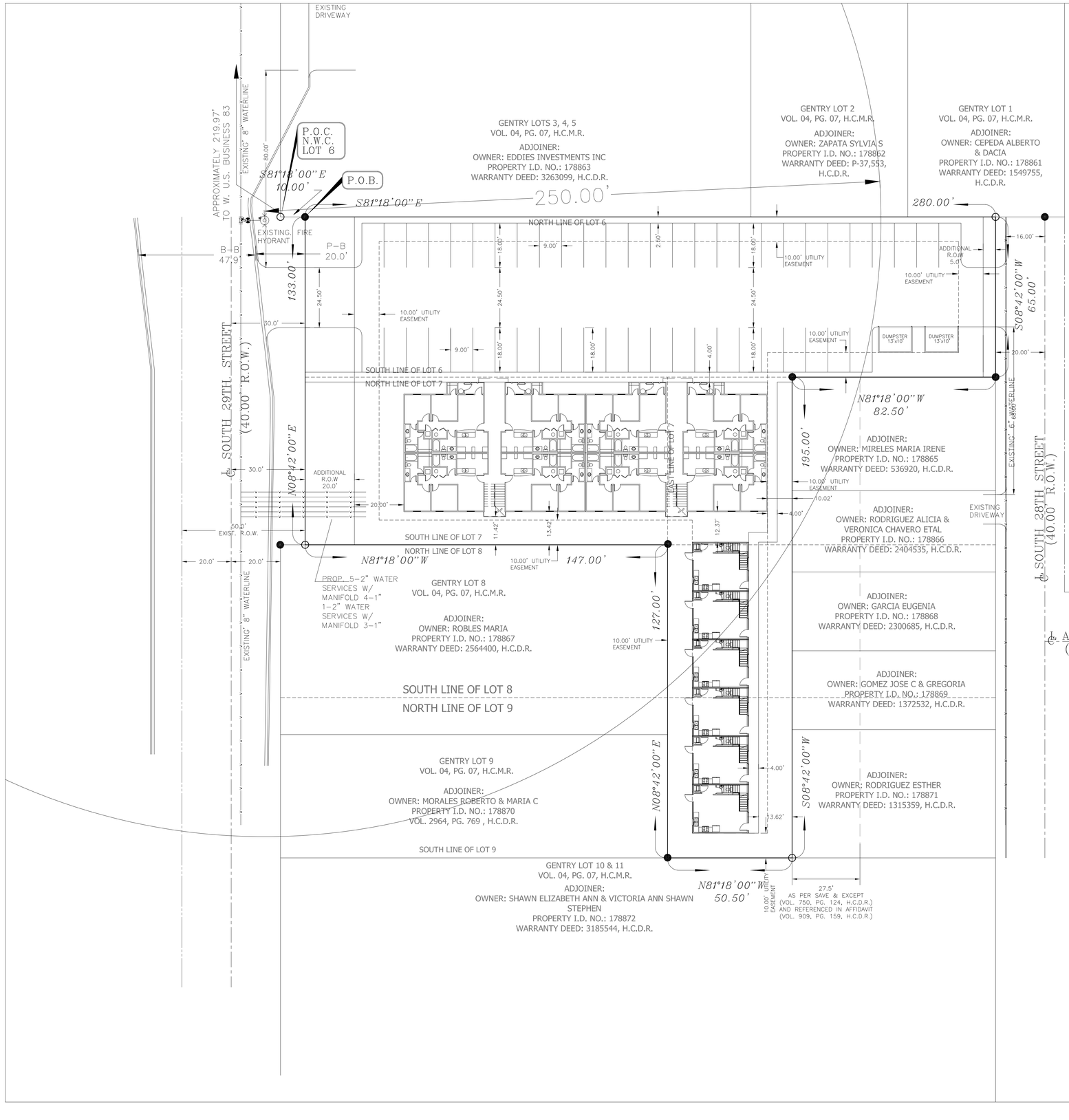
SHEET NAME:
EXISTING DRIVEWAYS PLAN

REVISION:	BY:	APPROVED BY:
1	JB	MAS

DATE OF PREPARATION:
12-17-2025

PROJECT No.

SHEET No.
C-1.1



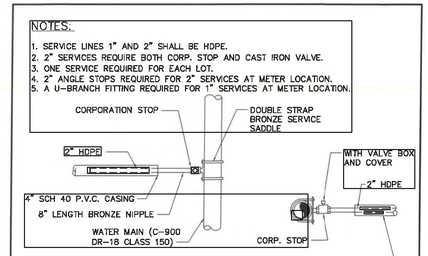
LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
R.O.W.	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CURB
B-B	BACK OF CURB TO BACK OF CURB
WV	WATER VALVE
	SINGLE POLE SIGN (TYPE ON PLAN)
MH	SANITARY SEWER MANHOLE
MH	STORM DRAIN MANHOLE
	FIRE HYDRANT

N

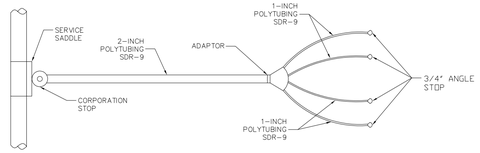
SCALE 1:20

NOTES:
1. SERVICE LINES 1" AND 2" SHALL BE HDPE.
2. 2" SERVICES REQUIRE BOTH CORP. STOP AND CAST IRON VALVE.
3. ONE SERVICE REQUIRED FOR EACH LOT.
4. 2" ANGLE STOPS REQUIRED FOR 2" SERVICES AT METER LOCATION.
5. A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.



UPDATED 09/2018

TYPICAL WATER SERVICE CONNECTION	McALLEN PUBLIC UTILITY	W12



4 - MULTIPLE WATER SERVICE INSTALLATION
SCALE: NOT TO SCALE

PROJECT NAME: MY HOME CROSSING DREAMS SUBDIVISION

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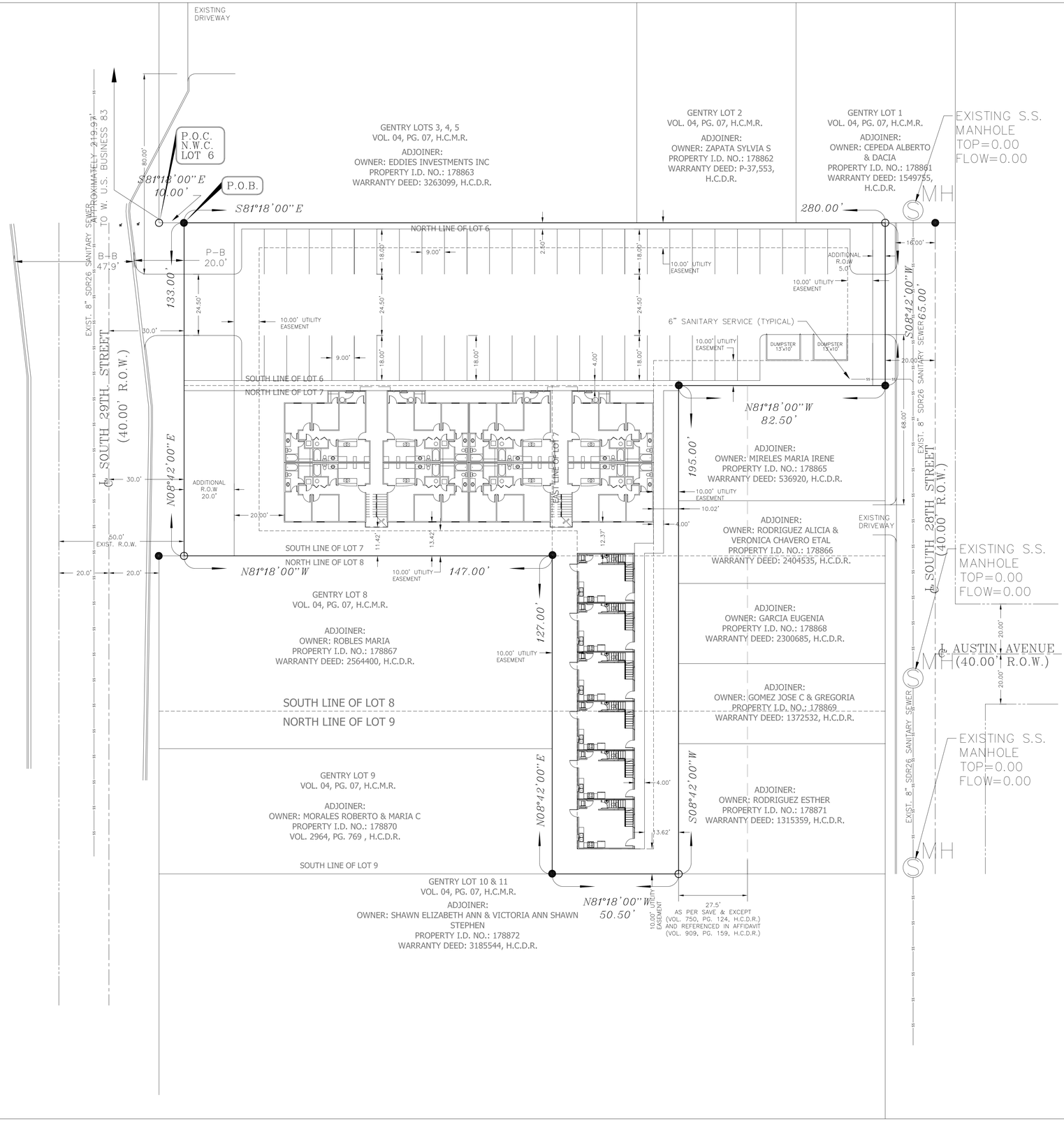
SHEET NAME: WATER PLAN

REVISION:	BY:	APPROVED BY:
3	JB	MAS

DATE OF PREPARATION: 10-17-2025

PROJECT No.

SHEET No. C-2

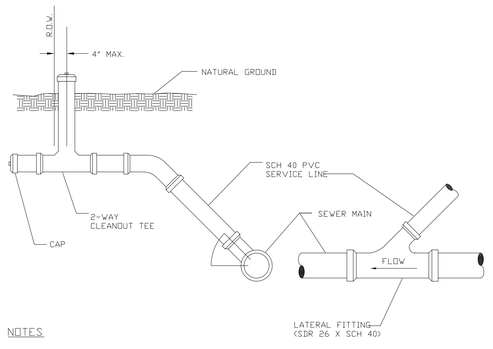


LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
R.O.W.	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CURB
B-B	BACK OF CURB TO BACK OF CURB
WV	WATER VALVE
	SINGLE POLE SIGN (TYPE ON PLAN)
MH	SANITARY SEWER MANHOLE
MH	STORM DRAIN MANHOLE
	FIRE HYDRANT

N

SCALE 1: 20



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

TYPICAL SERVICE SANITARY SEWER

PROJECT NAME: MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS: S 29TH STREET McALLEN, TEXAS

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SHEET NAME: SANITARY SEWER PLAN

REVISION:	BY:	APPROVED BY:
3	JB	MAS

DATE OF PREPARATION: 10-17-2025

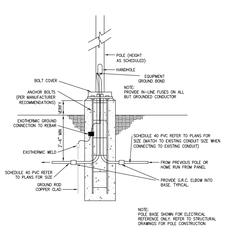
PROJECT No.

SHEET No. C-3

STREET LIGHT

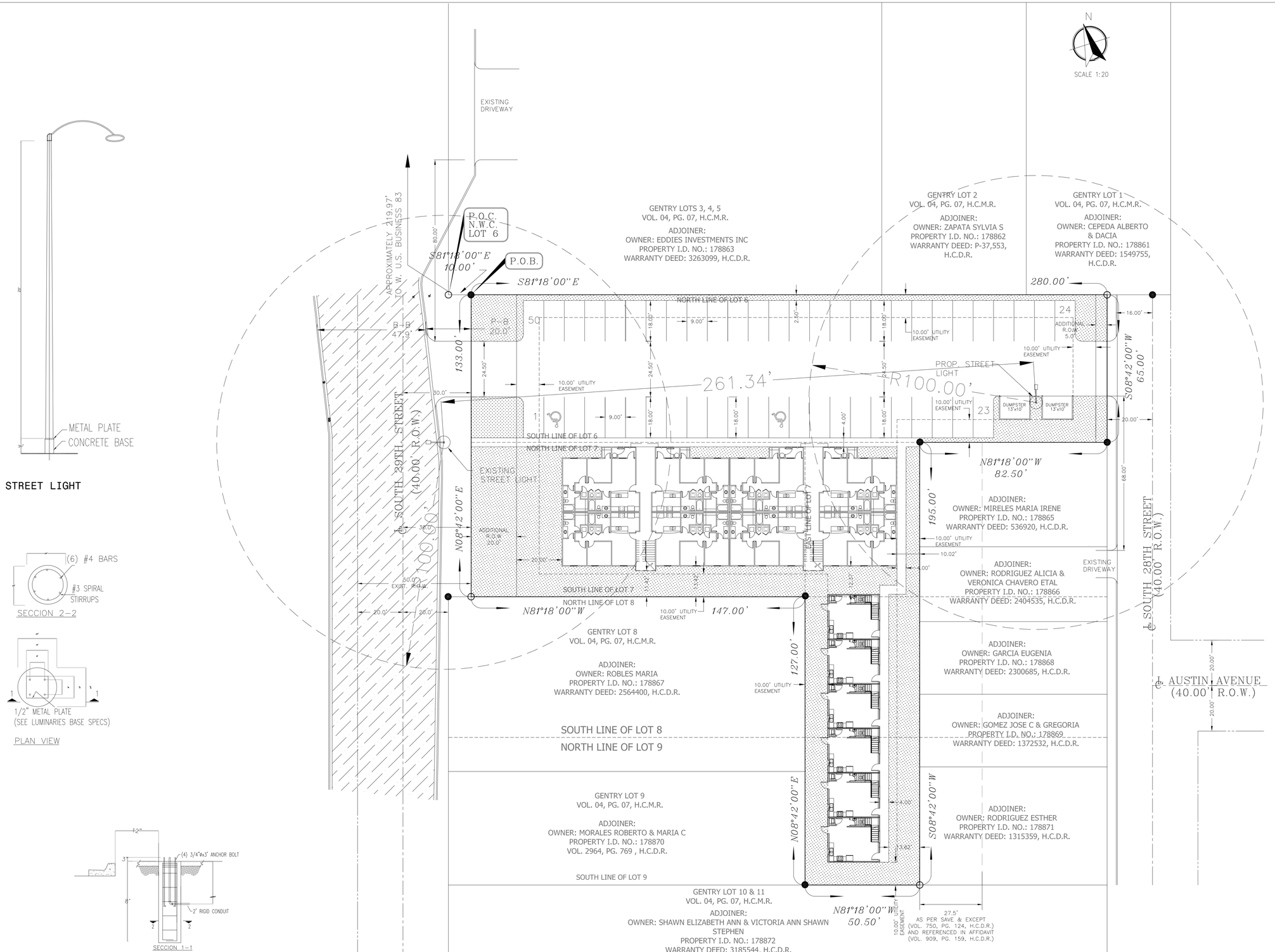
SECCION 2–2

PLAN VIEW



TYPICAL LIGHT POLE FOUNDATION DETAIL
NTS

SECCION 1–1



PROJECT NAME:
MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS:
S 29TH STREET McALLEN, TEXAS

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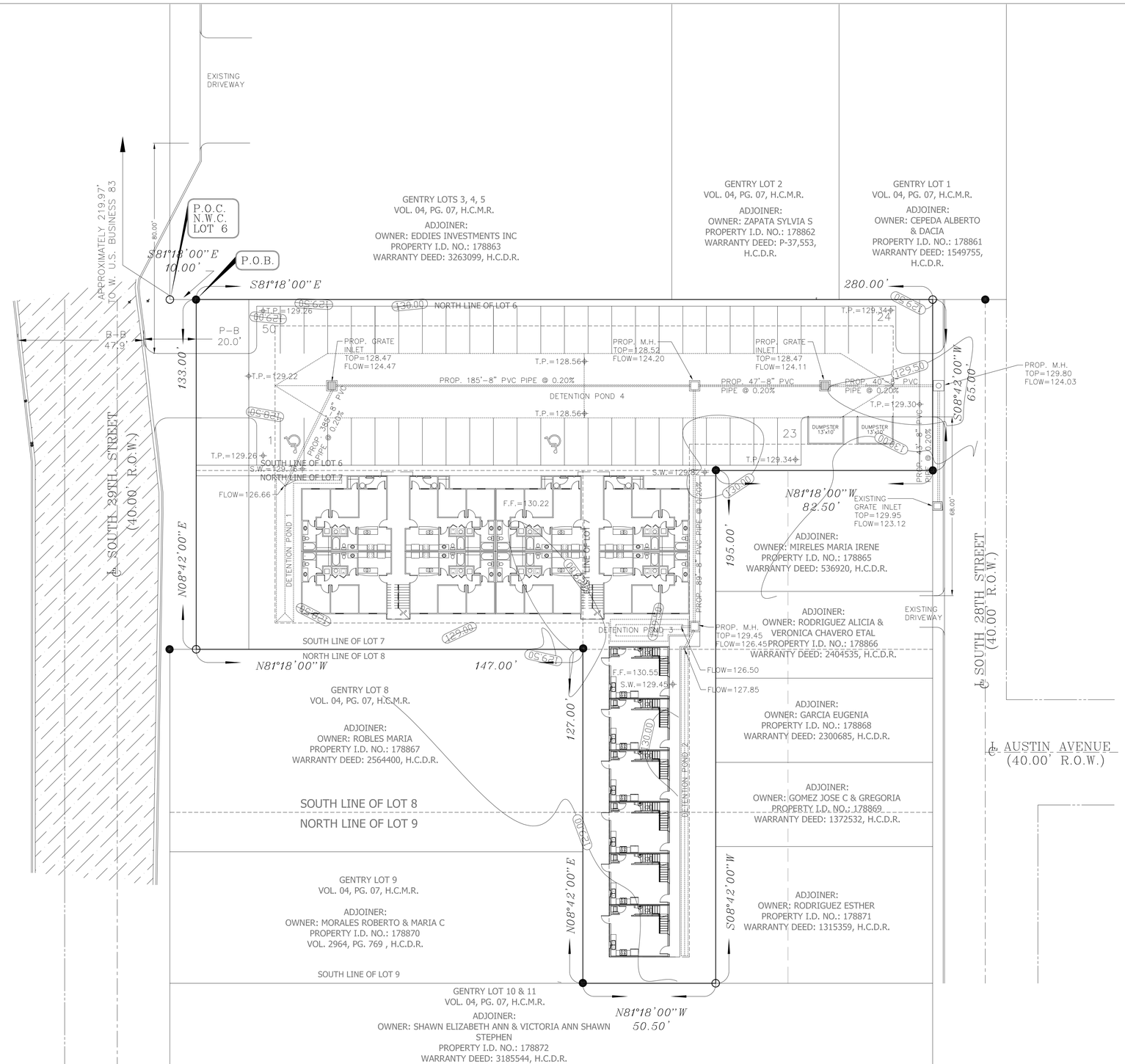
SHEET NAME:
STREET LIGHTING PLAN

REVISION:	BY:	APPROVED BY:
3	JB	MAS

DATE OF PREPARATION:
10-17-2025

PROJECT No.

SHEET No.
C-4



DETENTION STORAGE VOLUME		
NAME		VOLUME (C.F.)
I	DET. POND-1	1,121.00
II	DET. POND-2	569.00
III	DET. POND-3	845.00
IV	DET. POND-4	3,230.00
	TOTAL	5,765.00

TOTAL VOL. REQ.	0.13 Ac-ft/5,745.00 C.F.
TOTAL VOL. PROV.	0.13 Ac-ft/5,765.00 C.F.

