AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 21, 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) EXECUTIVE SESSION:

a) Executive Session pursuant to Texas Government Code § 551.071 to consult with the City Attorney regarding potential litigation and legal issues.

2) MINUTES:

a) Approval of minutes for July 7, 2026, Meeting Minutes.

3) 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 C-1 (Office Building-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following property:**

   CASE REZ2026-0097:
   3920 South Jackson Road (PID: 231267)

2. **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 REZ2026-0098:
   8000 South McColl Road (PID: 290340)
   601 East Dicker Road (PID: 20834710)
   611 East Dicker Road (PID: 1073831)
   7801 South McColl Road and Rears 1-2 (PID: 840308, 1644011 and 1314011)
   7901 South McColl Road (PID: 901928)
   8001 South McColl Road (PID: 290339)
   8301 South McColl Road (PID: 902205)

701 East Dicker Road (PID: 1234461)
705 East Dicker Road (PID: 1074047)
8400 South Jackson Road and Rear (PID: 231317 and 20826042)

3. **Rezoning from C-4 (Commercial Industrial-OC) District and A-O (Agriculture & Open Space-OC) under the Old Code (OC), to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0099:

   7100 South McColl Road (PID: 607782)
   7120 South McColl Road (PID: 1020460)
   7300 South McColl Road and Rear (PID: 581954 and 1124513)
   7324 South McColl Road and Rear (PID: 581956 and 1020163)
   7200 South McColl Road (PID: 581953)
   7012 South Jackson Road Rear (PID: 1067205)
   7100 South Jackson Road (PID: 231314)
   7300 South Jackson Road (PID: 720268)
   7600 South Jackson Road (PID: 231315)
   7200 South Jackson Road (PID: 724042)
   5810 and 7400 South Jackson Road (PID: 720792)
   7500 South Jackson Road (PID: 722639)
   7800 South Jackson Road and Rear (PID: 231316 and 20826978)
   8000 South Jackson Road (PID: 641108)
   1105 East Thomas Road (PID: 20830291)
   105 Dicker Road (PID: 20834706)
   7000 South Jackson Road (PID: 1075835)
   6920 South Jackson Road (PID: 721205)

4. **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 REZ2026-0101:

   3621 Colbath Road (PID: 211105)

5. **Rezoning from R-2 (Duplex-Fourplex Residential-OC) Districts 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 REZ2026-0102:

   2100 South Jackson Road Rears 1-2 (PID: 231198 and 557793)

b) REZONING:

1. Rezoning from R-1 (Single Family Residential-OC) District to I-1 (Light Industrial-UDC) District: E105'-W210'-S420' Lot 338, 1.01 AC GR 0.84 AC Net, John H. Shary Subdivision, Hidalgo County, Texas; 4716 Buddy Owens Boulevard. **(REZ2026-0093)**

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 2.194 Acres out of Lot 4 Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 3300 South Jackson Road. **(REZ2026-0094)**

3. Rezoning from C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) District: a 0.802 acre tract out of Lot 11, Section 280 Texas-Mexican Railway Company's Survey, Vol. 24, Pg. 168, H.C.D.R. Hidalgo County, Texas; 2501 State Highway 107. **(REZ2026-0095)**

4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: a 0.630 acre tract out of Lot 11, Section 280 Texas-Mexican Railway Company's Survey, Vol. 24, Pg 168, H.C.D.R. Hidalgo County, Texas; 2517 State Highway 107. **(REZ2026-0096)**

c) CONDITIONAL USE PERMITS:

1. Request of Guillermo Valdez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Caribe Bar) at Lot 12, Mejia Subdivision, Hidalgo County, Texas; 2022 Nolana Avenue. **(CUP2026-0051)**

2. Request of Arnela W. Torres, for a Conditional Use Permit, for one year, for a portable building greater than 10'X12' at North 220.4 feet of west 237.8 feet of north ½ of north 20 acres of Lot 16, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2201 South 23rd Street. **(CUP2026-0052)**

3. Request of Abdelhadi Mohd Al-Hatabeh, on behalf of Hatabeh Group LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Cyberskunk Smoke Shop) at Lot 1, A & A Subdivision, Hidalgo County, Texas; 5212 North 10th Street **(CUP2026-0050)**

4. Review/Consideration of Request of Karla M. Rivera, on behalf of MKZ Night Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (MK'z Nightclub) at Lots 25-34, Resubdivision of Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue. **(CUP2026-0037)**

4) CONSENT:

a) Sheena's Place Subdivision, 1001 Freddy Gonzalez Road, Nanak, LTD; **(SUB2026-0096) (Final) SEC**

b) The Woodlands at Bentsen Subdivision, 2900 South Bentsen Road, Jesus Solis-Gomez; **(SUB2026-0093) (Final) M&H**

c) Imperio Estates Phase II Subdivision, 8600 North 29th Street, Hollywood Development & Construction, LLC; **(SUB2026-0099) (Final) RDE**

d) The Woodlands Development Subdivision, 601 South Taylor Road, MDM Land Company, LLC; **(SUB2026-0097) (Final) RDE**

e) Trinity Oaks Subdivision, 9900 North 29th Street, Jakob Robert Waldbusser & Andrea Waldbusser; **(SUB2026-0094) (Final) QHA**

f) Auburn Heights Apartments Subdivision, 2801 Auburn Avenue, Auburn Heights, LLC; **(SUB2026-0095) (Final) M2**

5) SUBDIVISIONS:

a) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2025-0064) (Revised Preliminary) M&H** **(TABLED 07/07/2026)**

b) Sustaita Logistics Subdivision Phase I, 4901 South Old 10th Street, Sustaita Logistics Center, L.P.; **(SUB2026-0062) (Revised Preliminary) STIG**

c) Pecina Estates Subdivision, 841 East Pineridge Avenue, Pecina Antonia; **(SUB2026-0086) (Revised Preliminary) RIOPLEX**

d) Live Oak Subdivision, 7500 Queens Avenue, South Texas Paving; **(SUB2026-0090) (Preliminary) SAMES**

e) Versailles Estates Subdivision, 7100 Queens Avenue, Starquest Versailles LLC; **(SUB2026-0091) (Preliminary) SAMES**

f) Victory Landing Subdivision, 7000 Queens Avenue, Evolving Builders LLC; **(SUB2026-0092) (Preliminary) SAMES**

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.

Executive Session pursuant to Texas Government Code § 551.071 to consult with the City Attorney regarding potential litigation and legal issues.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, July 7, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Isela V. Rios	Member
Absent:	Reza Badiozzamani	Member
	Raul Sesin	Member
	Jesse Ozuna	Member
Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Nicolas Lopez	Planner II
	Magda Ramirez	Planner I
	Even Gonzalez	Development Engineer
	Miguel Hernandez	Technician I
	Valerie Ramos	Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Marco Suarez, Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval of June 16, 2026 meeting minutes.

Being no discussion, Board member Emilio Santos motioned to approve the minutes. Vice Chairperson Mr. Gabriel Kamel second the motion with four members present and voting.

2) PUBLIC HEARING:

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

1. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) and A-O (Agricultural and Open Space-OC) Districts**

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 REZ2026-0085:

5600 South McColl Road Rear 2 (PID: 290309)
5000 South McColl Road Rear 2 (PID:290302)
5600 South McColl Road Rear (PID: 290308)
5900 South McColl Road Rear (PID: 290310 and 290311)
6200 South McColl Road Rear (PID: 290325)
7400 South McColl Road (PID: 581955)
7600 South McColl Road (PID: 290335)
7201 South McColl Road and Rear (PID: 1131791 and 290331)
7301 South McColl Road and Rear (PID: 1132141 and 1074539)
7401 South McColl Road (PID: 1131800)
7501 South McColl Road (PID: 1131790)
7615 South McColl Road (PID: 20827728)

2. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC) Districts under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0086:

100 El Rancho Road and Rears 1-2 (PID: 290293 ,290294, 290295, 290296)
4500 South McColl Road and Rear (PID: 290300 and 290301)
5000 South McColl Road and Rear (PID: 290304 and 290303)
5400 South McColl Road (PID: 290307)
4601 South McColl Road (PID: 290299)
5001 South McColl Road (PID: 290305)
5401 South McColl Road (PID: 290306)
4600 South Jackson Road (PID: 231270)
5000 South Jackson Road (PID: 231271)
5300 South Jackson Road (PID: 231284)
6300 South McColl Road and Rears 1-2 (PID: 290324, 959522, 959538)
6600 South McColl Road Rear (PID: 290326)
6700 South McColl Road Rear (PID: 346354)
6800 South McColl Road (PID: 290328)
6900 South McColl Road (PID: 290332)
7000 South McColl Road (PID: 842182)
6301 South McColl Road (PID: 842215)
6401 South McColl Road (PID: 290321)
6501 South McColl Road (PID: 290329)
6801 South McColl Road (PID: 290330)
6200 South Jackson Road (PID: 231289)
6400 South Jackson Road (PID: 231293)
6600 South Jackson Road (PID: 231294)
6728 South Jackson Road (PID: 959521)
6900 South Jackson Road Rear (PID: 231295)

3. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from I-1 (Light**

Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0089:

McAllen South Industrial Park Phase 1 Subdivision, Lots 3-5; McAllen South Industrial Park Phase 2 Subdivision, Lots 1-2 and 6-10; Las Palmas Industrial Park Subdivision, Lots 2-4, 6-8 and 10-12; Las Palmas Industrial Park Phase 1 Lots 1A, 5A & 9A Subdivision, Lots 1A, 5A and 9A, Hidalgo County, Texas

7601, 7701 and 7801 South 10th Street
601, 701 and 801 Oaxaca Avenue
5701 and 6201 South Main Street
1401-1601 Durango Avenue
5700 – 6600 South 16th Street
600-801 Nicaragua Avenue

7701 South 6th Street and Rears 1-2 (PID: 189984, 1460822 and 189987)
7600 South 10th Street and Rears 1-2 (PID: 1036805, 1020462 and 1020519)
7601 South 10th Street (PID: 1128287)
7609 South 10th Street (PID: 1123003)
7900 South 10th Street (PID: 189954)
212 Dicker Road (PID: 1473427)
8024 South 10th Street (PID: 517619)
8400 South 10th Street (PID: 189996)
7501 South 10th Street Rear 3(PID: 1020775)
7509 South 10th Street Rears 1-2 (PID: 1019727 and 1179789)
1401 Durango Avenue Rear (PID: 190019)
8401 South 10th Street (PID: 189992)
1319 South St Hwy 336 (PID: 343376)
1099 South St Hwy 336 (PID: 189989)
700 Dicker Road (PID: 189990)
7401 South 10th Street Rear (PID: 1020775)
7401 South 10th Street and Rears 1-7 (PID: 458478, 189950, 1460818, 189951, 189949, 517050, 189948 and 1380619)
7405 South 10th Street (PID: 189952)
7501 South 10th Street and Rear (PID: 189981 and 1380586)
8217 South 10th Street and Rear (PID: 189986 and 816595)
8413 South 10th Street and Rear (PID: 189985 and 1467799)
500 Dicker Road (PID: 189988)
600 Dicker Road (PID: 189993)

4. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC), C-3L (Light Commercial-OC), and C-3 (General Business-OC) Districts, under the Old Code (OC), to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0090:

Palmridge Subdivision No. 2, Lot 1; San Sebastian Subdivision, Lots 1-2; Driscoll Subdivision Phase 2, Lot 1; Plaza on Ridge Road Subdivision, Lot 1; Driscoll Subdivision, Lots 1-2; Ridge Commerce Lot 1-A Subdivision, Lot 1-A; Ridge Crossing Subdivision, Lots 1-3; Ridge Crossing Subdivision No. 2, Lot A; Palmridge Park Lot 1A Subdivision, Lot 1A; Medical Treatment and Education Center Subdivision, Lots 1-2; Yuma Subdivision, Lot 1; Just A Closet #4 Subdivision, Lot 1; South Texas College Nursing Campus Subdivision, Lot 1; South Texas College West Nursing Campus

Subdivision, Lot 1; Doctores.com Subdivision, Lot 1; and Ridgeview Place Unit No. 3 Subdivision, Lot 1, Hidalgo County, Texas
301,600, 620 700, 701, 717, 900, 1101, and 1120 East Ridge Road
1900 and 2100 South "K" Center Street
1901, 2000, 2100, 2101, 2400, and 2416 South McColl Road
901 and 1101 East Vermont Avenue
500 East Yuma Avenue
112 East Toronto Avenue
2000 South Cynthia Street
1501, 2051, 2100, 2300, 2316, and 2400 South McColl Road (PIDs: 290226, 290229, 960735, 630446, 347638, 1308504, and 290241)
101, 901, 1001, and 1001 (Rear) East Ridge Road (PIDs: 230247, 502637, 1124349, 658312, and 290228)
40, 106, and 108 East Toronto Avenue (PIDs: 290235, 290238, and 572985)
1101 East Vermont Avenue (PID: 604021)
2105 South 2nd Street (PID: 290237)
500 East Wichita Avenue (PID: 670552)

5. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-3A (Multifamily Residential Apartment-OC) District, R-3C (Multifamily Residential Condominium-OC) District, and R-3T (Multifamily Residential Townhouse-OC) District under the Old Code (OC), to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0091:
Pyxis Heights Subdivision, Lot 1, and The Heights at McColl Subdivision, Lots 78-150 and Lot A, Hidalgo County, Texas
901 East Yuma Avenue
700-1021 East La Cantera Avenue
700-1017 East Myrtle Beach Avenue
2701, 2705, 2709, 2713, 2717 and 2801 South "J" Street
1200 East Yuma Ave Rear 2 (PID: 231204)
3601, 2501 South McColl Road and Rear (PID: 290277, 1075582 and 290247)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the city initiated rezoning request. Mr. Emilio Santos second the motion with four members present and voting.

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 1.25 Acres (E. 341'- S. 160'), and 0.26 Acres (W. 280.98'- E. 340.91'- N. 40'- S. 200') out of Lot 3, J.H. Beatty's Subdivision, Hidalgo County, Texas; 4811 North Ware Road**. (REZ2026-0082)**

The subject property is located along the west side of North Ware Road, north of Buddy Owens Boulevard.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for commercial use.

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

The subject property is used as a commercial property. Surrounding land uses include commercial and single family residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridors. Development types most compatible with Mixed Use Corridors include mixed-use commercial and residential areas.

The development trend along Ware Road is commercial and residential.

J. H. Beatty's Subdivision was recorded on June 15, 1923. The property was rezoned from A-O (Agricultural and Open Space) to C-3 (General Business-OC) District on May 22, 1995.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Emilio Santos moved to approve the rezoning request. Ms. Isela V. Rios the motion with four members present and voting.

2. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, LAR-LIN UT No. 2 Subdivision, Hidalgo County, Texas; 721 North McColl Road. **(REZ2026-0083)**

The subject property is located at the southwest corner of North McColl Road and East Hackberry Avenue.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for commercial use.

The adjacent properties are zoned C-2 (Neighborhood Commercial-OC) District to the south, C-3 (General Business-OC) district to the west and east, and R-3 (High Density Residential-UDC) District to the north.

The subject property is used as a neighborhood commercial property. Surrounding land uses include commercial and high density residential

The Envision McAllen Future Land Use Plan designates the future land use for these properties as a Complete Community. Development types most compatible with Complete Community include majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend along North Ware Road is commercial and residential.

Lar-Lin UT No. 2 Subdivision was recorded on November 10, 1975. The subject property has been zoned C-2

(Neighborhood Commercial-OC) since 1975. According to City records, no rezoning requests have been submitted or approved for the property.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Emilio Santos Second the motion with four members present and voting.

3. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Hunter's Cove Commercial Plaza Subdivision, Hidalgo County, Texas; 5600 North Ware Road. **(REZ2026-0084)**

The subject property is located at the northeast corner of North Ware Road and Dove Avenue.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for commercial use.

The adjacent properties are zoned C-3 (General Business-OC) District to the north, C-3L (Light Commercial OC) district to the east, west and south, A-O (Agricultural and open space-OC) district to the northwest and R-1 (Single Family Residential-OC) district to the southeast.

The subject property is used as a convenience store. Surrounding land uses include retail, restaurants, offices and residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as a Complete Community. Development types most compatible with Complete Community include majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend along North -Ware Road is commercial and residential.

Hunter's Cove Commercial Plaza Subdivision was recorded on December 29, 2006 and has remained zoned C-2 (Neighborhood Commercial-OC) since. According to City records, no rezoning requests have been submitted or approved for the property.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

4. Rezoning from R-3A (Multifamily Residential Apartment-OC) and C-3 (General Commercial-OC) Districts to R-3 (High-Density Residential-UDC) District: 11.183 acres out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2801 North Jackson Road. **(REZ2026-0088)**

The subject property is located at the west side of North Jackson Road.

The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for proposed garden homes.

The adjacent properties are zoned A-O (Agriculture & Open Space-OC) District to the north and west, and R-3T (Townhomes-OC) District to the south, the properties on the east side of North Jackson Road are outside the city limits.

The subject property is currently vacant, surrounding land uses include an irrigation canal, townhomes, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Employment Center.

The development trend along this portion of North Jackson Road is multifamily residential and commercial.

The property is going through the subdivision process under the proposed name of Enclave on Jackson Phase 2 Subdivision. The earliest zoning record found for the property, indicating R-3A(OC) and C-3(OC) zoning designation, dates back to 1979.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

5. Rezoning from C-3 (General Business-OC) District to M-2 (Regional Mixed Use-UDC) District: Lots 47 58, Block 2, International Center Subdivision, Hidalgo County, Texas; 4400, 4502, 4504, 4506, and 4508 North 23rd Street. **(REZ2026-0092)**

The subject property is located on the east side of North 23rd Street, south of Fox Drive.

The applicant is requesting to rezone the property to M-2 (Regional Mixed Use-UDC) District for mixed use.

The adjacent properties are C-3 (General Business-OC) District to the west, east, and south, and I-1 (Light industrial-OC) District to the north.

The subject property is currently being used as a commercial center. Surrounding uses include an industrial processing plant, restaurants, office/retail stores, and personal services.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Node.

The development trend along North 23rd Street is commercial and industrial.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the rezoning request. Vice Chairperson Mr. Gabriel Kamel Second the motion with four members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Jose E. Sanchez for a Conditional Use Permit, for one year for a (Automotive Service and Repair Shop) at Lot 1, LAR-LIN #7 Subdivision, Hidalgo County, Texas; 625 North McColl Road **(CUP2026-0048)**

The subject property is located along the west side of McColl Road, south of Hackberry Avenue. The property is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 (General Business-OC) District to the south, east and west, and C-2 (Neighborhood Commercial-OC) District to the north. An automotive repair shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

LAR-LIN #7 Subdivision was recorded on July 6, 1994. This is the first Conditional Use Permit request submitted by this applicant for this location.

The applicant is proposing to operate an automotive service and repair shop under the name Mechanix Garage. The proposed hours of operation will be 9 a.m. to 6 p.m. Monday thru Friday.

The site plan must comply with Zoning Ordinance, Fire Department, Building Code requirements and all requirements on the building permit, including setbacks, landscaping, parking, etc.

1) A minimum lot size of 10,000 square feet is required. The property is 25,787.5 square feet.
2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The motor engines will be repaired indoors.
3) Outside storage of materials is prohibited; no outside storage is proposed.

4) The building where the work is to take place shall be at least 100 feet. from the nearest residence. No residential zoning is within 100 feet of the establishment.
5) A 6 feet opaque fence may be required to buffer residential uses or districts.
6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

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

Staff recommends approval subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements.

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

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

2. Request of Graciano Alvarado, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Precopa Bar) at the South 26 feet of the North 39.5 feet of Lot 5, Block 25, McAllen Addition Subdivision, Hidalgo County, Texas; 306 South 17th Street. **(CUP2026-0049)**

The subject property is located along the west side of South 17th Street, between Dallas Avenue and Chicago Avenue, and is zoned C-C-DT (City Core-Downtown-UDC) District. Adjacent zoning is C-C-DT (City Core Downtown-UDC) District in all directions. A bar is permitted in a C-C-DT District with a Conditional Use Permit and in compliance with all requirements.

This property was granted a change of occupancy from office to bar in 2018. The most recent Special Use Permit was approved for this location on September 18, 2024. A revocation letter was issued on February 20, 2026 due to failure to enforce the use of age-verification devices and mark all occupants under the age of 21 years with UV ink.

The applicant is proposing to operate a bar under the name Precopa from 1,700 sq. ft. lease space. The bar will require 3 parking spaces including one accessible parking space but, may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9 of the UDC. Their proposed days and hours of operation are Monday through Sunday from 10:00 p.m. to 2:00 a.m.
The proposed bar must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- Adequate Lighting, including, but not limited to, all entrances and exits
- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- Mark all occupants that are under the age of 21 years with UV ink
- Litter control

- Maximum occupancy load established by the building official

If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

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

Staff recommends approval of the request, for one year, subject to conditions noted in Section 3.2.5.A. of the UDC, Fire Department, and Building Code requirements.

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

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

d) SUBDIVISION:

1. Vacating Plat of Lot 1, H.E.B Sotex Subdivision and Replat of Lot B, Emily Sasser No. 2 Subdivision to the Replat of Rio Bank Jackson Subdivision, 720 East Jackson Avenue, Rio Bank; **(SUB2026-0088) (Final) HA**

Mr. Marco Johnson stated the property located on East Jackson Avenue: 40 ft. from center for a total of 80 ft. ROW. Paving: 52 ft. - 65 ft. Curb & gutter: Both Sides. Along E. Jackson Avenue, distinguish between the existing right-of-way and the additional right-of-way to be dedicated by this plat. Provide annotations identifying “Total ROW,” “Existing ROW,” and “ROW Dedicated by this Plat,” including dimensions, to clearly show where the existing dedication ends and the proposed dedication begins. Subdivision Ordinance: Section 134-105. Monies must be escrowed If improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16ft. 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". Provide annotations at different points of the access easement. Revise plat note No. 4 to reflect E. Jackson Ave. (Current plat note is showing E. Jackson Road.) Subdivision Ordinance: Section 134-106. East U.S. Expressway 83 – 75 ft. or greater for approved site plan or easements. S. McColl Rd. – 50 ft. or greater for approved site plan or easements. E. Jackson Avenue 40 ft. or greater for approved site plan or easements. As this plat is being processed as a vacate and replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to reflect the applicable plat notes, including maintaining the existing building setback requirements as shown on Emily Sasser No. 2 Subdivision. Any additional proposed plat notes shall be clearly identified for staff review. Zoning Ordinance: Section 138-356 Rear: In accordance with zoning ordinance or greater for approved site plan or easements. As this plat is being processed as a vacate and replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to reflect the applicable plat notes, including maintaining the existing building setback requirements as shown on Emily Sasser No. 2 Subdivision. Any additional proposed plat notes shall be clearly identified for staff review. Zoning Ordinance: Section 138-356. Sides: In accordance with zoning ordinance or greater for approved site plan or easements. As this plat is being processed as a vacate and replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to reflect the applicable plat notes, including maintaining the existing building setback requirements as shown on Emily Sasser No. 2 Subdivision. Any additional proposed plat notes shall be clearly identified for staff review. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on E. Jackson Ave. Revise plat note No. 7 to include E. Jackson Ave. (Current plat note is reflecting E. Jackson Road) May increase to 5 ft. as per Engineering Department Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. A 6.0 ft. Opaque buffer is required from adjacent / between multi-family residential and commercial or industrial zones / uses. An

8.0 ft. Masonry wall is required between single family residential and commercial, industrial, or multi-family zones / uses. As this plat is being processed as a Vacate and Replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to include the buffering and screening requirements identified in Plat Note No. 9 Emily Sasser No. 2 Subdivision. (As shown above) Landscaping Ordinance: Section 110-46. A 6.0 ft. Opaque buffer is required from adjacent / between multi-family residential and commercial or industrial zones / uses. An 8.0 ft. Masonry wall is required between single family residential and commercial, industrial, or multi-family zones / uses. As this plat is being processed as a Vacate and Replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to include the buffering and screening requirements identified in Plat Note No. 9 Emily Sasser No. 2 Subdivision. (As shown above) Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: E. Jackson Ave. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-1/C-3 Proposed: C-1 UDC. A rezoning application is currently in process and scheduled for Planning & Zoning Commission Meeting on May 19, 2026 and City Commission consideration on June 8, 2026. Rezoning shall be finalized prior to submittal for Final, as plat requirements may change based on the approved zoning. Rezoning was approved by City Commission 6.8.26. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning application is currently in process and scheduled for Planning and Zoning Commission Meeting on May 19, 2026 and City Commission consideration on June 8, 2026. Rezoning shall be finalized prior to submittal for Final, as plat requirements may change based on the approved zoning. Rezoning was approved by City Commission on 6.8.26. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 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. As this plat is being processed as a Vacate and Replat, the proposed platting approach is to vacate the existing H.E.B. SOTEX Subdivision and replat the property as a new subdivision incorporating the plat notes and restrictions of the recorded Emily Sasser No. 2 Subdivision. Please coordinate with staff regarding the appropriate subdivision name and plat title to be used as part of the vacating and replatting process. A public hearing will be required. Additionally, prior to final approval, submit letters of consent from the owners of H.E.B. SOTEX Subdivision acknowledging and consenting to the proposed vacate and replat. Must comply with City's Access Management Policy.

Staff recommends approval in final form subject to conditions noted.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form. Ms. Isela V. Rios Second the motion with four members present and voting.