PROJECT NAME: MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS: S 29TH STREET McALLEN, TEXAS

CLIENT INFORMATION: MY HOME, LLC

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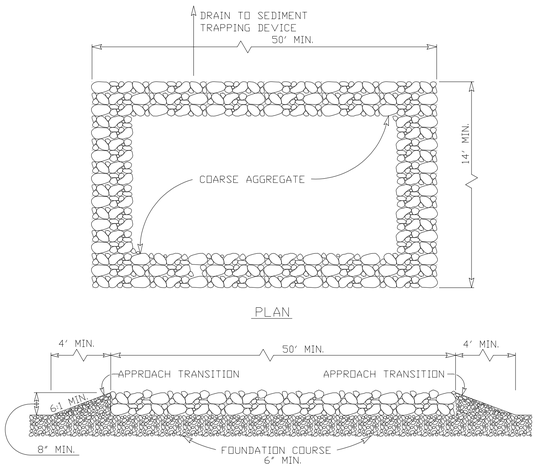
SHEET NAME: STORM SEWER PLAN

REVISION:	BY:	APPROVED BY:
3	JB	MAS

DATE OF PREPARATION: 10-17-2025

PROJECT No.:

SHEET No.: C-5

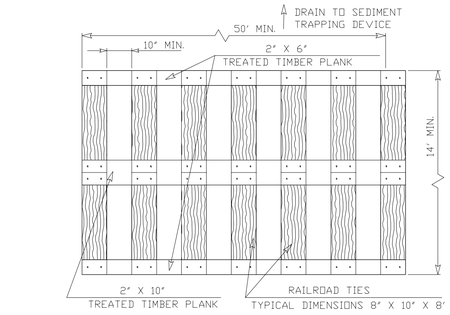


PLAN

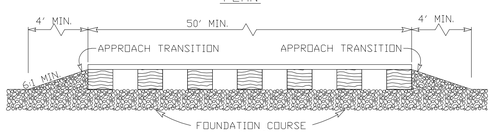
PROFILE

NOTES:
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 1



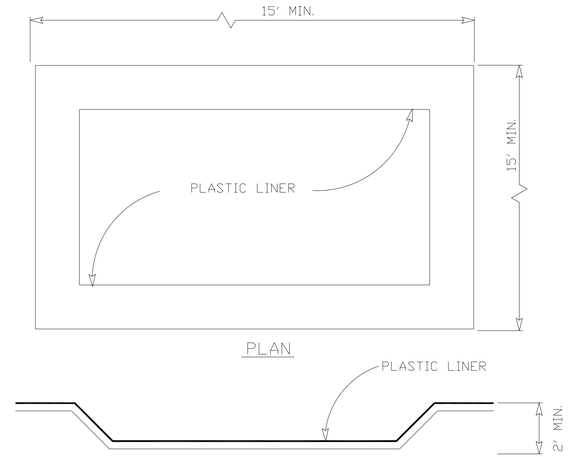
PLAN



PROFILE

NOTES:
1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN. AND SHALL BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHALL BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHOULD BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

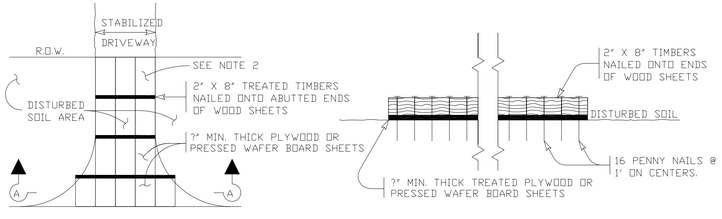
CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 2



PLAN

SECTION

CONCRETE WASHOUT DETAIL



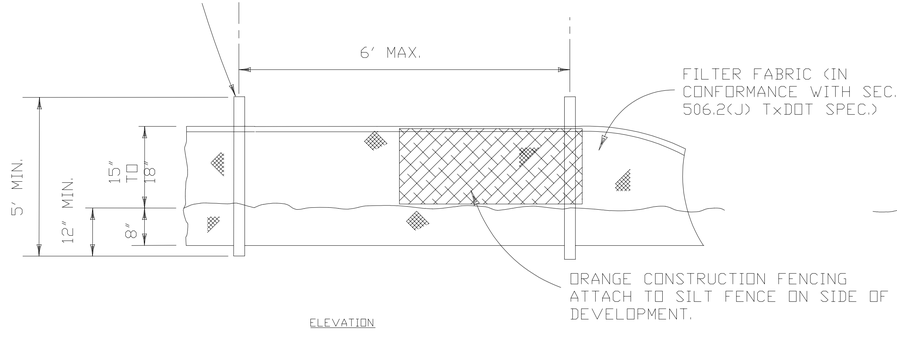
PLAN

SECTION A-A

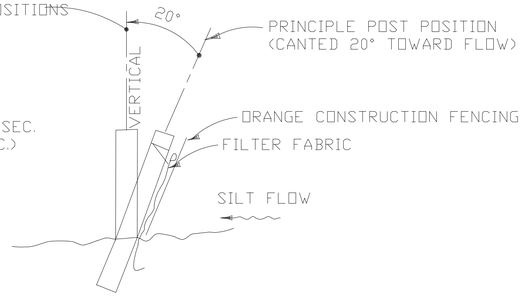
CONSTRUCTION EXIT (TYPE 3)

NOTES:
1. THE LENGTH OF THE TYPE 3 CONSTRUCTION EXIT SHALL BE AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
2. THE TYPE 3 CONSTRUCTION EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF TWO TO FOUR INCHES SPREAD A MIN. OF 4" THICK TO THE LIMITS SHOWN ON THE PLANS.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN., AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 3



ELEVATION



SECTION

SILT & CONSTRUCTION FENCE DETAIL

PROJECT NAME: MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS: S 29TH STREET McALLEN,TEXAS

CLIENT INFORMATION: MY HOME, LLC

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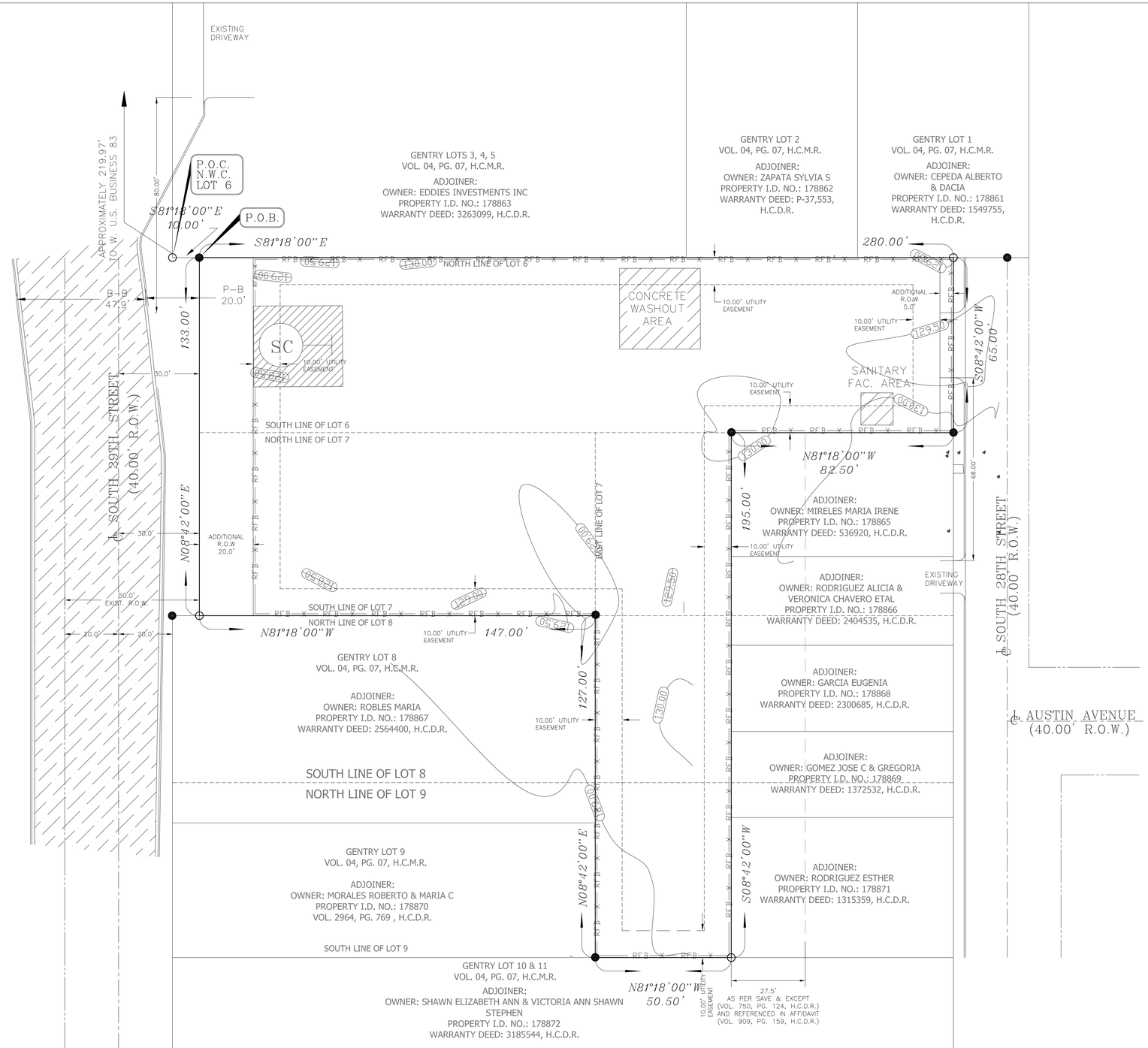
SHEET NAME: SW3P DETAILS

REVISION:	BY:	APPROVED BY:
3	JB	MAS

DATE OF PREPARATION: 10-17-2025

PROJECT No.:

SHEET No.: C-6.1



PROJECT NAME:
MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS:
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SHEET NAME:
SW3P

REVISION:	BY:	APPROVED BY:
3	JB	MAS

DATE OF PREPARATION:
10-17-2025

PROJECT No.

SHEET No.
C-6

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2026

SUBDIVISION NAME: MY HOME CROSSING DREAMS

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South 29th Street: Dedicate 50 ft from centerline for a 100 ft. of total R.O.W. Paving 65 ft. Curb & gutter both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
South 28th Street: Existing R.O.W needs to be labeled for South 28th Street to establish dedication for 25 ft. from centerline for 50 ft. R.O.W. Paving 32 ft. Curb & gutter both sides -Label existing R.O.W - Paving must be 96 ft. in diameter face to face. -See comments below regarding Cul-de-sac requirement, if the street is not being extended or looped, prior to final. - The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026. **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
* 600 ft. Block Length for R-3 Zone Districts **Subdivision Article: Section 5.3	Applied
*300 ft. Maximum Cul-de-Sac - If 28th Street will not be extended or looped to S. 29th Street, Cul-de-sac will be required. -Cul-de-sac paving diameter- 96 ft. face to face with a 10 ft. R.O.W back of curb. **Subdivision Article: Section 5.3	Non-compliance
ALLEYS	
ROW: 20ft. Paving 16ft. *Alley/service drive easement required for commercial/multifamily properties. -If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
Front: 20 ft. or greater for easements, or approved site plan, whichever is greater. Revision needed: - Please revise plat note as shown above. **Zoning Ordinance: Section 138-356	Applied
Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied

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

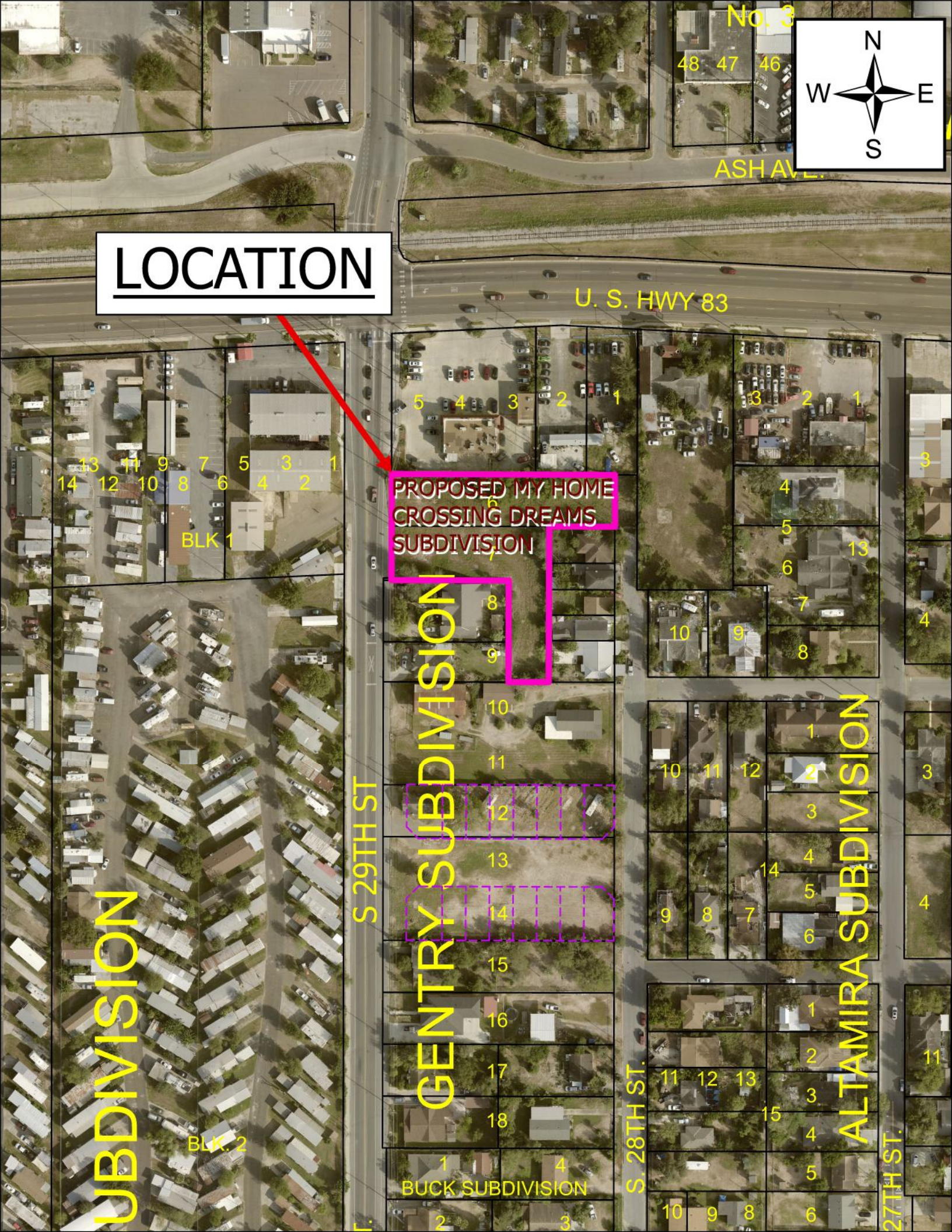
Sides: Proposing 6 ft. or greater for easements, whichever greater applies. - New UDC ordinance calls for 5 ft. side setback or greater for easements please clarify setbacks, prior to final. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage 18 ft. except where greater setbacks required, greater setbacks applies. -Add plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South 29th Street and South 28th Street. -revise plat note as stated above, prior to final. - the subdivision does not have interior streets. Engineering will make this requirement, please clarify prior to final. -Need to finalize width prior to final but is the ordinance requirements. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD

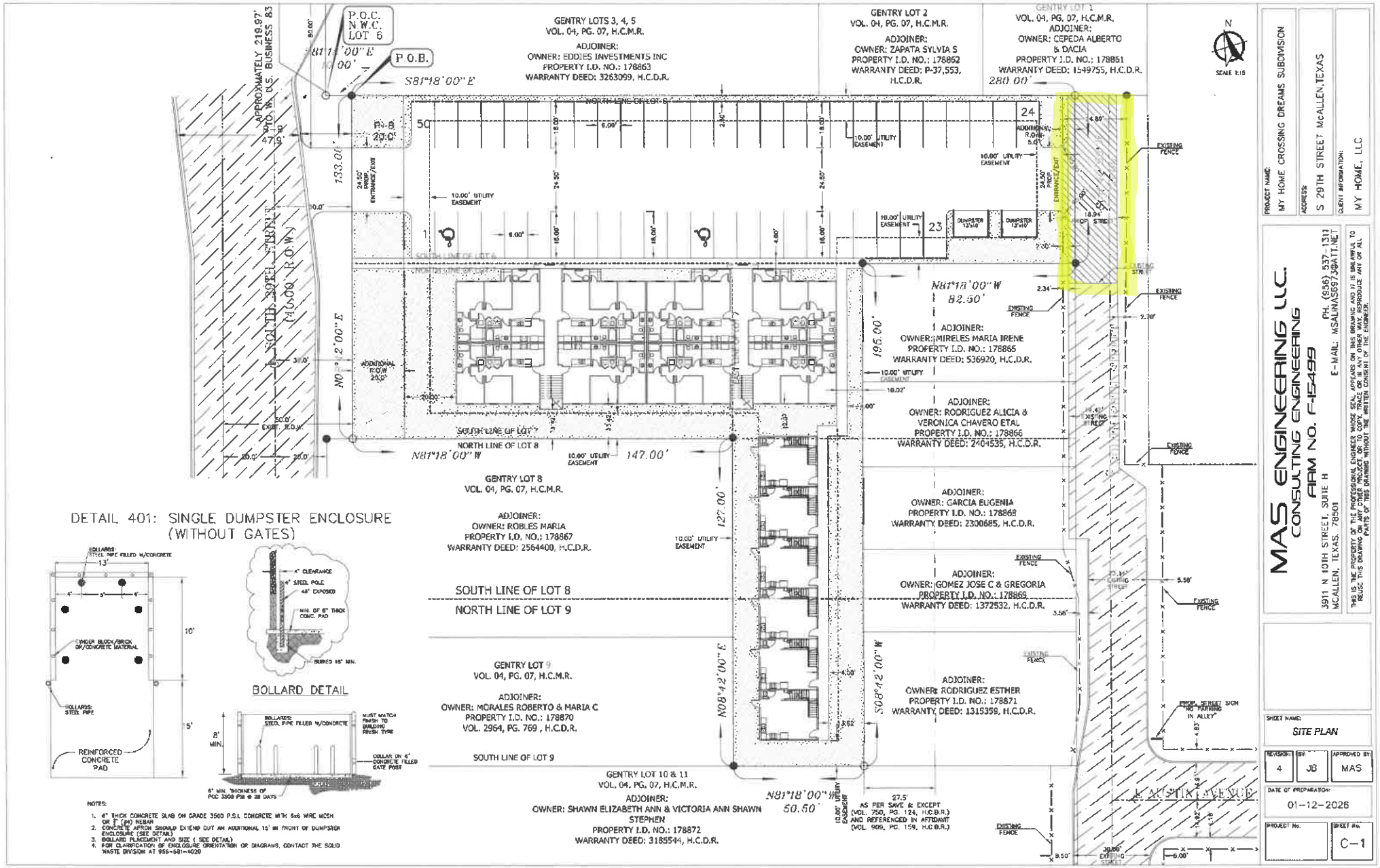
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - please add as shown above on plat note. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
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-3 Proposed R-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - A rezoning application was submitted and was heard at the Planning and Zoning Commission Board on May 12, 2025, and was approved for an R-3 District. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. * Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording ($15,400). or as per Parks Department. - if the number of units changes, the park fee will be adjusted.	Required
* Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording ($15,400) or as per Parks Department. -if the number of units changes, the park fee will be adjusted.	Required
* Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording (15,400) or as per Parks Department. -if the number of units changes, the park fee will be adjusted.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Any Cul-de-sac requires 96 ft. face to face-to-face paving diameter with 10 ft. back of curb. - If South 28th Street will not be extended or looped to South 29th Street, Cul-de-sac will be required. - Please confirm if the subdivision will have an HOA. -- The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026.	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 REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied


LOCATION
U. S. HWY 83
ASH AVE.
No. 3
N
W
E
S
PROPOSED MY HOME
CROSSING DREAMS
SUBDIVISION
GENTRY SUBDIVISION
S 29TH ST
S. 28TH ST.
27TH ST.
ALTAMIRA SUBDIVISION
BUCK SUBDIVISION
BLK 1
BLK. 2
UBDIVISION



DETAIL 401: SINGLE DUMPSTER ENCLOSURE (WITHOUT GATES)

NOTES:

1. 6" THICK CONCRETE SLAB ON GRADE 3500 P.S.I. CONCRETE WITH 6x6 WIRE MESH OR 3/8" (#3) REBAR
2. CONCRETE APRON SHOULD EXTEND OUT AN ADDITIONAL 15' IN FRONT OF DUMPSTER ENCLOSURE (SEE DETAIL)
3. BOLLARD PLACEMENT AND SIZE (SEE DETAIL)
4. FOR CLARIFICATION OF ENCLOSURE ORIENTATION OR DIAGRAMS, CONTACT THE SOLID WASTE DIVISION AT 956-681-4020

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

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING OR ANY OTHER PRODUCT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PROJECT NAME: MY HOME CROSSING DREAMS SUBDIVISION
ADDRESS: S 29TH STREET McALLEN, TEXAS
CLIENT INFORMATION: MY HOME, LLC

SHEET NAME: SITE PLAN

REVISION:	BY:	APPROVED BY:
4	JB	MAS

DATE OF PREPARATION: 01-12-2026

PROJECT No.

SHEET No.: C-1

SUB2025-0063

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

Project Information

Subdivision Name Las Brisas Phase II Subdivision

Legal Description 19.604 acres, being a part or portion out of Lots 1 and 2, Block 1, Lot 6, 7 and 8, Block 5, M M and Subdivision, according to the plat thereof recorded in Volume 8, Page 20, Hidalgo County Map Records.