3) CONSENT:

- **a)** Plaza Muzquiz Subdivision, 2900 Trenton Road, Arqcarpa Design & Construction, LLC; **(SUB2025-0081) (Revised Final) (6-Month Extension) BIG**

- **b)** Trevino 861416 Subdivision, 3409 Gumwood Avenue, Lupe Garcia; **(SUB2026-0089) (Final) AE**

- **c)** Blue Jay Subdivision, 5600 South Jackson Road, Jorge Gonzalez; **(SUB2026-0087) (Final) SEA**

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the consent items from 3a-3c. Mr. Emilio Santos Second the motion with four members present and voting

3) SUBDIVISIONS

a) Enclave on 107 Subdivision, 2700 State Highway 107, Urban Landworks, LLC; **(SUB2025-0094) (Revised Final) M&H**

Mr. Noah Del Bosque stated the property located on State Highway 107 (S.H. 107): 86 ft. from centerline for 172 ft. total existing R.O.W. Paving: by the state Curb & gutter: by the state. Provide how existing R.O.W. was dedicated with document number and provide a copy for staff review, prior to recording. Disclaimer: Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street: *Dedication as needed for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Final street names will be established prior to recording and plat will need to be revised accordingly. Show R.O.W. width for proposed Landmark Drive. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. At the City Commission of June 23, 2025, commission voted to approve the Variance request. E/W Quarter Mile Collector (North Boundary): *Dedication as needed 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. The project engineer submitted a variance application (VAR2025-0015) including a request to not dedicate ROW for an E/W quarter mile collector on the north side of the subdivision. The applicant stated that properties on the east and west side have not dedicated ROW for an E/W quarter mile collector and that a 110 ft. Hidalgo County Drainage District No. 1 Canal ROW would preclude an E/W quarter mile collector in this area. VAR2025-0015 Was approved to not provide R.O.W. for Collector Streets. N. 27th St.: 60 ft. R.O.W. required. Paving: 40 ft. Curb & gutter: Both Sides. Revisions Needed: 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. The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. At the City Commission of June 23, 2025, commission voted to approve the Variance request 28th St.: 60 ft. R.O.W. required. Paving: 40 ft. Curb & gutter: Both Sides. Revisions Needed: 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. The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. At the City Commission of June 23, 2025, commission voted to approve the Variance request. 900 ft. Block Length for R-3T Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Plat submitted on December 23, 2024 proposes a private alley for the interior lots. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Zoning

Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along State Highway 107 and a 4 ft. wide minimum sidewalk required along interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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 State Highway 107. 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. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Needs to add recorded Document #'s and CCR's, 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. The 110 ft. on the north side of the subdivision which seems to have a 110 ft. HCDD No.1 easement has not been labeled with a lot number and not being shown as dedicated by this plat to the Drainage District. Clarify who will be the owner on the lot and who will maintain it. If it is not being dedicated, a common lot labeling and a minimum 25 ft. frontage to the interior street for maintenance will be required, and must be included on the HOA and plat notes for maintenance by the HOA/lot owners. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; Park Land dedication of 1.89 acres or fees in lieu of land apply at a rate of $700 per dwelling unit. As per the latest plat submitted a total of $83,300 ($700 X 119) ($700 per dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time. 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 $83,300 ($700 X 119) ($700 per dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time. 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 December 23, 2024 a total of $80,500 ($700 X 115 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time. As per Traffic Department, Trip Gen. Approved, no TIA required. Comments: Please provide a copy of any recorded easements/documents/R.O.W. being shown on the plat for staff review prior to final. Any abandonments must be done by a separate document, not by plat, must be finalized prior to recording. Missing the Contours on the plat. Survey on file does not match in bearings and distances to the metes and bounds presented on the plat. Need to submit the corrected survey for staff review prior to final. Revised lot layout, if not finalized by recording, will require a Revised Final submittal to clarify this discrepancy. Clarify/provide document number for the 60 ft. H.C.I.D. No.1 canal ROW in Fee on the west side of the subdivision. A label to show dedicated by plat may be needed if no document is provided. Clarify if the drainage ditch on the rear side of lots 96-119 is a common lot. Correct labeling and lot dimensions will be needed prior to final. Must comply with City's Access Management Policy. Variance application (VAR2026-0027) for the request of a side yard setback of 5 feet on each side or 0 feet with a firewall in lieu of six feet on each side or 0 feet with a firewall was submitted on June 9, 2026. The project engineer submitted a variance application (VAR2025-0015) with the following requests: 1. A request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both

sides of the interior streets. The added that the subdivision will be private, and all roads will be maintained by the HOA. 2. A request to not dedicate ROW for an E/W quarter mile collector on the north side of the subdivision. The applicant stated that properties on the east and west side have not dedicated ROW for an E/W quarter mile collector and that a 110 ft. Hidalgo County Drainage District No.1 Canal ROW would preclude an E/W quarter mile collector in this area. 3. A request to allow a Cul-de-Sac with an approximate length of 800 ft. in lieu of maximum 600 ft. required by the subdivision ordinance. The applicant added that the subdivisions to the east and west of the subject property do not allow connections. At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. At the City Commission of June 23, 2025, commission voted to approve the Variance request.

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

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

Being no discussion, Board Member Mr. Emilio Santos moved to approve the subdivision in final form. Vice Chairperson Mr. Gabriel Kamel Second the motion with four members present and voting.

b) Row at Park Place Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments; **(SUB2025-0048) (Revised Preliminary) M&H**

Mr. Marco Johnson stated the property located on Freddy Gonzalez Road - 20 ft. R.O.W. dedication, for 50 ft. from center line for 100 ft. ROW. Paving:65 ft. Curb & gutter: both sides. Revisions Needed: Label Centerline to determine dedication requirements, prior to final. Label the arrow dimensions for "Total R.O.W." and from centerline prior to final. Include document numbers for existing R.O.W. on the plat, provide documents for staff review prior to final. If R.O.W. varies, show arrow dimensions where R.O.W. varies on the plat. Disclaimer: Any abandonments must be done by a separate document/instrument, cannot be done by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. COM Thoroughfare Plan. R.O.W.: 20 ft. Paving: 16 ft. Revised plat show 1 lot. Alley/service drive easement required for commercial/multi-family properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: In Accordance with the Unified Development Code or greater for easements. Zoning Ordinance: Section 138-356. Rear: In Accordance with the Unified Development Code or greater for easements. Zoning Ordinance: Section 138-356. Sides: In Accordance with the Unified Development Code or greater for easements. Zoning Ordinance: Section 138-356. Corner: In Accordance with the Unified Development Code or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Needs to finalize plat note prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions needed: Add 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. Revisions Needed: Proposing Plat note #15. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Revised plat shows 1 lot facing Freddy Gonzalez Rd. Disclaimer: Need to clarify with staff if lots are facing public streets or alleys on the plat. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revised plat shows 1 lot. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Current application on file is showing 41 dwelling untits. 41 X $700 = $28,700. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Current application on file is showing 41 dwelling untits. 41 X $700 = $28,700. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional. requirements as needed prior to finalizing the plat. Name change to Row at Park Place Subdivision- Will need to update application. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form subject to drainage and utility approval and approval of the name change.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Emilio Santos Second the motion with four members present and voting.

c) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2025-0064) (Revised Preliminary) M&H**

Ms. Natalie Moreno stated the property located on 3912 South Jackson Road, 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. 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. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final. 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. Add a plat note with a blank space to cross-referencing the HOA document number after being recorded. 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/private streets. Subdivision Ordinance: Section 134-1. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide final 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.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utility approval and approval of requests #2 (cul-de-sac) and #3 (side setback) and disapproval of request #1 (street jog).

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

Beto de la Garza 1121 Nyssa Ave was present representing subdivision, Mr. De la Garza presented an exhibit to staff and board members.

Mr. Even Gonzalez Development Engineer was also present and favored it would be best to get together with Traffic department and see what they would recommend.

After Lightly discussion, Vice Chairperson Mr. Gabriel Kamel moved to table item. Mr. Emilio Santos Second the motion with four members present and voting.

d) Villas at Tres Lagos Phase II Subdivision, 5600 Tres Lagos Boulevard, Rhodes Development, Inc.; **(SUB2025-0159) (Revised Preliminary) M&H**

Ms. Natalie Moreno stated the property located on 5600 Tres Lagos Boulevard, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily development. Subdivision Ordinance: Section 134-106. Sides: In accordance with the zoning ordinance or greater for easements. (Proposing): In accordance with the zoning ordinance or greater for easements. The engineer submitted a variance request to the side yard setbacks from 0 ft with a firewall or 6ft to 0 ft with firewall and 5ft. Variance will be heard at the planning and zoning meeting of July 7, 2026. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setbacks applies. (Proposing): 18 ft except where greater setbacks is required; greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Tres Lagos Boulevard. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets **Subdivision Ordinance: Section 134-1. Existing: R-3T (OC) Proposed: R-3T (OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Engineer has not submitted a rezoning application for this property. Comments: On the east side of the submitted plat shows a 15 ft. U.E and a 1 ft. T.E that states "dedicated by this plat" The 11 ft. easements are outside of the boundary line, please clarify, prior to final. If remains must be by a separate instrument. Submit Doc. No's along Tres Lagos for the R.O.W. and Recorded Easements for staff review. Phase II has no parking as per discussion during Phase I, please show parking on phase II. Access will be from the interior streets in Phase I. A knuckle will be required at lots 66,67, 68, 69 and 70. Please update application to 52 lots and not 51. updated payment has been submitted, but just need to revise application, prior to final. 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 approval of the variance requests.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form including variance request. Ms. Isela V. Rios second the motion with four members present and voting.

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

Mr. Noah Del Bosque stated the property located on 1601 State Highway 107, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: Plat is showing lot fronting State Highway 107. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Minimum 50 ft of lot frontage and no minimum lot area. Zoning Ordinance: Section 138-356. Existing: C-4 Proposed: C-4. No rezoning application has been submitted at this time. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Application indicates this will be a private gated subdivision. Please clarify and provide gate details prior to final. Revise application if subdivision is not private. If subdivision will be private, please include "(Private Subdivision)" under the plat name. The wording (Private Subdivision) not in bold and in smaller font since not part of plat name. Label centerline of State Highway 107, include document numbers on plat, and provide any R.O.W documents as applicable for staff review prior to final. Write out "State Highway 107". Provide E/W Quarter Mile Collector along south boundary on plat. Remove "or to easement line whichever is greater in all cases." and instead add "or greater for easements." at the end of each setback requirement. Clarify if an alley or service drive will be provided prior to final. Alley or service drive cannot dead end. Remove plat note 18 and write out "State Highway 107" on plat note 10. Add plat note. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Emilio Santos second the motion with four members present and voting.

f) Enclave on Jackson Phase II Subdivision, 2801 North Jackson Road, Vista Property Investments, LLC; **(SUB2026-0083) (Preliminary) M&H**

Mr. Noah Del Bosque stated the property located on 2801 North Jackson Road, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 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. 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 on North Jackson Road and North "K" Center Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. 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 prior to final. 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 if rezoning is approved to R-3, minimum lot width is 15 ft and minimum lot arear for "townhouse" is 2,000 sqft. Zoning Ordinance: Section 138-356. North side lots (1-30) rear lot widths are not aligning. Lot 29 is missing rear lot width. Land dedication in lieu of fee. Based on submitted application and plat, 98 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.55 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 dwelling unit to be paid prior to recording. A park fee of $68,600 (98 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 98 lots. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. 1. Label centerline of North Jackson Road and new lot line to finalize R.O.W. dedication requirements prior to final. 2. Include in parenthesis (FM 3362) beneath road name and remove "R.O.W. VARIES." 3. Provide a copy of the documents referenced on the plat for staff review prior to final. 4. Label centerline of North "K" Center Street. 5. There is a 60 ft R.O.W. dedicated by this plat overlapping the 30 ft HCID #2 Exclusive Easement. The R.O.W. is not allowed to overlap the HCID #2 Exclusive Easement. 6. Clarify if North "K" Center Street will be private. Plat to the south is showing this street as public. 7. Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. 8. The proposed internal streets (Azalea Drive, Harvey Drive, North M Lane) are calling for 50 ft R.O.W. but we will require 60 ft R.O.W. 9. Provide R.O.W. width for proposed North L Street. 10. Name of street will be finalized by staff prior to final. Name is subject to change. 11. If rezoning is approved, 900 ft would not be complying with block length requirements. 12. Alley/service drive easement required for multi-family development/commercial properties. 13. Must comply with Public Works Department requirements prior to final. 14. Setbacks subject to change, pending rezoning approval. 15. North side lots (1-30) rear lot widths are not aligning. 16. Lot 29 is missing rear lot width. 17. Spell out "C.A.-A."

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios Second the motion with four members present and voting.

g) Pecina Estates Subdivision, 841 East Pineridge Avenue, Pecina Antonia; **(SUB2026-0086) (Preliminary) RIOPLEX**

Mr. Marco Johnson stated the property located on 841 East Pineridge Ave, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 feet or greater for easements or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 feet or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 feet or greater for easements, whichever is greater applies. 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. 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. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If proposed use changes, rezoning will be required prior to final. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording The current application indicates 10 dwelling units. 10 X $700 = $7,000. As per Traffic Department, Trip Generation required to determine if TIA is
required, prior to final plat. Comments: Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in Preliminary Form subject to the conditions noted, drainage & utilities approval.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Emilio Santos Second the motion with four members present and voting.

h) Replat of First United Methodist Church Lot 1A Subdivision, 4201 North "K" Center Street, Cantu Construction; **(SUB2026-0082) (Preliminary) CHLH**

Mr. Marco Johnson stated the property located on 4201 North "K" Center Street, 600 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 5.3.6 C2. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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. 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. CCR will need to be submitted to staff for review and will be required for recording. 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. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3 Proposed: R-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application and plat, 27 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.4293 acres will be required, prior to final. If park fees 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, 34 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.5406 acres will be required, prior to final. If park fees 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. 27 X $700 = $18,900. Pending review by the Parkland Dedication Advisory Board and CC. Based on the submitted application and plat, 34 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.5406 acres will be required, prior to final. If park fees 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. Comments: a public hearing will be required for this subdivision. As currently proposed, the subdivision will require processing as a Vacate and Replat. If the remaining church property is not included within the Vacate and Replat, it will be left as a portion

of a previously platted lot and will no longer constitute a full lot of record. Clarify whether the church has been consulted and advised of this situation. Staff recommends consideration be given to including the church property within the Vacate and Replat. If the church property is to remain excluded, provide confirmation that the church has been informed of the resulting lot-of-record implications. As this plat is being processed as a Vacate and Replat, the proposed platting approach is to vacate the existing First United Methodist Church Subdivision and replat the property as a new subdivision. As the review continues, additional details regarding the proposed Vacating and Replatting process, including the appropriate subdivision name and plat title, will be determined. Comments and requirements may be revised as additional information becomes available. Any abandonments must be done by separate process and not by plat. Interior street can not dead end into an alley, subdivision layout must be revised to provide a cul-de-sac. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Emilio Santos Second the motion with four members present and voting.

i) Park West Plaza Subdivision, 11201 North 10th Street, Domain Development Corp.; **(SUB2026-0084) (Preliminary) RIOPLEX**

Ms. Natalie Moreno stated the property located on 11201 North 10th Street, Johnson Creek Avenue: 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 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 - lots are facing north 10th street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Any restrictions are to be removed, a vacate and replat will be required. A public hearing for this subdivision will be required. Plat note #14 is no needed-on plat, please remove. Plat note #13 references "Bicentennial" please make corrections accordingly. Subdivision name should reference the lot numbers, Lots 1A, 2B, 3C, Prior to final. "Subdivision map of Park West Plaza Lots 1A, 2B, & 3C Subdivision". Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios Second the motion with four members present and voting.

5) DISCUSSION:

No Discussion was given to board members.

6) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board member Emilio Santos adjourned the meeting at 4:09 p.m. with Ms. Isela V. Rios second the motion with four members present and voting.

_____
Marco Suarez, Chairperson

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

Planning Department

Memo

TO: Planning and Zoning Commission

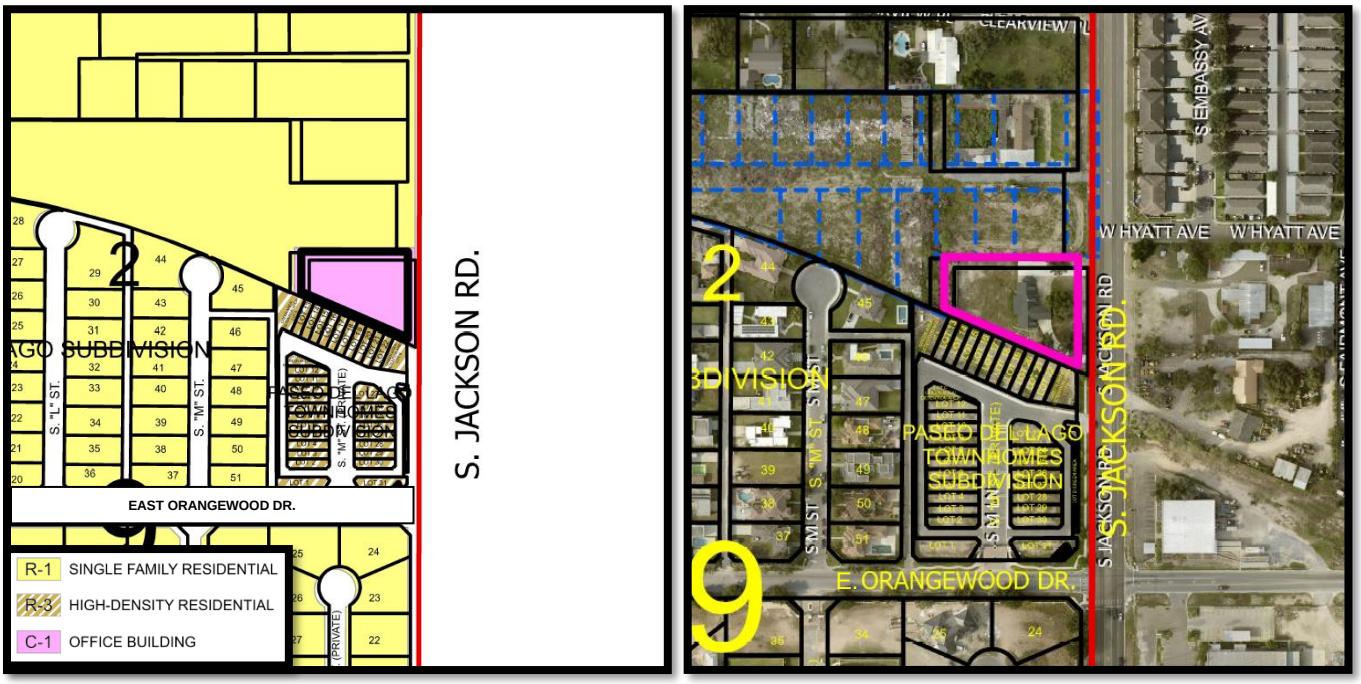
FROM: Planning Staff

DATE: July 21, 2026

SUBJECT: **REZONING FROM C-1 (OFFICE BUILDING-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTY:**

CASE REZ2026-0097:
3920 South Jackson Road (PID: 231267)

LOCATION: The subject property is located along the west side of South Jackson Road, north of East Orangewood Drive.



PROPOSAL: The City of McAllen is requesting to rezone the property 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 R-1 (Low-Density Residential-OC) District to the north and west, and R-3 (High-Density Residential-UDC) District to the south. The properties on the east side of South Jackson Road are outside the City limits.

LAND USE: The subject property use is currently being used as a law office, and surrounding uses include residential and vacant land.

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

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

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. There is an existing office use on the property.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

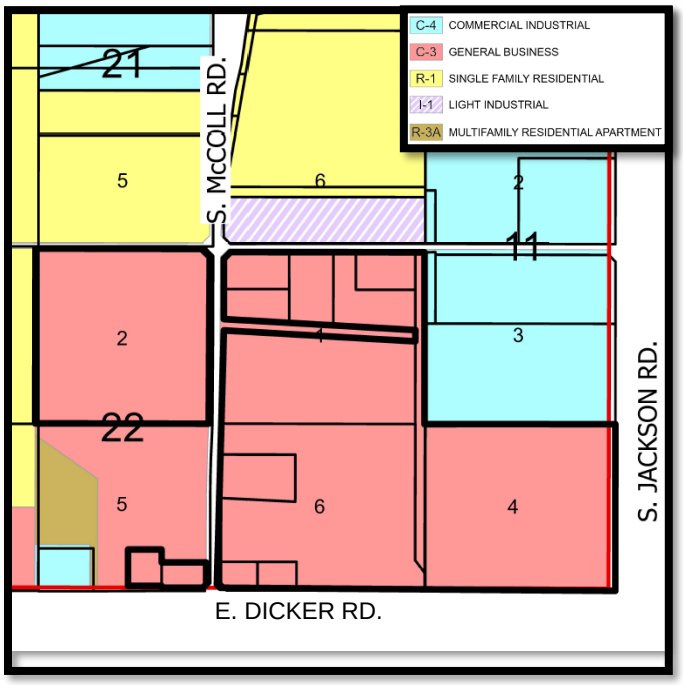
DATE: July 21, 2026

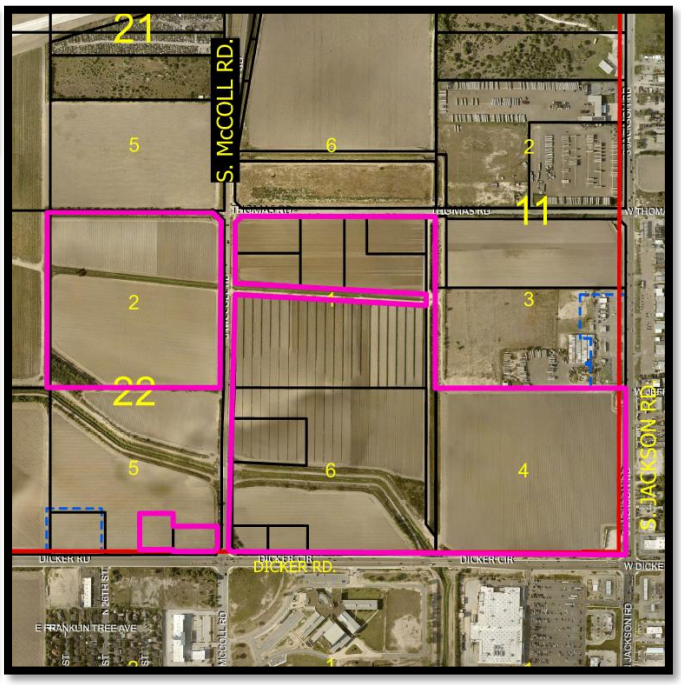
SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0098:

8000 South McColl Road (PID: 290340)
601 East Dicker Road (PID: 20834710)
611 East Dicker Road (PID: 1073831)
7801 South McColl Road and Rears 1-2 (PID: 840308, 1644011 and 1314011)
7901 South McColl Road (PID: 901928)
8001 South McColl Road (PID: 290339)
8301 South McColl Road (PID: 902205)
701 East Dicker Road (PID: 1234461)
705 East Dicker Road (PID: 1074047)
8400 South Jackson Road and Rear (PID: 231317 and 20826042)

LOCATION: The subject properties are located along both sides of South McColl Road, north of East Dicker 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, C-4 (Commercial Industrial-OC) District, consists of R-1 (Single Family Residential-OC) District, and I-1 (Light Industrial-UDC) District.

LAND USE: The subject properties are currently vacant.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial.

DEVELOPMENT TRENDS: The development trend of this area is industrial and commercial.

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 follows the zoning trend in this area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

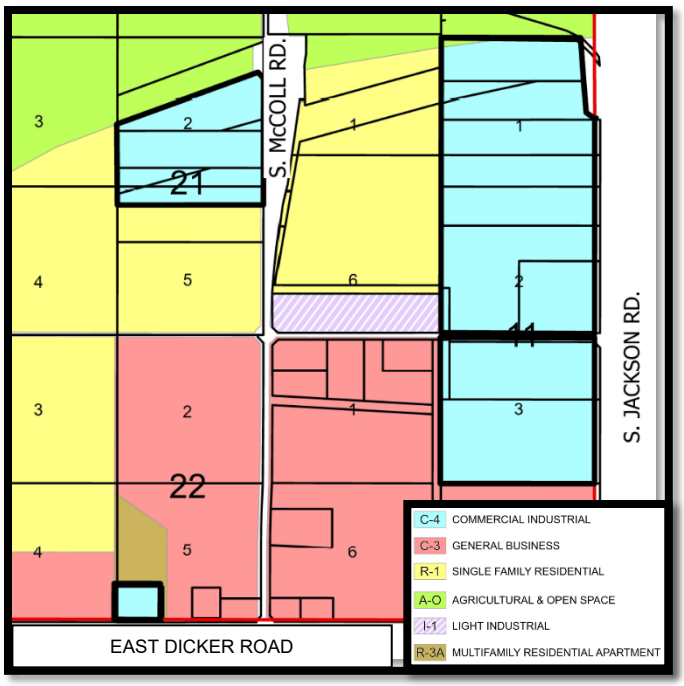
DATE: July 21, 2026

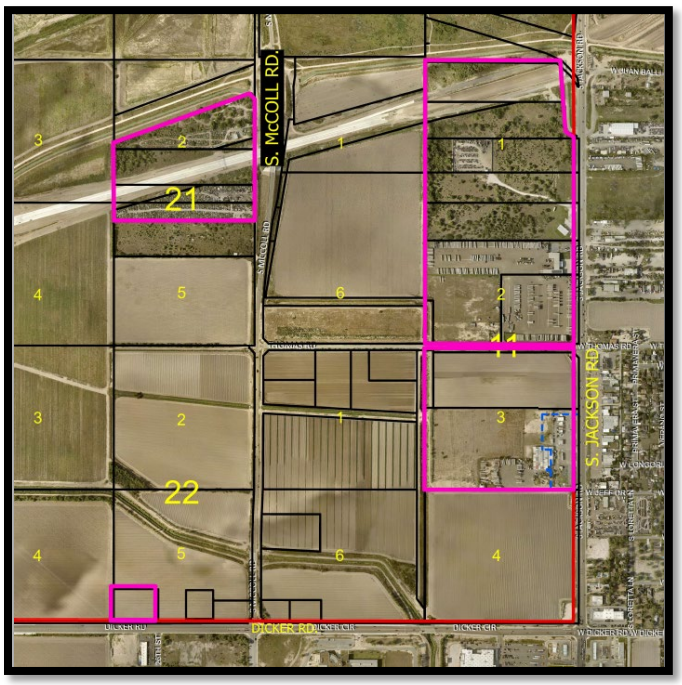
SUBJECT: **REZONING FROM C-4 (COMMERCIAL INDUSTRIAL-OC) DISTRICT AND A-O (AGRICULTURE & OPEN SPACE-OC) UNDER THE OLD CODE (OC), TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0099:

7100, 7120, 7200, 7300, 7324 South McColl Road (PID: 607782, 1020460, 581954, 1124513, 581956, 1020163, 581953)
6920, 7000, 7012, 7100, 7300, 7500, 7600, 7800, 8000, 7200, 5810, 7400 South Jackson Road Rear (PID: 1067205, 231314, 720268, 231315, 724042, 720792, 722639, 231316, 20826978, 641108, 1075835, 721205)
1105 East Thomas Road (PID: 20830291)
105 Dicker Road (PID: 20834706)

LOCATION: The subject properties are located along the west side of South Jackson Road, west side of South McColl Road, and north side of East Dicker Road.





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

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District, R-1 (Single Family Residential-OC) District, I-1 (Light Industrial-UDC) District, and A-O (Agriculture & Open Space-OC).

LAND USE: The subject properties uses include vacant land and vehicle storage. Surrounding uses include commercial, vacant land and vehicle storage.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial.

DEVELOPMENT TRENDS: The development trend of this area is industrial and commercial.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

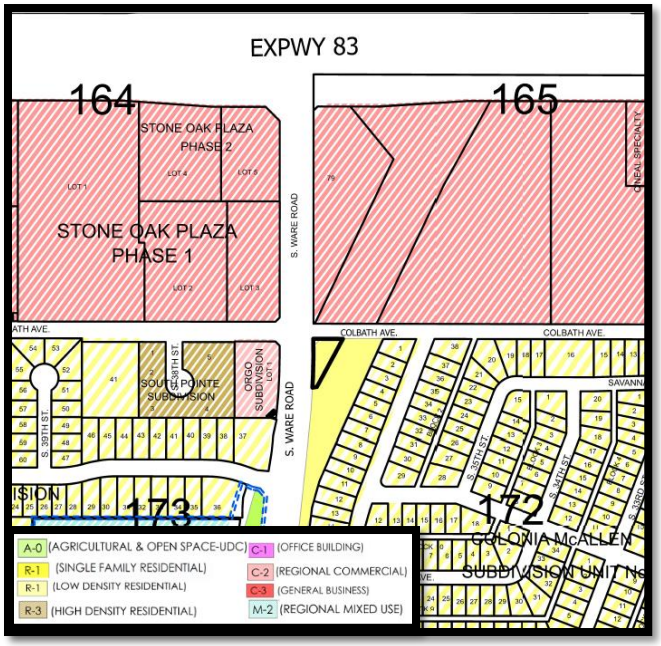
FROM: Planning Staff

DATE: July 21, 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 PROPERTY:**

CASE REZ2026-0101:
3621 Colbath Road (PID: 211105)

LOCATION: The subject property is located on the southeast corner of Colbath Avenue and South Ware Road.





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

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

LAND USE: There is an existing house on the subject property. Surrounding uses include vacant land, homes, offices, retail, restaurants and hotels.

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

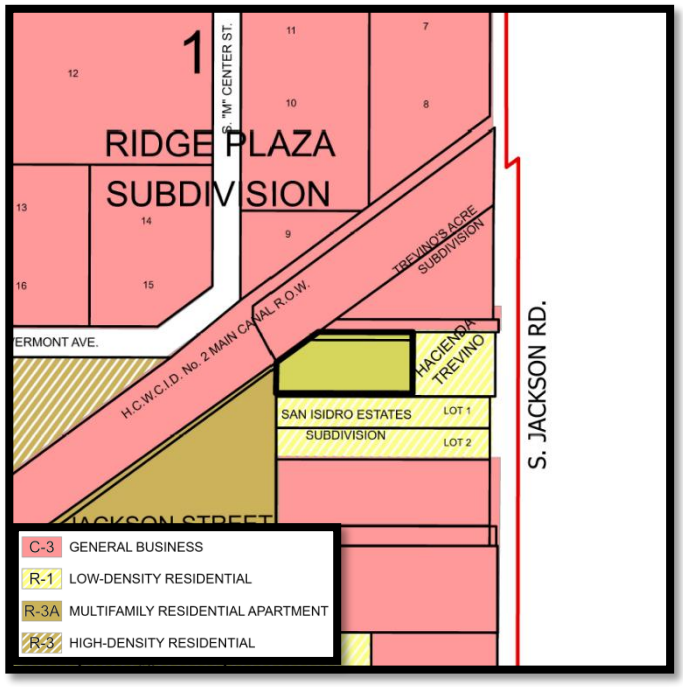
FROM: Planning Staff

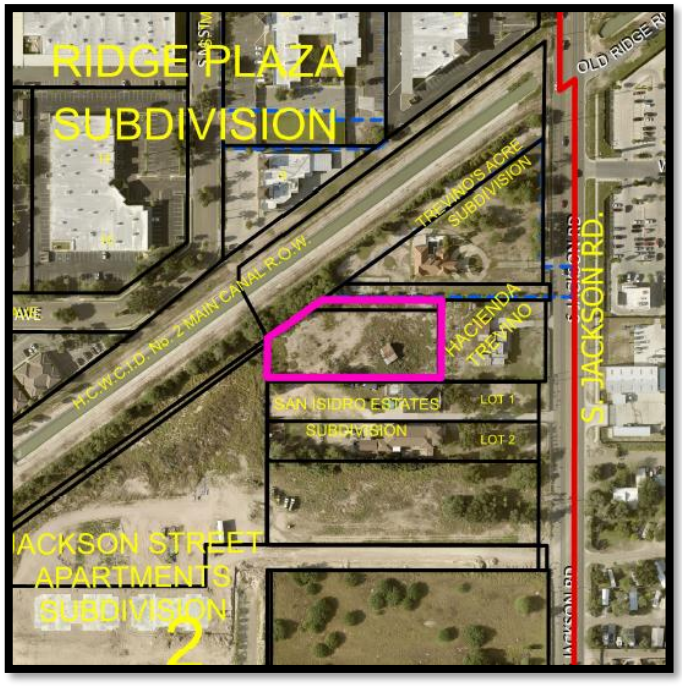
DATE: July 21, 2026

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 REZ2026-0102:
2100 South Jackson Road Rears 1-2 (PID: 231198 and 557793)

LOCATION: The subject property is located to the west of South Jackson Road.





PROPOSAL: The City of McAllen is requesting to rezone the property to R-2 (Medium 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 C-3 (General Business-OC) to the north and west, R-1(Low Density Residential-UDC) to the east and south, and R-3A (Multifamily Residential Apartment-OC) District to the southwest.

LAND USE: The subject property is vacant. Surrounding uses include single-family residential homes and an irrigation canal.

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

DEVELOPMENT TRENDS: The development trend in this area is single family residential homes.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

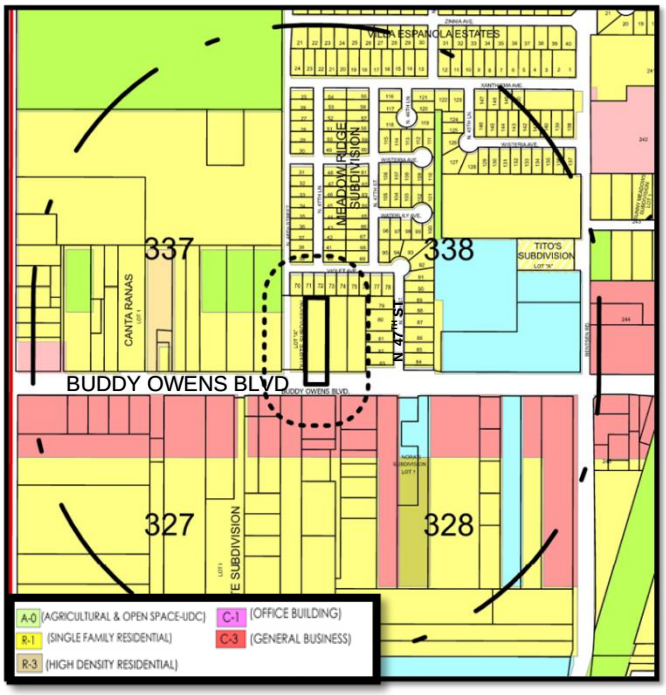
TO: Planning and Zoning Commission

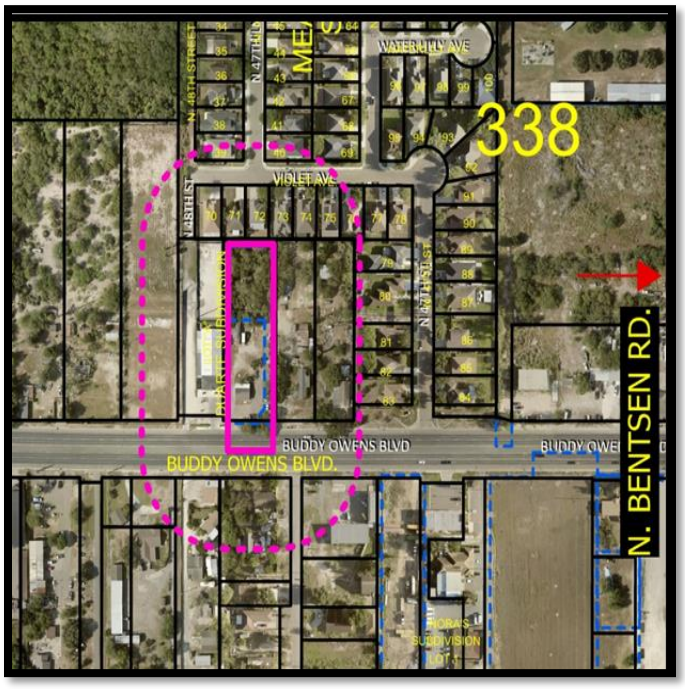
FROM: Planning Staff

DATE: July 21, 2026

SUBJECT: **REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC) DISTRICT TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT: E105'-W210'-S420' LOT 338, 1.01 AC GR 0.84 AC NET, JOHN H. SHAR SUBDIVISION, HIDALGO COUNTY, TEXAS; 4716 BUDDY OWENS BOULEVARD. (REZ2026-0093)**

LOCATION: The subject property is located on the north side of Buddy Owens Boulevard, west of North 47th Street.





PROPOSAL: The applicant has requested to rezone the property to I-1 (Light Industrial-UDC) District for a proposed Truck Terminal.

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

LAND USE: The subject property is currently being used as a single family home. Surrounding uses include single family homes and an auto repair shop.

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

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

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

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

Staff has received one phone call and one email in opposition to the request. The opposition expressed concerns that the proposed rezoning would negatively impact surrounding property values and alter the existing character of the neighborhood.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to I-1 (Light Industrial-UDC) District.

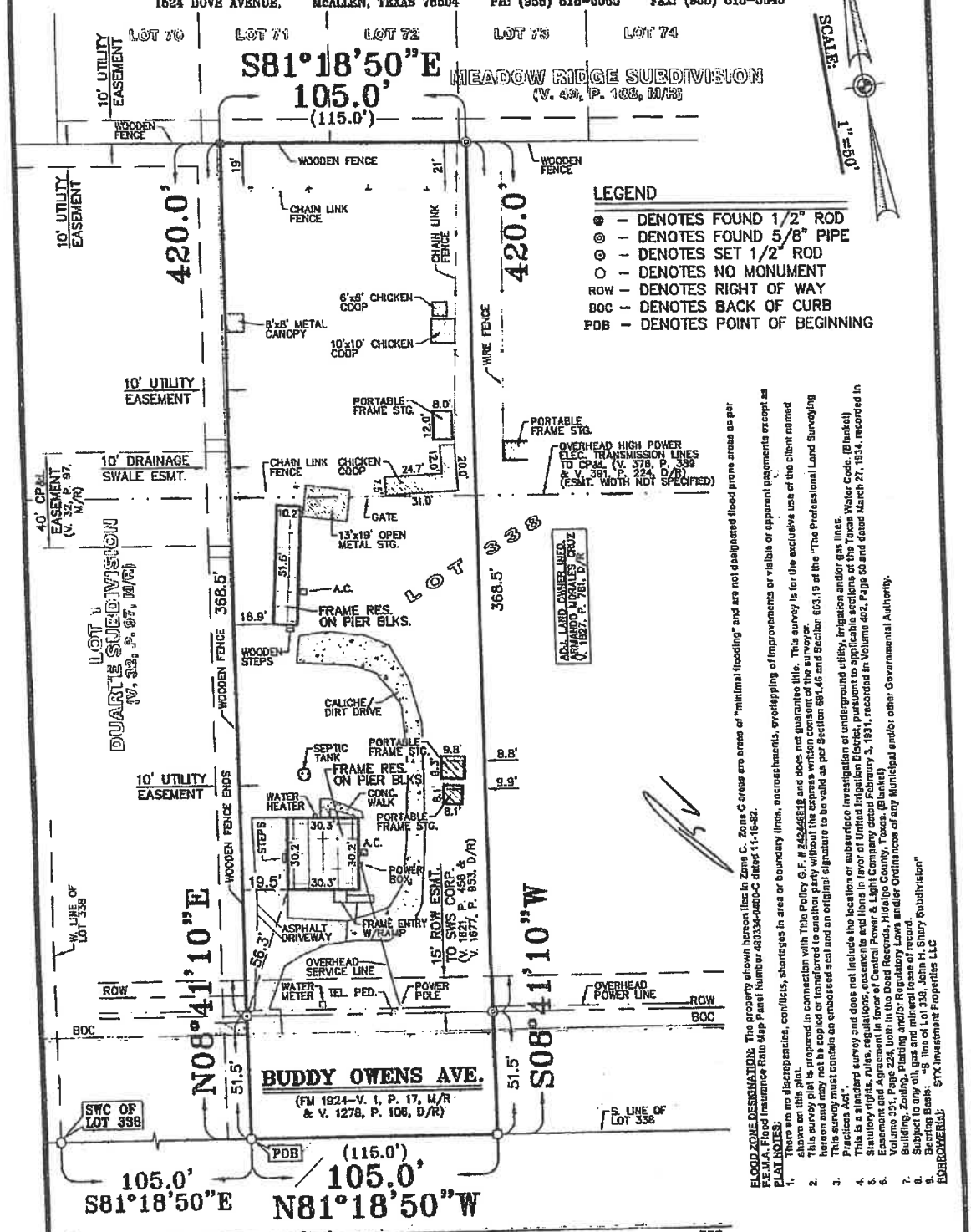
SOTEX XPRESS LLC 60187900

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

ART SALINAS
ENGINEERING & SURVEYING

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

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



FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone C, Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rate Map Panel Number 480334-0480-C dated 11-16-82.

PLAT NOTES:
1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. # 242468810 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 681.45 and Section 603.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Statutory rights, rules, regulations, easements and liens in favor of United Irrigation District, pursuant to applicable sections of the Texas Water Code. (Blanket)
6. Easement and Agreement in favor of Central Power & Light Company dated February 3, 1931, recorded in Volume 402, Page 58 and dated March 27, 1934, recorded in Volume 391, Page 224, both in the Deed Records, Hidalgo County, Texas. (Blanket)
7. Subject to any oil, gas and mineral lease of record.
8. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.
9. Bearing Basis: "S. line of Lot 338, John H. Shary Subdivision"

BORROWER(S): STX Investment Properties LLC

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 4716 BUDDY OWENS AVE., in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:
THE EAST 105 FEET (DEED: 115 FEET) OF THE WEST 210 FEET (DEED: 220 FEET) OF THE SOUTH 420 FEET OF LOT 338, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.
(SEE METES AND BOUNDS DESCRIPTION)

24-67762 Job No.

07-26-24 Date

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

STATE OF TEXAS REGISTERED ARTURO A. SALINAS 4802 SURVEYOR

Registered Professional Land Surveyor No. 4802

From:	marilynhardison starproperty.com
To:	Magdalena Ramirez
Subject:	Letter of opposition to the zoning change for a 1.1 acre tract of land out of Lot 338, John H. Shary Subdivision, McAllen, Texas, Hidalgo county. Texas
Date:	Friday, July 17, 2026 9:17:27 AM

Thank you Magda for taking my call this morning…

Below is the letter I wish to submit to the file. Marilyn Hardison

From: David and Marilyn Hardison
owner of 4605 N. 47th
McAllen, Texas 78504

7/17/2026

To: Hidalgo County Planning Department

Re: Opposition to Zoning Change Application REZ2026-0093 – 1.1-acre tract out of Lot 338, John H. Shary Subdivision, Hidalgo County, Texas

Dear Members of the Planning Commission:

I am writing to respectfully object to the proposed zoning change identified as **REZ2026-0093** for the 1.1-acre tract out of Lot 338, John H. Shary Subdivision. McAllen, Texas.

I am concerned that the requested zoning change is not compatible with the nearby subdivision and other homes in the area. The change could negatively affect nearby residential property owners' home values.

My husband and I are the owners of a rental home near the above location. The proposed change has the potential to alter the established character of the residential neighborhoods and create impacts that were not anticipated when surrounding properties were developed.

I respectfully request that the Planning Commission and Commissioners Court deny this zoning change and preserve zoning that is consistent with the mostly residential land use and the interests of the surrounding properties.

I want to further say that I appreciate the city giving me an opportunity to express my view.

Thank you for your consideration of my comments.

Respectfully,

Marilyn (and David) Hardison (956-607-1258)

Planning Department

Memo

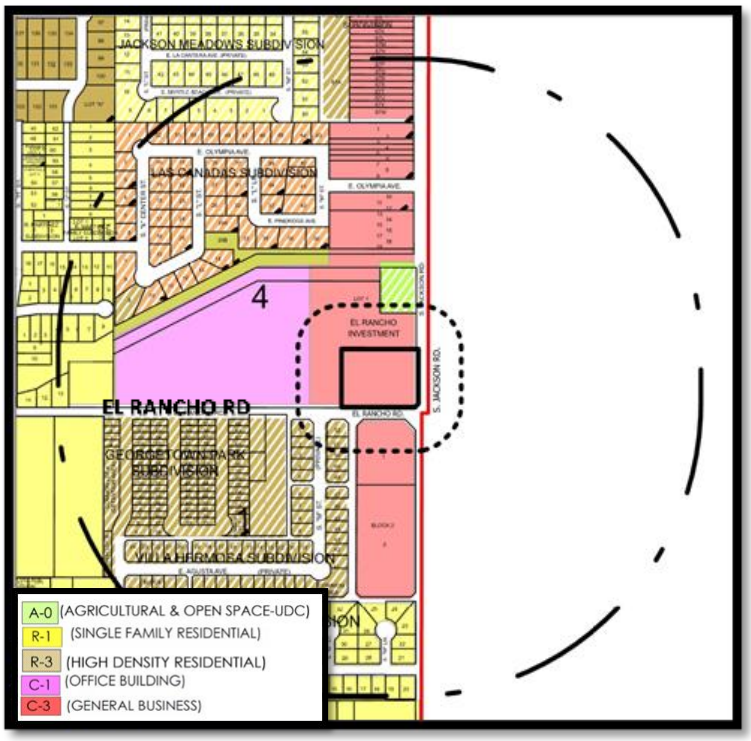
TO: Planning and Zoning Commission

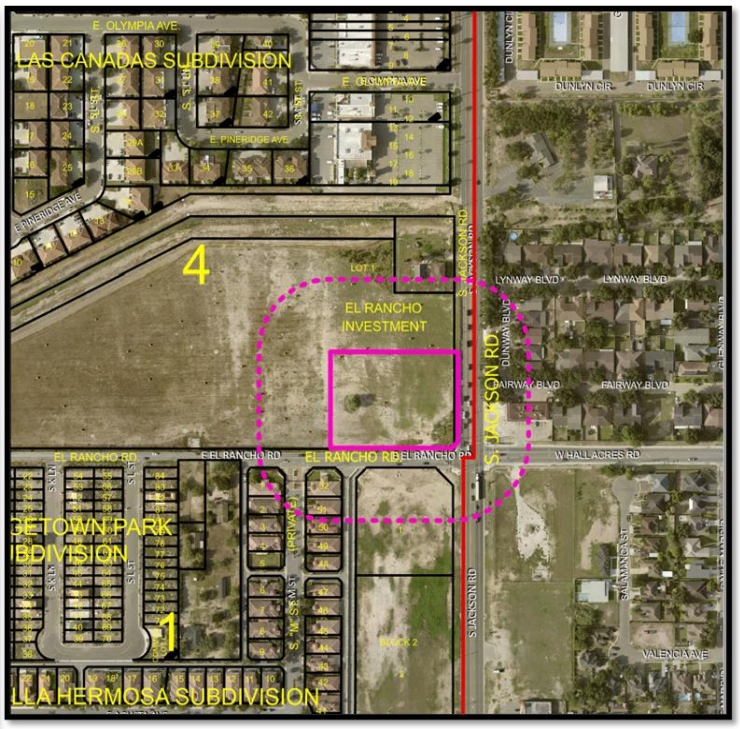
FROM: Planning Staff

DATE: July 21, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 4, 2.194 ACRES OUT OF LOT 4 BLOCK 8, A.J MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 3300 SOUTH JACKSON ROAD. (REZ2026-0094)**

LOCATION: The subject property is located on the northwest corner of East El Rancho Road and South Jackson Road.





ADJACENT ZONING: The adjacent properties are C-3 (General Business-OC) District to the north, west and south, and R-3 (High-Density Residential-UDC) to the southwest. The properties on the east side of South Jackson Road are outside the city limits.

PROPOSAL: The applicant has requested to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed gas station/convenient store.

LAND USE: The subject property is currently vacant. Surrounding uses are residential town homes and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. The Parks and Open Space areas denote parks, recreational facilities, drainage ways, trails, and other open spaces that are currently in existence or planned.

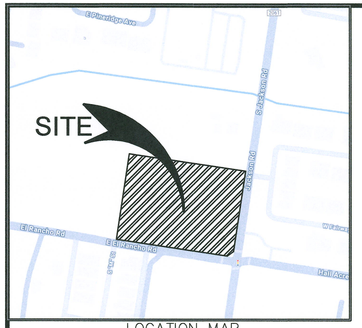
DEVELOPMENT TRENDS: The development trend along this area is single family residential, and commercial use.

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 compatible with the existing zoning trend in this area along South Jackson Road.

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

Staff has received one phone call in opposition to the request, expressing concerns regarding traffic congestion. Staff also received one phone call in favor of the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.



LOCATION MAP
NOT TO SCALE

ZONING:

C-3 GENERAL BUSINESS DISTRICT

BENCHMARKS:

BENCHMARK #1= NAIL SET ON TOP OF CURB
ELEVATION= 91.87'
BENCHMARK #2= NAIL SET ON TOP OF CURB
ELEVATION= 94.70'

PARKING:

PARKING SPACES= N/A
HANDICAP PARKING SPACES= N/A
TOTAL PARKING SPACES= N/A

EXCEPTIONS LISTED UNDER ITEM 10 SCHEDULE B OF THE TITLE COMMITMENT REFERENCED UNDER GENERAL NOTE 1

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

a. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

b. Roadways, 15 foot right of way agreement easement along the East side, transformer on concrete along the East side, telephone pedestal along the East side and restrictions as shown on the map of A.J. McColl Subdivision, recorded in Volume 21, Page 596, Deed Records of Hidalgo County, Texas and as referenced on survey prepared by Lemuel T. Sinclair, R.P.L.S. No. 5142, dated September 29, 2025, Job No. S-202477623. [SURVEYORS REMARKS: APPLIES AND AFFECTS.]

c. Apparent easement for electric transmission as evidenced by overhead power lines and power poles, as referenced on survey prepared by Lemuel T. Sinclair, R.P.L.S. No. 5142, dated September 29, 2025, Job No. S-202477623.

d. Apparent easement for cleanout along the Southeast side, as referenced on survey prepared by Lemuel T. Sinclair, R.P.L.S. No. 5142, dated September 29, 2025, Job No. S-202477623.

e. Right of way agreement easement in favor of Trunkline Gas Company, a Natural Gas Company as shown by instrument dated September 26, 1955, recorded in Volume 845, Page 230, Deed Records of Hidalgo County, Texas. [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT PLOTTABLE.]

f. Intentionally deleted.

g. Right of way easement in favor of Tenneco Oil Company as shown by instrument dated November 23, 1965, recorded in Volume 1144, Page 487, Deed Records of Hidalgo County, Texas. [SURVEYORS REMARKS: APPLIES AND AFFECTS, AS SHOWN ON SURVEY.]

h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 5, 1946, recorded in Volume 70, Page 438, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).[SURVEYORS REMARKS: DOES NOT APPLY OR AFFECT. NOT A SURVEY MATTER.]

i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 21, 1986, recorded in Volume 2725, Page 859, dated March 28, 1989, recorded in Volume 2740, Pages 798 and 800, dated March 28, 1989, recorded in Volume 2742, Page 175, dated April 25, 1989, recorded in Volume 2760, Page 895, dated June 25, 1990, recorded in Volume 2947, Page 552, dated June 27, 1990, recorded in Volume 2950, Page 970, dated June 25, 1990, recorded in Volume 2950, Page 972, dated June 27, 1990, recorded in Volume 2956, Page 752 and dated November 13, 1990, recorded in Volume 3078, Page 828 all Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s). [SURVEYORS REMARKS: APPLIES AND AFFECTS. NOT A SURVEY MATTER.]

j. Mineral and/or royalty reservation contained in deeds dated May 24, 1946, recorded in Volume 592, Page 12, dated August 21, 1989, recorded in Volume 625, Page 422, dated November 6, 1948, recorded in Volume 638, Page 336, all Deed Records and dated March 25, 1947, recorded in Volume 72, Page 99, Oil and Gas Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.[SURVEYORS REMARKS: APPLIES AND AFFECTS. NOT A SURVEY MATTER.]

k. Any and all right, title, and interest, in and to the property for canals, irrigation, and any associated uses, as reserved by the Louisiana Rio Grande Canal Co., its successors and assigns, under instrument dated July 5, 1912, recorded in Volume 19, Page 289, dated July 23, 1912, recorded in Volume 19, Page 297, dated February 10, 1912, recorded in Volume 28, Page 203 and, Deed Records; and Volume G, Pages 63-65 and Volume 16, Pages 5-6, Map Records of Hidalgo County, Texas, which rights and interest were conveyed to the Hidalgo County Water Improvement District No. Two by instrument dated December 31, 1920, recorded in Volume 120, Page 531, of the Deed Records of Hidalgo County, Texas. The Hidalgo County Water Improvement District No. Two subsequently converted by resolution to Hidalgo County Irrigation district No. 2 by instrument dated March 20, 1980, recorded in Volume 1672, Page 686, of the Deed records of Hidalgo County, Texas. [SURVEYORS REMARKS: APPLIES AND AFFECTS, BLANKET IN NATURE, NOT PLOTABLE.]

l. There is excepted from the Policies to be issued, and the Company does not insure, any portion of the Property owned by Hidalgo County Irrigation District No. 2 in fee simple, easement or otherwise.

m. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

n. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

o. Any claim or allegation that the land, described in Schedule "A", was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

p. Rights of parties in possession. (Owner's Policy Only)

q. Intentionally deleted.

r. Intentionally deleted.