Location South side of Monte Cristo, west of North Rooth Road. (west of Las Brisas Phase I)

City Address or Block Number 3105 Monte Cristo Rd

Total No. of Lots 105 Total Dwelling Units 102 Gross Acres 19.604 Net Acres 19.604

[X] Public Subdivision/[ ] Private and Gated /[ ] Private but Not Gated within ETJ: [ ] Yes/[X] No

For Fee Purposes: [ ] **Commercial (** ____ **Acres)/**[ ] **Residential (** 105 **Lots)** Replat: [ ] Yes/[X] No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning [X] No/[ ] Yes: Date ____

Existing Land Use Vacant Proposed Land Use Residential

Irrigation District # HCID #1 Water CCN: [X] MPU/[ ] Sharyland Water SC Other ____

Agricultural Exemption: [ ] Yes/[ ] No Parcel # 224742

Estimated Rollback Tax Due 7,911.77 Tax Dept. Review VPG

Owner

Name ML Rhodes LLC Phone 956-287-2800

Address 200 S. 10th St Suite 170 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Developer

Name Rhodes Development Inc Phone 956-287-2800

Address 200 S. 10th St. Suite 170 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Contact Person Brad Frisby , VP

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg State Texas Zip 78541

Contact Person Mario A. Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State Texas Zip 78541

APR 09 2025

BY: CP

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

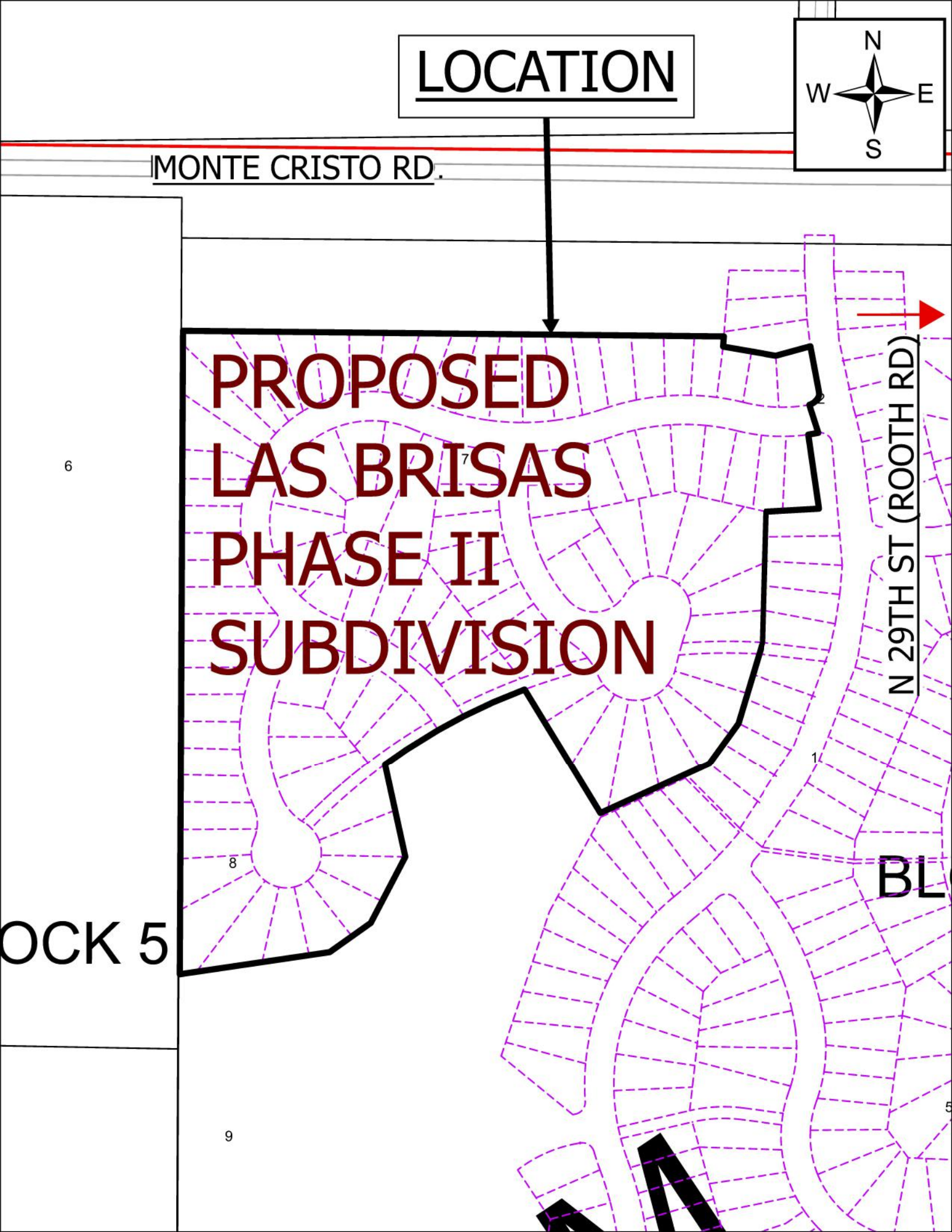
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 4/4/2025

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

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


LOCATION
N
W
E
S
MONTE CRISTO RD.
PROPOSED
LAS BRISAS
PHASE II
SUBDIVISION
N 29TH ST (ROOTH RD)
6
7
8
9
1
2
5
OCK 5
BL

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.604 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 19.604 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770269, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.604 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1;

THENCE, N 80° 34' 50" W ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 2,103.81 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND AT THE NORTHEAST INTERSECTION OF TWO COUNTY ROADS BEARS S 80° 34' 50" E A DISTANCE OF 797.95 FEET AND N 09° 25' 10" E A DISTANCE OF 20.00 FEET;

THENCE, N 08° 40' 10" E A DISTANCE OF 598.16 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 40' 10" E A DISTANCE OF 1,102.02 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 01' 04" E A DISTANCE OF 925.46 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 13° 06' 02" W A DISTANCE OF 17.36 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 71° 53' 58" E A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 83° 06' 02" E A DISTANCE OF 61.27 FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT;
6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 04° 47' 34", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 77.38 FEET, A TANGENT OF 38.71 FEET, AND A CHORD THAT BEARS S 02° 15' 12" E A DISTANCE OF 77.35 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 93° 18' 52", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.57 FEET, A TANGENT OF 21.19 FEET, AND A CHORD THAT BEARS S 42° 00' 28" W A DISTANCE OF 29.09 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 09° 04' 48" E A DISTANCE OF 50.39 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 93° 02' 37", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 17.26 FEET, A TANGENT OF 8.63 FEET, AND A CHORD THAT BEARS S 88° 59' 22" W A DISTANCE OF 17.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 00° 06' 02" W A DISTANCE OF 128.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 84° 53' 58" W A DISTANCE OF 91.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 09° 53' 15" W A DISTANCE OF 223.74 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, S 25° 06' 02" W A DISTANCE OF 144.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 45° 06' 02" W A DISTANCE OF 85.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, S 73° 35' 55" W A DISTANCE OF 203.89 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, N 23° 00' 00" W A DISTANCE OF 248.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 15° 46' 18", A RADIUS OF 989.20 FEET, AN ARC LENGTH OF 272.30 FEET, A TANGENT OF 137.01 FEET, AND A CHORD THAT BEARS S 70° 02' 44" W A DISTANCE OF 271.44 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 04° 00' 00" E A DISTANCE OF 162.41 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, S 36° 00' 00" W A DISTANCE OF 127.62 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
20. THENCE, S 63° 00' 00" W A DISTANCE OF 86.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, N 90° 00' 00" W A DISTANCE OF 259.23 FEET THE POINT OF BEGINNING AND CONTAINING 19.604 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :
   FRONT : 20 FEET MINIMUM OR GREATER FOR EASEMENTS.
   REAR : 11 FEET, OR GREATER FOR EASEMENTS.
   INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS, AS PER AGREEMENT.
   CORNER : 10 FEET OR GREATER FOR EASEMENTS.
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED;GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 796.520 C.F. (18.286 AC.-FT.) AND 97,390 C.F. (2.236 AC.-FT.) FOR PHASE II BASED ON 0.1114 AC.FT. PER AC.). STORM WATER RUNOFF GENERATED PER THE APPROVED MASTER SHALL BE 181.15 C.F.S. AND 64.14 C.F.S. FOR PHASE II. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC24, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF ROOTH ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV.=118.08
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8' MASONRY WALL WILL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.
12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
13. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
14. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
15. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO ROAD. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
16. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAS BRISAS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
17. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
18. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
19. NO CURB CUT, ACCESS , OR LOT FRONTAGE PERMITTED ALONG MONTE CRISTO ROAD
20. COMMON AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS / PID AND NOT THE CITY OF McALLEN.
21. PUBLIC IMPROVEMENT DISTRICT (PID) OR HOMEOWNER'S ASSOCIATION COVENANTS MUST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.
22. COMMON AREAS C.A. "E", C.A. "F", C.A. "G", & C.A. "H" WILL BE MAINTAINED BY LOT OWNERS/ HOA/PID AND NOT THE CITY OF MCALLEN.
23. COMMON AREAS E, F, G, WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THESE COMMON AREAS WILL BE MAINTAINED BY THE LOT OWNERS / HOA/PID AND NOT CITY OF McALLEN.

SUBDIVISION MAP OF

LAS BRISAS SUBDIVISION PHASE II

19.604 ACRES OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION VOLUME 8, PAGE 20, H.C.M.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LAS BRISAS PHASE I 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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1
ON THIS THE ____ DAY OF _____ 20____.
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

_____ _____
PRESIDENT SECRETARY

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

_____ _____
ATTESTED BY: CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

HDP BRISAS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HDP BLUE INVESTMENTS II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: HDP BLUE HOLDING II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
BY: GRASS LAKE CAPITAL LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

_____ _____
NICK RHODES, AUTHORIZED AGENT DATE:
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES 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
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

_____
NICK RHODES
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, 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, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 03/28/2025
DATE REVISED:_____
ENGINEERING JOB #25039

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20__.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 05/10/2024
SURVEY JOB # 24524 PH04

DRAWN BY: A.G.P. DATE 04/04/2025
REVISED BY: A.G.P. DATE 11/13/2025
SURVEYED, CHECKED: _____ DATE _____
FINAL CHECK: _____ DATE _____

TBPE FIRM # F-1435

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

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

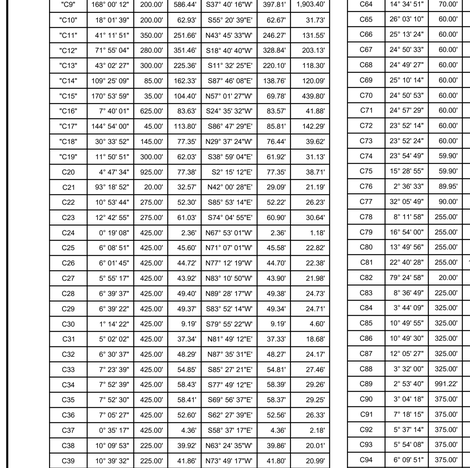
BY:_____ DEPUTY

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
"C1"	4° 47' 34"	925.00'	77.38'	S2° 15' 12"E	77.35'	38.71'
"C2"	93° 18' 52"	20.00'	32.57'	S42° 00' 28"W	29.09'	21.19'
"C3"	3° 02' 37"	325.00'	17.26'	S88° 59' 22"W	17.26'	8.63'
"C4"	15° 46' 58"	989.20'	272.30'	S70° 02' 44"W	271.44'	137.01'
"C5"	24° 15' 35"	300.00'	127.02'	S79° 51' 15"E	126.08'	64.48'
"C6"	32° 58' 36"	400.00'	230.22'	N84° 12' 46"W	227.06'	118.40'
"C7"	20° 40' 24"	450.00'	162.37'	N89° 38' 36"E	161.49'	82.08'
"C8"	21° 41' 34"	450.00'	170.37'	S69° 10' 25"E	169.36'	86.22'
"C9"	168° 00' 12"	200.00'	586.44'	S37° 40' 16"W	397.81'	1,903.40'
"C10"	18° 01' 39"	200.00'	62.93'	S55° 20' 39"E	62.67'	31.73'
"C11"	41° 11' 51"	350.00'	251.66'	N43° 45' 33"W	246.27'	131.55'
"C12"	71° 55' 04"	280.00'	351.46'	S18° 40' 40"W	328.84'	203.13'
"C13"	43° 02' 27"	300.00'	225.36'	S11° 32' 25"E	220.10'	118.30'
"C14"	109° 25' 09"	85.00'	162.33'	S87° 46' 08"E	138.76'	120.09'
"C15"	170° 53' 59"	35.00'	104.40'	N57° 01' 27"W	69.78'	439.80'
"C16"	7° 40' 01"	625.00'	83.63'	S24° 55' 32"W	83.57'	41.88'
"C17"	144° 54' 00"	45.00'	113.80'	S86° 47' 29"E	85.81'	142.29'
"C18"	30° 33' 52"	145.00'	77.35'	N29° 37' 24"W	76.44'	39.62'
"C19"	11° 50' 51"	300.00'	62.03'	S38° 59' 04"E	61.92'	31.13'
C20	4° 47' 34"	925.00'	77.38'	S2° 15' 12"E	77.35'	38.71'
C21	93° 18' 52"	20.00'	32.57'	N42° 00' 28"E	29.09'	21.19'
C22	10° 53' 44"	275.00'	52.30'	S85° 53' 14"E	52.22'	26.23'
C23	12° 42' 55"	275.00'	61.03'	S74° 04' 55"E	60.90'	30.64'
C24	0° 19' 08"	425.00'	2.36'	N67° 53' 01"W	2.36'	1.18'
C25	6° 08' 51"	425.00'	45.60'	N71° 07' 01"W	45.58'	22.82'
C26	6° 01' 45"	425.00'	44.72'	N77° 12' 19"W	44.70'	22.38'
C27	5° 55' 17"	425.00'	43.92'	N83° 10' 50"W	43.90'	21.98'
C28	6° 39' 37"	425.00'	49.40'	N89° 28' 17"W	49.38'	24.73'
C29	6° 39' 22"	425.00'	49.37'	S83° 52' 14"W	49.34'	24.71'
C30	1° 14' 22"	425.00'	9.19'	S79° 55' 22"W	9.19'	4.60'
C31	5° 02' 02"	425.00'	37.34'	N81° 49' 12"E	37.33'	18.68'
C32	6° 30' 37"	425.00'	48.29'	N87° 35' 31"E	48.27'	24.17'
C33	7° 23' 39"	425.00'	54.85'	S85° 27' 21"E	54.81'	27.46'
C34	7° 52' 39"	425.00'	58.43'	S77° 49' 12"E	58.39'	29.26'
C35	7° 52' 30"	425.00'	58.41'	S69° 56' 37"E	58.37'	29.25'
C36	7° 05' 27"	425.00'	52.60'	S62° 27' 39"E	52.56'	26.33'
C37	0° 35' 17"	425.00'	4.36'	S58° 37' 17"E	4.36'	2.18'
C38	10° 09' 53"	225.00'	39.92'	N63° 24' 35"W	39.86'	20.01'
C39	10° 39' 32"	225.00'	41.86'	N73° 49' 17"W	41.80'	20.99'
C40	12° 16' 53"	225.00'	48.23'	N85° 17' 30"W	48.14'	24.21'
C41	12° 09' 35"	225.00'	47.75'	S82° 29' 16"W	47.66'	23.97'
C42	9° 35' 31"	225.00'	37.67'	S71° 36' 43"W	37.62'	18.88'
C43	7° 41' 43"	225.00'	30.22'	S62° 58' 06"W	30.20'	15.13'
C44	7° 38' 28"	225.00'	30.01'	S55° 18' 01"W	29.98'	15.03'
C45	8° 49' 51"	225.00'	34.68'	S47° 03' 52"W	34.64'	17.37'
C46	7° 38' 56"	225.00'	30.04'	S38° 49' 28"W	30.02'	15.04'
C47	7° 14' 09"	225.00'	28.41'	S31° 22' 56"W	28.40'	14.23'
C48	12° 01' 55"	225.00'	47.25'	S21° 44' 54"W	47.16'	23.71'
C49	11° 40' 36"	225.00'	45.85'	S9° 53' 38"W	45.77'	23.01'
C50	11° 51' 05"	225.00'	46.54'	S1° 52' 12"E	46.46'	23.35'
C51	12° 40' 17"	225.00'	49.76'	S14° 07' 52"E	49.66'	24.98'
C52	14° 06' 36"	225.00'	55.41'	S27° 31' 19"E	55.27'	27.85'
C53	3° 50' 19"	20.00'	1.34'	N32° 39' 27"W	1.34'	0.67'
C54	75° 34' 40"	20.00'	26.38'	N7° 03' 02"E	24.51'	15.51'
C55	3° 41' 12"	305.00'	19.62'	S42° 59' 46"W	19.62'	9.82'

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C56	9° 49' 16"	305.00'	52.28'	S36° 14' 32"W	52.22'	26.20'
C57	9° 08' 10"	305.00'	48.63'	S26° 45' 49"W	48.58'	24.37'
C58	9° 03' 38"	305.00'	48.23'	S17° 39' 56"W	48.18'	24.17'
C59	8° 56' 02"	305.00'	47.56'	S8° 40' 06"W	47.51'	23.83'
C60	8° 44' 03"	305.00'	46.49'	S0° 09' 57"E	46.45'	23.29'
C61	9° 02' 35"	305.00'	48.14'	S9° 03' 16"E	48.09'	24.12'
C62	1° 24' 47"	305.00'	7.52'	S14° 16' 57"E	7.52'	3.76'
C63	31° 55' 32"	70.00'	39.00'	N0° 58' 25"E	38.50'	20.02'
C64	14° 34' 51"	70.00'	17.81'	N24° 13' 36"E	17.77'	8.96'
C65	26° 03' 10"	60.00'	27.28'	S18° 29' 27"W	27.05'	13.88'
C66	25° 13' 24"	60.00'	26.41'	S7° 08' 50"E	26.20'	13.42'
C67	24° 50' 33"	60.00'	26.01'	S32° 10' 49"E	25.81'	13.22'
C68	24° 49' 27"	60.00'	26.00'	S57° 00' 49"E	25.79'	13.21'
C69	25° 10' 14"	60.00'	26.36'	S82° 00' 39"E	26.15'	13.40'
C70	24° 50' 53"	60.00'	26.02'	N72° 58' 47"E	25.82'	13.22'
C71	24° 57' 29"	60.00'	26.14'	N48° 04' 37"E	25.93'	13.28'
C72	23° 52' 14"	60.00'	25.00'	N23° 39' 46"E	24.82'	12.68'
C73	23° 52' 24"	60.00'	25.00'	N0° 12' 33"W	24.82'	12.68'
C74	23° 54' 49"	59.90'	25.00'	N24° 04' 54"W	24.82'	12.68'
C75	15° 28' 55"	59.90'	16.19'	N43° 46' 45"W	16.14'	8.14'
C76	2° 36' 33"	89.95'	4.10'	S50° 02' 21"E	4.10'	2.05'
C77	32° 05' 49"	90.00'	50.42'	S32° 48' 55"E	49.76'	25.89'
C78	8° 11' 58"	255.00'	36.49'	S12° 40' 02"E	36.46'	18.28'
C79	16° 54' 00"	255.00'	75.21'	S0° 07' 03"E	74.94'	37.88'
C80	13° 49' 56"	255.00'	61.56'	S15° 14' 55"W	61.41'	30.93'
C81	22° 40' 28"	255.00'	100.91'	S33° 30' 08"W	100.26'	51.13'
C82	79° 24' 58"	20.00'	27.72'	S84° 32' 51"W	25.56'	16.61'
C83	8° 36' 49"	225.00'	33.83'	S60° 03' 04"E	33.79'	16.94'
C84	3° 44' 09"	325.00'	21.19'	N62° 29' 24"W	21.19'	10.60'
C85	10° 49' 55"	325.00'	61.44'	N55° 12' 22"W	61.35'	30.81'
C86	10° 49' 30"	325.00'	61.40'	N44° 22' 39"W	61.31'	30.79'
C87	12° 05' 27"	325.00'	68.58'	N32° 55' 11"W	68.46'	34.42'
C88	3° 32' 00"	325.00'	20.04'	N25° 06' 32"W	20.04'	10.02'
C89	2° 53' 40"	991.22'	50.07'	S69° 54' 27"W	50.07'	25.04'
C90	3° 04' 18"	375.00'	20.10'	N24° 26' 36"W	20.10'	10.05'
C91	7° 18' 15"	375.00'	47.81'	N29° 37' 52"W	47.77'	23.94'
C92	5° 37' 14"	375.00'	36.79'	N36° 05' 36"W	36.77'	18.41'
C93	5° 54' 08"	375.00'	38.63'	N41° 51' 17"W	38.61'	19.33'
C94	6° 09' 51"	375.00'	40.34'	N47° 53' 16"W	40.32'	20.19'
C95	6° 28' 48"	375.00'	42.41'	N54° 12' 35"W	42.39'	21.23'
C96	6° 54' 14"	375.00'	45.19'	N60° 54' 07"W	45.16'	22.62'
C97	27° 20' 11"	175.00'	83.49'	S50° 41' 24"E	82.70'	42.56'
C98	28° 30' 55"	175.00'	87.09'	S22° 45' 51"E	86.20'	44.47'
C99	28° 31' 00"	175.00'	87.10'	S5° 45' 06"W	86.20'	44.47'
C100	28° 30' 51"	175.00'	87.09'	S34° 16' 02"W	86.20'	44.47'
C101	28° 30' 30"	175.00'	87.07'	S62° 46' 43"W	86.18'	44.46'
C102	28° 57' 57"	175.00'	88.47'	N88° 29' 03"W	87.53'	45.20'
C103	15° 40' 27"	175.00'	47.87'	N66° 09' 52"W	47.72'	24.09'
C104	2° 28' 36"	475.00'	20.53'	S59° 33' 56"E	20.53'	10.27'
C105	4° 26' 50"	475.00'	36.87'	S63° 01' 39"E	36.86'	18.44'
C106	9° 33' 10"	475.00'	79.20'	S70° 01' 40"E	79.10'	39.69'
C107	84° 47' 03"	20.00'	29.60'	N32° 24' 43"W	26.97'	18.26'
C108	6° 28' 12"	325.00'	36.70'	S6° 44' 42"W	36.68'	18.37'
C109	7° 41' 46"	325.00'	43.66'	S0° 20' 17"E	43.62'	21.86'
C110	7° 31' 08"	325.00'	42.65'	S7° 56' 44"E	42.62'	21.36'

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C111	7° 34' 10"	325.00'	42.94'	S15° 29' 23"E	42.90'	21.50'
C112	7° 43' 20"	325.00'	43.80'	S23° 08' 07"E	43.77'	21.93'
C113	8° 13' 28"	325.00'	46.65'	S31° 06' 32"E	46.61'	23.37'
C114	9° 41' 04"	325.00'	54.93'	S40° 03' 48"E	54.87'	27.53'
C115	14° 07' 43"	120.00'	29.59'	N37° 50' 29"W	29.52'	14.87'
C116	10° 13' 43"	120.00'	21.42'	N25° 39' 46"W	21.39'	10.74'
C117	6° 12' 26"	120.00'	13.00'	N17° 26' 41"W	12.99'	6.51'
C118	16° 02' 15"	70.00'	19.59'	S22° 21' 36"E	19.53'	9.86'
C119	20° 27' 45"	70.00'	25.00'	S40° 36' 36"E	24.87'	12.63'
C120	20° 27' 46"	70.00'	25.00'	S61° 04' 22"E	24.87'	12.63'
C121	20° 27' 46"	70.00'	25.00'	S81° 32' 08"E	24.87'	12.63'
C122	20° 51' 47"	70.00'	25.49'	N77° 48' 06"E	25.35'	12.89'
C123	20° 39' 55"	70.00'	25.25'	N57° 02' 14"E	25.11'	12.76'
C124	21° 38' 18"	70.00'	26.44'	N35° 53' 08"E	26.28'	13.38'
C125	4° 18' 28"	70.00'	5.26'	N22° 54' 45"E	5.26'	2.63'
C126	2° 12' 20"	600.00'	23.10'	S21° 51' 41"W	23.10'	11.55'
C127	2° 02' 04"	600.00'	21.31'	S23° 58' 53"W	21.30'	10.65'
C128	3° 25' 37"	600.00'	35.89'	S26° 42' 44"W	35.88'	17.95'
C129	12° 12' 20"	60.00'	12.78'	N22° 19' 23"E	12.76'	6.42'
C130	33° 01' 33"	60.00'	34.58'	N0° 17' 34"W	34.11'	17.79'
C131	24° 31' 36"	60.00'	25.68'	N29° 04' 08"W	25.49'	13.04'
C132	24° 18' 09"	60.00'	25.45'	N53° 29' 01"W	25.26'	12.92'
C133	25° 14' 37"	60.00'	26.44'	N78° 15' 24"W	26.22'	13.44'
C134	28° 48' 41"	60.00'	30.17'	S74° 42' 57"W	29.85'	15.41'
C135	22° 47' 03"	60.00'	23.86'	S48° 55' 05"W	23.70'	12.09'
C136	25° 30' 33"	60.00'	26.71'	N50° 16' 50"E	26.49'	13.58'
C137	83° 54' 20"	60.00'	87.87'	S75° 00' 44"E	80.22'	53.93'
C138	16° 02' 49"	275.00'	77.02'	S25° 02' 09"E	76.77'	38.76'
C139	16° 37' 10"	275.00'	79.77'	S8° 42' 10"E	79.49'	40.17'
C140	10° 22' 23"	275.00'	49.79'	S4° 47' 37"W	49.72'	24.96'
C141	84° 47' 03"	20.00'	29.60'	S52° 22' 20"W	26.97'	18.26'
C142	8° 53' 30"	475.00'	73.71'	S89° 40' 54"E	73.64'	36.93'
C143	4° 40' 07"	475.00'	38.70'	N83° 32' 17"E	38.69'	19.36'
C144	1° 54' 03"	475.00'	15.76'	N80° 15' 12"E	15.76'	7.88'
C145	5° 58' 13"	375.00'	39.08'	S82° 17' 17"W	39.06'	19.56'
C146	9° 21' 45"	375.00'	61.28'	S89° 57' 16"W	61.21'	30.71'
C147	9° 14' 51"	375.00'	60.52'	N80° 44' 26"W	60.46'	30.33'
C148	8° 15' 15"	375.00'	54.02'	N71° 59' 23"W	53.98'	27.06'
C149	0° 08' 18"	375.00'	0.91'	N67° 37' 36"W	0.91'	0.45'
C150	7° 24' 42"	325.00'	42.04'	S71° 25' 48"E	42.01'	21.05'
C151	7° 39' 31"	325.00'	43.44'	S78° 57' 54"E	43.41'	21.75'
C152	6° 41' 39"	325.00'	37.97'	S86° 08' 29"E	37.95'	19.01'
C153	7° 51' 03"	1,010.00'	138.39'	N82° 02' 16"W	138.28'	69.30'
C154	7° 59' 58"	990.00'	138.22'	N82° 23' 03"W	138.11'	69.22'
C155	13° 49' 33"	989.20'	238.70'	S78° 16' 12"W	238.12'	119.93'
C156	13° 29' 54"	1,010.00'	237.95'	S77° 59' 26"W	237.40'	119.53'
C157	7° 15' 05"	989.20'	125.20'	S81° 33' 26"W	125.11'	62.68'
C158	6° 50' 46"	1,010.00'	120.68'	S81° 19' 00"W	120.61'	60.41'
C159	6° 39' 08"	1,010.00'	117.26'	S74° 34' 03"W	117.20'	58.70'
C160	15° 59' 04"	989.20'	275.97'	S60° 27' 52"W	275.07'	138.89'
C161	15° 54' 04"	1,010.00'	280.30'	S60° 26' 15"W	279.40'	141.06'
C162	7° 26' 40"	1,010.00'	131.23'	S64° 39' 57"W	131.14'	65.71'
C163	8° 36' 25"	1,010.00'	151.72'	S56° 38' 24"W	151.58'	76.00'
C164	9° 41' 15"	989.20'	167.25'	S57° 18' 57"W	167.05'	83.83'

Lot Line Table		
Line #	Length	Direction
"L1"	17.36'	S13° 06' 02"W
"L2"	92.78'	S71° 53' 58"E
"L3"	61.27'	N83° 06' 02"E
"L4"	50.39'	S09° 04' 48"E
"L5"	128.01'	S00° 06' 02"W
"L6"	91.29'	N84° 53' 58"W
"L7"	144.95'	S25° 06' 02"W
"L8"	85.80'	S45° 06' 02"W
"L9"	162.41'	S04° 00' 00"E
"L10"	127.62'	S36° 00' 00"W
"L11"	86.21'	S63° 00' 00"W



Lot Area		
Lot #	SQ. FT.	Area
124	6,161.51	0.141
125	4,720.88	0.108
126	4,144.35	0.095
127	4,908.31	0.113
128	4,914.79	0.113
129	5,578.32	0.128
130	6,144.29	0.141
131	6,071.38	0.139
132	6,658.13	0.153
133	7,040.98	0.162
134	7,101.49	0.163
135	6,929.29	0.159
136	6,380.30	0.146
137	5,757.96	0.132
138	5,322.87	0.122

Lot Area		
Lot #	SQ. FT.	Area
139	5,459.12	0.125
140	5,912.42	0.136
141	6,369.86	0.146
142	8,239.76	0.189
143	11,498.67	0.264
144	9,558.12	0.219
145	7,702.84	0.177
146	5,268.95	0.121
147	4,885.10	0.112
148	4,641.40	0.107
149	4,812.11	0.110
150	5,421.89	0.124
151	6,614.97	0.152
152	7,379.53	0.169
153	6,196.18	0.142

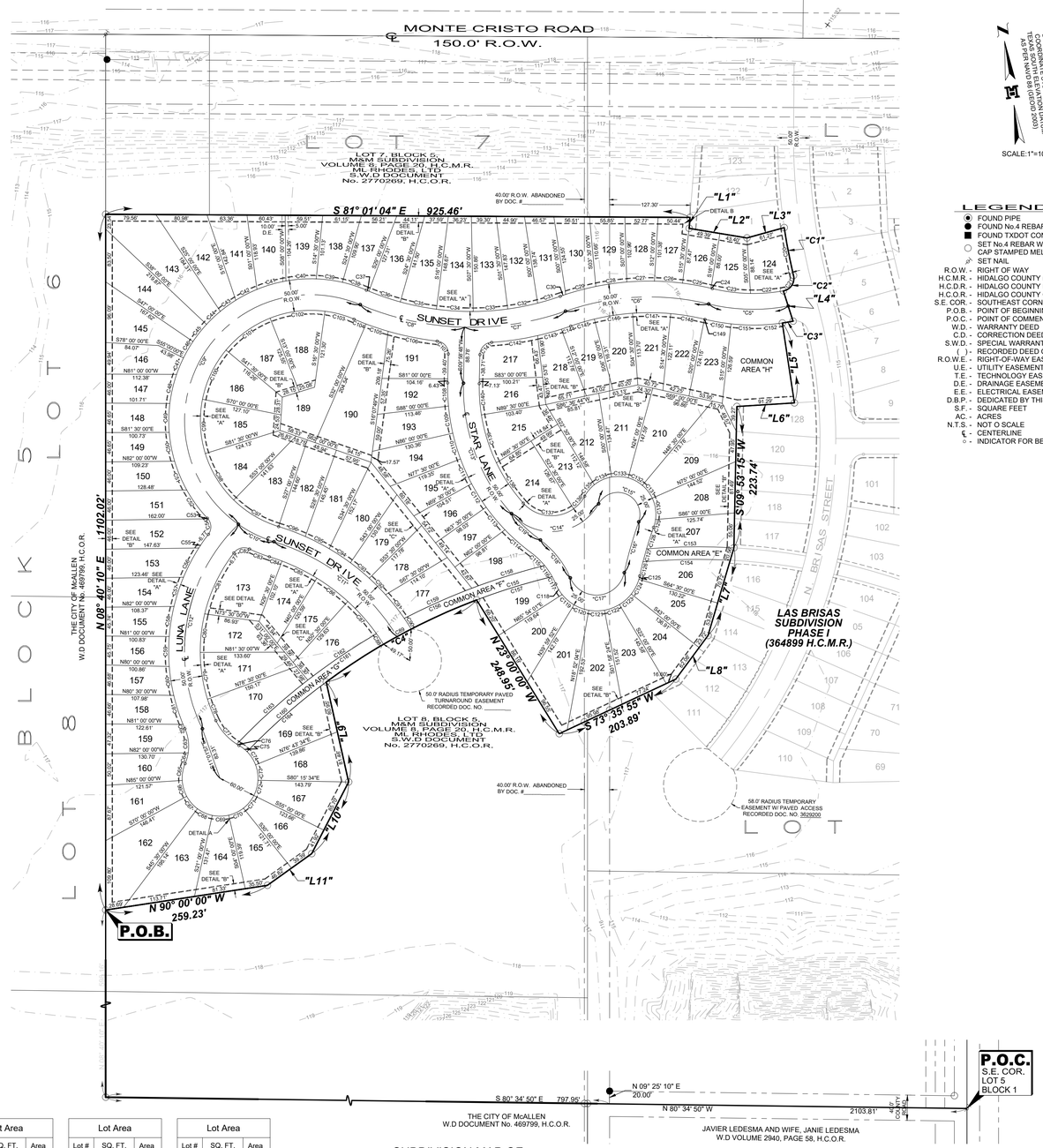
Lot Area		
Lot #	SQ. FT.	Area
154	5,300.78	0.122
155	4,849.07	0.111
156	4,672.37	0.107
157	4,797.88	0.110
158	5,291.41	0.121
159	5,960.34	0.137
160	5,841.76	0.134
161	7,162.44	0.164
162	11,764.33	0.270
163	9,410.50	0.216
164	6,492.86	0.149
165	6,570.45	0.151
166	6,636.27	0.152
167	7,008.54	0.161
168	7,357.76	0.169

Lot Area		
Lot #	SQ. FT.	Area
169	8,008.81	0.184
170	8,493.77	0.195
171	7,173.55	0.165
172	6,010.49	0.138
173	9,152.58	0.210
174	5,740.04	0.132
175	6,273.37	0.144
176	6,673.21	0.153
177	6,083.74	0.140
178	5,818.97	0.134
179	6,166.04	0.142
180	7,130.10	0.164
181	7,421.88	0.170
182	6,801.54	0.156
183	7,321.51	0.168

Lot Area		
Lot #	SQ. FT.	Area
184	7,218.05	0.166
185	7,042.06	0.162
186	6,950.88	0.160
187	6,926.86	0.159
188	7,023.63	0.161
189	11,522.89	0.265
190	13,382.48	0.307
191	6,443.38	0.148
192	5,379.44	0.123
193	6,061.81	0.139
194	6,744.03	0.155
195	5,637.91	0.129
196	4,940.21	0.113
197	4,677.39	0.107
198	6,357.72	0.146

Lot Area		
Lot #	SQ. FT.	Area
199	6,095.24	0.140
200	6,887.20	0.158
201	9,706.62	0.223
202	9,378.03	0.215
203	7,465.27	0.171
204	7,285.04	0.167
205	6,911.22	0.159
206	6,723.29	0.154
207	6,414.25	0.147
208	7,423.74	0.170
209	10,760.00	0.247
210	9,262.11	0.213
211	7,944.58	0.182
212	7,921.94	0.182
213	5,859.27	0.135

Lot Area		
Lot #	SQ. FT.	Area
214	7,449.26	0.171
215	6,313.57	0.145
216	5,144.95	0.118
217	5,709.54	0.131
218	5,757.03	0.132
219	5,607.01	0.129
220	5,855.39	0.134
221	5,944.79	0.136
222	5,946.41	0.137
223	6,038.95	0.139
C.A."E"	2,767.45	0.064
C.A."F"	4,773.33	0.110
C.A."G"	5,586.34	0.128
C.A."H"	12,946.65	0.297



BEARING BASIS IS GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE (4205), SOUTH ELEVATION (FEET), AS PER NAVD 88 (GEOID 2003)

SCALE:1"=100'

LEGEND

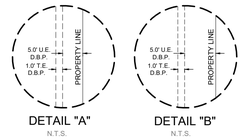
- FOUND PIPE
- FOUND No.4 REBAR
- FOUND TXDOT CONCRETE DISK
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.E. COR. - SOUTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
W.D. - WARRANTY DEED
C.D. - CORRECTION DEED
S.W.D. - SPECIAL WARRANTY DEED
( ) - RECORDED DEED CALLS
R.O.W.E. - RIGHT-OF-WAY EASEMENT
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
D.E. - DRAINAGE EASEMENT
E.E. - ELECTRICAL EASEMENT
D.B.P. - DEDICATED BY THIS PLAT
S.F. - SQUARE FEET
AC. - ACRES
N.T.S. - NOT O SCALE
℄ - CENTERLINE
○ - INDICATOR FOR BEGIN AND END CURVE

SUBDIVISION MAP OF

LAS BRISAS SUBDIVISION PHASE II

19.604 ACRES OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION VOLUME 8, PAGE 20, H.C.M.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS



DRAWN BY: A.G.P. DATE 04/04/2025
REVISED BY: A.G.P. DATE 10/30/2025
SURVEYED, CHECKED: DATE
FINAL CHECK: DATE

TBPE FIRM # F-1435

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/10/2026

SUBDIVISION NAME: LAS BRISAS PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be finalized, prior to final. - Temporary paved turnarounds as shown on plat by separate document will need to be recorded, 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
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement **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 - Please provide dimensions of Cul-de-Sacs. - Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. - Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. **Subdivision Ordinance: Section 134-105	Required

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

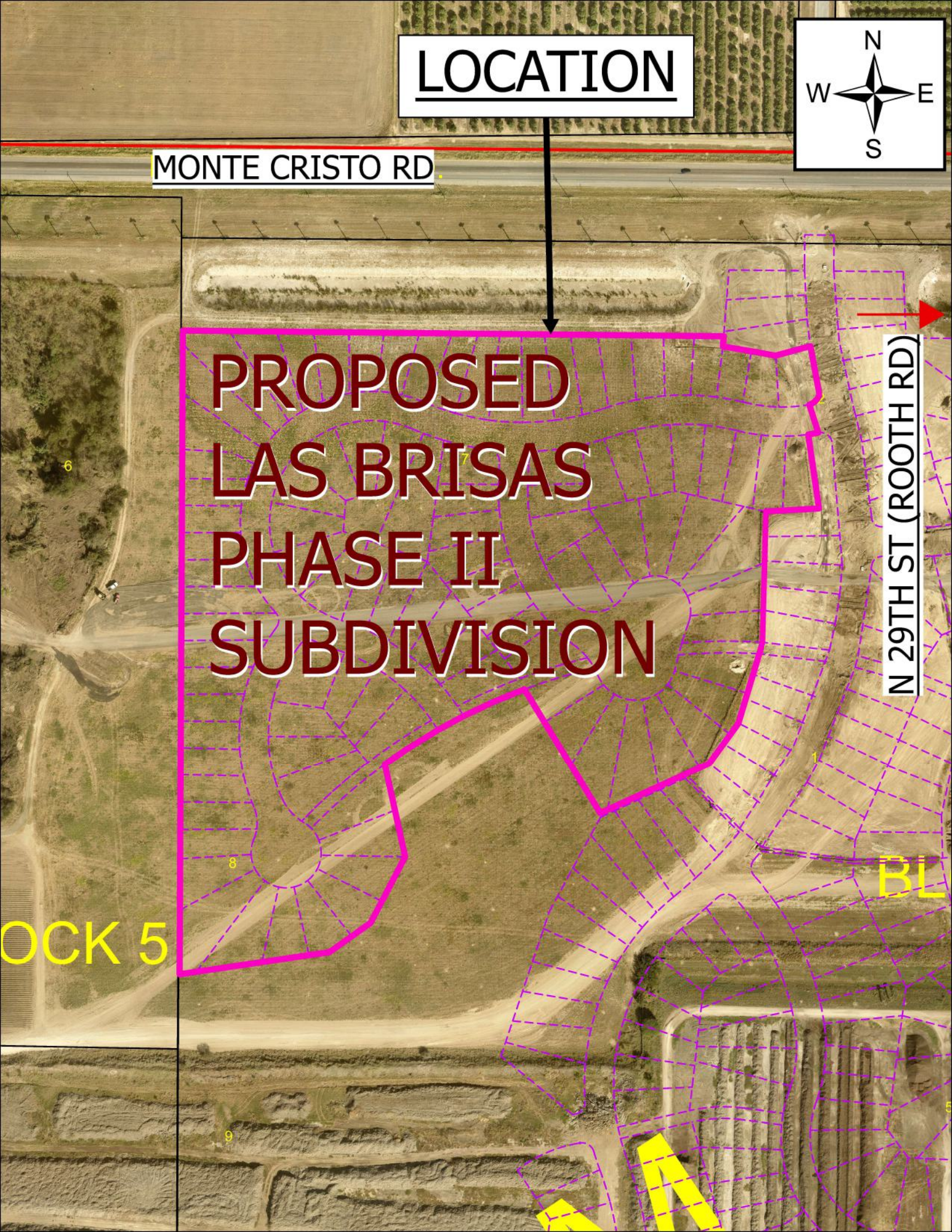
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 feet minimum or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 11 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 feet or greater for easements - Remove side from corner setback. **Zoning Ordinance: Section 138-356	Required
* Garage: 18 feet except where greater setback is required; greater setback applies. - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. - City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. - Revise plat note #16 as shown above, prior to final. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. - Revise plat note as shown above, prior to final/Recording.	Required

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets - Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. - The subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. - Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.	Applied
* Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.	Applied

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic, Master TIA approved with conditions.	Applied
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat, prior to final. - Signature blocks must be revised to show correct subdivision name. - Clarify dotted line shown outside subdivision boundary line at the southwest corner. *Must comply with City's Access Management Policy. **At the Planning and Zoning Commission meeting of January 21, 2026, at the request of the Engineer, the subdivision was removed from the agenda, they were pending Outfall/drainage requirements. **At the Planning and Zoning Commission meeting of January 6, 2026, the subdivision remained tabled for this Agenda. **At the Planning and Zoning Commission meeting of December 16, 2025, the subdivision remained tabled for this Agenda. **At the Planning and Zoning Commission meeting of December 2, 2025, at the request of Raul Sesin, the subdivision was tabled on this Agenda, item to be discussed at the next available P&Z meeting	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied