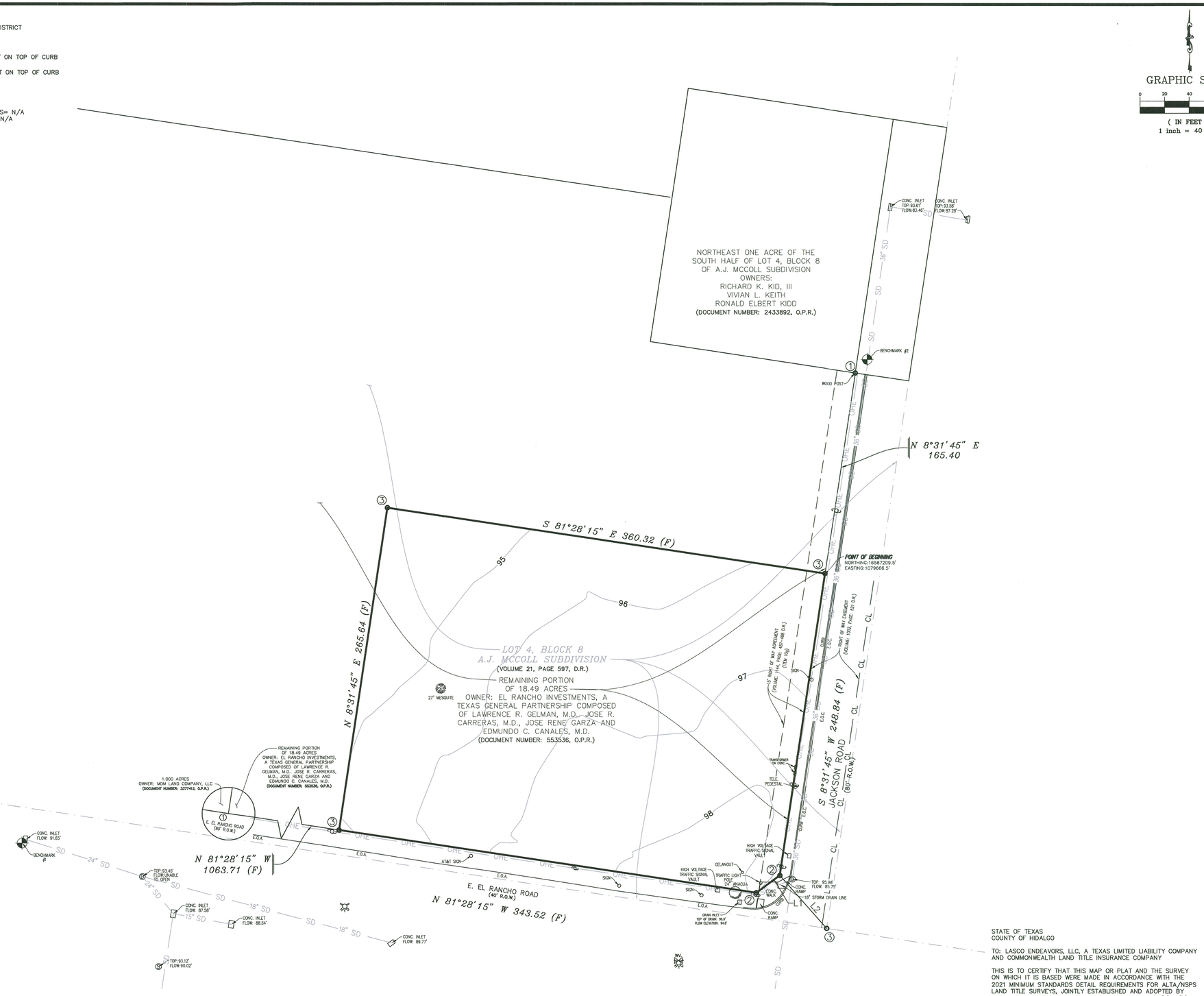
s. Intentionally deleted.

t. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this Policy if such liens have been filed with the county clerk of Hidalgo County, Texas, prior to the date hereof.

Liability hereunder at the date hereof is limited to $____(value of land minus construction). Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured as improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

u. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the company does insure the insured against loss, if any, sustained by the insured under this policy if such liens have been filed with the county Clerk of Hidalgo County, Texas prior to the date hereof.

Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND:
(1) = FOUND 1/2" IRON BAR WITHOUT A CAP SET IN THE GROUND
(2) = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
(3) = CALCULATED POINT
(F) = FIELD BEARING
(P) = PLAT BEARING
R.O.W. = RIGHT-OF-WAY
—OHE— = OVERHEAD ELECTRIC
— SD — = STORM DRAIN LINE
(D) = STORM DRAIN MANHOLE
(S) = SANITARY SEWER MANHOLE
WV. = WATER VALVE
O.P.R. = OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS
D.R. = DEED RECORDS OF HIDALGO COUNTY, TEXAS
CONC. = CONCRETE
E.O.A. = EDGE OF ASPHALT
= POWER POLE
= FIRE HYDRANT
= BENCHMARK
± = PLUS OR MINUS
# = NUMBER
NA = NATIONAL ADJUSTMENT
N/A = NOT APPLICABLE

GENERAL NOTES:

1.) This survey relies on a Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company, under G.F. No. 190747 effective date September 23, 2025 at 05:00 p.m.; issued October 6, 2025 at 9:45 a.m., for all matters of record, including easements, rights-of-way, and other encumbrances of public record affecting the subject property. No additional research has been performed by Sinclair Land Surveying, Inc., to determine the existence of any other encumbrances.

2.) All bearings herein are based on the Texas State Plane Coordinate System, South Zone (4205), North American Datum 1983 (NA2011), Epoch 2010. All distances herein are grid and may be converted to surface by multiplying by a combined scale factor of 1.000040.)

3.) The subject property is located in Zone "X" unshaded area per the National Flood Insurance Program FIRM Map Number 48033404255 Hidalgo County, Texas, latest revision November 16, 1982 and per National Flood Insurance Program FIRM Map Number 48034300110 Hidalgo County, Texas, latest revision November 2, 1982.

4.) There are no designated wetland areas located within the subject tract per the U.S. Fish and Wildlife Service's "National Wetlands Inventory" on-line mapping website.

5.) Surface or subsurface faulting, hazardous waste, or other environmental issues have not been addressed within the scope of this survey. Further, there is no surface evidence that this site is being used as a solid waste dump, sump, or sanitary land fill.

6.) There was not evidence of recent dirt work or earth moving within subject property.

7.) Underground utility lines shown hereon are from record drawings by others and have not been verified in the field. Depths of these lines are unknown. There may be other buried utility lines of which this surveyor is unaware. The building contractor is responsible to verify actual locations of all underground utilities, prior to commencement of construction.

8.) Fences and edges of pavement may meander between locations shown dimensioned hereon. Dimensions are from boundary lines of the subject tract to the feature being identified.

9.) This property is located within the City of McAllen, Hidalgo County, Texas, and is subject to the platting and development ordinances of the City of McAllen and Hidalgo County.

10.) This property is located in the City of McAllen according to the City of McAllen city limits map this property is located within C-3 General Business District.

11.) No buildings observed at the time of survey.

AREA: 2.194 ACRES
(95,579 SQUARE FEET)

BUYER: LASCO ENDEAVORS, LLC, A TEXAS LIMITED LIABILITY COMPANY

ADDRESS: E. EL RANCHO RD AND JACKSON RD. MCALLEN, TX 78577

G.F. NO. 190747

DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF HIDALGO

TO: LASCO ENDEAVORS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 13, 14, 17, and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9, 2025.

DATE OF PLAT OR MAP: SEPTEMBER 29, 2025.

BY: _____
LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: SEPTEMBER 29, 2025
REVISED: OCTOBER 7, 2025
REVISED: OCTOBER 14, 2025
REVISED: OCTOBER 16, 2025

STATE OF TEXAS · REGISTERED · LEMUEL T. SINCLAIR · 5142 · PROFESSIONAL · LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY OF 2.194 ACRES OUT OF LOT 4, BLOCK 8 A.J. MCCOLL SUBDIVISION CITY OF MCALLEN HIDALGO COUNTY, TEXAS

DOCUMENT NUMBER: 553536, OFFICIAL PUBLIC RECORDS
VOLUME: 21, PAGE: 597, DEED RECORDS

SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO.10089000
JOB NUMBER: S-202477623

Planning Department

Memo

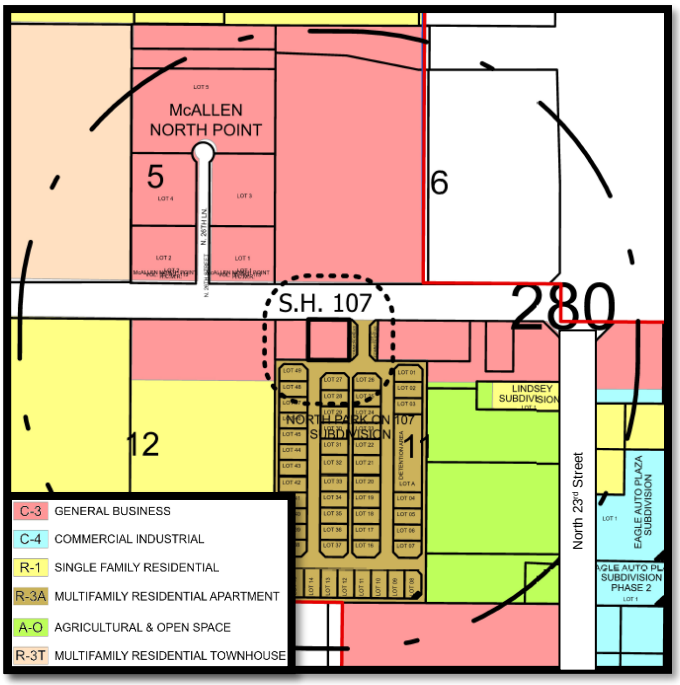
TO: Planning and Zoning Commission

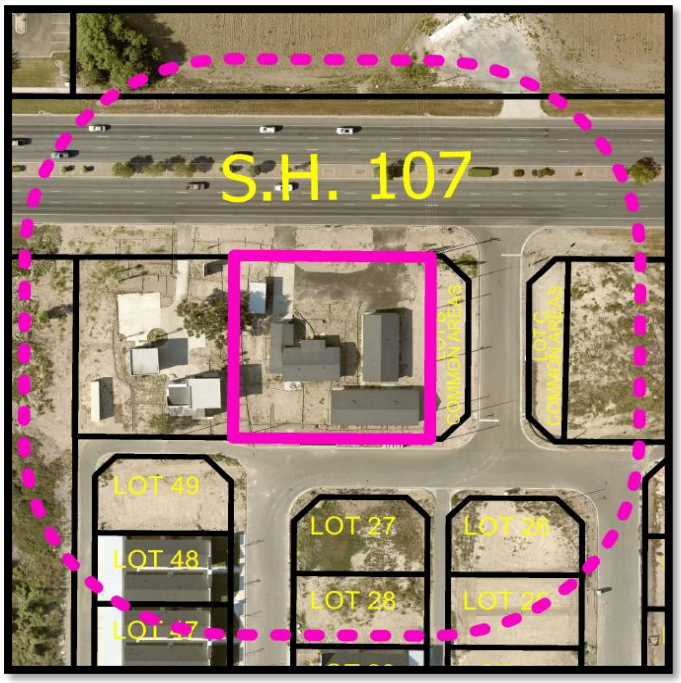
FROM: Planning Staff

DATE: July 21, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT: A 0.802 ACRE TRACT OUT OF LOT 11, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, VOL. 24, PG. 168, H.C.D.R. HIDALGO COUNTY, TEXAS; 2501 STATE HIGHWAY 107. (REZ2026-0095)**

LOCATION: The subject property is located along the south of State Highway 107 west of North 23rd Street.





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

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

LAND USE: The subject property has multiple apartment structures. Surrounding land uses include vacant land and multi-family residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

DEVELOPMENT TRENDS: The development trend along this area is commercial, single family residential, and multifamily residential.

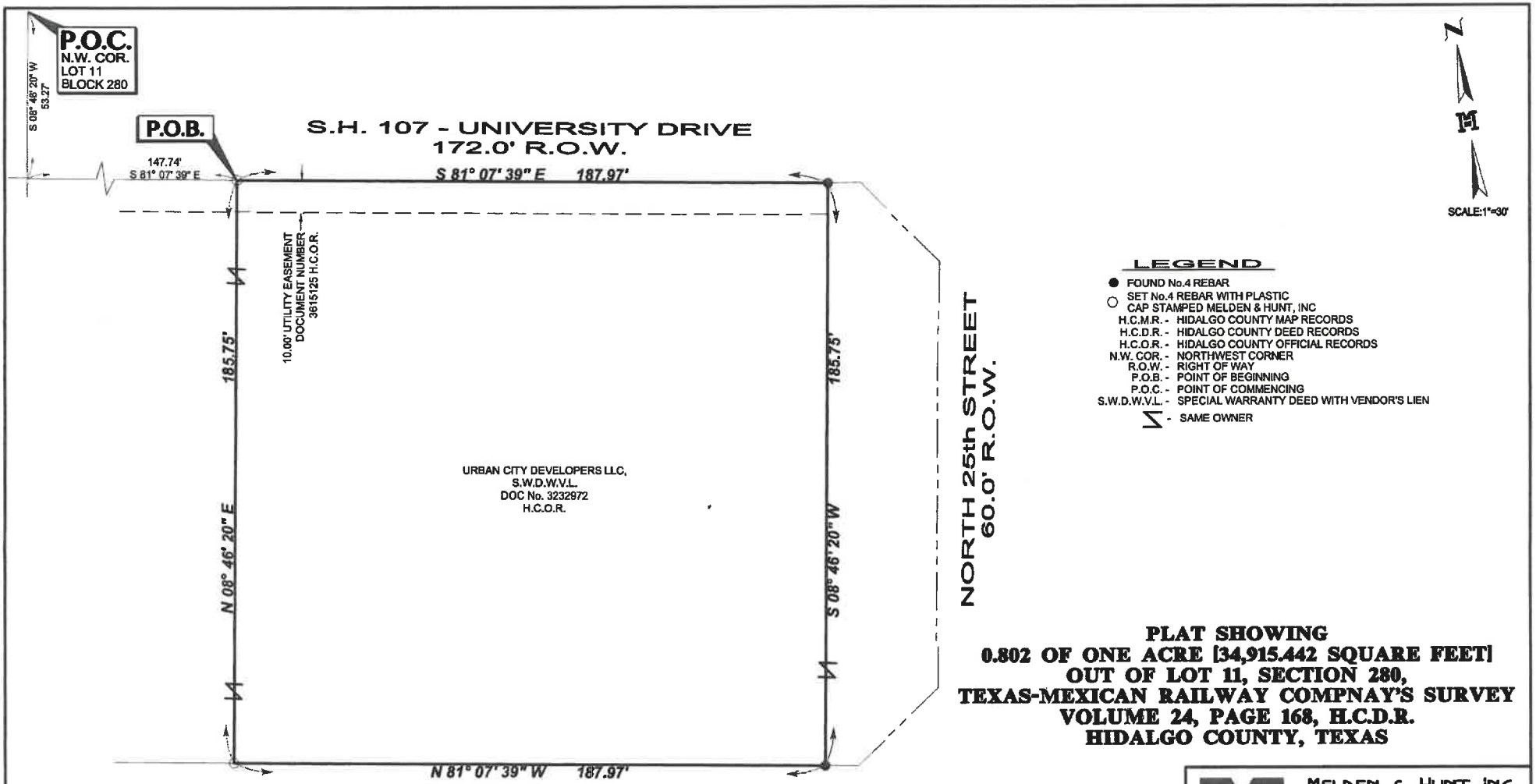
HISTORY: The tract was annexed into the city and anitially zoned C-3 (General Business-OC) District on July 10, 1995. The property is going through the subdivision process under the proposed name of Urban on 107 Subdivision.

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 compatible with the adjacent zones and follows the development trend along this area of State Highway 107.

If the rezoning is approved, a recorded subdivision plat will be required prior to building permit issuance for any future development on the subject property. Any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- ≅ - SAME OWNER

PLAT SHOWING
0.802 OF ONE ACRE [34,915.442 SQUARE FEET] OUT OF LOT 11, SECTION 280, TEXAS-MEXICAN RAILWAY COMPNAY'S SURVEY VOLUME 24, PAGE 168, H.C.D.R. HIDALGO COUNTY, TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 10/13/2025 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

05/29/2026

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10008000

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

BOOK: T-, PG.
DATE: 05/28/2026
JOB No. 26064.00
FILE NAME: 26064.00
DRAWN BY: J.R.C.

© COPYRIGHT 2026 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

Planning Department

Memo

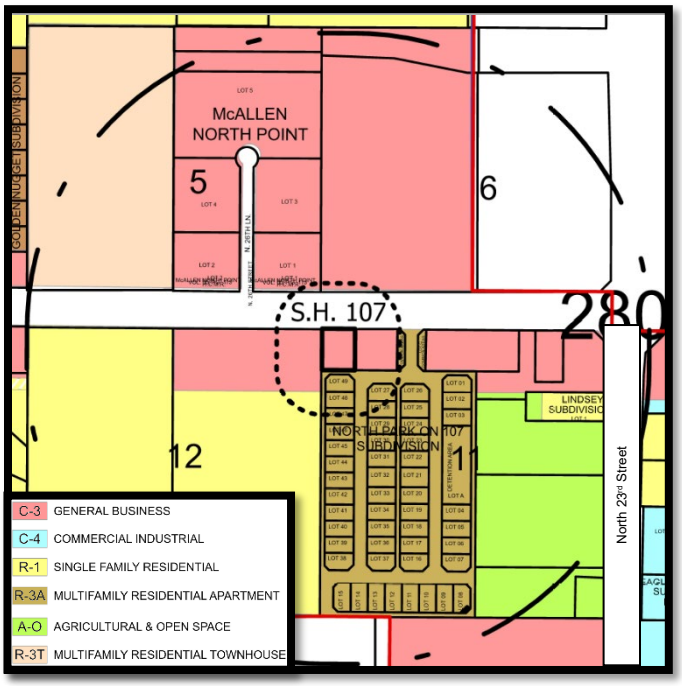
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 21, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: A 0.630 ACRE TRACT OUT OF LOT 11, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, VOL. 24, PG 168, H.C.D.R. HIDALGO COUNTY, TEXAS; 2517 STATE HIGHWAY 107. (REZ2026-0096)**

LOCATION: The subject property is located along the south side of State Highway 107, west of North 23rd Street.





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

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

LAND USE: The subject property is currently vacant. Surrounding land uses include vacant land and multi-family residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

DEVELOPMENT TRENDS: The development trend along this area is commercial, single family residential, and multifamily residential.

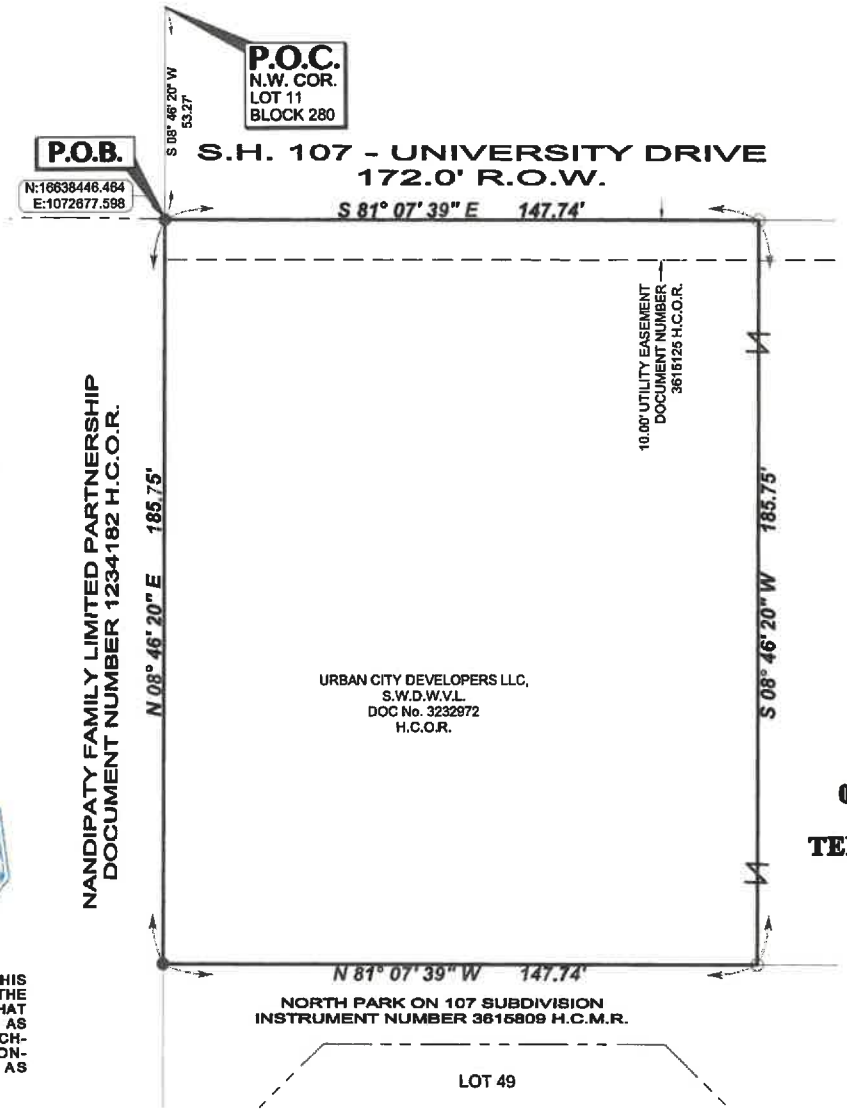
HISTORY: The tract was annexed into the city and anitially zoned C-3 (General Business-OC) District on July 10, 1995. The property is going through the subdivision process under the proposed name of Urban on 107 Subdivision.

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

If the rezoning is approved, a recorded subdivision plat will be required prior to building permit issuance for any future development on the subject property. Any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



N

SCALE:1"=30'

LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- ≅ - SAME OWNER

PLAT SHOWING
0.630 OF ONE ACRE [27,442.061 SQUARE FEET]
OUT OF LOT 11, SECTION 280,
TEXAS-MEXICAN RAILWAY COMPNAY'S SURVEY
VOLUME 24, PAGE 168, H.C.D.R.
HIDALGO COUNTY, TEXAS

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

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 02/13/2026 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

06/01/2026

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10006900

BOOK: T., PG.
DATE: 06/01/2026
JOB No. 26064.00
FILE NAME: 26064.00_COZ .630 Ac
DRAWN BY: B.M.

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

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Planning Department

Memo

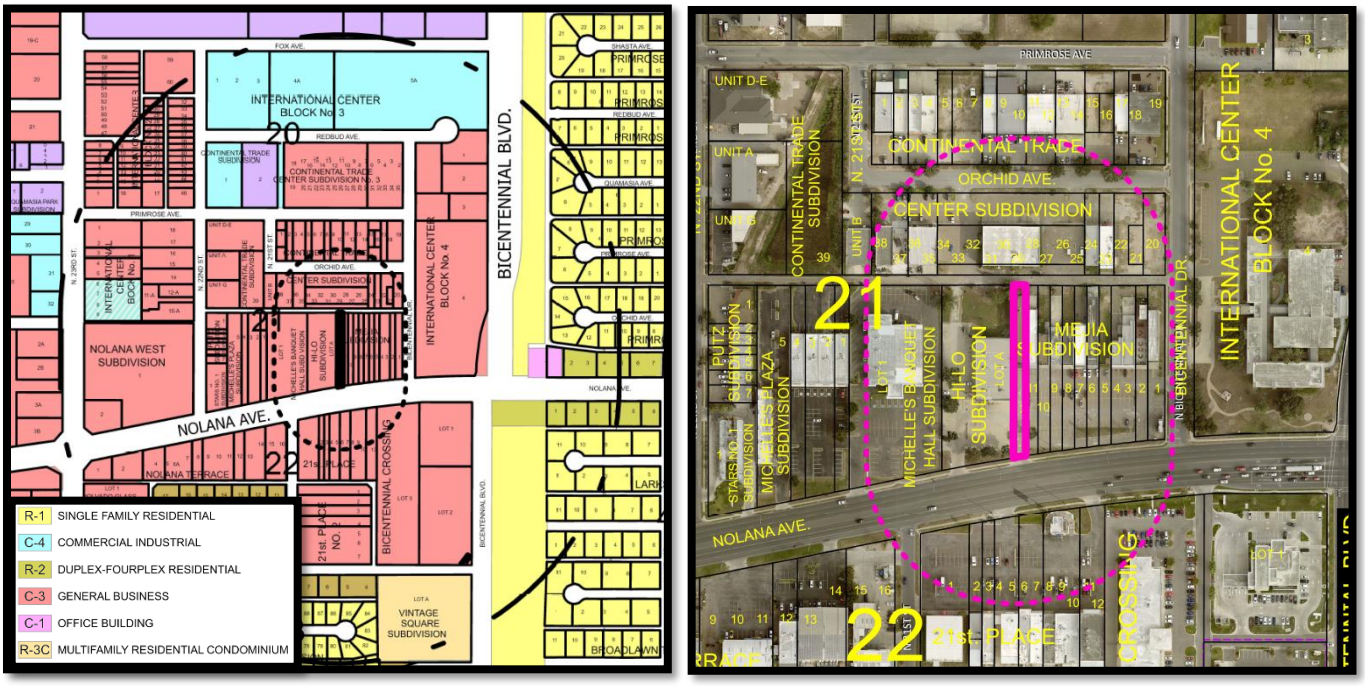
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 21, 2026

SUBJECT: **REQUEST OF GUILLERMO VALDEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (CARIBE BAR) AT LOT 12, MEJIA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2022 NOLANA AVENUE. (CUP2026-0051)**

BRIEF DESCRIPTION: The subject property is located along the north side of Nolana Avenue, between Bicentennial Drive and North 22nd Street, and is zoned C-3 (General Business-OC) District. Adjacent zoning is C-3 (General Business-OC) District in all directions. A bar is permitted in a C-3 (OC) District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: The subject property was being used as a nightclub/bar since 2009. The most recent Conditional Use Permit for a bar/nightclub for this property was expired in 2025. This is the first Conditional Use Permit application from the current applicant for a bar at this location.

ANALYSIS: The applicant is proposing to operate a new bar under the name Caribe Bar from a 2,900 square feet space. The bar will require 29 parking spaces, including one accessible parking space, which is in shared plaza parking lot. The proposed days and hours of operation are Monday through Sunday from 9:00 p.m. to 2 a.m.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m.

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

3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar is proposing to operate, 29 parking spaces are required and 101 are provided as part of the common parking area. The parking lot must be properly striped and maintained free of potholes.

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

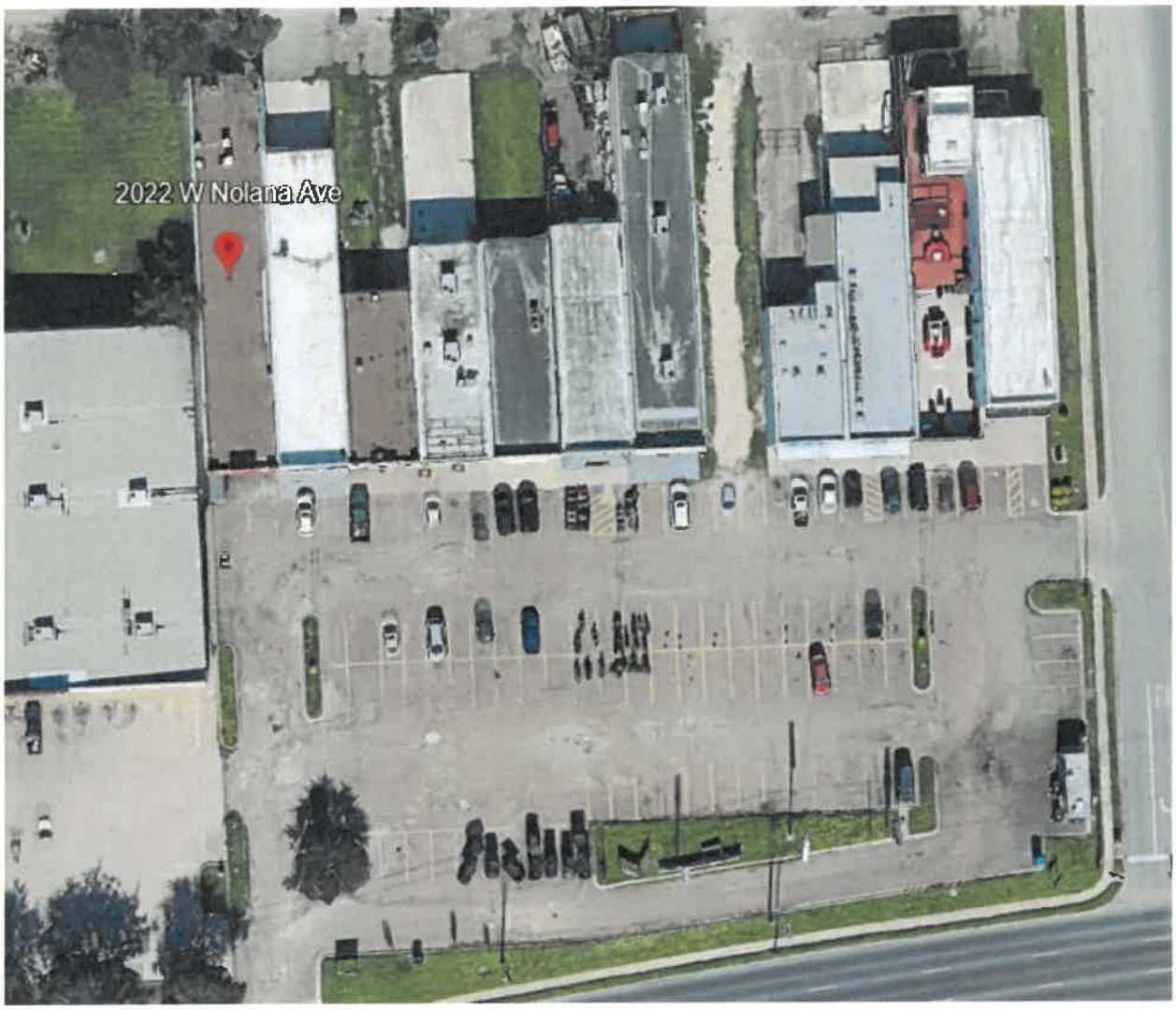
5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the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

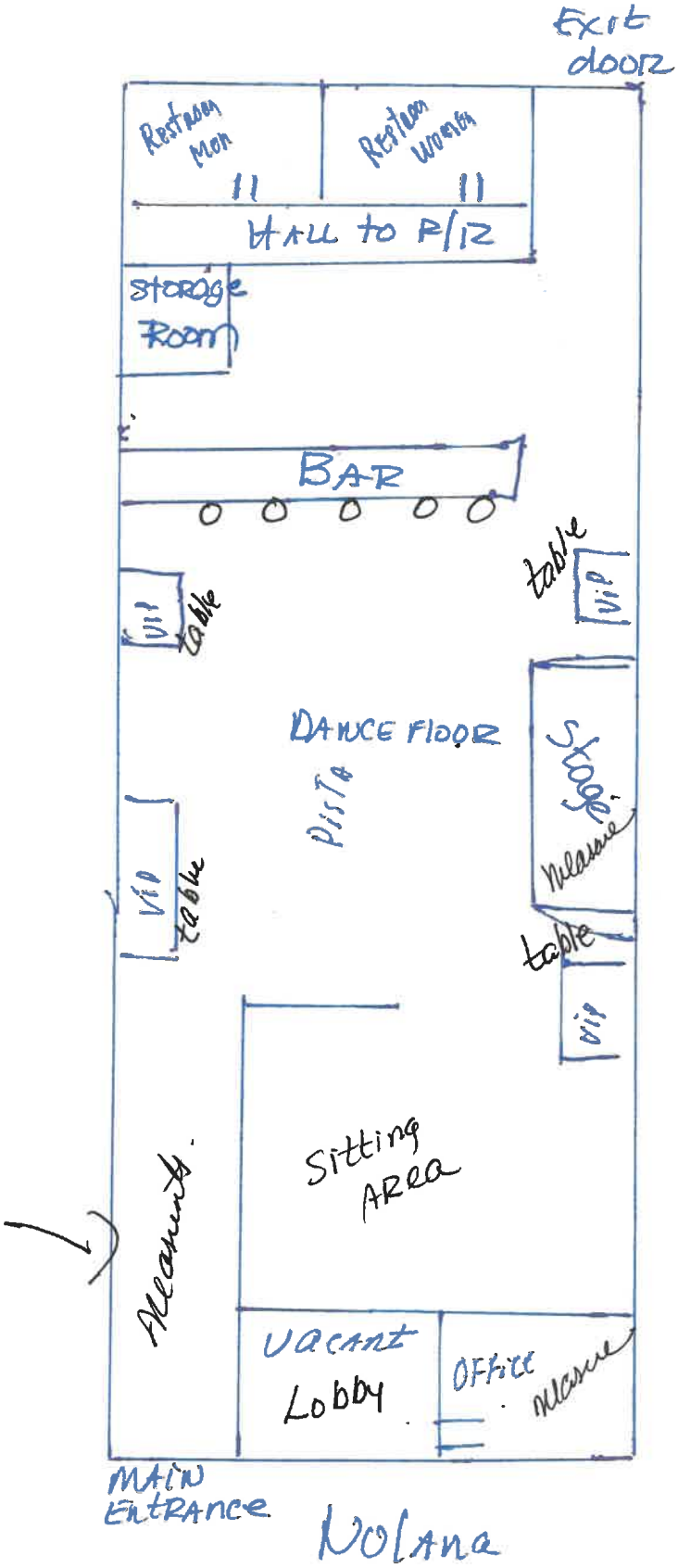
6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

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

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

RECOMMENDATION: Staff recommends approval of the request for one year, subject to the conditions noted, Fire and Building Code requirements.


2022 W Nolana Ave


Exit door
Restroom Men
Restroom Women
HALL to P/12
Storage Room
BAR
table
VIP
VIP
table
DANCE FLOOR
PISTA
Stage
Release
VIP
table
table
VIP
Sitting AREA
Pleasant
VACANT
Lobby
OFFICE
Release
MAIN ENTRANCE
NOLANA

Planning Department

Memo

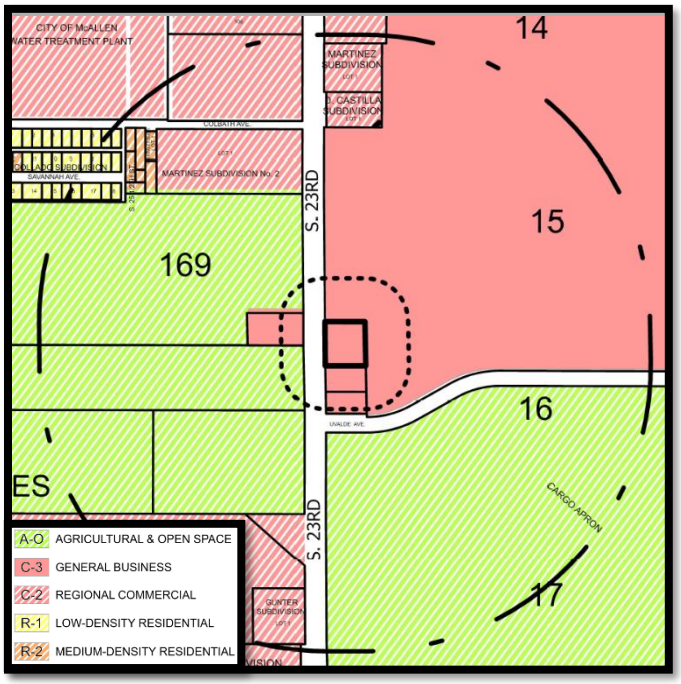
TO: Planning and Zoning Commission

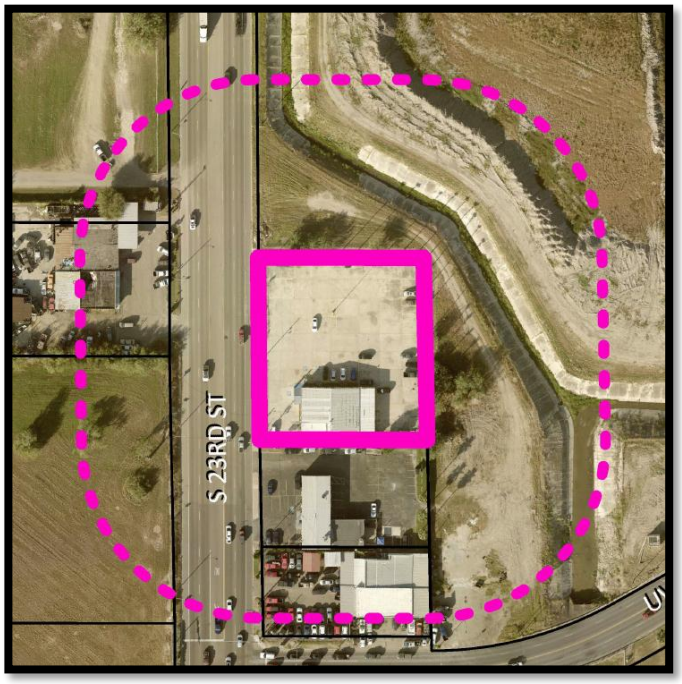
FROM: Planning Staff

DATE: July 21, 2026

SUBJECT: **REQUEST OF ARNELA W. TORRES, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' x 12' AT THE NORTH 220.4 FEET OF WEST 237.8 FEET OF NORTH ½ OF NORTH 20 ACRES OF LOT 16, BLOCK 3, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS; 2201 SOUTH 23RD STREET. (CUP2026-0052)**

BRIEF DESCRIPTION: The subject property is located along the east side of South 23rd Street, north of Uvalde Avenue, and is zoned C-3 (General Business-OC) District. Adjacent zoning is C-3 (General Business-OC) District in all directions, as well as A-O (Agricultural & Open Space -OC) District to the west. A portable building is permitted in a C-3 (OC) District with a Conditional Use Permit and in compliance with all requirements.





HISTORY: The subject property has been used as a doctor's office since approximately 2008. A Certificate of Compliance for the property was issued on October 1, 2025, based on its metes and bounds remaining the same since October 15, 1973. The property is currently serving as an office building. A site plan review for a food truck park on the subject property has been submitted and is currently under review by the Development Team. This is the first Conditional Use Permit for this property.

ANALYSIS: The applicant is proposing to place a portable building on the east side of the property. The portable building will serve as an office building for future tenants.Their proposed days and hours of operation have not been determined, as the owner is pending future tenants on the property.

The Fire Department conducted their inspection and was approved A portable building must comply with requirements set forth in Section 138-118(3) of the Zoning Ordinance and specific requirements as follows:

1. Portable buildings must not be used for living quarters. The portable building is for office container use only;

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

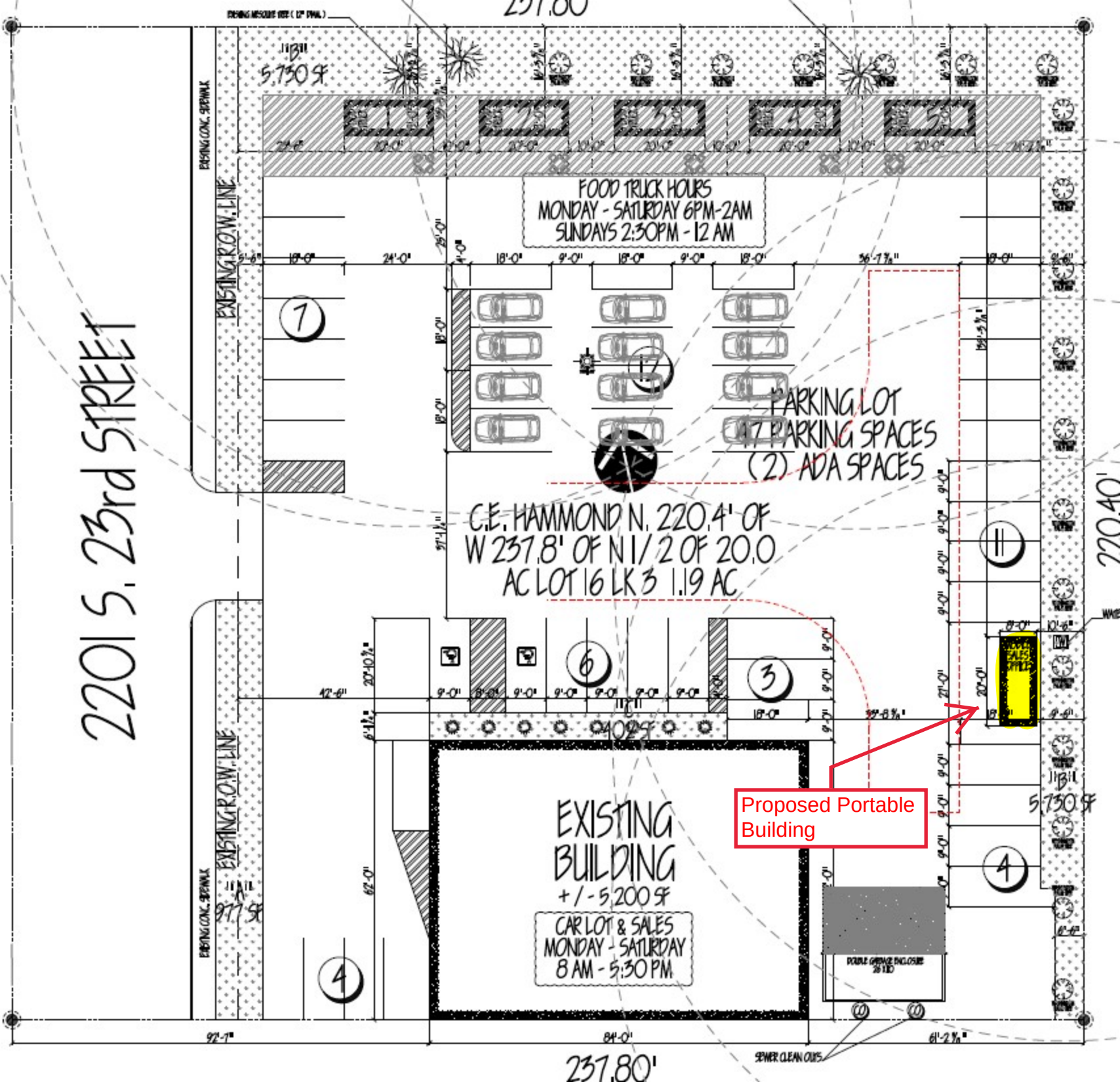
3. Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.

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

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

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

RECOMMENDATION: Staff recommends disapproval of the request, as the intended use and hours of operation have not been determined.


2201 S. 23rd STREET
EXISTING R.O.W. LINE
EXISTING CONC. SIDEWALK
FOOD TRUCK HOURS
MONDAY - SATURDAY 6PM-2AM
SUNDAYS 2:30PM - 12 AM
PARKING LOT
17 PARKING SPACES
(2) ADA SPACES
C.E. HAMMOND N. 220.4' OF W 237.8' OF N 1/2 OF 20.0 AC LOT 16 LK 3 1.19 AC
EXISTING BUILDING
+/- 5,200 SF
CAR LOT & SALES
MONDAY - SATURDAY
8 AM - 5:30 PM
Proposed Portable Building
5,730 SF
977 SF
402 SF
237.80'
220.40'
SEWER CLEAN OUTS

Planning Department

Memo

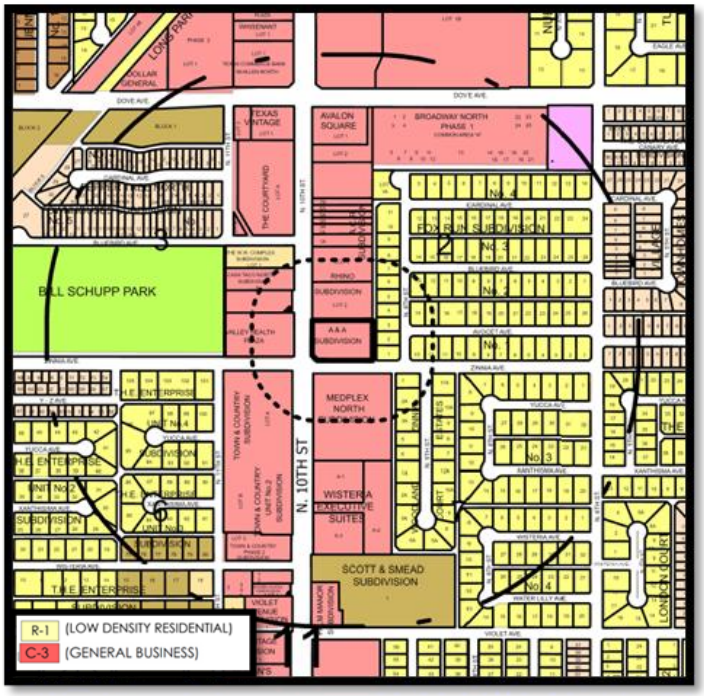
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 21, 2026

SUBJECT: **REQUEST OF ABDELHADI MOHD AL-HATABEH, ON BEHALF OF HATABEH GROUP LLC, FOR A CONDITIONAL USE PERMIT AND ADOPTION OF AN ORDINANCE FOR A SMOKE SHOP (CYBER SKUNK) FOR ONE YEAR AT LOT 1, A&A SUBDIVISION, HIDALGO COUNTY, TEXAS; 5212 NORTH 10TH STREET (CUP2026-0050)**

BRIEF DESCRIPTION: The subject property is located on the northeast corner of North 10th Street and Zinnia Avenue. The property is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 (General Business-OC) District to the north, south, west, and R-1(Single Family Residential-OC) District to the east. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.





HISTORY:. The first Conditional Use Permit for a smoke shop at this location was approved by the City Commission on May 27, 2025 with a variance to the distant requirements. The applicant submitted the new application on May 26, 2026.

ANALYSIS: The applicant is proposing to continue to operate a smoke shop under the name Cyber Skunk Smoke Shop. The proposed business hours are 24 hours a day, Monday – Sunday. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4):

1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 300 feet of a residential use/zone;

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

3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. seven parking spaces are required and are provided on the existing shared parking area;

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

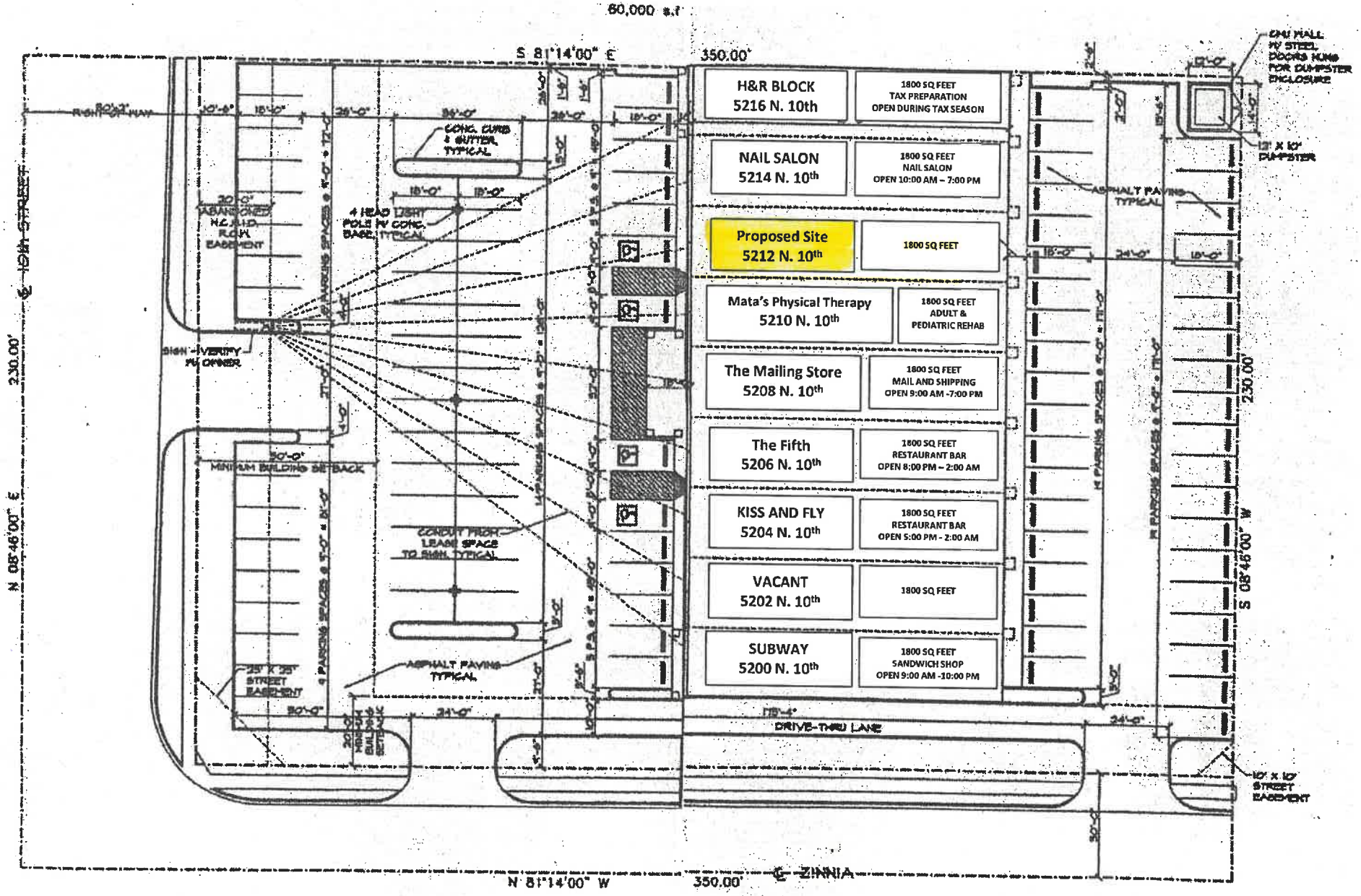
5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the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

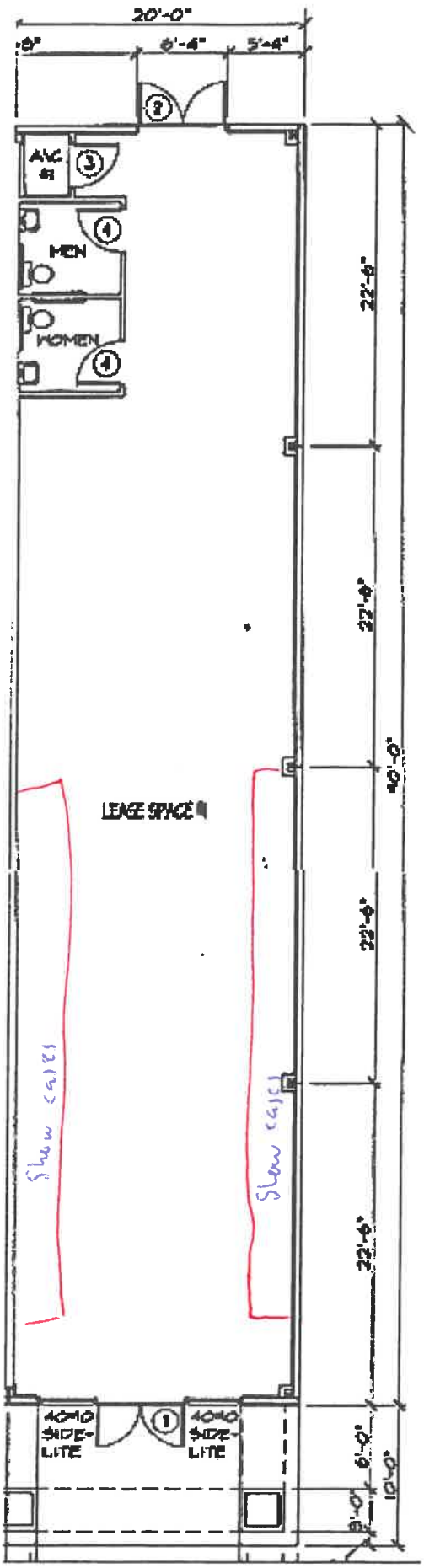
6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

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

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

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.