LOCATION
N
W
E
S
MONTE CRISTO RD
PROPOSED
LAS BRISAS
PHASE II
SUBDIVISION
N 29TH ST (ROOTH RD)
BL
OCK 5

SUB2023-0027

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

Project Information

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

Owner

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

Developer

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

Engineer

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

Surveyor

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

MAR 17 2023
BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

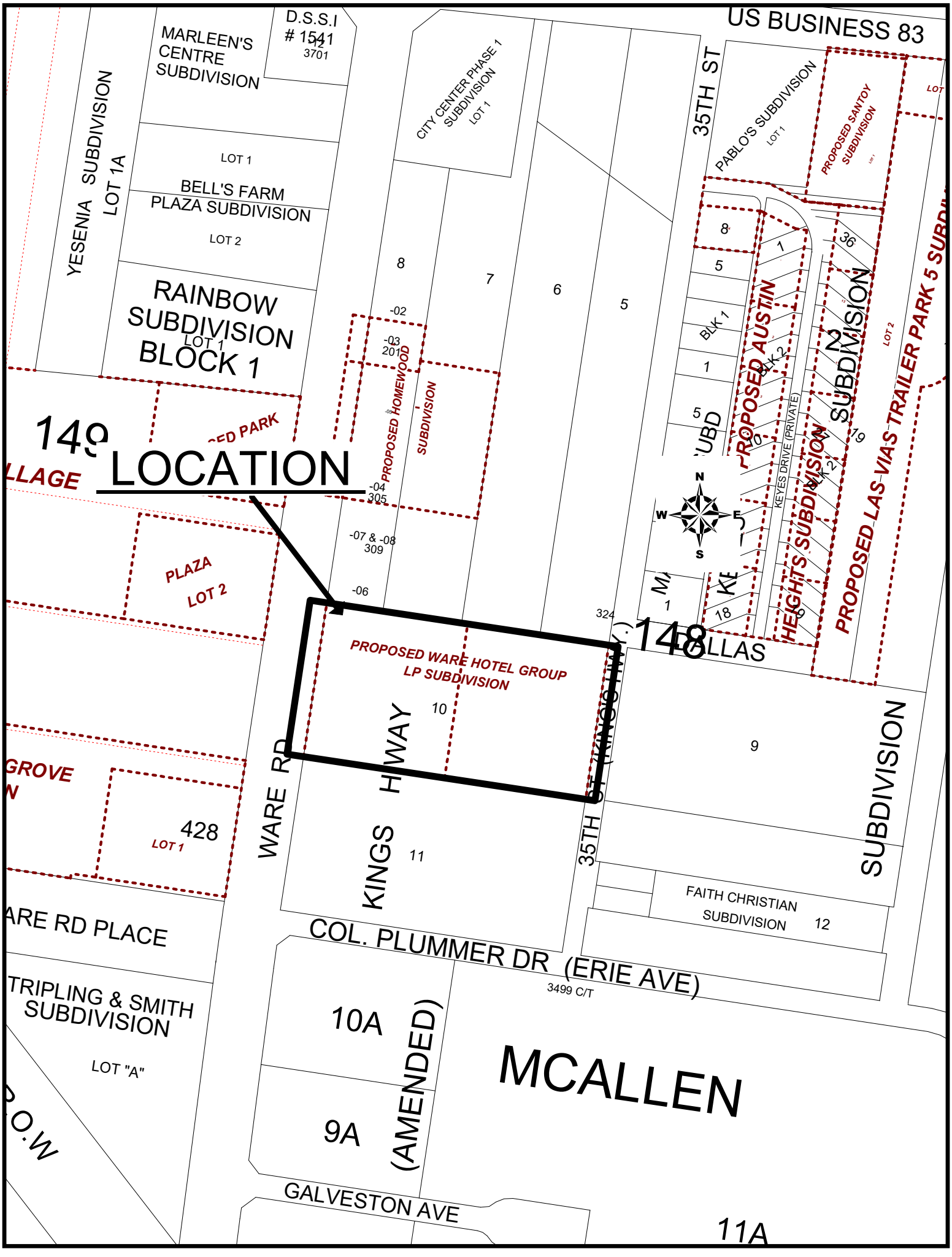
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

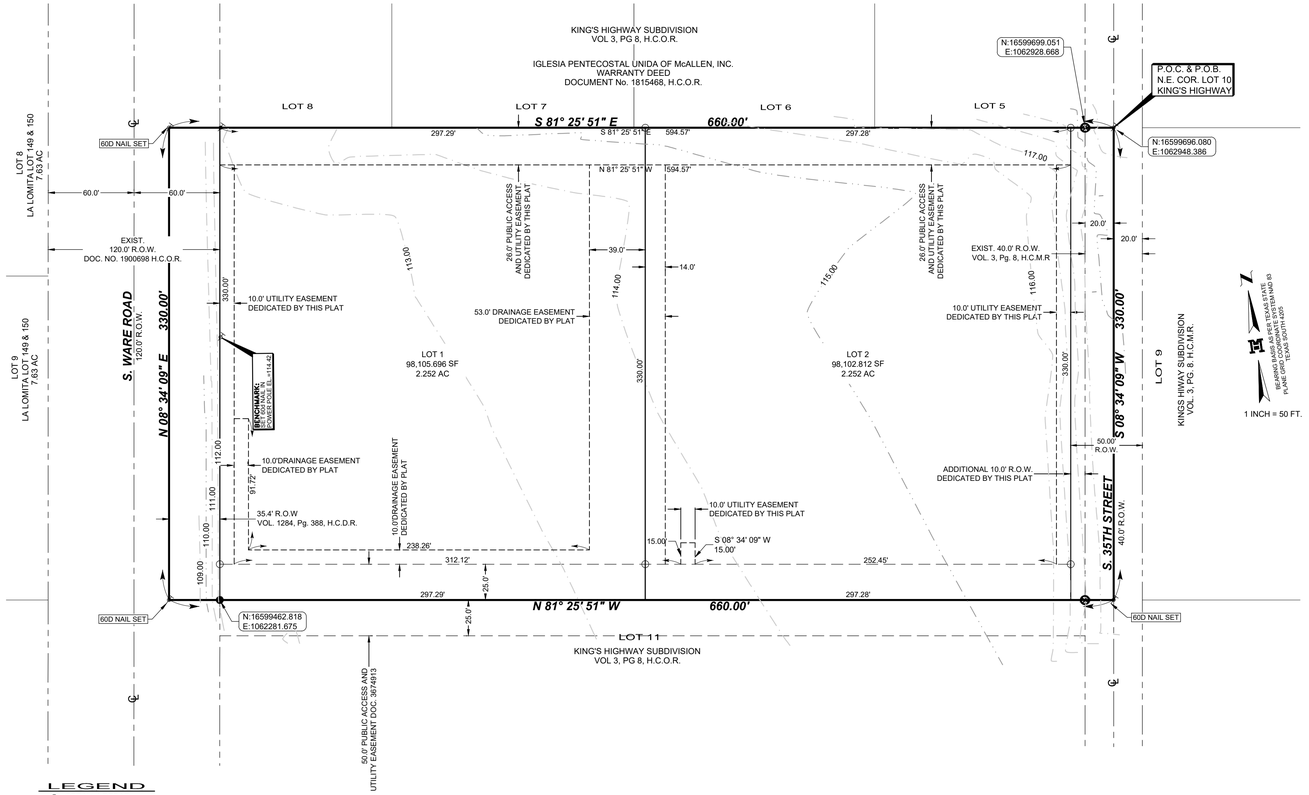
Signature _____ Date 3-17-23

Print Name Mario Reyna

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application


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



SUBDIVISION MAP OF

WARE HOTEL GROUP LP SUBDIVISION

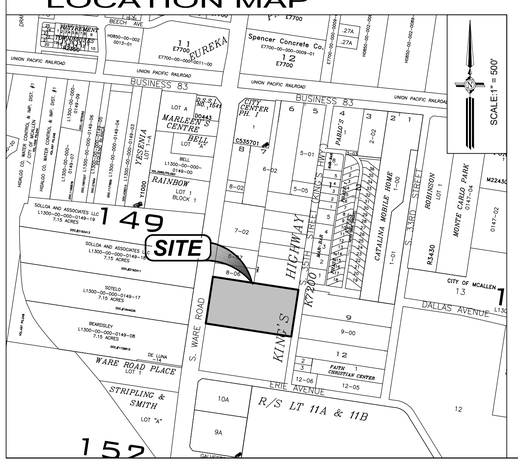
BEING A SUBDIVISION OF 5.000 ACRES
BEING ALL OF LOT 10
KING'S HIGHWAY SUBDIVISION
VOLUME 3, PAGE 8, H.C.M.R.
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS

LEGEND

- ○ SET No.4 REBAR
- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- FOUND PK NAIL
- SET 60d NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
Ac. - OF ONE ACRE
SF. - SQUARE FEET

LOCATION MAP



REVISED BY: AA	DATE 01-09-26
DRAWN BY: EM	DATE 02-01-24
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

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

METES AND BOUNDS DESCRIPTION:

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

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

1. THENCE, S 08° 34' 09" W ALONG THE EAST LOT LINE OF LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH/ STREET, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81° 25' 51" W ALONG THE SOUTH LINE OF SAID LOT 10, AT A DISTANCE OF 20.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH/ STREET, AT A DISTANCE OF 624.14 FEET PASS A NO. 4 SET AT THE EAST RIGHT-OF-WAY LINE OF S. WARE ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 08° 34' 09" E ALONG THE WEST LOT LINE OF SAID LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, S 81° 25' 51" E ALONG THE NORTH LINE OF SAID LOT 10, AT A DISTANCE OF 35.86 FEET PASS A NAIL FOUND ON THE EAST LINE OF SAID S. WARE ROAD, AT A DISTANCE OF 640.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH/ STREET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES GROSS, OF WHICH 0.272 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD AND 0.152 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH/ STREET, LEAVING A NET OF 4.576 ACRES OF LAND, MORE OR LESS

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

X:\Land Development\Commercial\McAllen\23043 - Ware Hotel Group Subdivision\Autocad Files\23043SUB.dwg, 1/5/2026 3:24:23 PM, DWG To PDF.pc3

GENERAL NOTES :

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

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

   AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK ALONG S. WARE ROAD AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S 35TH. STREET.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
11. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
12. COMMON AREAS, SHARED ACCESS EASEMENTS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
13. COMMON ACCESS EASEMENTS TO BE FOR PUBLIC ACCESS AND WILL NOT BE BLOCKED. COMMON ACCESS EASEMENTS WILL BE PRIVATELY OWNED AND MAINTAINED BY PROPERTY OWNERS AND NOT THE CITY OF MCALLEN

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
CITY SECRETARY DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF WARE HOTEL GROUP LP SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-18-2022 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

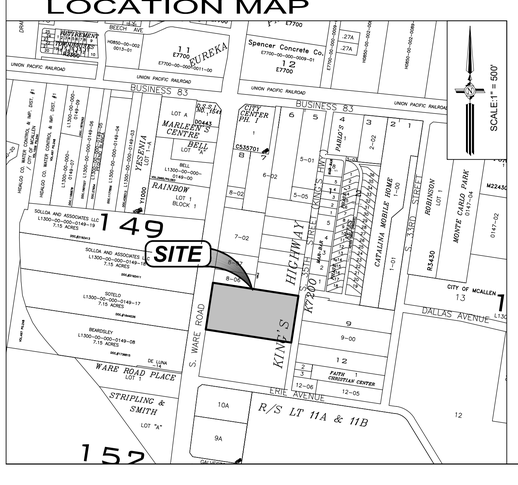
_____ _____
ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE
DATE SURVEYED: 07-18-2022
SURVEY JOB No. 22645.08

SUBDIVISION MAP OF

WARE HOTEL GROUP LP SUBDIVISION

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

LOCATION MAP



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

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

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

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

BY:_____ DEPUTY

Y:\Land Development\Commercial\Ware\23048 - Ware Hotel Group- Subdivision\Autocad Files\23048SUB-S.dwg, 1/6/2026 3:18:22 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/27/2026

SUBDIVISION NAME: WARE HOTEL GROUP, LP

REQUIREMENTS

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

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

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

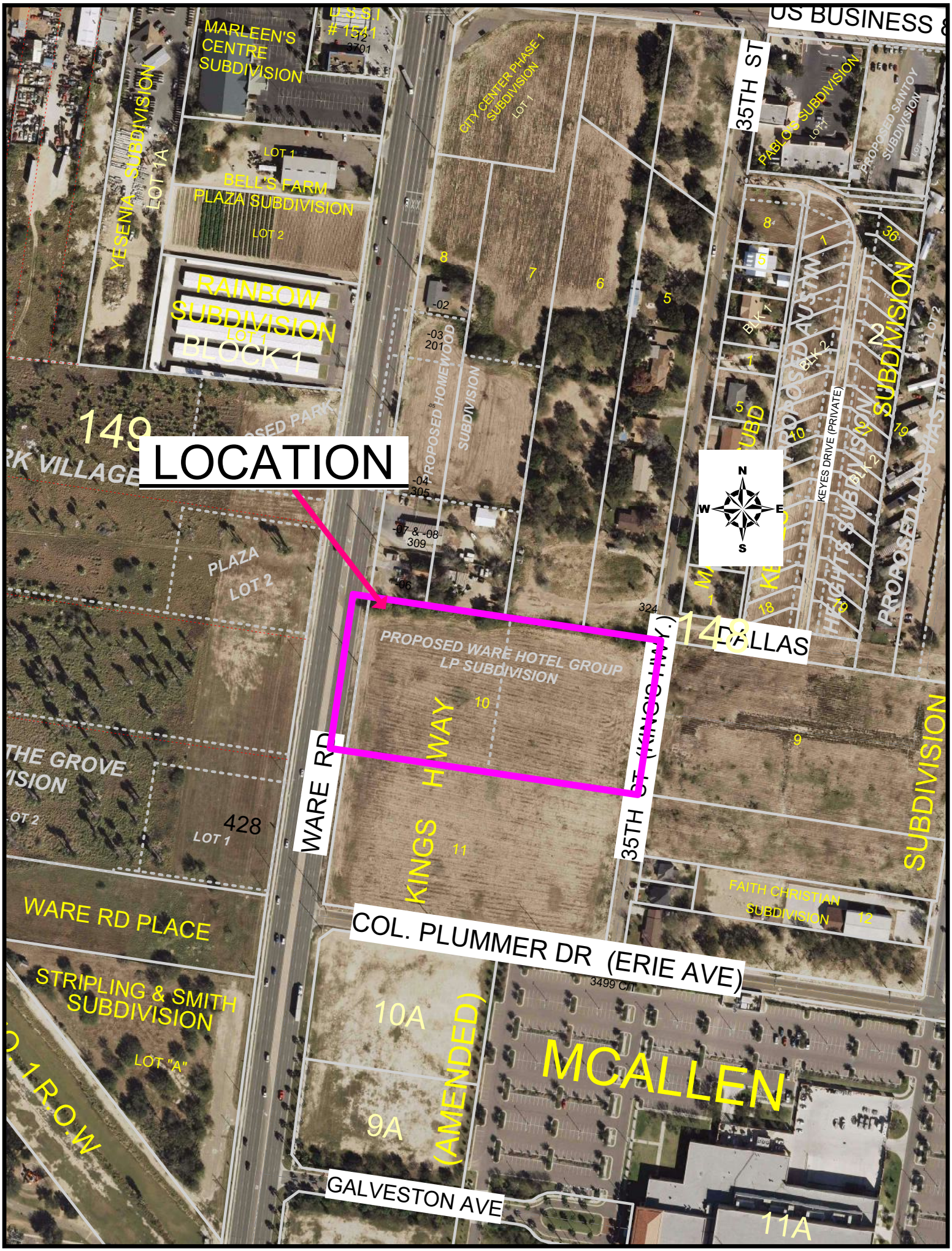
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private drives, 27.0 ft. common access easements, and 24 ft. shared access easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Note subject to change once subdivision requirements have been finalized. Finalize wording on plat prior to final/recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing:C-3 (General Business) District Proposed:C-3 (General Business) District **Engineer must verify if proposed subdivision and use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***As per application dated March 17,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. ****Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per application dated March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per application dated March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.	NA

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

TRAFFIC	
* As per Traffic Department, Trip Generation is approved, no TIA is required. **As per Traffic Department and as per Access management Policy, there is spacing requirement along S. Ware Road, please contact the Traffic Department.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. *As per Traffic Department, Trip Generation is approved, no TIA is required.	Applied
COMMENTS	
Comments: - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. - Please remove the sidewalks that are being shown on the plat, as these public improvements do not need to be shown visually on the plat. **Freeze the sidewalk layer on the plat, and clean up any of the extra lines along these streets. - Note as may be required on plat regarding public use of 27.0 ft. Common Access Easement and 24 ft. shared access easement must be included, prior to recording. - Vacating plat applicable if any restrictions, etc. are proposed to be removed or changed from existing recorded plat , finalize prior to recording. - P.O.B. is missing from the Plat. - Please add the scale on the location map. - Verify that the signature lines match the number of owner's of this property. - Finalize wording for Note #13 once Shared Access Easement requirements as required by Traffic Department are established prior to final/recording. * At the Planning and Zoning Commission meeting of April 4th,2023, the subdivision was approved in preliminary form subject to the conditions noted, drainage, and utility approvals. * Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says "Registerd"	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED 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
MARLEEN'S CENTRE SUBDIVISION
U.S.I # 1541
3701
CITY CENTER PHASE 1 SUBDIVISION
LOT 1
US BUSINESS &
35TH ST
PABLO'S SUBDIVISION
PROPOSED SANTOY SUBDIVISION
YESENIA SUBDIVISION
LOT 1A
LOT 1
BELL'S FARM PLAZA SUBDIVISION
LOT 2
RAINBOW SUBDIVISION
LOT 1
BLOCK 1
PROPOSED HOMEWOOD SUBDIVISION
-02
-03
201
-04
305
-07 & -08
309
-06
149
PLAZA
LOT 2
PROPOSED WARE HOTEL GROUP LP SUBDIVISION
10
324
148
DALLAS
KEYES DRIVE (PRIVATE)
N
W
E
S
WARE RD
KINGS HIGHWAY
35TH ST (KINGS HWY.)
9
428
LOT 1
THE GROVE
LOT 2
WARE RD PLACE
11
FAITH CHRISTIAN SUBDIVISION
12
COL. PLUMMER DR (ERIE AVE)
3499 C/L
STRIPLING & SMITH SUBDIVISION
LOT "A"
10A
9A
(AMENDED)
MCALLEN
GALVESTON AVE
11A
0.1 R.O.W

SUB2025-0131

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

Project Information

Subdivision Name ~~1619 GALVESTON AVE. SUB~~ MCALLEN, O.T. LOTS 1A AND 2A

Legal Description ALL OF LOTS 1-12, BLK. 3, O.T. OF MCALLEN

Location NWC HOUSTON AVE. & S. 17TH ST.

City Address or Block Number 1619 Galveston Ave

Total No. of Lots 2 Total Dwelling Units 2 Gross Acres 2.06 Net Acres 2.06

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

For Fee Purposes: ☒**Commercial (**2.06**Acres)/☐ Residential (** ____ **Lots)** Replat: ☐Yes/☐No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use 2-COM. BUILD. Proposed Land Use 2-COM. BUILD.

Irrigation District # N/A Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☒No Parcel # 229111

Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name MARC & ANGELA MILLS Phone 408-0084

Address 1305 JASMINE AVE. E-mail MARC@MILLSREG.COM

City MCALLEN State TX Zip 78501

Developer

Name SAME AS OWNER Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

Contact Person ____

Engineer

Name DAVID O. SALINAS Phone 682-9081

Address 2221 DAFFODIL AVE. E-mail dsalinas@salinasengineering.com

City MCALLEN State TX Zip 78501

Contact Person DAVID / MICK

Surveyor

Name SAME AS ENGR. Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

SEP 19 2025

BY: MD

VAR2025-0044

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 LOTS 1-12, MCALLEN O.T., AND PART OF AN ABANDONED ALLEY,

Proposed Subdivision (if applicable) MCALLEN O.T. LOTS 1A & 2A, BLK. 58

Street Address 1619 GALVESTON AVE.

Number of lots 2 Gross acres 2.06 GR.

Existing Zoning C-3 Existing Land Use BUILDINGS (FORMER SCHOOL)

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name MARC MILLIS Phone 408-0084

Address 1305 JASMINE AVE. E-mail MARC@MILLISREG.COM

City MCALLEN State TX Zip 78501

Owner

Name SAME AS APPLICANT Phone

Address E-mail

City State Zip

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Date 11/11/'25

Print Name DAVID O. SALINAS ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by NM Payment received by Natalie Date 11/12/25

Rev 06/21

NOV 12 2025

BY:

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.