60,000 s.f.
S 81°14'00" E
350.00'
N 08°46'00" E
230.00'
S 08°46'00" W
230.00'
N 81°14'00" W
350.00'
H&R BLOCK
5216 N. 10th
1800 SQ FEET
TAX PREPARATION
OPEN DURING TAX SEASON
NAIL SALON
5214 N. 10th
1800 SQ FEET
NAIL SALON
OPEN 10:00 AM – 7:00 PM
Proposed Site
5212 N. 10th
1800 SQ FEET
Mata's Physical Therapy
5210 N. 10th
1800 SQ FEET
ADULT &
PEDIATRIC REHAB
The Mailing Store
5208 N. 10th
1800 SQ FEET
MAIL AND SHIPPING
OPEN 9:00 AM -7:00 PM
The Fifth
5206 N. 10th
1800 SQ FEET
RESTAURANT BAR
OPEN 8:00 PM – 2:00 AM
KISS AND FLY
5204 N. 10th
1800 SQ FEET
RESTAURANT BAR
OPEN 5:00 PM - 2:00 AM
VACANT
5202 N. 10th
1800 SQ FEET
SUBWAY
5200 N. 10th
1800 SQ FEET
SANDWICH SHOP
OPEN 9:00 AM -10:00 PM
CONC. CURB & GUTTER, TYPICAL
4 HEAD LIGHT POLE W/ CONC. BASE, TYPICAL
ASPHALT PAVING TYPICAL
MINIMUM BUILDING SETBACK
CONDUIT FROM LEASE SPACE TO SIGN, TYPICAL
DRIVE-THRU LANE
ENCLOSURE
10' X 10' DUMPSTER
10' X 10' STREET EASEMENT
25' X 25' STREET EASEMENT
SIGN - VERIFY W/ OWNER


20'-0"
0"
6'-4"
5'-4"
2
A/C #1
3
MEN
4
WOMEN
4
22'-0"
22'-0"
40'-0"
LEASE SPACE
22'-0"
Slow cast
Slow cast
22'-0"
4040 SIDE-LITE
1
4040 SIDE-LITE
6'-0"
10'-0"

Planning Department

Memo

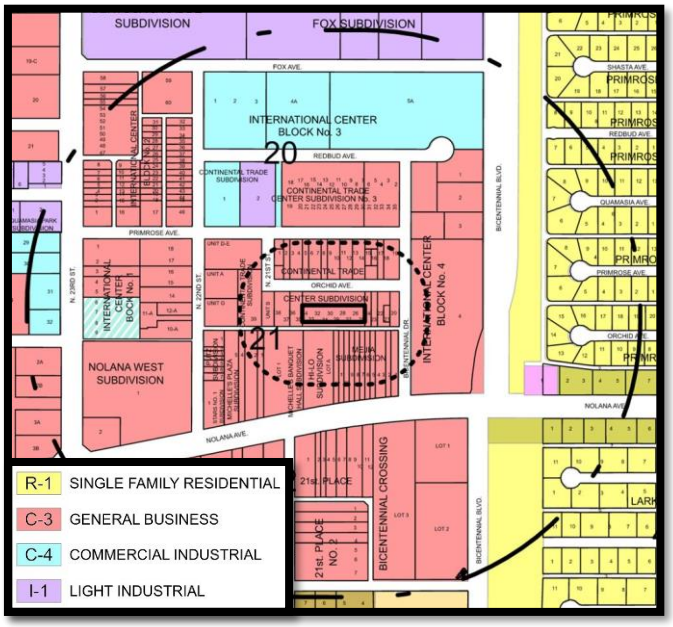
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 21, 2026

SUBJECT: **REQUEST OF KARLA M. RIVERA, ON BEHALF OF MKZ NIGHT CLUB LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A NIGHTCLUB/BAR (MK'Z NIGHTCLUB) AT LOTS 25-34, RESUBDIVISION OF CONTINENTAL TRADE CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 2021 ORCHID AVENUE. (CUP2026-0037)**

BRIEF DESCRIPTION: The subject property is located along the south side of Orchid Avenue, west of Bicentennial Drive and is zoned C-3 (General Business-OC) District. Adjacent zoning include C-3 (General Business-OC) District in all directions. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.





HISTORY: Continental Trade Center Subdivision was recorded on November 15, 1994. The previous Conditional Use Permit for this applicant and location was approved by City Commission on June 14, 2021 for one year, but was not renewed. There was a citation issued on February 28, 2026 for not having an active Conditional Use Permit. The applicant submitted a new application for a Conditional Use Permit on April 28, 2026.

ANALYSIS: The bar's current and proposed days and hours are Friday to Sunday from 9:00 p.m. to 2:00 a.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

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

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

3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 75 parking spaces are required and are provided. There is an active parking agreement with the subject property and two properties in its vicinity;

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

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

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

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

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

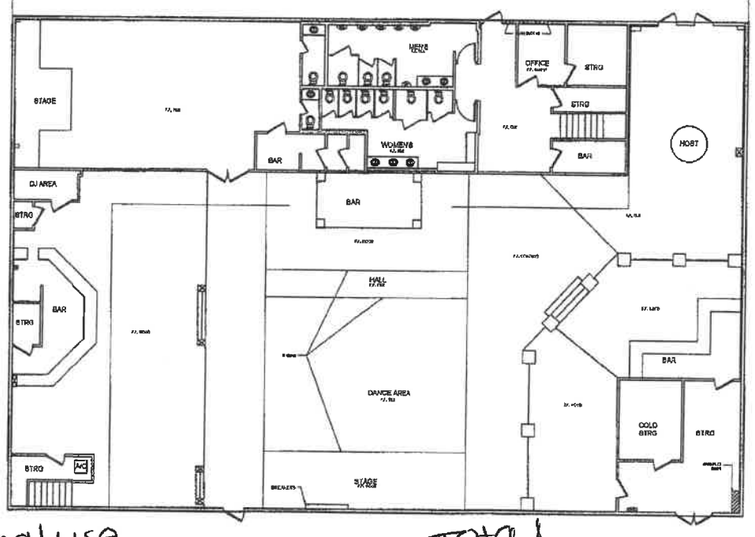
At the City Commission meeting of July 13, 2026, it was noted that there were circumstances that the Planning and Zoning Commission should consider in evaluation this request, so the matter was remanded back to the Planning and Zoning Commission.

NORTH 21 ST STREET

EXISTING PARKING: 75
PARKING SPACES

LAMP POST

EXISTING
LAMP POST



LIVING

1ST FLOOR	9,680 SQ. FT.	Actual use. 10567 First floor
2ND FLOOR	3,727 SQ. FT.	915 Second floor
TOTAL	13,407 SQ. FT.	Total 7482

ALLEY

1 EXISTING SITE PLAN
SCALE: 3/32" = 1'- 0"

TREVIÑO DRAFT DESIGNS

Residential ▪ Commercial

2807 N. Silverado Cir. Apt. E
Mission, Texas 78574
956.573.9557

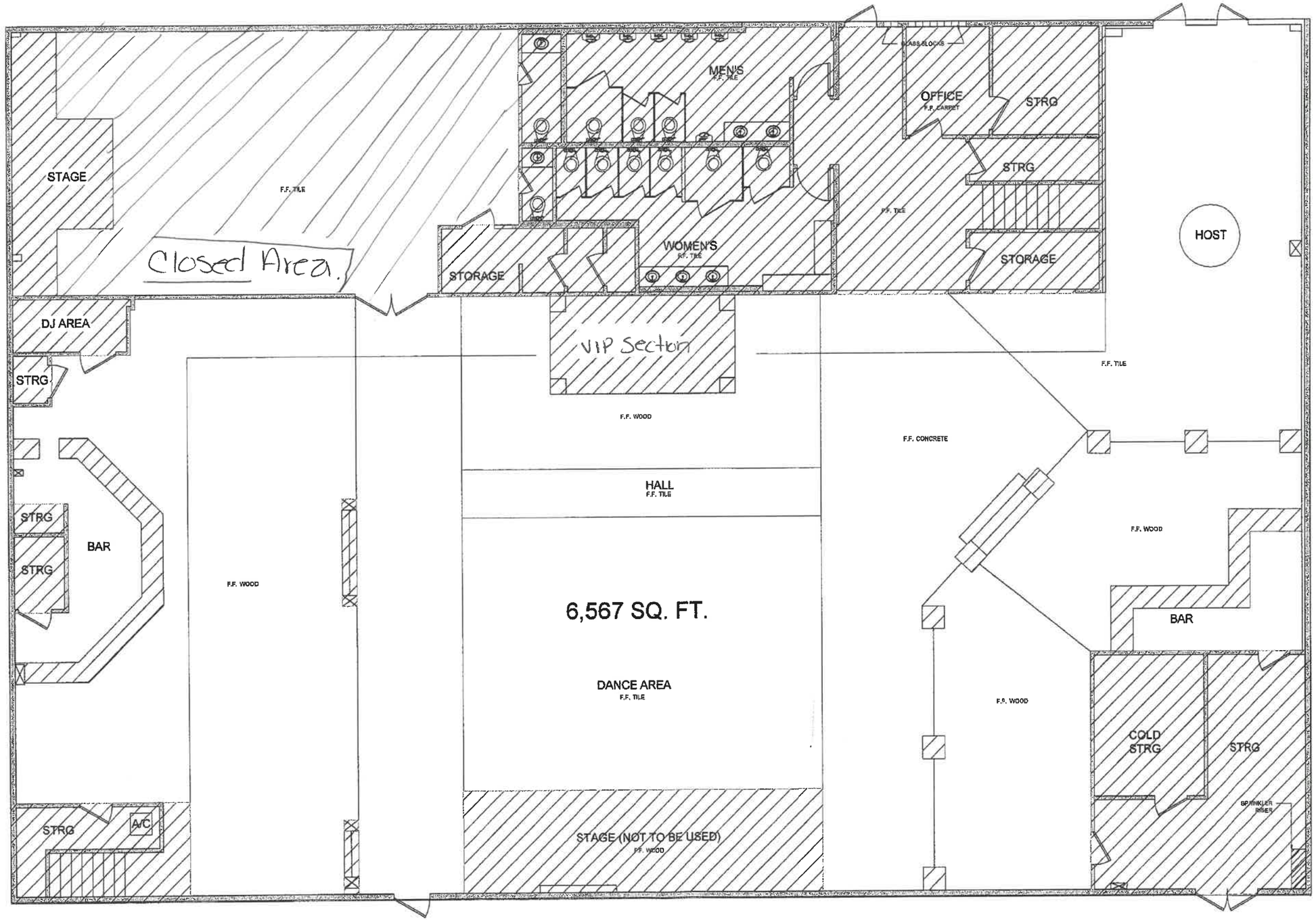
All Designs contained in these Drawings are property of TREVIÑO DRAFT DESIGNS. Any use of this material or reproduction of these drawings is expressly prohibited except as TREVIÑO DRAFT DESIGNS may otherwise agree in writing.

REVISIONS	DATE

AS-BUILT
2012 ORCHID AVE.
MCALLEN, TEXAS

SHEET CONTENT: EXISTING SITE PLAN
PROJECT No.: 21.7.04
DATE: 4-7-2021
DRAWN BY: J.T.
CHECKED BY: J.T.
SHEET No.: D-1.0

RECEIVED
APR 28 2026
By ire



1 1ST FLOOR
SCALE: 1/4" = 1'-0"

Areas shaded will NOT be used. Storage and Restroom.

TREVIÑO

Residential ▪ Commercial

2807 N. Silverado Cir. Apt. E
Mission, Texas 78574
956.573.9557

All Designs contained in these Drawings are property of TREVIÑO DRAFT DESIGNS. Any use of this material or reproduction of these drawings is expressly prohibited except as TREVIÑO DRAFT DESIGNS may otherwise agree in writing.

REVISIONS	DATE

AS-BUILT

2012 ORCHID AVE.
MCALLEN, TEXAS

SHEET CONTENT:
AREA TO BE USED

PROJECT No.:
21.7.04

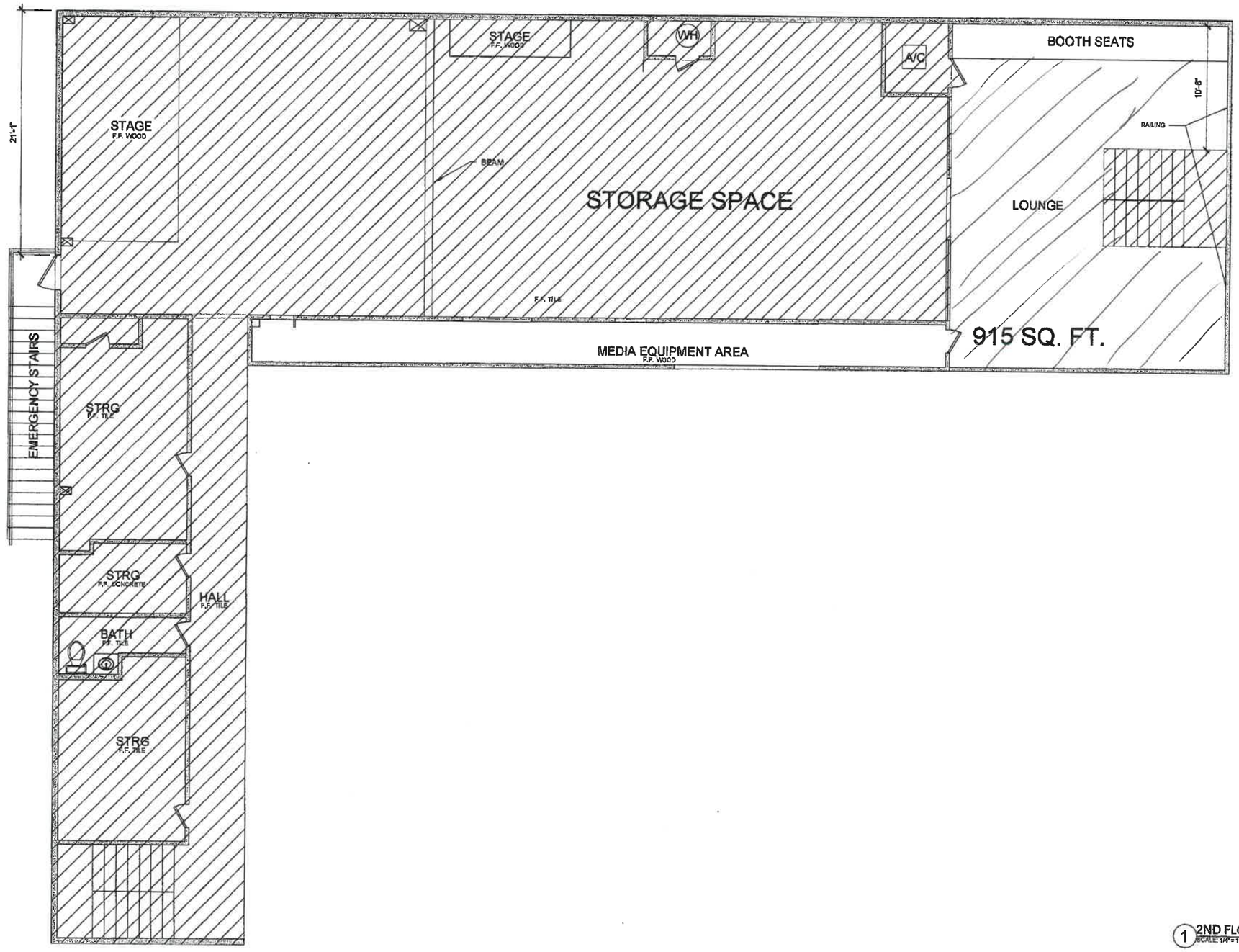
DATE:
4-7-2021

DRAWN BY:
J.T.

CHECKED BY:
J.T.

SHEET No.:
D-2.2

RECEIVED
APR 28 2026
By



1 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

shaded Areas will Not be used, storage and Restroom.

TREVIÑO
Residential ▪ Commercial
2807 N. Silverado Cir. Apt. E
Mission, Texas 78574
956.573.9557

All Designs contained in these Drawings are property of TREVIÑO DRAFT DESINGS. Any use of this material or reproduction of these drawings is expressly prohibited except as TREVIÑO DRAFT DESINGS may otherwise agree in writing.

REVISIONS	DATE

AS-BUILT

2012 ORCHID AVE.

MCALLEN, TEXAS

SHEET CONTENT: AREA TO BE USED

PROJECT No.: 21.7.04

DATE: 4-7-2021

DRAWN BY: J.T.

CHECKED BY: J.T.

SHEET No.: D-2.3

RECEIVED
APR 28 2026
By VR

McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 05/01/2025 00:00 **Incident Type:** All
To Date/Time: 05/13/2026 23:59 **Location:** 2021 Orchid Ave., McAllen, TX

Call Date/Time	Incident Number	Incident Type	Location
09/08/2025 01:28	2025-00055152	Improperly Parked Vehicle	2021 Orchid Ave, McAllen
08/25/2025 21:37	2025-00052449	Hit and Run	2021 Orchid Ave, McAllen
08/18/2025 03:21	2025-00050801	Police Services	2021 Orchid Ave, McAllen
06/01/2025 01:41	2025-00034493	Assist Other Agency	2021 Orchid Ave, McAllen

- ***Disclaimer:*** *The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.*


MK'z
NIGHTCLUB

MK'z
NIGHTCLUB

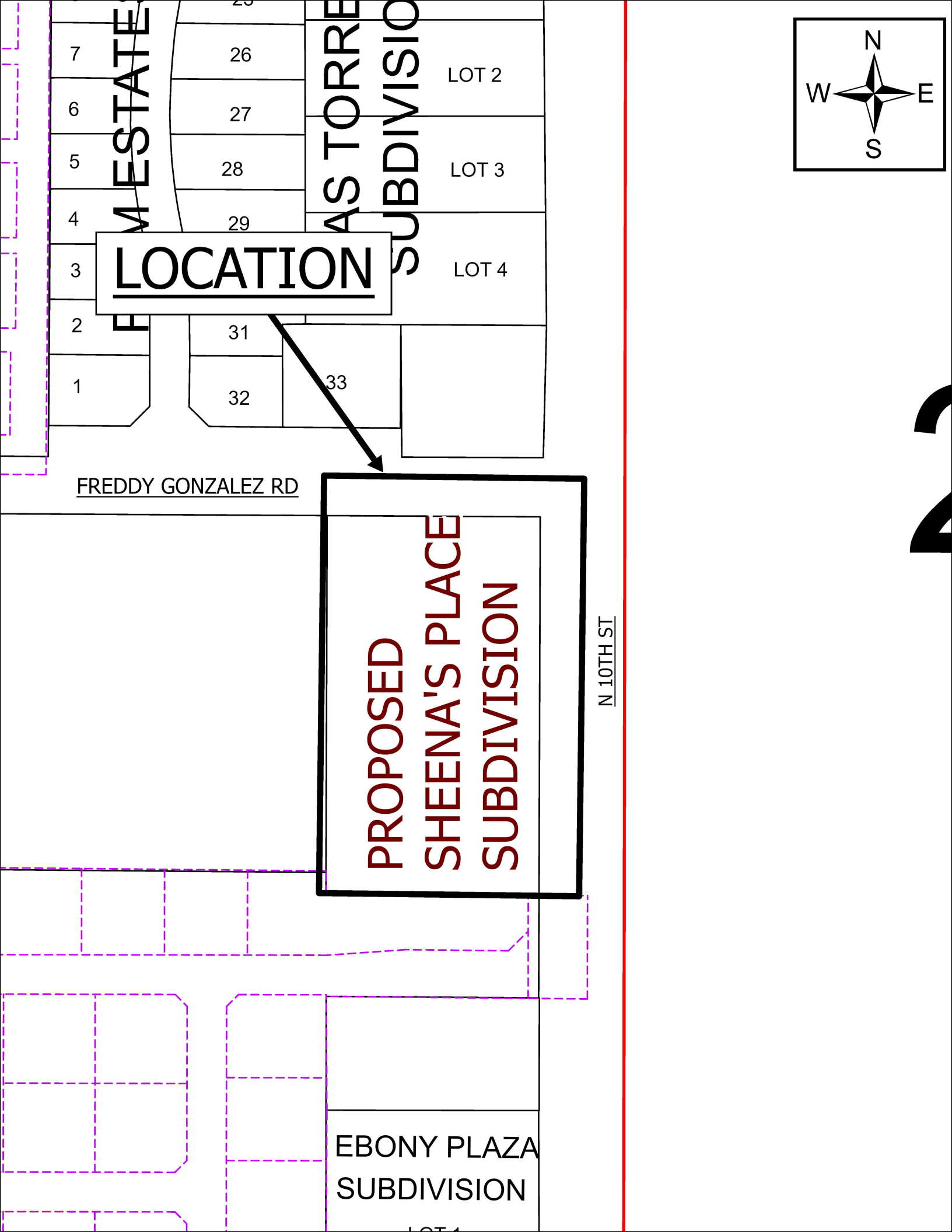
CUP2026-0037
NOTICE
NIGHTCLUB
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1310
WWW.MCALLEN.NET

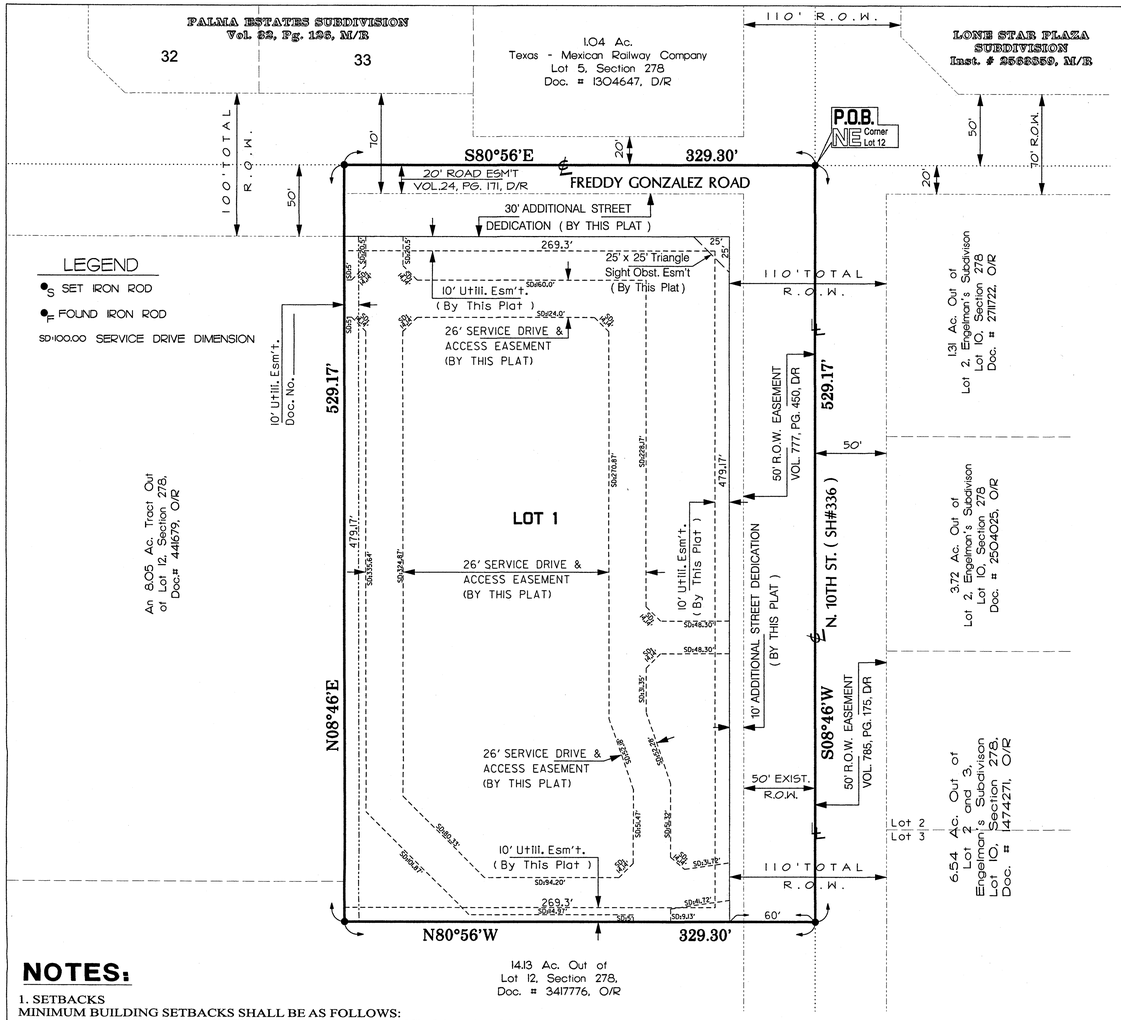
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Sheena's Place*
Owner Name	*Nanak, LTD, a Texas Limited Partnership*
Engineering Firm	*Spoor Engineering Consultants, Inc.*
Existing Zoning	*C-3 General Business*
Proposed Zoning	*C-3 General Business*
Number of Lots	*1*

City of McAllen Planning Department


N
W
E
S
LOCATION
7
6
5
4
3
2
1
26
27
28
29
31
32
33
LOT 2
LOT 3
LOT 4
FREDDY GONZALEZ RD
PROPOSED
SHEENA'S PLACE
SUBDIVISION
N 10TH ST
EBONY PLAZA
SUBDIVISION



LEGEND

- ●S SET IRON ROD
- ●F FOUND IRON ROD
- SD=100.00 SERVICE DRIVE DIMENSION

NOTES:

1. SETBACKS
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
A. FRONT - IN ACCORDANCE WITH THE ZONING ORDINANCE OR IN LINE WITH EXISTING STRUCTURES OR GREATER FOR EASEMENTS WHICHEVER GREATER APPLIES.
B. REAR - IN ACCORDANCE WITH TE ZONING ORDINANCE OR GREATER FOR EASEMENTS WICHEVER GREATER APPLIES.
C. SIDES - IN ACCORDING WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS WICHEVER GREATER APPLIES.
OR APPROVED SITE PLAN WHICHEVER IS GREATER.
D. CORNER - IN ACCORANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS WHICHEVER GREATER APPLIES.

2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

3. THIS PROPERTY FALLS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 334 0325 D, REVISED JUNE 6, 2000. ZONE 'X' UNSHADED IS DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMs AS ABOVE THE 500-YEAR FLOOD LEVEL."

4. A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10TH STREET AND FREDDY GONZALEZ ROAD.

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

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

7. BENCHMARK.- STATION NAME: MC# 46 SET BY ARANDA & ASSOC. LOCATED ON NORTH 10TH STREET AND FREDDY GONZALEZ. ELEV:104.17

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 0.92 AC-FT (39,960 C.F.) 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.

METES & BOUNDS

THE NORTH 4.0 ACRES OF THE EAST 10.0 ACRES OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 168 - 171, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northweast corner of Lot 12, for the northeast corner of the following described tract of land; said point being in the intersection of N. 10th Street (S.H. 336) and Freddy Gonzalez Road;
THENCE, with the East line of Lot 12, in N. 10th Street, South 08 Deg. 46 Min. West, 529.17 feet to the southeast corner of the North 4.0 acres of the East 10.0 acres of Lot 12, for the southeast corner hereof;
THENCE, with the South line of the North 4.0 acres of the East 10.0 acres of Lot 12, North 80 Deg. 56 Min. West, 329.30 feet to the southwest corner of the North 4.0 acres of the East 10.0 acres of Lot 12 for the southwest corner hereof;
THENCE, with the West line of the North 4.0 acres of the East 10.0 acres of Lot 12, North 08 Deg. 46 Min. East at 509.17 feet pass the South line of Freddy Gonzalez Road, and at 529.17 feet, the northwest corner of the North 4.0 acres of the East 10.0 acres of Lot 12, for the northwest corner hereof;
THENCE, with the North line of Lot 12, in Freddy Gonzalez Road, South 80 Deg. 56 Min. East, 329.30 feet to the POINT OF BEGINNING; containing 4.00 acres of land, more or less.

10. PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN

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

12. 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.

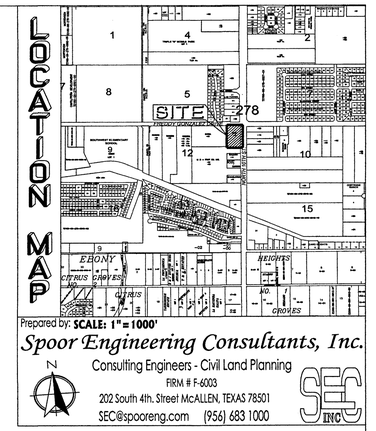
N

Scale: 1"=50'
MARCH 9, 2026
Rev. 06-24-2026

SUBDIVISION MAP OF SHEENA'S PLACE SUBDIVISION

McAllen, Texas

BEING A SUBDIVISION OF THE NORTH 4.0 ACRES OF THE EAST 10.0 ACRES OF LOT 12 SECTION 278, TEXAS - MEXICAN RAILWAY COMPANY'S SURVEY HIDALGO COUNTY, TEXAS,
ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 168 - 171, DEED RECORDS.
CONTAINING 4.0 AC. OF LAND, MORE OR LESS



Prepared by: **SCALE: 1"=1000'**

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

I , THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS SHEENA'S PLACE 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.

Nanak, Ltd., a Texas Limited Partnership

Nanak Managment L.L.C., its general partner
By: PARVEEN JAIN - Member / Director
108 Bluebird Ave.
McAllen, Texas 78054

Nanak, Ltd., a Texas Limited Partnership

Nanak Managment L.L.C., its general partner
By: SUDESH K. JAIN - Member / Director
108 Bluebird Ave.
McAllen, Texas 78054

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEEN JAIN AND SUDESH K. JAIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 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
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER
06-25-26

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.
GENERAL MANAGER — DATE

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/14/2026

SUBDIVISION NAME: SHEENA'S PLACE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 10th Street: 60 ft. from centerline for a total of 120 ft. total Row Paving: By State Curb & gutter: By State **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Freddy Gonzalez Rd: 50 ft. from centerline for a total of 100 ft. ROW 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
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 - 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	Applied

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

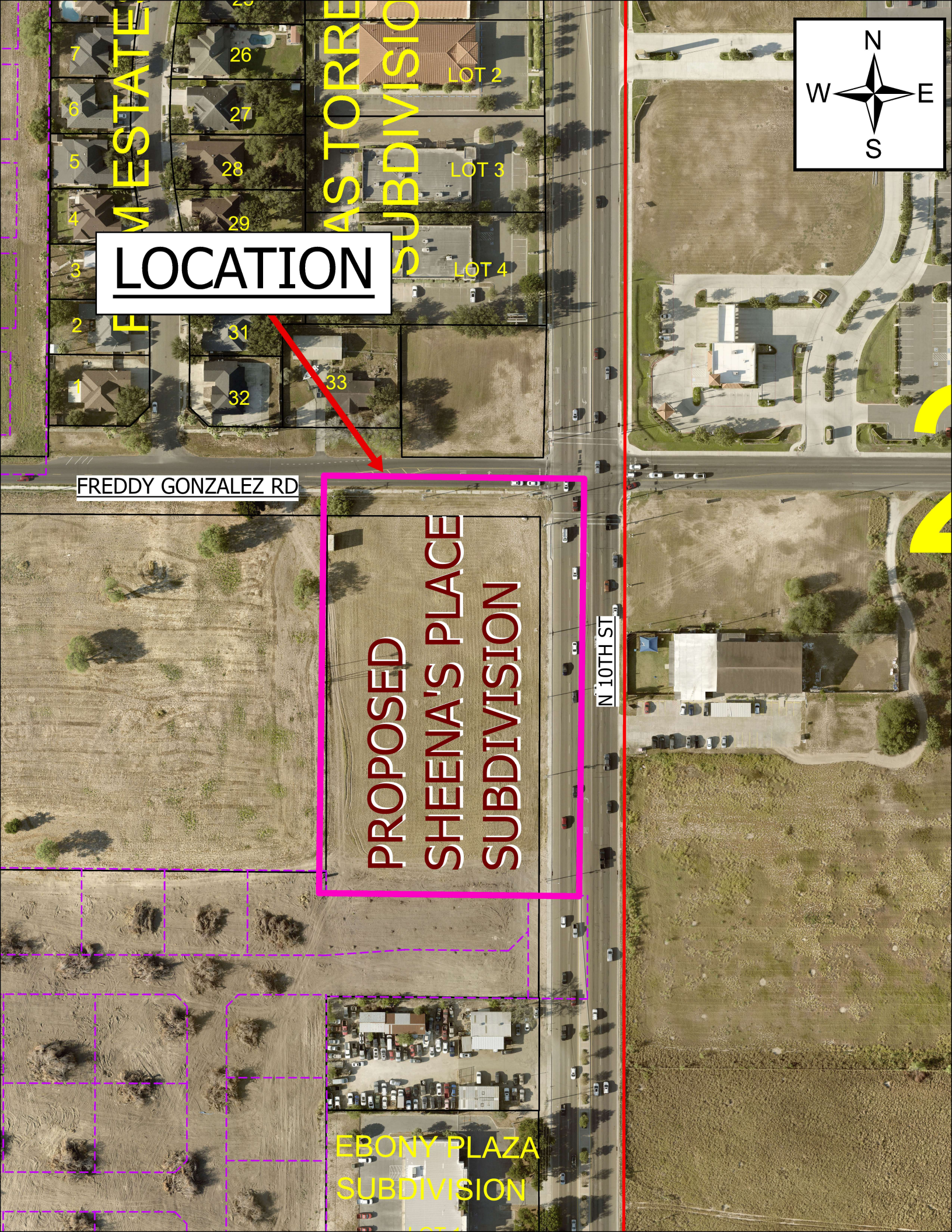
SETBACKS	
* Front: In accordance with the Zoning Ordinance or in line with existing structures or greater for easements whichever greater applies -Revise plat note as shown above, prior to final. Proposing: 60 feet or greater for easements, or approved site plan, or in line with existing structures, whichever is greater. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. -Revise plat note as shown above prior to final. - Proposing: 10 feet or greater for easement or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. -Revise plat note as shown above prior to final. -Proposing: According to Zoning Ordinance or greater for easements, or approved site plan whichever is greater. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with the zoning ordinance or greater for easements whichever greater applies. -Revise plat note as shown above prior to final. - Proposing 10 feet or greater for easements or approved site plan, whichever is greater **Zoning Ordinance: Section 138-356	Applied
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 10th Street and Freddy Gonzalez Road. **Sidewalk requirement may increase to 5 ft. along North 10th Street per Engineering Department prior to final. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied

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

* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - If zoning is proposed to be changed, rezoning process would be required. ***Zoning Ordinance: Article V	NA
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 Parkland Dedication Advisory Board and CC. 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. FINAL SUBJECT TO TIA WAIVER AND ACCESS VARIANCE CONDITINS 1. TG APPROVED, TIA TRIGGERED	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. FINAL SUBJECT TO TIA WAIVER AND ACCESS VARIANCE CONDITINS 1. TG APPROVED, TIA TRIGGERED	Required

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

COMMENTS	
Comments: -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

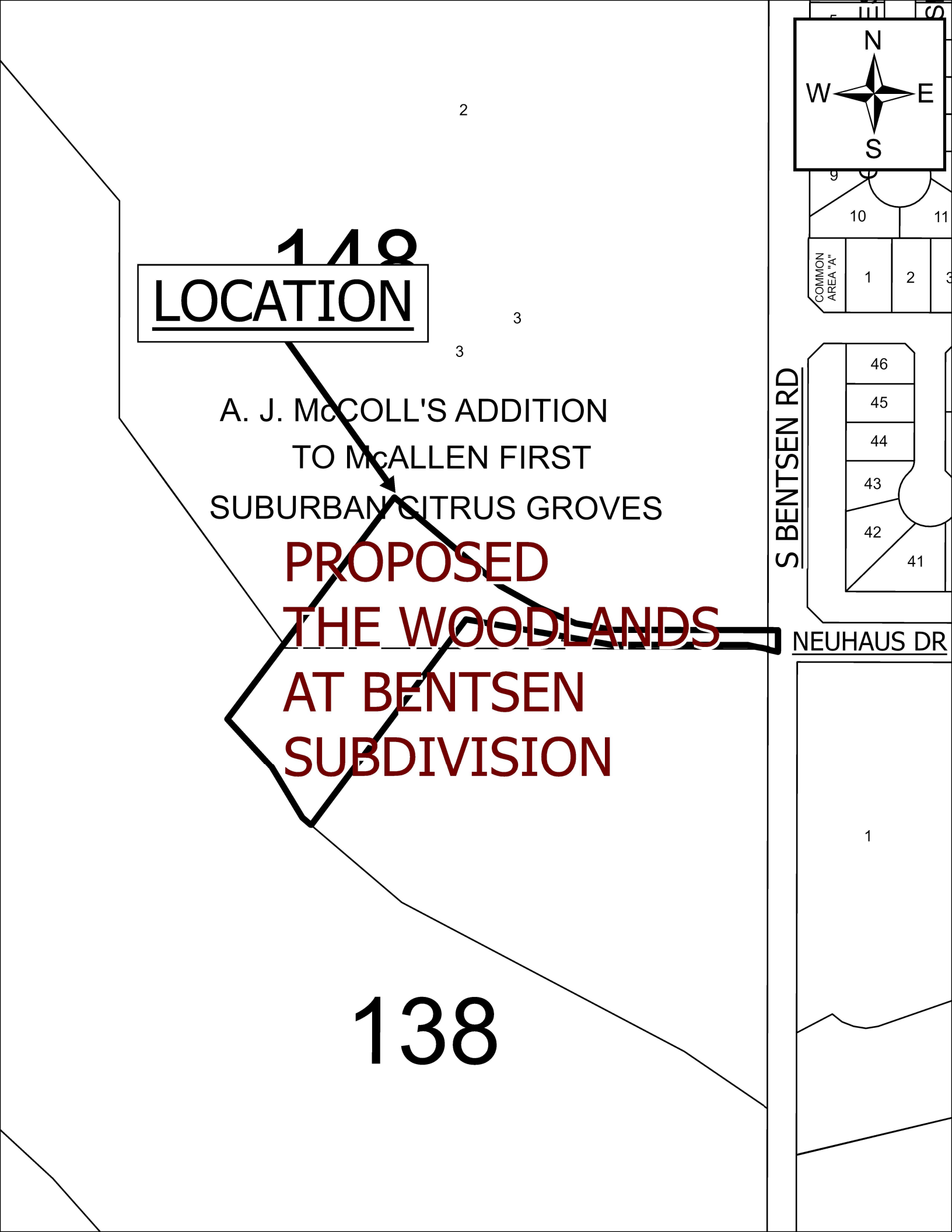

LOCATION
FREDDY GONZALEZ RD
PROPOSED
SHEENA'S PLACE
SUBDIVISION
N 10TH ST
EBONY PLAZA
SUBDIVISION
LOT 2
LOT 3
LOT 4
N
W
E
S

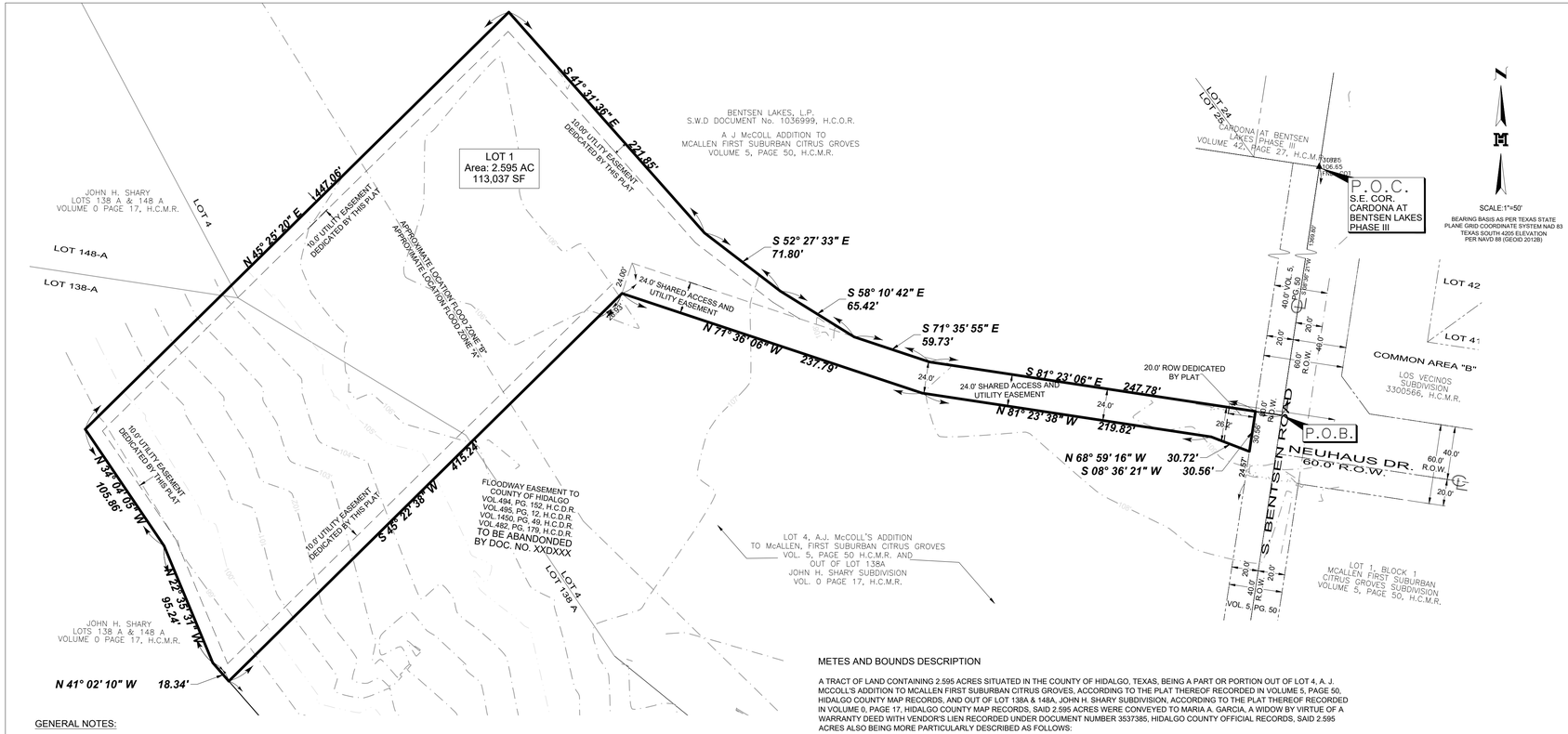
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*The Woodlands at Bentsen Subdivision*
Owner Name	*Maria A. Garcia a widow*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-1 (Low – Density Residential)*
Proposed Zoning	*R-1 (Low – Density Residential)*
Number of Lots	*1*

City of McAllen Planning Department


N
W
E
S
LOCATION
148
138
A. J. McCOLL'S ADDITION
TO McALLEN FIRST
SUBURBAN CITRUS GROVES
PROPOSED
THE WOODLANDS
AT BENTSEN
SUBDIVISION
S BENTSEN RD
NEUHAUS DR
COMMON AREA "A"
2
3
3
9
10
11
1
2
46
45
44
43
42
41
1

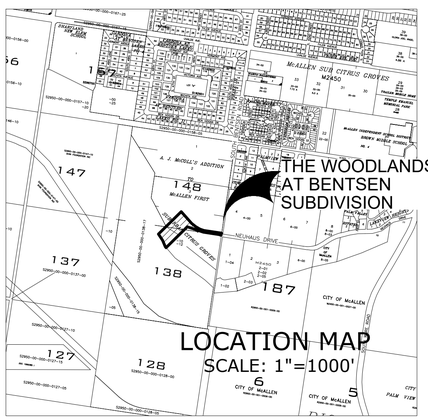


GENERAL NOTES:

1. THIS SUBDIVISION LIES IN ZONE "B" DESIGNATED 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 "A" (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED).
   FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 480334 0400 C
   MAP REVISED: NOVEMBER 16, 1982
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE.

FRONT SETBACK	45 FEET OR GREATER FOR EASEMENTS
SIDE SETBACK	6 FEET OR GREATER FOR EASEMENTS
REAR SETBACK	10 FEET OR GREATER FOR EASEMENTS
GARAGE SETBACK	18 FEET EXCEPT WHERE A GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

4. THE REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 20,954 CUBIC FEET (0.481 AC-FT.) TO BE PROVIDED WITHIN THE DESIGNATED DETENTION AREAS.
5. CITY OF MCALLEN BENCHMARK: NUMBER MC 86, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT INSIDE PALM VIEW GOLF COURSE. GEODETIC G.P.S. TEXAS SOUTH (4205) HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88. N:16590691.79674, E:106091.72260, ELEVATION 96.99 FT.
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. BENTSEN ROAD.
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 ZONES/USES.
10. SET NO.4 REBAR WIT PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL CORNERS.
11. ALL EASEMENTS TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.



LEGEND & ABBREVIATIONS

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ⊡ MELDEN & HUNT ON-SITE BENCH MARK
- ○ CURVE PC AND PT
- ◪ FOUND PK NAIL
- ▲ FOUND COTTON PICKER SPINDLE
- ⊅ SET NAIL

P.O.B. - POINT OF BEGINNING
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.O.W. - RIGHT-OF-WAY
S.E. COR. - SOUTHEAST CORNER
SQ.FT. - SQUARE FEET
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
S.W.D. - SPECIAL WARRANTY DEED
U.E. - UTILITY EASEMENT
DOC. NO. - DOCUMENT NUMBER
VOL. - VOLUME
PG. - PAGE
℄ - CENTERLINE

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

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.595 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, A. J. MCCOLL'S ADDITION TO MCALLEN FIRST SUBURBAN CITRUS GROVES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 50, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOT 138A & 148A, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 2.595 ACRES WERE CONVEYED TO MARIA A. GARCIA, A WIDOW BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3537385, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.595 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF CARDONA AT BENTSEN LAKES PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42, PAGE 27, HIDALGO COUNTY MAP RECORDS;

THENCE, S 08° 36' 21" W A DISTANCE OF 1,369.80 FEET TO A NAIL SET, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 06" W A DISTANCE OF 20.00 FEET TO A NO.4 REBAR SET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

1. THENCE, S 08° 36' 21" W, A DISTANCE OF 30.56 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 68° 59' 16" W AT A DISTANCE OF 30.72 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 81° 23' 38" W A DISTANCE OF 219.82 FEET TO A NO. 4 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, N 71° 36' 06" W A DISTANCE OF 237.79 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 45 ° 22' 38" W A DISTANCE OF 415.24 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 41° 02' 10" W A DISTANCE OF 18.34 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 22° 35' 31" W A DISTANCE OF 95.24 FEET TO A NO. 4 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, N 34° 04' 05" W A DISTANCE OF 105.36 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;
9. THENCE, N 45° 25' 20" E A DISTANCE OF 447.06 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;
10. THENCE, S 41° 31' 36" E A DISTANCE OF 221.85 FEET TO A NO. 4 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
11. THENCE, S 52° 27' 33" E A DISTANCE OF 71.80 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
12. THENCE, S 58° 10' 42" E A DISTANCE OF 65.42 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, S 71° 35' 55" E A DISTANCE OF 59.73 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, S 81° 23' 06" E A DISTANCE OF 247.78 FEET TO THE POINT OF BEGINING AND CONTAINING 2.595 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY OF MCALLEN

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

MAYOR CITY OF MCALLEN DATE

DRAWN BY:	A.Q.-L.H	DATE:	10/03/25
REVISED BY:	A.Q.	DATE:	4/24/2026
SURVEYED, CHECKED:		DATE:	
FINAL CHECK:		DATE:	

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JESUS M. SOLIS GOMEZ	4709 TYLER AVE	McALLEN, TEXAS 78503	(956) 381-0981	
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

MAP OF THE WOODLANDS AT BENTSEN SUBDIVISION

METES AND BOUNDS DESCRIPTION
2.595 ACRES OUT OF
LOT 4, A. J. McCOLL'S ADDITION TO McALLEN
FIRST SUBURBAN CITRUS GROVES, AND OUT OF
LOTS 138A AND 148A, JOHN H. SHARY SUBDIVISION
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE WOODLANDS AT BENTSEN , TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

DATE

JESUS M. SOLIS GOMEZ
4709 TYLER AVE.
McALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS M. SOLIS GOMEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

HIDALGO COUNTY DRAINAGE DISTRICT 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 THESE DETERMINATIONS.

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

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: 10-25-24
DATE REVISED: _____
ENGINEERING JOB No. 24141.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____, 20_____.