VARIANCE ON ROW & FUTURE PAVEMENT DUE TO CLOSE PROXIMITY OF BUILDING & OTHER IMPROVEMENTS ALONG BOTH SIDE OF HOUSTON AVE. SAME ARGUMENT ALONG GARVEY AVE.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

THE VARIANCE WOULD PERMIT THE FUTURE AND FURTHER DEVELOPMENT OF THIS SITE W/ OUT THE BURDEN OF DEDICATED LANDS & STREET WIDENING COSTS WHERE SUCH ROW & PAVEMENT IS NOT LIKELY.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

THE VARIANCE WILL NOT AFFECT THE RIGHTS OR WELFARE OF ADJ. PROPERTY OWNERS.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

THE VARIANCE HAS NO IMPACT ON ADJ PROPERTIES AND IS REALISTIC TO THE EXISTING ROAD CONDITIONS - THESE LANDS ARE OLD & ESTABLISHED W/ RESPECT TO FUTURE ROADS

Natalie Moreno

From: David Salinas <dsalinas@salinasengineering.com>
Sent: Tuesday, November 11, 2025 1:26 PM
To: Natalie Moreno
Cc: Mickael Salinas; Monica Guerra; Marc Millis; Omar Sotelo; Eduardo Garza
Subject: McAllen O.T. Lots 1A and 2A, Block 58 Variance

Natalie, per your request, please find below a more detailed explanation of the Variance being requested for McAllen O.T. Lots 1A and 2A, Block 58:

City Comments

ALONG GALVESTON AVE:
Total Existing ROW on Galveston Ave: 50.0 feet (25 feet on each side of centerline)
Total Existing Pavement on Galveston Ave.: 38 feet B-B (or 19 feet on each side of centerline)

Total ROW requested by City on Galveston Ave.: 60.0 feet (30.0 feet each way from centerline)
Total Pavement requested by City on Galveston Ave: 40' B-B (20.0 feet each way from centerline)

VARIANCE REQUESTED ALONG GALVESTON AVE.
No additional dedication by plat of 5.0 feet along south side (plat side) of Galveston Ave.
To not provide any additional pavement of 1.0 foot

ALONG HOUSTON AVE.
Total Existing ROW on Houston Ave: 40.0 feet (20 feet on each side of centerline)
Total Existing Pavement on Houston Ave.: 34 feet B-B (or 17 feet on each side of centerline)

Total ROW requested by City on Galveston Ave.: 80.0 feet (40.0 feet each way from centerline)
Total Pavement requested by City on Galveston Ave: 52' B-B (26.0 feet each way from centerline)

VARIANCE REQUESTED ALONG GALVESTON AVE.
No additional dedication by plat of 20.0 additional feet along north side (plat side) of Houston Ave.
To not provide any additional pavement of 9.0 feet

Please confirm these numbers and if good this will help clarify the variances being requested. We can meet up to discuss to be sure your clear. Let me know if you have any questions.

Thank you.

David

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

SALINAS ENGINEERING & ASSOCIATES

2221 Daffodil Ave.

McAllen, Texas, 78501

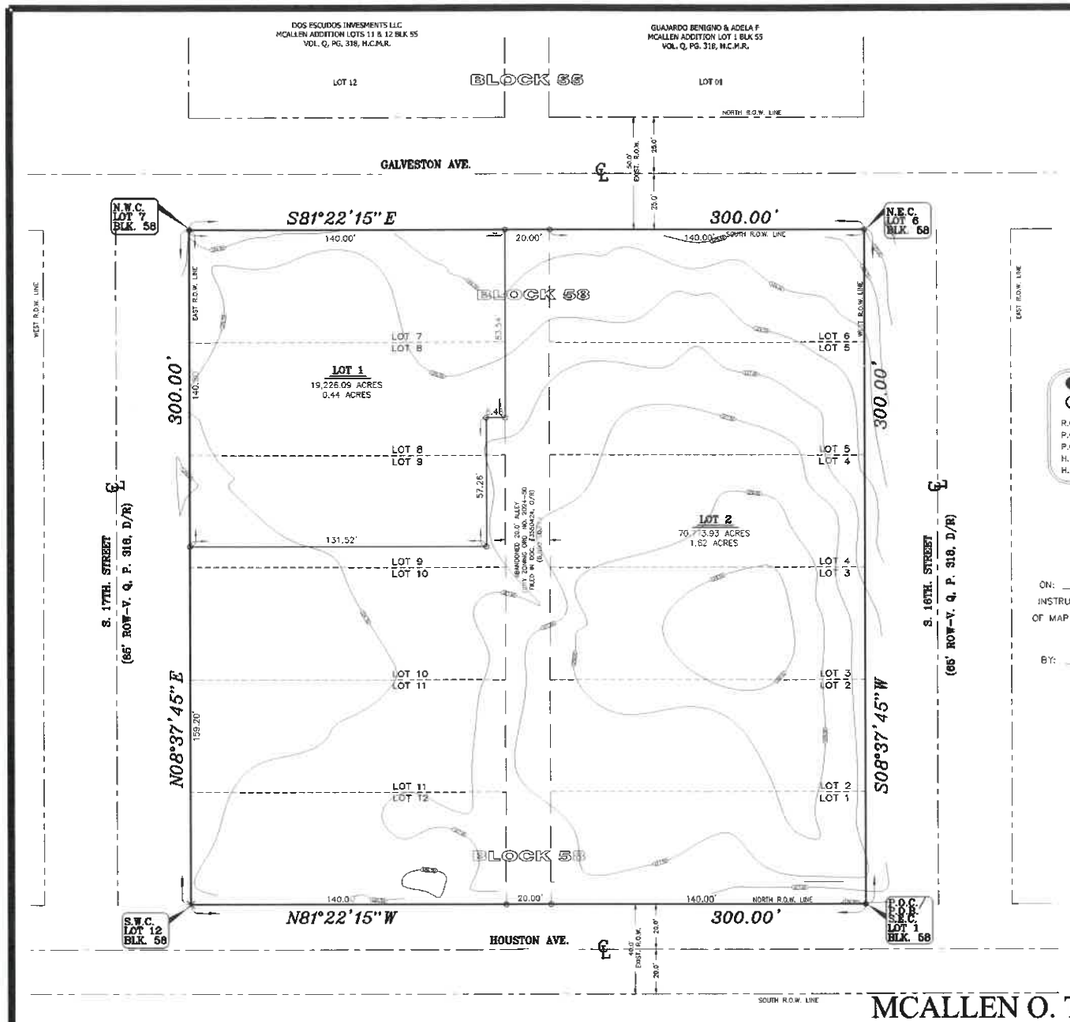
(956) 682-9081

(956) 686-1489 Fax

(956) 648-8899 Cell

dsalinas@salinasengineering.com


LOCATION
PROPOSED
MCALLEN O.T.
LOTS 1A & 2A
BLOCK 58
SUBDIVISION
FRESNO AVE.
GALVESTON AVE.
HOUSTON AVE.
ITHACA AVE.
JACKSON AVE.
S. 17TH ST.
S. 16TH ST.
S 16TH ST
BICENTENNIAL BLVD.
LOT 1
LOT 5A
LOT 6A
SOUTH McALLEN
4
ADDITION
NELSON ADDIT
3
N
S
E
W



SCALE: 1" = 20'

LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

MCALLEN O. T.
LOTS 1A AND 2A, BLOCK 58

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

BEING A 2.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 1–12, BLOCK 3, INCLUDING A FORMER 20.0 FOOT PUBLIC DEDICATED ALLEY LOCATED BETWEEN LOTS 1 THRU 6, AND, LOTS 7 THRU 12, HAVING BEEN ABANDONED BY CITY ORDINANCE NO. 2024–50, ALL OUT OF O.T. OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 318, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.

   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

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

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

2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C.
   ZONE "C": AREAS OF MINIMAL FLOODING. (NO SHADING)

3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF CURB MEASURED FROM FROM THE CENTER OF THE LOT ALONG SOUTH 17TH. STREET FOR LOT 1, AND, SOUTH 16TH. ALONG FOR LOT 2.

4. MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON SOUTH 16TH STREET, GALVESTON AVENUE, HOUSTON AVENUE, AND SOUTH 17TH STREET.

5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 16763.78 CUBIC FEET, OR, 0.385 ACRE–FEET OF DRAINAGE RUNOFF VOLUME. LOT 1 SHALL DETAIN A MINIMUM OF 3,580.61 CU. FT., AND, LOT 2 SHALL DETAIN A MINIMUM OF 13,183.71 CU. FT. (PRO–RATED VOLUMES).

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

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

8. B.M.–MCALLEN SURVEY CONTROL POINT NO. 82, LOCATED IS AT THE NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE. AND JACKSON AVE. THE MONUMENT IS 16 FT. WEST FROM THE BC OF BROADWAY AVE. AND 81 FT. NORTH FROM THE BC OF JACKSON AVE.

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

10. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

11. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

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

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MARC MILLIS	1305 JASMINE AVE	MCALLEN, TEXAS 78501	(956) 408–0084	NONE
OWNER:	ANGELA MILLIS	1305 JASMINE AVE	MCALLEN, TEXAS 78501	(956) 408–0084	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MCALLEN O.T. LOTS 1A AND 2A, BLOCK 58 TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: ALMONDINE PROPERTIES LLC.
MARC MILLIS, MANAGER
1305 JASMINE AVE
McALLEN, TEXAS 78501

OWNER: ALMONDINE PROPERTIES LLC.
ANGELA MILLIS, MANAGER
1305 JASMINE AVE
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
CITY OF MCALLEN

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

_____ _____
MAYOR DATE

STATE OF TEXAS
CITY OF MCALLEN

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

_____
CHAIRMAN,
PLANNING AND ZONING COMMISSION

_____
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
DAVID OMAR SALINAS
71973
REGISTERED
PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
REGISTERED
DAVID O. SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

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

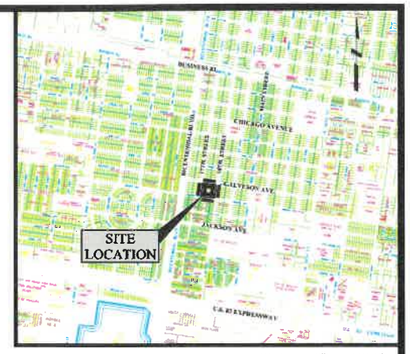
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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. LIC. NO. 71973 ON JANUARY 22, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 2.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 1–12, BLOCK 58, INCLUDING AN ABANDONED 20.0 FOOT PUBLIC DEDICATED ALLEY LOCATED BETWEEN LOTS 1 THRU 6, AND, LOTS 7 THRU 12, HAVING BEEN ABANDONED BY MCALLEN CITY ORDINANCE NO. 2024–50, ALL OUT OF THE O.T. OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 318, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.06 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 1 LOCATED AT THE INTERSECTION OF S. 16TH. STREET AND HOUSTON AVE. FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 22 MINUTES 15 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOTS 1 AND 12, AND, THE SOUTH LINE OF SAID ABANDONED ALLEY, AND, FURTHER BEING COINCIDENT WITH THE NORTH RIGHT–OF–WAY LINE OF SAID HOUSTON AVE., A DISTANCE OF 300.0 FEET IN ALL TO AN "X" CUT FOUND ON THE SOUTHWEST CORNER OF SAID LOT 12 LOCATED AT THE INTERSECTION OF S. 17TH. STREET, AND, HOUSTON AVE. FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 37 MINUTES 45 SECONDS EAST, COINCIDENT WITH THE WEST LINES OF SAID LOT 12 THRU 7, AND, BEING COINCIDENT WITH THE EAST RIGHT–OF–WAY LINE OF SAID S. 17TH. STREET, A DISTANCE OF 300.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 7 LOCATED ON INTERSECTION WITH S. 17TH. STREET, AND, GALVESTON AVE. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 81 DEGREES 22 MINUTES 15 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 7 AND 6, AND, THE NORTH LINE OF SAID 20.0 FOOT ABANDONED ALLEY, AND, BEING COINCIDENT WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID GALVESTON AVE., A DISTANCE OF 300.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHEAST CORNER OF SAID LOT 6 LOCATED ON THE INTERSECTION WITH GALVESTON AVE., AND, S. 16TH. STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 37 MINUTES 45 SECONDS WEST, COINCIDENT WITH THE WEST RIGHT–OF–WAY OF SAID LOTS 6 THRU 1, AND, BEING COINCIDENT WITH THE WEST RIGHT–OF–WAY LINE OF SAID S. 16TH. STREET, A DISTANCE OF 300.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 2.06 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: ART SALINAS, RPLS SURVEY
N:\SUBDIVISIONPLATS\1619GALVESTONAVE. SUB\2.06.091625

MCALLEN O. T.
LOTS 1A AND 2A, BLOCK 58

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JAN. 22, 2026.
JOB NUMBER: SP–25–26351

OWNER: ALMONDINE PROPERTIES LLC.
MARC MILLIS, MANAGER
ANGELA MILLIS, MANAGER
1305 JASMINE AVE
McALLEN, TEXAS 78501

SEA
SALINAS ENGINEERING & ASSOC.
(F–6675) (TBPLS–10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN TEXAS 78501
(956) 682–9081 (956) 686–1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG A, SUITE 156, MC–230, AUSTIN, TEXAS 78753 (512) 239–5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/27/2026

SUBDIVISION NAME: MCALLEN O.T. LOTS 1A & 2A, BLOCK 58 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Houston Avenue: Dedication as required 40 ft. from centerline for a total of 80 ft. R.O.W. Paving 52 ft. Curb & gutter both sides Revisions Required: - Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. - Provide any existing R.O.W on plat with documents numbers and provide a copy to staff for review, prior to final. - Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 02/03/2026 **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. 16th Street: 65 ft. existing R.O.W Paving 40 ft. Curb & gutter both sides Revision needed: -Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. - Provide documents of existing R.O.W., prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Galveston Avenue: Dedication of 30 ft. from centerline for a total of 60 ft. R.O.W Paving 40 ft. Curb & gutter both sides *Revisions required: - Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. - If the existing R.O.W remains, a variance request may need to be submitted. - - Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 01/06/2026 and City Commission on 02/09/2026. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. 17th Street: 65 ft. existing R.O.W Paving 40 ft. Curb & gutter both sides -Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. - provide existing R.O.W from the property to the west - Provide documents from the existing R.O.W., prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. -Plat reference abandoned alley R.O.W. by document number #3550424 -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive must not be a dead end. - if service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and maintained by the lot owners and not the city of McAllen *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: In accordance with the zoning ordinance or greater for easements or inline with existing structures, whichever is greater. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with the zoning ordinance or greater for easements. whichever greater applies. -Add plat note as stated above. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South 16th Street, Galveston Avenue, Houston Avenue, and South 17th Street. - Add plat note as shown above, prior to final -Sidewalk requirement may increase to 5 ft. per Engineering department. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along - **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing C-3 Proposed C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - This does not pertain to commercial use	NA

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

* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -This does not pertain to commercial development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. -does not pertain to commercial development	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Public hearing for re subdivision is required, prior to final. - Provide centerline on all adjacent streets. - Engineer needs to clarify if any existing structures will remain to determine additional requirements as applicable, prior to final - Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 02/03/2026 and city commission TBD.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITES APPROVAL AND CLARIFICATION TO THE VARIANCE REQUESTS.	Applied

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


LOCATION
PROPOSED
MCALLEN O.T.
LOTS 1A & 2A
BLOCK 58
SUBDIVISION
FRESNO AVE.
GALVESTON AVE.
HOUSTON AVE.
ITHACA AVE.
JACKSON AVE.
S. 17TH ST.
S. 16TH ST.
S 16TH ST
BICENTENNIAL BLVD.
SOUTH McALLEN
4
ADDITION
NELSON ADDIT
3
LOT 1
LOT 5A
LOT 6A
N
S
E
W


LOCATION
MCALLEN ADDITION ALL OF BLK 58
McA L
N
W
E
S
ERIE AVE.
FRESNO AVE
GALVESTON AVE
HOUSTON AVE
ITHACA AVE.
JACKSON AVE.
JUNIPER AVE.
S. 17TH ST.
S. 16TH ST.
S. 15TH ST.
S BICENTENNIAL BLVD
BICENTENNIAL BLVD.
S MAIN ST
1515 HOUSTON LOT 1
LOT 5A
LOT 6A
NELSON ADDITION
3
SOUTH McALLEN
4
ADDITION
5
S.T.C.C.
6

SUB2025-0135

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

Project Information

Subdivision Name Ebony Street Addition Lot 2A + 2B, Block 1 subdivision.
Legal Description BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 9. PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS
Location 506 N. 6th ST. McALLEN, TEXAS 78501
City Address or Block Number 506 N 6th St
Total No. of Lots 2 Total Dwelling Units 2 Gross Acres _____ Net Acres .30
☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No
For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑**Residential (** 2 **Lots)** Replat: ☑Yes/☐No
Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☐No/☐Yes: Date_____
Existing Land Use RESIDENTIAL HOME Proposed Land Use SINGLE FAM. USE
Irrigation District # HCWID No.3 Water CCN: ☑MPU/☐Sharyland Water SC Other_____
Agricultural Exemption: ☐Yes/☑No Parcel # E270000001000200
Estimated Rollback Tax Due N/A Tax Dept. Review I.D.L

Owner

Name FAITH DEVELOPMENT LEASING, LLC Phone 956-450-0203
Address 4000 N. RAUL LONGORIA RD. E-mail contact@faith-yourpropertydeveloper.com
City SAN JUAN State TEXAS Zip 78589

Developer

Name FAITH DEVELOPMENT LEASING, LLC Phone 956-450-0203
Address 4000 N. RAUL LONGORIA RD. E-mail contact@faith-yourpropertydeveloper.com
City SAN JUAN State TEXAS Zip 78589
Contact Person GERARDO GARZA

Engineer

Name VICTOR H. TREVINO Phone (956)424-3355
Address 900 S. STEWART, SUITE 13 E-mail victor@southtexasig.com
City MISSION State TEXAS Zip 78572
Contact Person (956)424-3355

Surveyor

Name VICTOR H. TREVINO Phone (956)424-3355
Address 900 S. STEWART, SUITE 13 E-mail victor@southtexasig.com
City MISSION State TEXAS Zip 78572

RECEIVED
SEP 24 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

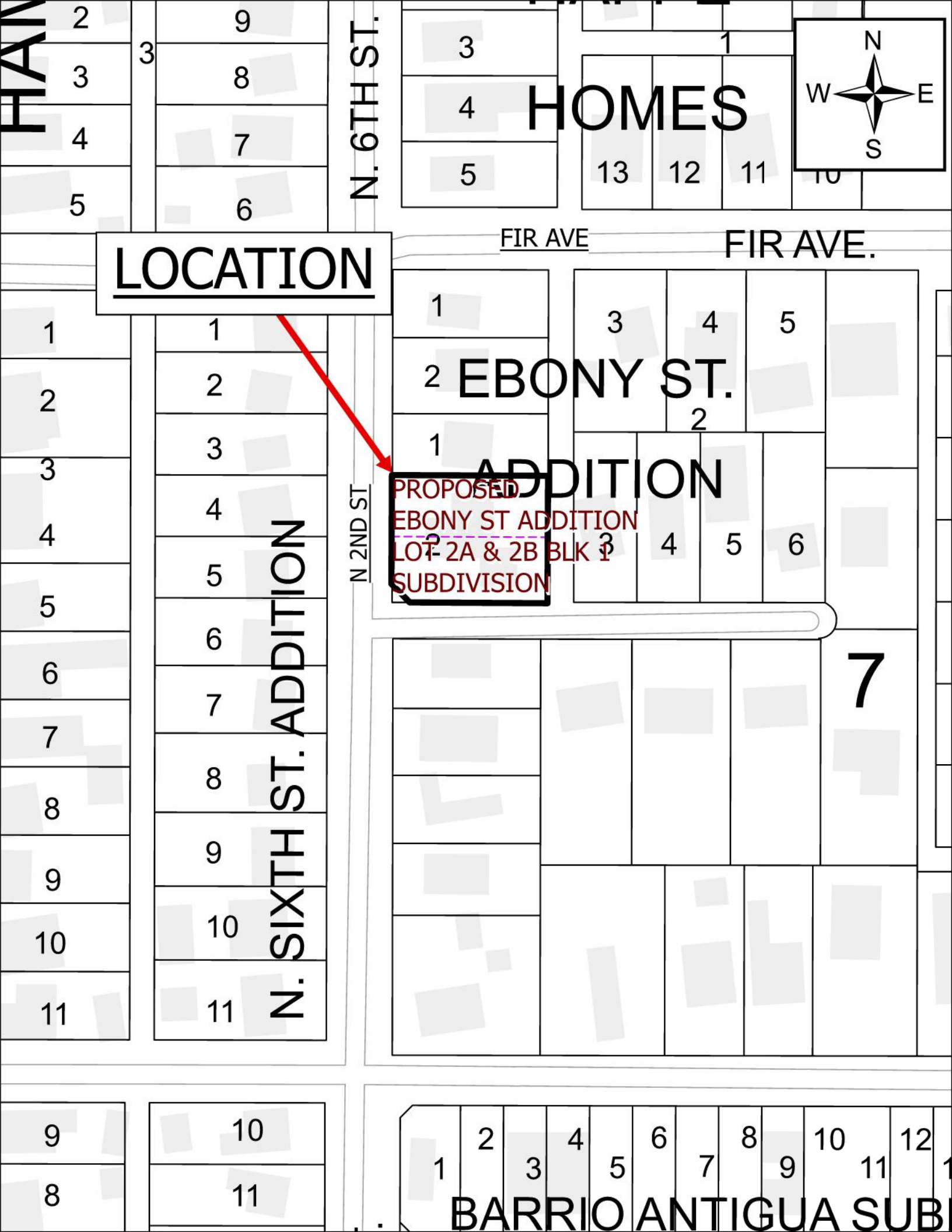
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

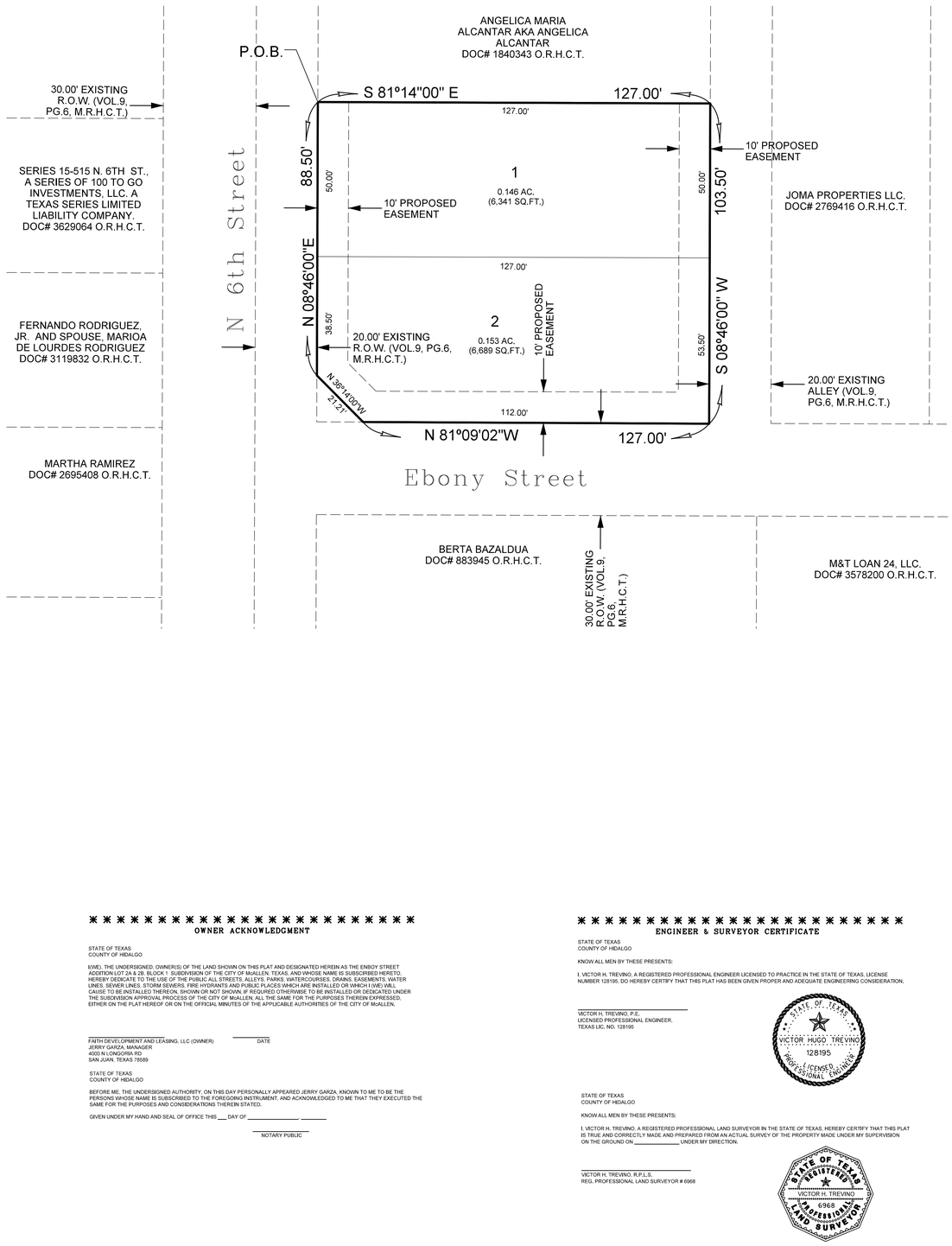
Signature _____ Date 9/22/25

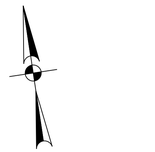
Print Name Victor Trevino

Owner ☐ Authorized Agent ☑

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

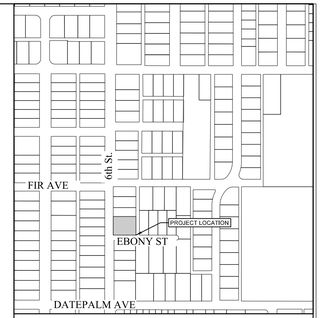

LOCATION
N. 6TH ST.
HOMES
FIR AVE
FIR AVE.
EBONY ST.
ADDITION
N 2ND ST
PROPOSED
EBONY ST ADDITION
LOT 2A & 2B BLK 1
SUBDIVISION
N. SIXTH ST. ADDITION
BARRIO ANTIGUA SUB
N
W
E
S





LEGEND:

SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."	●	
FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED	○	
OFFICIAL RECORDS HIDALGO COUNTY TEXAS		O.R.H.C.T.
MAP RECORDS HIDALGO COUNTY TEXAS		M.R.H.C.T.
DEED RECORDS HIDALGO COUNTY TEXAS		D.R.H.C.T.
RIGHT-OF-WAY		R.O.W.
HIDALGO COUNTY DRAINAGE DISTRICT		H.C.D.D.
UTILITY EASEMENT		U.E.
ELECTRIC EASEMENT		E.E.



LOCATION MAP
SCALE 1" : 2000'

GENERAL NOTES

1, FLOOD ZONE STATEMENT:
FLOOD ZONE:THE PROPERTY SHOWN HEREON LIES IN ZONE "C", ZONE "C" IS AREAS OF MINIMAL FLOODING, COMMUNITY-PANEL NUMBER:480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.

2, SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE:

FRONT: 20 FT, OR GREATER FOR EASEMENTS, OR IN-LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.

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

SIDES: 5 FT, OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.

CORNER: 10 FT, OR GREATER FOR EASEMENTS, WHICHERVER GREATER APPLIES.

GARAGE: 18 FT, OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.

ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

3, MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

4, CITY OF McALLEN BENCHMARK: "MC 54" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE, PEDRO ON OCTOBER 21, 1999. BEING LOCATED AT THE GARZA PARK ON MILE 4 ROAD, 33' ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 117.01 FEET (NAVD88).
BM-1 (SPIKE ON POWER POLE)
ELEV=139.27

5, A MINIMUM 24 FT, PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALEN.

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

7, NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED 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.

8, 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 VIOLATORS EXPENSE.

9, 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.

10, IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 489 CFT OR 0.01 ACRE-FT OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THROUGH THE GREEN AREAS OF THE PROPOSED LOTS.

11, 4 FT.-WIDE MINIMUM SIDEWALK REQUIRED ON N. 6TH STREET & EBONY STREET.

12, 6 FT.OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.

13, 8 FT, MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES

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

H.C.D.D. NO.1

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CITY OF McALLEN

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS HEREBY CERTIFY THAT ENBOY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN WHEREIN MY APPROVAL IS REQUIRED.

_____
CHAIRMAN PLANNING AND ZONING COMMISSION

_____
DATE:

CERTIFICATION OF THE MAYOR OF THE CITY OF McALLEN

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

_____ _____
MAYOR CITY OF McALLEN DATE

METES & BOUNDS

BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 9, PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 3.624 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOVS:

BEGINNING AT A IRON FOUND FOR THE NORTH-WEST CORNER OF SAID LOT 2; EBONY STREET ADDITION, AND ALSO BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°14'00" EAST AT A DISTANCE 127.00 FEET,

THENCE, SOUTH 08°46'00" WEST AT A DISTANCE 103.66 FEET,

THENCE, NORTH 81°09'02" WEST AT A DISTANCE 112.00 FEET,

THENCE, NORTH 36°14'00" WEST AT A DISTANCE 21.21 FEET,

THENCE, NORTH 08°46'00" EAST AT A DISTANCE 88.50 FEET, ALONG THE EAST LINE OF SAID OF LOT A, TO THE POINT OF BEGINNING OF THIS TRACT BEING A COMPUTED AREA OF 3.624 ACRES.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ENBOY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION OF 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.

_____ _____
FAITH DEVELOPMENT AND LEASING, LLC (OWNER) DATE
JERRY GARZA, MANAGER
4000 N LONGORIA RD
SAN JUAN, TEXAS 78589

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC

ENGINEER & SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____
VICTOR H. TREVINO, P.E,
LICENSED PROFESSIONAL ENGINEER,
TEXAS LIC. NO. 128195

STATE OF TEXAS
VICTOR HUGO TREVINO
128195
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

_____
VICTOR H. TREVINO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968

STATE OF TEXAS
REGISTERED
VICTOR H. TREVINO
6968
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

ENBOY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION

BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 9, PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: AUGUST 04, 2025

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	FAITH DEVELOPMENT AND LEASING, LLC	4000 N LONGORIA RD	SAN JUAN, TEXAS 78589	(956) 781-3990	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 1500

SOUTH TEXAS INFRASTRUCTURE GROUP

SHEET 1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2026

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: - Add "N" to Ware Road on plat, prior to final. - Reference the document number on plat and provide a copy for staff review. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Daffodil Avenue: dedication needed 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: -reference the document number on the existing ROW and provide a copy for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to 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	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - Please provide a corner clip on the NE corner of Lot 1, prior to recording. - The service drive must comply with Public Works requirement **Subdivision Ordinance: Section 134-106	Compliance
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. **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.	Compliance
* Rear (Proposing): 60 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 recording. - Please clarify if the 60 ft. will remain as a rear setback, prior to recording.	Required
* 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 **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

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
	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.	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 Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

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 - Please add a clip on the NE corner of Lot 1, prior to recording	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied


LOCATION
PROPOSED
EBONY ST ADDITION
LOT 2A & 2B BLK 1
SUBDIVISION
FIR AVE
FIR AVE.
N. 6TH ST.
N 2ND ST
N. SIXTH ST. ADDITION
HOMES
EBONY ST.
ADDITION
BARRIO ANTIGUA SUB
N
W
E
S

SUB2023-0110

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

Project Information

Subdivision Name Mediterranean Subdivision
Legal Description survey plat showing a 4.687-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.
Location West side of Ware Rd, Approx. 258 feet south of Mile 9 North Rd.
City Address or Block Number 13931 N. WARE RD
Total No. of Lots 15 KF 05/16/24 Total Dwelling Units 13 KF 05/16/24 Gross Acres 4.687 Net Acres 3.602
☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☒Yes/☐No
For Fee Purposes: ☐Commercial (1.454 Acres)/☐ Residential (9 Lots) Replat: ☐Yes/☒No
Existing Zoning C-3 R-2 Proposed Zoning C-3 R-3T KF Applied for Rezoning ☐No/☐Yes: Date 05/16/24
Existing Land Use General business / duplex - fourplex residential Proposed Land Use General business / Duplex-Fourplex residential
Irrigation District # United Irrigation Water CCN: ☐MPU/☒Sharyland Water SC Other
Agricultural Exemption: ☐Yes/☒No Parcel # 294163 C.O.
Estimated Rollback Tax Due not on tax roll Tax Dept. Review MPG

Owner

Name Ancer Properties LLC Phone (956) 522-3299
Address P.O. Box 1198 E-mail jorge@ancerpools.com
City Mission State TX Zip 78572

Developer

Name Ancer Properties LLC Phone (956) 522-3299
Address P.O. BOX 1198 E-mail jorge@ancerpools.com
City Mission State TX Zip 78572
Contact Person Jorge Ancer

Engineer

Name Iden Treviño - Treviño Engineering Phone (956) 283-8847
Address 2211 E. Griffin Pkwy, Ste 160 E-mail ident@trevinoengineering.com
City Mission State TX Zip 78572
Contact Person Karime Farachala - karime@trevinoengineering.com

Surveyor

Name Homero Luis Gutierrez Phone (956) 369-0988
Address P.O. BOX 548 E-mail homero_gutierrez@sbcglobal.net
City McAllen State TX Zip 78505

KF

RECEIVED
OCT 09 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 10/09/2023

Print Name IDEN I. TREVINO, PE

Owner ☐ Authorized Agent ☒

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

VAR 2025-0047

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: Tex-Mex Survey AN IRR TRS2 81.57'-N539.57'-E531.75' EXC N 8'-E338.99' Lot 52; N225.55'-S95 3.26' EXC N90'-W56' Lot 53 N13 5.55' S953.26'-E179.73' Lot 544.69 AC GR 4.1487 AC NET

Proposed Subdivision (if applicable): MEDITERRANEAN SUBDIVISION

Street Address: 13931 N Ware Rd.

Number of lots: 2 * Gross acres: 4.687 A.C ††

Existing Zoning: Commercial Existing Land Use: Vacant ††

☑ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: Jorge Abraham Ancer Phone: (956) 522 32 99

Address: P.O. Box 1198 E-mail: jorge@ancerpools.com

City: Mission State: Tx Zip: 78573

Owner

Name: Ancer Properties LLC Phone: (956) 227 7590

Address: P.O. Box 1198 E-mail: dalia@ancerconstruction.com

City: Mission State: TX Zip: 78573

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: 11/17/25

Print Name: Jorge A. Ancer ☒ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by: JC Payment received by: Date:

RECEIVED
NOV 18 2025
By JC

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.

New Subdivision of 2 Lots need variance for entrance to lot #2.
— Lot #2 is not fronting a public street.
Variance is to use access easement for lot #2.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

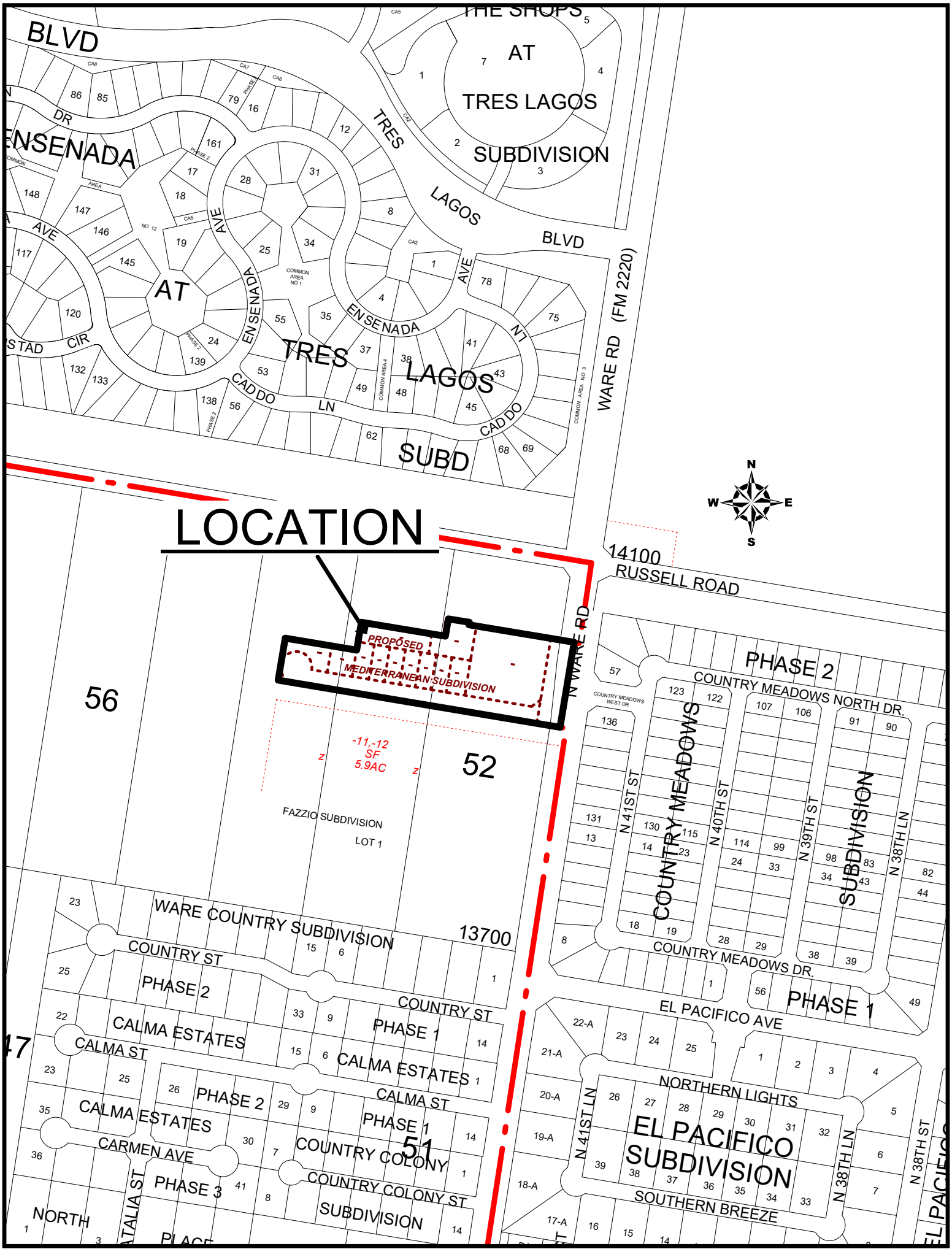
It is necessary to gain access to Lot #2 through the dedicated private access easement

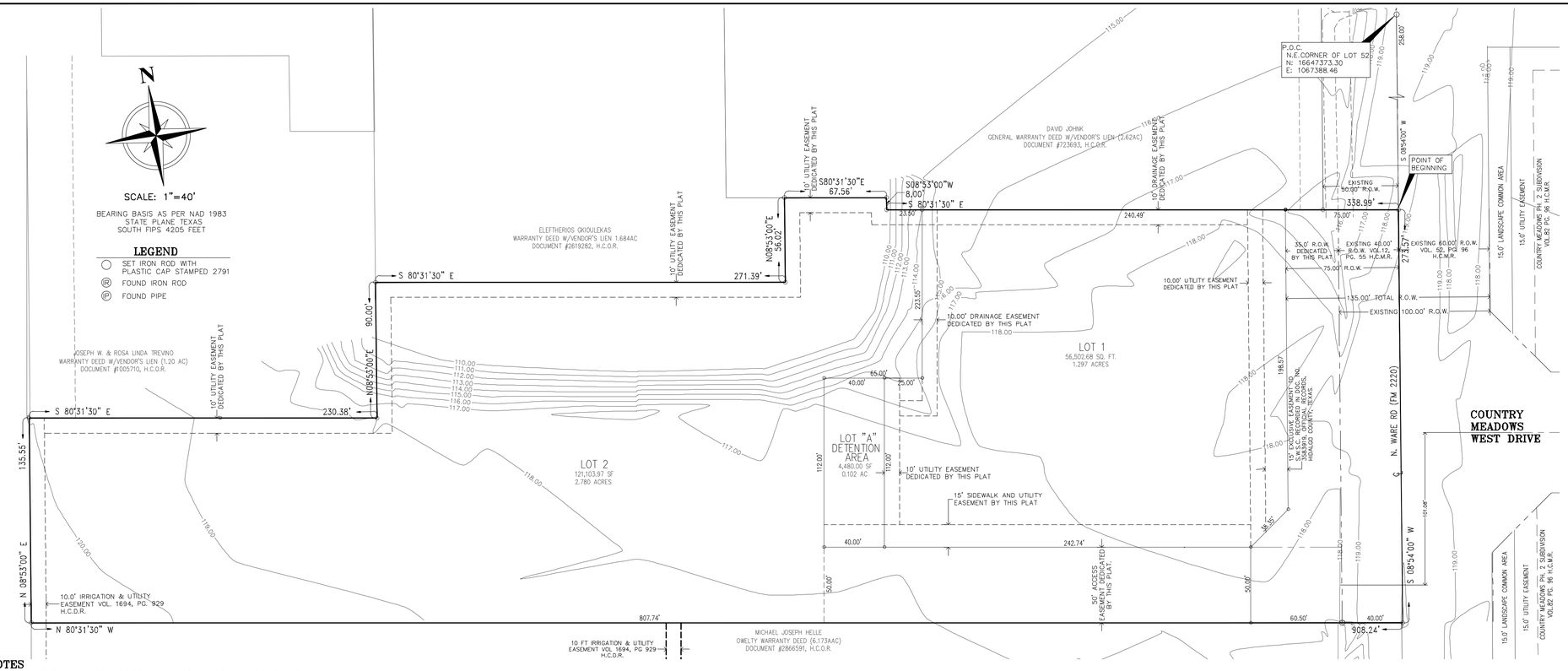
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

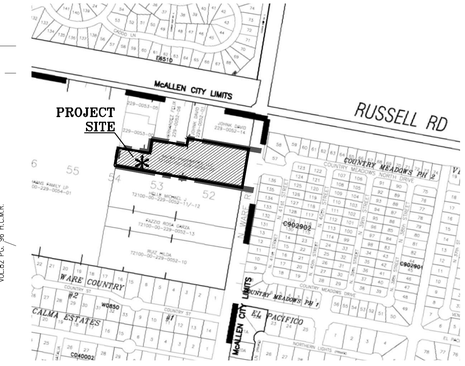
It will not affect

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.

It will not affect


LOCATION
PROPOSED
MEDITERRANEAN SUBDIVISION
-11,-12
SF
5.9AC
56
52
51
47
FAZZIO SUBDIVISION
LOT 1
WARE RD (FM 2220)
N WARE RD
14100
RUSSELL ROAD
13700
WARE COUNTRY SUBDIVISION
COUNTRY ST
PHASE 2
PHASE 1
CALMA ESTATES
CALMA ST
CARMEN AVE
COUNTRY COLONY
COUNTRY COLONY ST
SUBDIVISION
NORTH
PLACE
PHASE 2
COUNTRY MEADOWS NORTH DR.
COUNTRY MEADOWS
SUBDIVISION
N 41ST ST
N 40TH ST
N 39TH ST
N 38TH LN
COUNTRY MEADOWS WEST DR
COUNTRY MEADOWS DR.
PHASE 1
EL PACIFICO AVE
NORTHERN LIGHTS
EL PACIFICO
SUBDIVISION
SOUTHERN BREEZE
N 38TH ST
THE SHOPS AT TRES LAGOS SUBDIVISION
TRES LAGOS BLVD
ENSENADA DR
ENSENADA AVE
ENSENADA LN
CADDO LN
AT TRES LAGOS SUBD
COMMON AREA NO 1
COMMON AREA NO 3
COMMON AREA 4
N
S
E
W





VICINITY MAP
1 INCH = 500 FEET

METES AND BOUNDS

A 4.687–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 HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF WARE ROAD (HIGHWAY FM 2220), APPROXIMATELY 258 FEET SOUTH OF MILE 9 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE **POINT OF COMMENCEMENT** (P.O.C.) BEING AT A COTTON PICKER SPINDLE **(N:16647373.30, E:1067388.46)** FOUND AT THE INTERSECTION OF THE APPARENT EXISTING USUAL 80–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 81°54'00" W, WITH THE SAID WARE ROAD EXISTING RIGHT–OF–WAY CENTERLINE AND THE APPARENT EAST LOT LINE OF SAID LOT 52, A DISTANCE OF 258.00 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF A 2.62–ACRE TRACT OF LAND VESTED IN DAVID JOHNK (DOCUMENT No. 723693, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE EASTERNMOST NORTHEAST CORNER OF SAID 4.687–ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING** OF SAID 4.687–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°54'00" W, WITH THE SAID WARE ROAD EXISTING RIGHT–OF–WAY CENTERLINE, THE EAST LOT LINE OF LOT 52 AND THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 4.687–ACRE TRACT, A DISTANCE OF 273.57 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) AND THE SOUTHEAST CORNER OF SAID 4.687–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 80°31'30" W, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID 6.173–ACRE TRACT VESTED IN MICHAEL JOSEPH HELLE AND THE SOUTH LOT LINE OF SAID 4.687–ACRE TRACT, A DISTANCE OF 40.00 FEET PAST A No. 4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT–OF–WAY LINE OF SID WARE ROAD, THENCE ANOTHER DISTANCE OF 388.36 FEET PAST THE APPARENT COMMON LOT LINE OF SAID LOT 52 AND LOT 53, THENCE ANOTHER DISTANCE OF 300.01 FEET PAST THE APPARENT COMMON LOT LINE OF SAID LOT 53 AND LOT 54, CONTINUING FOR A TOTAL DISTANCE OF 908.24 FEET TO A 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) FORTHE SOUTHWEST CORNER OF SAID 4.687–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 APPARENT EAST LOT LINE OF SAID 29.48–ACRE TRACT AND THE SOUTHERNMOST WEST LOT LINE OF SAID 4.687–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 4.687–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 80°53'00" 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 SOUTHERNMOST NORTH LOT LINE OF SAID 4.687–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 4.687–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°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 A WESTERN LOT LINE OF SAID 4.687–ACRE TRACT, A DISTANCE OF 90.00 FEET TO A POINT (NOT SET IN POND) FOR THE APPARENT SOUTHWEST CORNER OF A 1.684–ACRE TRACT OF LAND VESTED IN ELEFTHERIOS GKIOULEKAS (DOCUMENT No. 2619282, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERNAL CORNER OF SAID 4.687–ACRE TRACT OF LAND HEREIN DESCRIBED;

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 GKIOULEKAS, AND THE NORTHERN LOT LINE OF SAID 4.687–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 POINT (NOT SET IN POND) FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.684–ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°53'00" E, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 52, AND WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 1.684–ACRE TRACT VESTED IN ELEFTHERIOS GKIOULEKAS, AND A WESTERN LOT LINE OF SAID 4.687–ACRE TRACT, A DISTANCE OF 56.02 FEET TO POINT (NOT SET IN POND) ON AN APPARENT NORTHERNMOST SOUTH LOT LINE OF SAID 2.62–ACRE TRACT OF LAND VESTED IN DAVID JOHNK FOR THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID 4.687–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 SAID NORTHERNMOST SOUTH LOT LINE OF SAID 2.62–ACRE TRACT VESTED IN DAVID JOHNK, AND THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID 4.687–ACRE TRACT, A DISTANCE OF 67.56 FEET TO POINT (NOT SET IN POND) FOR AN APPARENT INTERNAL CORNER OF SAID 2.62–ARE TRACT OF LAND VESTED IN DAVID JOHNK, AND THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID 4.687–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 4.687–ACRE TRACT, A DISTANCE OF 8.00 FEET TO POINT (NOT SET IN POND) ON THE APPARENT SOUTHERNMOST SOUTH LOT LINE OF SAID 2.62–ACRE TRACT VESTED IN DAVID JOHNK, FOR THE APPARENT SOUTHERNMOST SOUTHWEST CORNER OF SAID 2.62–ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687–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 SAID SOUTHERNMOST SOUTH LOT LINE OF 2.62–ACRE TRACT VESTED IN DAVID JOHNK AND THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 4.687–ACRE TRACT, A DISTANCE OF 288.99 FEET PAST A No.4 REBAR FOUND ON THE SAID WARE ROAD EXISTING WEST RIGHT–OF–WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 338.99 FEET TO THE SAID POINT FOR THE EASTERNMOST NORTHEAST CORNER OF SAID 4.687–ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 4.687 ACRES OF LAND, OF WHICH 0.289 OF AN ACRE LIES IN EXISTING ROAD RIGHT–OF–WAY, 0.619 OF AN ACRE LIES IN RIGHT–OF–WAY EASEMENT, 0.018 OF AN ACRE LIES IN PIPELINE EASEMENT, 0.047 OF AN ACRE LIES IN SHARYLAND WATER SUPPLY CORPORATION EASEMENT, AND 0.116 OF AN ACRE LIES IN IRRIGATION & UTILITY EASEMENT, FOR A NET OF 3.598 ACRES OF LAND, MORE OR LESS.

DATE OF PREPARATION: JULY 10, 2025
REVISION DATE: OCTOBER 07, 2025

GENERAL NOTES

1. THE SUBDIVISION IS ON FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN COMMUNITY PANEL No. 480334 0295 D MAP REVISED: JUNE 6, 2000
2. BENCHMARK =
3. COMMERCIAL MINIMUM BUILDING 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 EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
4. A TOTAL OF 0.350 ACRE FEET (15,282 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION, FOR COMMERCIAL 0.129 ACRE FEET (5,640 CUBIC FEET) AND FOR MULTIFAMILY 0.221ACRE FEET (9,642 CUBIC FEET).
5. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH WARE ROAD (FM 2220) AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS.
6. ALL LOT CORNER MARKED WITH A 1/2–INCH DIAMETER ROD
7. ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND
8. OWNERS/DEVELOPERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
11. COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
12. SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, HAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS, OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
13. ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
14. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
15. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE
16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
17. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN FOR LOT 1 AND WILL BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
18. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH WARE ROAD FOR LOT 1.
19. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENT WITHIN THE 687–ACRE EXCLUSIVE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
20. NO STRUCTURES WILL BE ALLOWED ON LOT "B" COMMON AREA.
21. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110–72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

MEDITERRANEAN SUBDIVISION

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MEDITERRANEAN 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.

ANCER PROPERTIES, LLC.

ANCER PROPERTIES, LLC — DATE
MARIA DALIA ANCER, ITS PRESIDENT

ANCER PROPERTIES, LLC

ANCER PROPERTIES, LLC — DATE
JORGE ABRAHAM ANCER, ITS VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA DALIA ANCER AND JORGE ABRAHAM ANCER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____ DAY OF_____, 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES ON :_____

PABLO RAMOS JR.
Notary Public, State of Texas
Comm. Expires 09-13-2026
Notary ID #128922193

THE COUNTY OF HIDALGO TEXAS

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

HIDALGO COUNTY
DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 42.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM — DATE
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT No.1

HIDALGO COUNTY
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 WAY OR EASEMENTS. APPROCAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WEATHER SHOWN OR NOT.

PRESIDENT — ATTEST: SECRETARY

CITY OF McALLEN PLANNING & ZONING

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

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

A 4.687–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 HIDALGO COUNTY, TEXAS,

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, 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.

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL LAND SURVEYOR

HOMERO LUIS GUTIERREZ RPLS NO. 2791 — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, IDEN I. TREVINO, 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.

STATE OF TEXAS
IDEN I. TREVINO
92036
LICENSED
PROFESSIONAL ENGINEER

IDEN I. TREVINO, PE — NO. 92036 — DATE

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE MEDITERRANEAN SUBDIVISION LOCATED AT CITY OF McALLEN, IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION 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 BE 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

PRINCIPAL CONTACTS:	ADDRESS	CITY & ZIP	PHONE
OWNER: ANCER PROPERTIES, LLC	P.O. BOX 1198	MISSION, TEXAS 78572	(956) 522–3299
ENGINEER: IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, SUITE 160	MISSION, TEXAS 78572	(956) 283–8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369–0988

TREVIÑ0 ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160
Mission, Texas 78572
ident@trevinoengineering.com

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/12/2026

SUBDIVISION NAME: MEDITERRANEAN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: By the States Curb & gutter: By the State - Ensure that ROW complies with State plans for North Ware Road, prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are required prior to recording.	Required
Grizzly Avenue: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - The label which was reading as ""50 ft. ROW dedicated by this plat"" has been changed to ""50 ft. ROW"". Please revise it to the previous label prior to final/recording. - ROW/U.E. reserved by the grantor as per Doc. No. 917187 which was shown on the plat has been removed. Clarify/submit documentation to show how it has been resolved prior to final/recording. If it has been resolved by a separate document, it should be referenced on the plat prior to recording. - Clarify 10 ft. Easement dedicated to United Irrigation within ROW, need to resolve any issues with overlap, finalize prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording ** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. The applicant stated that the proposed ROW is an existing 50 ft. recorded ROW easement. If the request is approved it will be subject to 15 ft. sidewalk and utility easement on the north side as per the Engineering Department. ** They also added a variance to the minimum 125 ft. street jog requirement. The submitted application states that street jog between the centerline of the proposed interior street and the existing private street on the east side of N. Ware Road, Country Meadows West Drive, is100.12 ft. The applicant indicated that based on the subdivision location and limitations they can't comply with the requirement. They also added that TxDOT will build a median on Ware Road in this area. ** Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving.	NA

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N/S collector(Western Boundary): Dedication as needed for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording. ** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. The applicant stated that there is no existing N/S street along the west side of the property. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not abut the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street.	NA
* 1,200 ft. Block Length **Current Zoning is R-3T & C-3. 1,200 ft. block length applies to C-3 portion of the subdivision. **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 ** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to the maximum 600 ft. Cul-de-Sac length requirement. The applicant stated that the current street length is 817.96 ft. If the variance is approved, it will be subject to 40 ft. of paving for the interior street. ** Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving.	Applied
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. Revisions Needed: Lot 1 & 2: Commercial C-3 (General Business District) & C-2 (Regional Commercial District) - Proposing Plat note #17: “A minimum 24 ft. private service drive easement will be established as part of the site plan for lot 1 and will be maintained by the lot owners and not the city of McAllen." *Alley/service drive easement required for commercial and multi-family properties. - Plat note will need to include wording for Lot 2. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
Front: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356,134-367 **Unified Development Code Section 2.2.6-1: C-2	Non-compliance

Rear: Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 **Unified Development Code Section 2.2.6-1: C-2	Non-compliance
Sides: Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 **Unified Development Code Section 2.2.6-1: C-2	Non-compliance
Corner: Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 **Unified Development Code Section 2.2.6-1: C-2	Non-compliance
Lots 1 & 2: * Garage: N/A Commercial Development. Garage:18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on North Ware Road (FM 2220). Revisions Needed: -Revise note #5 as shown above prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable, prior to final. Revisions Needed: -Finalize wording for note once ROW requirements have been established. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Ware Road for Lot 1. **Must comply with City Access Management Policy ***As per Traffic Department, Lot 1 will not be granted access off Ware Road.	Applied

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Commercial Lot: * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: *Add plat note as shown above prior to final.	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. - Commercial developments being proposes, no HOA required. **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. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Commercial areas being proposed, no HOA required. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. Revisions Needed: -Lot referenced as "Lot A Detention Area" does not exhibit any frontage on a public street, revise prior to final. *Common areas and detention areas must meet a minimum of 25 ft. of frontage and be labeled accordingly. -Finalize lot frontage requirements prior to final. Will be required to add an easement as per staff requirements prior to Final. Variance application (VAR2025-0047) submitted in regards to Lots not fronting a public street and gaining access through a 50 ft. access easement. To be presented at the P&Z meeting of February 17, 2026. **Subdivision Ordinance: Section 134-1	TBD
* Minimum lot width and lot area. ***Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing:C-3 (General Business District) and C-2 (Regional Commercial District) **Annexation and initial zoning approved by City Commission on August 28th, 2023. **Rezoning Case (REZ2025-0083) Approved on August 11, 2025. To C-2 Regional Commercial District for the portion on the West Side. ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ****Annexation and initial zoning approved by City Commission on August 28th, 2023. **Rezoning Case (REZ2025-0083) Approved on August 11, 2025. To C-2 Regional Commercial District for the portion on the West Side. ***Zoning Ordinance: Article V	Applied

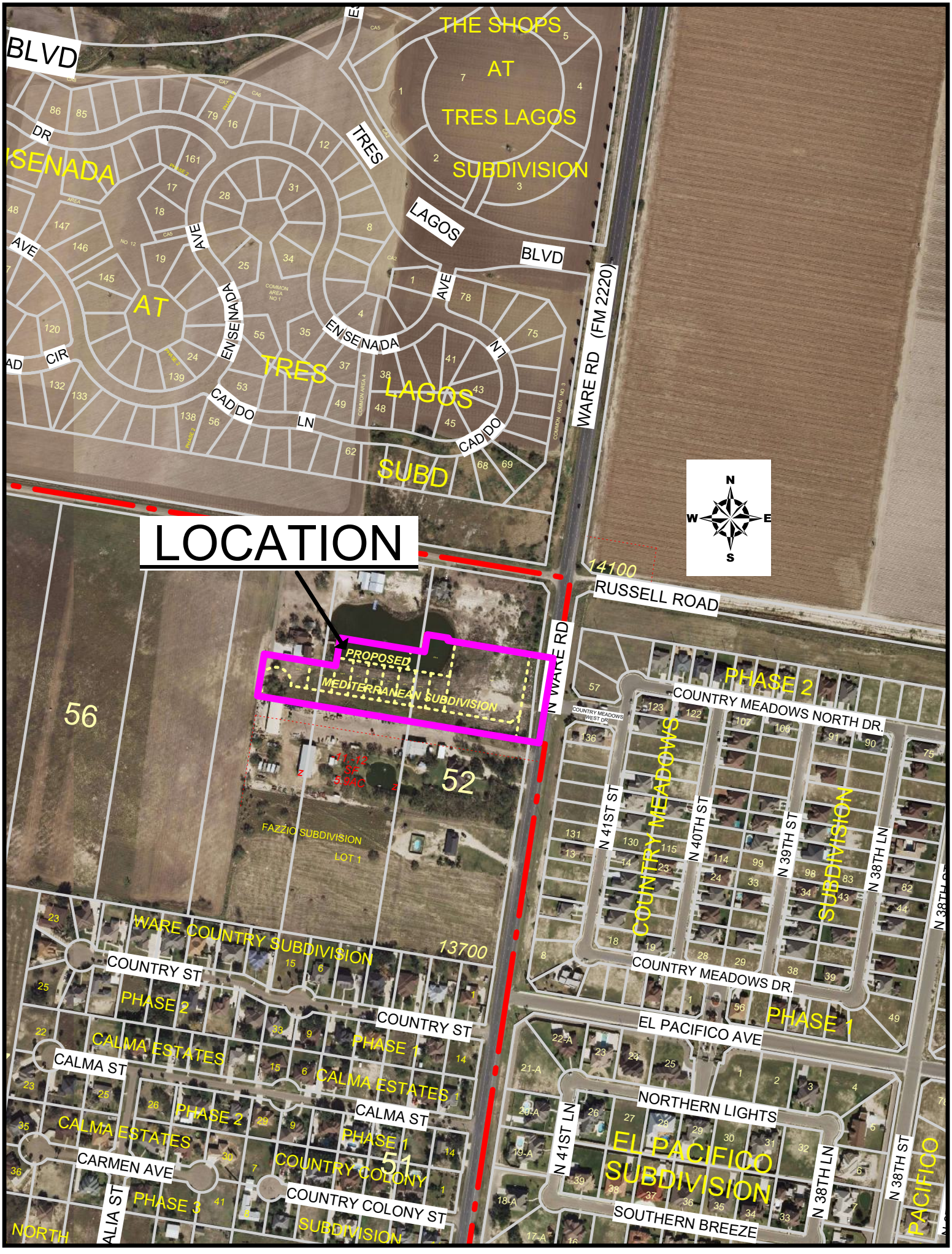
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PARKS	
* Land dedication in lieu of fee.Lot 1 :Commercial , as per parks department park fees do not apply to commercial developments. For Lot 2-10 (Multi-family), Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording .Lot 1 :Commercial , as per parks department park fees do not apply to commercial developments. For Lot 2-10 (Multi-family), Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
* Pending review by the City Manager's Office.Lot 1 :Commercial , as per parks department park fees do not apply to commercial developments. For Lot 2-10 (Multi-family), Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation approved, TIA Waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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COMMENTS	
Additional Comments: - Please provide a copy of any referenced documents for staff review prior to final/recording. - ROW/U.E. reserved by the grantor as per Doc. No. 917187 which was shown on the plat has been removed. Clarify/submit documentation to show how it has been resolved prior to final/recording. If it has been resolved by a separate document, it should be referenced on the plat prior to recording. - Cross hatch the portion of the easement abandoned by the referenced document prior to recording. - Revise the submitted application on file to reflect the correct number of dwelling units prior to final/recording. - Revise plat note 20 to reference to Lot "B" common area. *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *Please review vicinity map and revise as applicable, e.g. McAllen's City limits. ** Project Engineer, on behalf of the developer, submitted a variance application (VAR2025-0047) including: 1. A variance request for lot to not front a public street. To be presented at the February 17, 2026 Planning & Zoning meeting. ** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including: 1. A variance request to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. 2. A variance to the maximum 600 ft. Cul-de-Sac length requirement. 3. A variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not abut the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street. 4. A variance to the minimum 125 ft. street jog requirement. ** Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving."	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS. ** PROJECT ENGINEER, ON BEHALF OF THE DEVELOPER, SUBMITTED A VARIANCE APPLICATION (VAR2025-0047) INCLUDING: 1. A VARIANCE REQUEST FOR LOT TO NOT FRONT A PUBLIC STREET. STAFF DID NOT HAVE OBJECTION TO THE VARIANCE REQUEST.	Applied

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LOCATION
PROPOSED
MEDITERRANEAN SUBDIVISION
11-12 SE 5.3AC
FAZZIO SUBDIVISION
LOT 1
56
52
51
14100
RUSSELL ROAD
N WARE RD
WARE RD (FM 2220)
13700
WARE COUNTRY SUBDIVISION
COUNTRY ST
PHASE 2
PHASE 1
CALMA ESTATES
CALMA ST
CARMEN AVE
PHASE 3
COUNTRY COLONY
COUNTRY COLONY ST
SUBDIVISION
NORTH
COUNTRY MEADOWS WEST DR.
COUNTRY MEADOWS NORTH DR.
COUNTRY MEADOWS SUBDIVISION
N 41ST ST
N 40TH ST
N 39TH ST
N 38TH LN
COUNTRY MEADOWS DR.
EL PACIFICO AVE
NORTHERN LIGHTS
EL PACIFICO SUBDIVISION
N 41ST LN
N 38TH LN
N 38TH ST
SOUTHERN BREEZE
PACIFICO
THE SHOPS AT TRES LAGOS SUBDIVISION
TRES LAGOS
BLVD
AVE
CADDO LN
ENSENADA
AT
SUBD
N
S
E
W