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

DATE SURVEYED: 06/25/2024
SURVEY JOB # 24537

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

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

JOB No. 24141.00
File Name: 24141

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/10/2026

SUBDIVISION NAME: THE WOODLANDS AT BENTSEN

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Bentsen Road: ROW dedication as needed for 40 ft. from centerline for total 80 ft. ROW Paving: 40 ft. Curb & gutter: both sides - Include the document number for the existing ROW on plat and provide a copy for staff review prior to final. **S. Bentsen Road is an 80 ft. Collector on the north side of Neuhaus Drive as per the thoroughfare map. **The originally submitted plat had two lots and was fronting S. Bentsen Road on the south side of Neuhaus Drive. The revised plat consists of one lot and does not front S. Bentsen Road on the south side of Neuhaus Drive anymore. ROW dedication on the south side of Neuhaus Drive doesn't apply to this property anymore. **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Compliance
Neuhaus Drive (north side): Dedication as applicable for 30 ft. ROW from centerline for total 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides - Please clarify gap on the north side between lots 1 & 2, prior to final. - Submit an ownership map to determine no parcel will be landlocked to finalize the ROW dedication requirement prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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
**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 properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 45 ft. or greater for easements - Revise the setback note as shown above prior to final. - Proposing: Front Setback: 25 ft. or easement, whichever is greater. ** Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; **Zoning Ordinance: Section 138-356	Compliance
Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
Sides: 6 ft. or greater for easements - Clarify/revise the setback note as shown above prior to final. - Proposing: Setback shall be in accordance to PUD Ordinance #2558, as may be amended from time to time. - Proposing Side Setback: 5 ft. or easement, whichever is greater. **Zoning Ordinance: Section 138-356	Compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. Bentsen Road. - Add plat note as stated above, prior to final. - Submit the ownership map to finalize the ROW dedication requirement to finalize the plat note prior to final. - Proposing: 4 ft. wide minimum sidewalk required on S. Bentsen Road and the west right-of-way of Neuhaus Drive. **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 and along Neuhaus Drive as applicable. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	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 _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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 The minimum lot frontage in R-1 District is 50 ft. Revise the layout or submit a variance to the Zoning Board of Adjustment prior to final. -Lot width was approved at the zboa meeting of 06/04/2025 **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Revised plat shows one lot. Revise the application to match the new lot size and lot number prior to final. Based on one single-family lot, $700 park fee must be paid prior to recording.	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.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied

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

COMMENTS	
- Legal Description of all adjacent lots on all sides is needed on the plat prior to final. (e.g. Lot 4 and Lot 138-A are shown together and it is not mentioned from what subdivision) The subdivision name on the adjacent lots must match the vicinity map. - Revise the application to match the lot number and subdivision size prior to final. - Add label for Lot 1 and the lot size after the ROW dedication is finalized. - 10 ft. U.E. is labeled on the west boundary but the easement line doesn't seem to travel to the east. Does the utility line continue? - Provide a copy of the referenced documents prior to final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

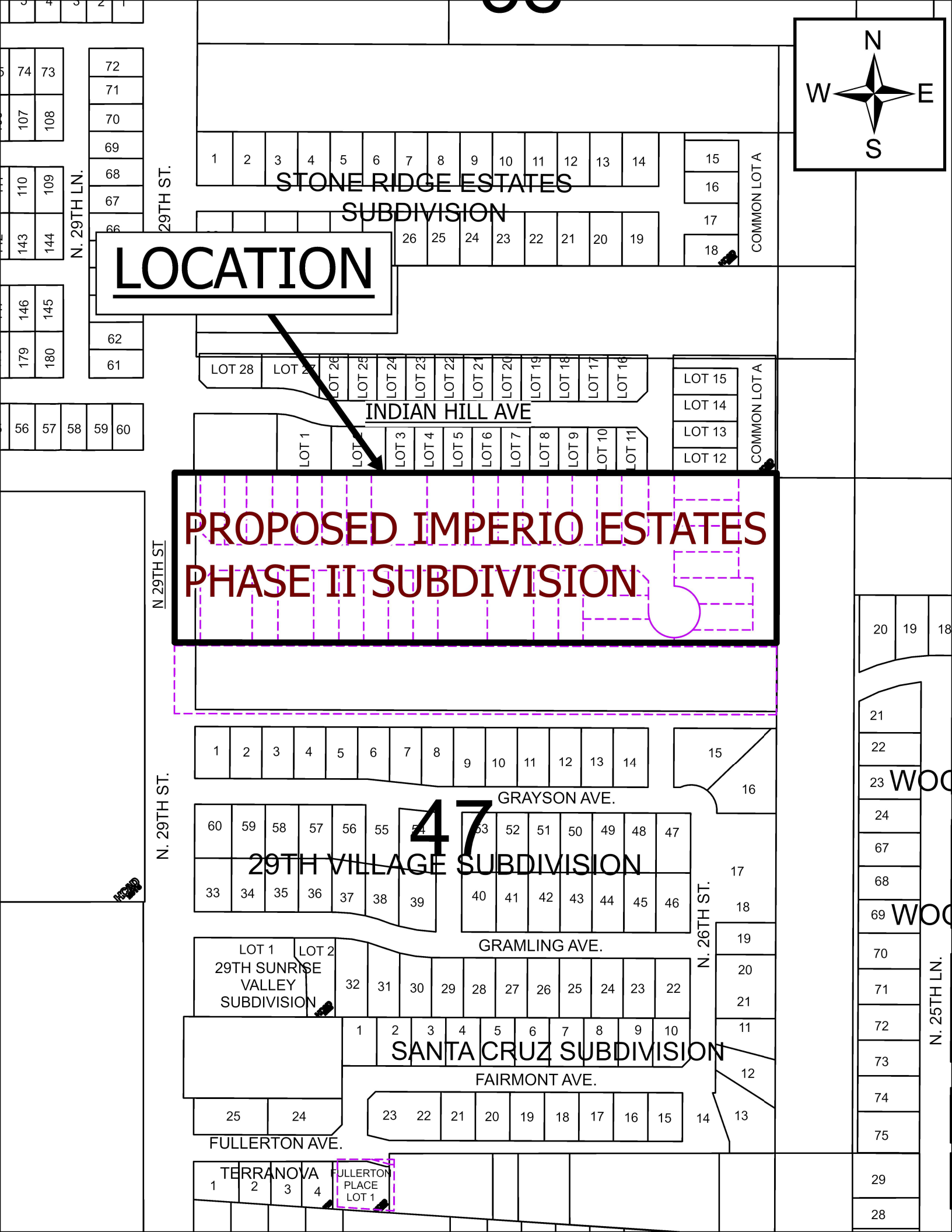

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LOCATION
A. J. McCOLL'S ADDITION
TO McALLEN FIRST
SUBURBAN CITRUS GROVES
PROPOSED
THE WOODLANDS
AT BENTSEN
SUBDIVISION
S BENTSEN RD
NEUHAUS DR
COMMON AREA "A"
138

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Imperio Estates Phase II Subdivision*
Owner Name	*Hollywood Development & Construction, LLC*
Engineering Firm	*Rio Delta Engineering*
Existing Zoning	*R-1 (Low-Density Residential-UDC) District*
Proposed Zoning	*R-1 (Low-Density Residential-UDC) District*
Number of Lots	*38*

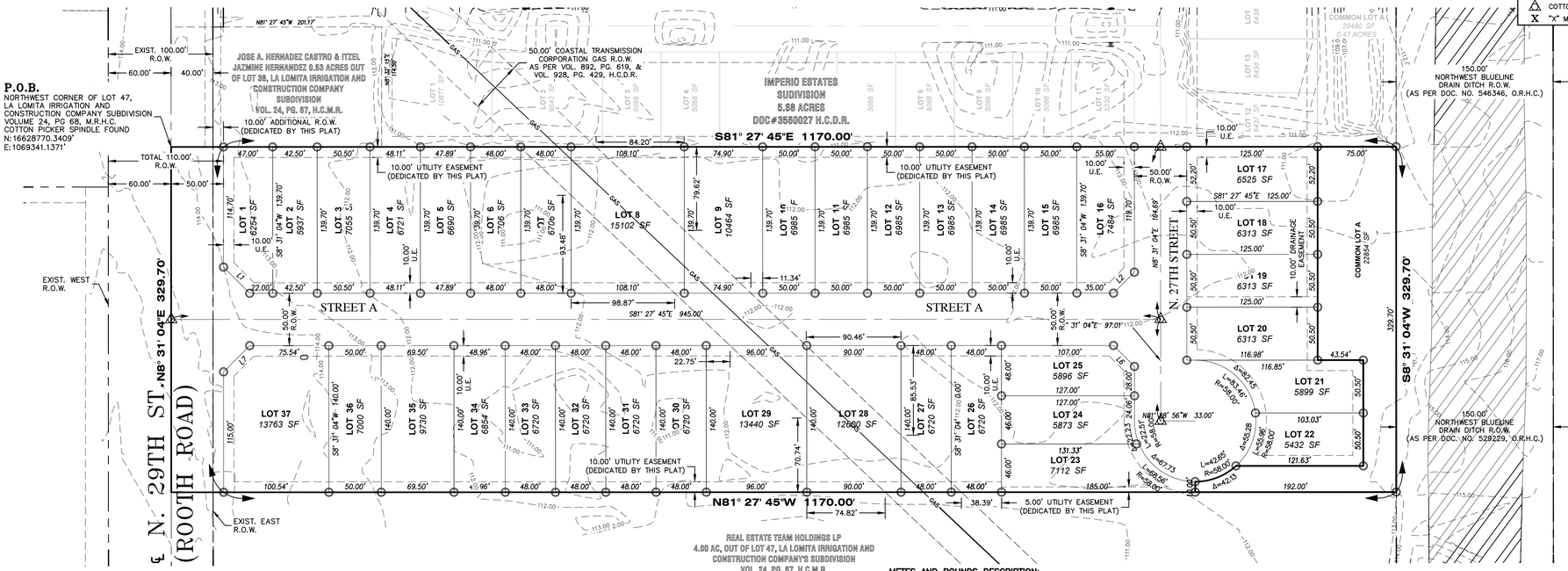
City of McAllen Planning Department


N
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LOCATION
STONE RIDGE ESTATES SUBDIVISION
COMMON LOT A
INDIAN HILL AVE
PROPOSED IMPERIO ESTATES PHASE II SUBDIVISION
N. 29TH LN.
29TH ST.
N 29TH ST
N. 29TH ST.
GRAYSON AVE.
29TH VILLAGE SUBDIVISION
GRAMLING AVE.
N. 26TH ST.
29TH SUNRISE VALLEY SUBDIVISION
SANTA CRUZ SUBDIVISION
FAIRMONT AVE.
FULLERTON AVE.
TERRANOVA
FULLERTON PLACE LOT 1
N. 25TH LN.

DATE OF PREPARATION: MAY 04, 2026

IMPERIO ESTATES PHASE II SUBDIVISION

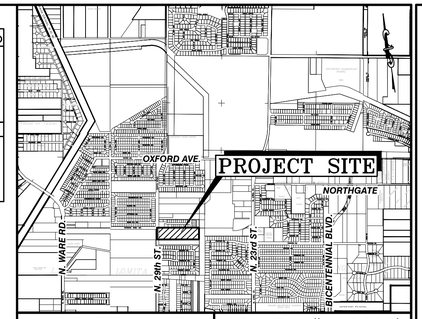
BEING A 8.86 ACRES TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS



Parcel Line Table		
Line #	Length	Direction
L1	35.36	S36° 28' 20"E
L2	28.28	N53° 31' 40"E
L6	28.29	N36° 28' 20"W
L7	35.35	S53° 31' 40"W

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

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
△	COTTON PICKER SPINDLE SET
X	"X" MARK SET IN CONCRETE



LOCATION MAP | SCALE: 1"= 2000'

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

METES AND BOUNDS DESCRIPTION:

BEING A 8.86 ACRES TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 8.86 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE COMMON WEST CORNER BETWEEN THE LOTS 38 & 47 OF THE SAID LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF N. 29TH STREET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 81°27'45" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 47, TO A POINT ON THE WEST LINE OF A CALLED 150.00 FEET NORTHWEST BLUELINE DRAIN DITCH RIGHT-OF-WAY AS PER DOC #529229, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT A DISTANCE OF 40.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 29TH STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 1170.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°31'04" W ACROSS THE SAID LOT 47, SAME BEING ALONG THE WEST LINE OF THE SAID 150.00 FEET NORTHWEST BLUELINE DRAIN DITCH RIGHT-OF-WAY, TO THE NORTHEAST CORNER OF A CALLED 4.00 ACRES TRACT CONVEYED TO REAL ESTATE TEAM HOLDINGS LP, RECORDED IN DOC.#2662793, OFFICIAL RECORDS HIDALGO COUNTY,TEXAS,A DISTANCE OF 329.70 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°27'45" W ACROSS THE SAID LOT 47, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 4.00 ACRES TRACT, TO A POINT ON THE WEST LINE OF THE SAID LOT 47, SAME BEING A POINT ON THE CENTERLINE OF N. 29TH STREET, PASSING A DISTANCE OF 1130.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 29TH STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 1170.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08° 31' 04" E ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 47, SAME BEING ALONG THE CENTERLINE OF N. 29TH STREET, A DISTANCE OF 329.70 FEET TO POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 8.86 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE WEST 40.00 FEET (0.30 ACRES) LIES WITHIN THE EXISTING EAST RIGHT-OF-WAY OF N. 29TH STREET (100.00 FOOT EXISTING ROAD RIGHT-OF-WAY).

GENERAL PLAT NOTES:

1. THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "X" (SHADED) WHEN PERTAINING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0325 D MAP REVISED JUNE 6, 2000.
2. ZONE "X" (SHADED) – AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO: 480334 0325 D MAP REVISED: JUNE 6, 2000.
3. MINIMUM FINNISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAGD 1929) OR 107.15 (NAVD 88) OR 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
4. MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 20 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: 5 FT. OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

5. A DRAINAGE DETENTION OF **37,787** CF OR **0.867** ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN COMMON LOT "A". COMMON LOT "A" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
6. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
7. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
9. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. 29TH STREET (ROOTH ROAD) AND BOTH SIDES OF ALL INTERIOR STREETS.
10. CITY OF McALLEN BENCHMARK (MC45) SET BY J.A. GARZA ASSOCIATES L.L.C. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 23RD AND OXFORD AVENUE. NORTHING=16632963.37742 EASTING= 1072459.20393 ELEV= 111.59 NAD83 , NAVD 88.
11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG N. 29TH STREET.
12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
13. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
14. COMMON AREAS, PRIVATE STREETS/DRIVES, GATES AREAS, ETC, MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN
15. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N.29TH STREET (ROOTH ROAD) WITH EXCEPTION OF LOT 37.
16. LOT 37 ACCESS MUST REMAIN AT ITS CURRENT LOCATION.
17. A 25' X 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTION.
18. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR IMPERIO ESTATES PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
19. COMMON LOT A, IDENTIFIED AS DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, IMPERIO ESTATES PHASE II SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER COMMON LOT A'S TRANSFER OF TITLE TO THE IMPERIO ESTATES PHASE II SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE IMPERIO ESTATES PHASE II 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 110-72, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, 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

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS IMPERIO ESTATES 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, 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.

_____
JORGE VALDEZ – PRESIDENT/CEO DATE
HOLLYWOOD DEVELOPMENT AND CONSTRUCTION, LLC
4120 N. 12TH ST., APT. 9
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE VALDEZ, 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 _____, 2026.

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

HOMEOWNERS' ASSOCIATION ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, JORGE VALDEZ, PRESIDENT OF IMPERIO ESTATES PH II SUBDIVISION, HOMEOWNERS' ASSOCIATION, (DOCUMENT NUMBER _____, HIDALGO COUNTY DEED RECORDS), AGREE TO THE CONDITIONS STATED IN NOTE #17 OF THE PLAT NOTES.

_____
JORGE VALDEZ – PRESIDENT/CEO DATE
HOLLYWOOD DEVELOPMENT & CONSTRUCTION LLC
2516 BUDDY OWENS
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE VALDEZ, 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 _____, 2026.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

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

_____ _____
SECRETARY PRESIDENT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____
MAYOR, CITY OF MCALLEN DATE

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

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

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

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

BY:_____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS		PHONE & FAX
OWNER(S): HOLLYWOOD DEVELOPMENT AND CONSTRUCTION LLC	4120 N. 12TH ST., APT. 9	McALLEN TX. 78504	
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 803-0341
ENGINEER: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

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

ISSUED FOR: CONSTRUCTION

PROJECT: PLAT SHEET
IMPERIO ESTATES SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	EP/FG/SC
SCALE:	1"=60'
DATE:	APRIL 20, 2026
PROJECT:	SUB 25 048
REVISIONS:	
PAGE NO:	1-OF-1

Y:\RDE SUBDIVISIONS 2025\sub 25.038 - JORGE - 29TH STREET\DWG\PHASE II\SUB 25 048_SHT 2 PLAT SHEET.dwg RIODELTA 5/4/2026 4:28 PM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/17/2026

SUBDIVISION NAME: IMPERIO ESTATES PHASE II SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 29th Street (Rooth Road): 50 ft. ROW required from centerline for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: both sides Revisions Needed: - Need to provide R.O.W. recorded Docs. 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 5.3.9. ***Monies must be escrowed if improvements are required prior to recording. ***City of McAllen Thoroughfare Plan	Required
North 27th Street: 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: both sides Revisions Needed: - Subdivision layout must provide for street extension and must match existing R.O.W. and pavement to the North. - Temporary barricades required on the North side until such streets are extended as properties develop. - Street must align with existing N. 27th Street alignment (without offset), as per Engineering & Traffic Department requirements. **Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. ***Subdivision Ordinance: Section 5.3.9. ***Monies must be escrowed if improvements are required prior to recording. ***City of McAllen Thoroughfare Plan	Required
Interior Streets: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be finalized, prior to final. - Provide Secondary access to the Development. **Subdivision Ordinance: Section 5.3.9. **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: 5.3.9. **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 5.3.9. **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

Block length in the R-1 and R-2 districts and in the ETJ shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. - The variance (VAR2026-0022) to the block length was approved by PZ on June 2, 2026, and CC on June 22, 2026, to align with N. 27th St. *Section 5.3.6.	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 5.3.6.	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 5.3.6. - The variance (VAR2026-0022) to the cul-de-sac was approved by PZ on June 2, 2026, and CC on June 22, 2026, to provide a cul-de-sac instead of a stub out. - A minimum outside paving diameter of at least ninety-six (96) feet and a minimum street right-of-way diameter of at least one hundred sixteen (116) feet. - As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial & multifamily properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: In accordance with the Zoning Ordinance, or in line with average existing structures, or greater for easement; whichever is greater applies - Proposing: 20 ft. or Greater for Easements. - The property was rezoned (REZ2026-0018) from A-O (Agricultural & Open Space District-OC) District to R-1 (Low-Density Residential-UDC) District. Received approval from PZ on March 17, 2026, and from CC on April 13, 2026. **Zoning Ordinance: Section 2.2.2.	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easement; whichever is greater applies. - Proposing: 10 ft. or greater for easements. - The property was rezoned (REZ2026-0018) from A-O (Agricultural & Open Space District-OC) District to R-1 (Low-Density Residential-UDC) District. Received approval from PZ on March 17, 2026, and from CC on April 13, 2026. **Zoning Ordinance: Section 2.2.2.	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easement; whichever is greater applies. - Proposing: 5 ft. or greater for easements. - The property was rezoned (REZ2026-0018) from A-O (Agricultural & Open Space District-OC) District to R-1 (Low-Density Residential-UDC) District. Received approval from PZ on March 17, 2026, and from CC on April 13, 2026. **Zoning Ordinance: Section 2.2.2.	Applied
* Corner: In accordance with the Zoning Ordinance or greater for easement; whichever is greater applies. - Proposing: 10 ft. or greater for easements. - The property was rezoned (REZ2026-0018) from A-O (Agricultural & Open Space District-OC) District to R-1 (Low-Density Residential-UDC) District. Received approval from PZ on March 17, 2026, and from CC on April 13, 2026. **Zoning Ordinance: Section 2.2.2.	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 2.2.2.	Applied

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

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 29th Street (Rooth Road) and both sides of all interior streets - May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 5.3.8.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street. **Landscaping Ordinance: Section 4.6.4.B.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 4.6.4.B.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North 29th Street (Rooth Road). **City's 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 subject to change prior to recording to comply with Unified Development Code. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1	Applied

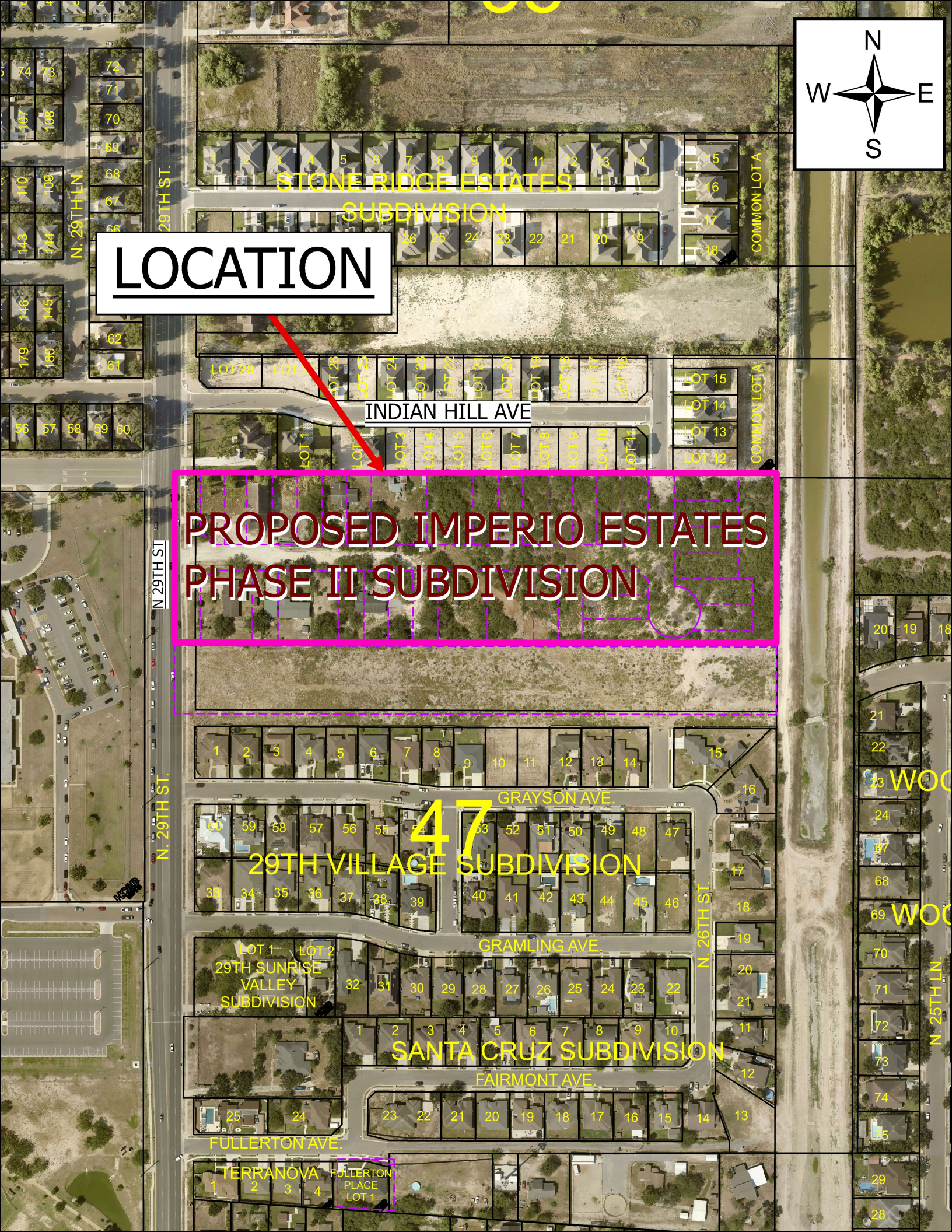
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Minimum lot width and lot area - Lots 7-9 and 27-29 have a Gas Line easement that runs at an angle. Site plans for the affected lots were submitted. - Lot 2 received a variance (ZBA2026-0025) to have a lot frontage of 42.50 ft. - The property was rezoned (REZ2026-0018) from A-O (Agricultural & Open Space District-OC) District to R-1 (Low-Density Residential-UDC) District. Received approval from PZ on March 17, 2026, and from CC on April 13, 2026. **Zoning Ordinance: Section 2.2.2.	Applied
ZONING/CUP	
* Existing: A-O (Agricultural and Open Space-OC) District Proposed: R-1 (Low-Density Residential-UDC) District - The property was rezoned (REZ2026-0018) from A-O (Agricultural & Open Space District-OC) District to R-1 (Low-Density Residential-UDC) District. Received approval from PZ on March 17, 2026, and from CC on April 13, 2026. ***Zoning Ordinance: Section 2.2.2.	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Section 2.2.2.	Applied
PARKS	
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on May 5, 2026, plat depicts 37 residential lots, Park fees of $25,900 (based on 37 lots X $700) to be paid prior to recording. - If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.	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.	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
COMMENTS	
Comments: - Street names will need to be revised prior to final/recording. - HOA's need to be reviewed prior to recording - Lots 7-9 and 27-29 have a Gas Line easement that runs at an angle. Site plans for the affected lots were submitted. - 10 ft. of Additional R.O.W. is being provided on N. 29th Street. - Irrigation district's signature block, if it's presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates) *Must comply with City's Access Management Policy. **Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. **Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording.	Required

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

RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Final Form, subject to the conditions noted.	Applied

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

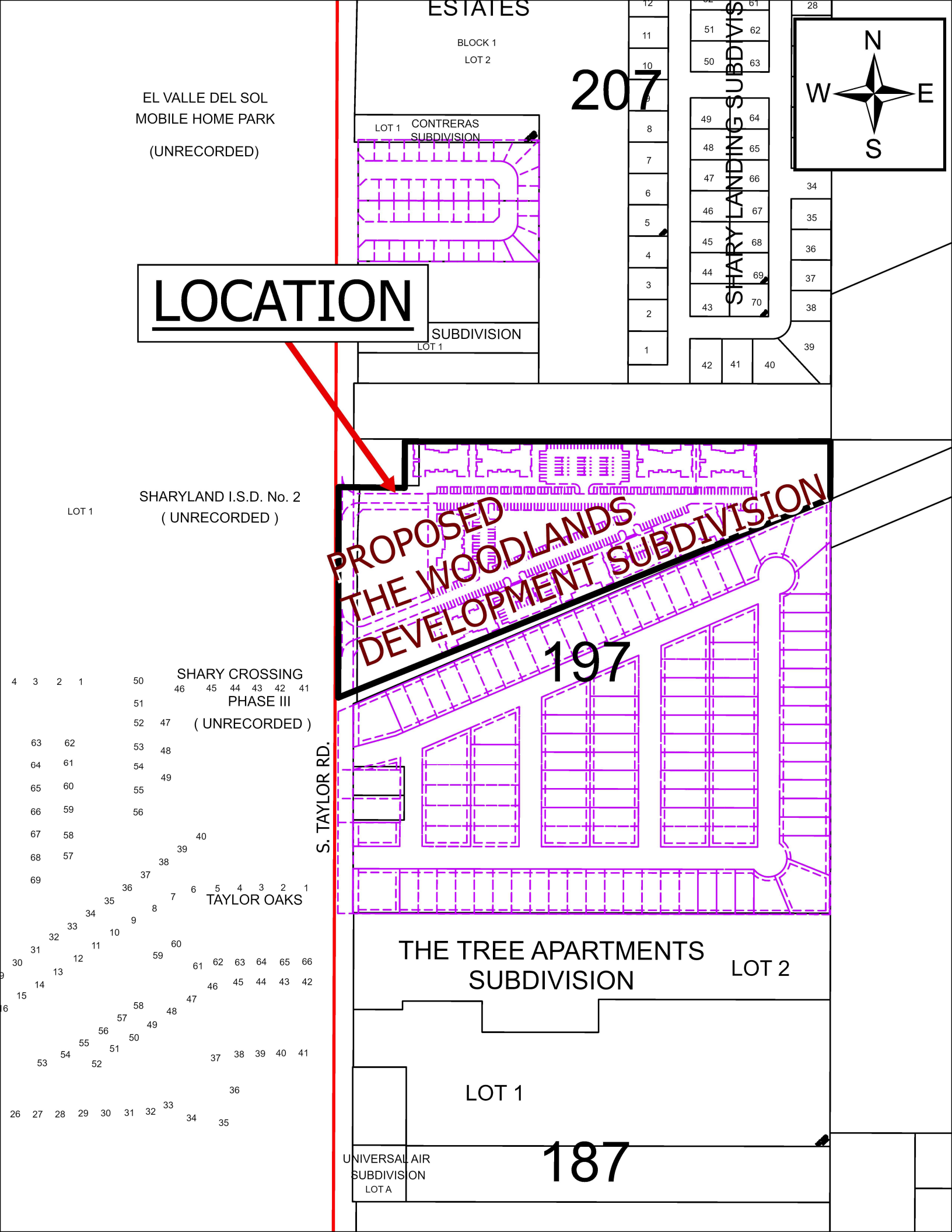

LOCATION
PROPOSED IMPERIO ESTATES PHASE II SUBDIVISION
STONE RIDGE ESTATES SUBDIVISION
INDIAN HILL AVE
COMMON LOT A
N. 29TH LN.
N. 29TH ST.
GRAYSON AVE.
29TH VILLAGE SUBDIVISION
GRAMLING AVE.
N. 26TH ST.
29TH SUNRISE VALLEY SUBDIVISION
SANTA CRUZ SUBDIVISION
FAIRMONT AVE.
FULLERTON AVE.
TERRANOVA
FULLERTON PLACE LOT 1
N. 25TH LN.
N
W
E
S

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*The Woodlands Development Subdivision*
Owner Name	*MDM Land Company, LLC*
Engineering Firm	*Rio Delta Engineering*
Existing Zoning	*R-1 Single Family Residential*
Proposed Zoning	*M-1 Local Mixed Use*
Number of Lots	*5*

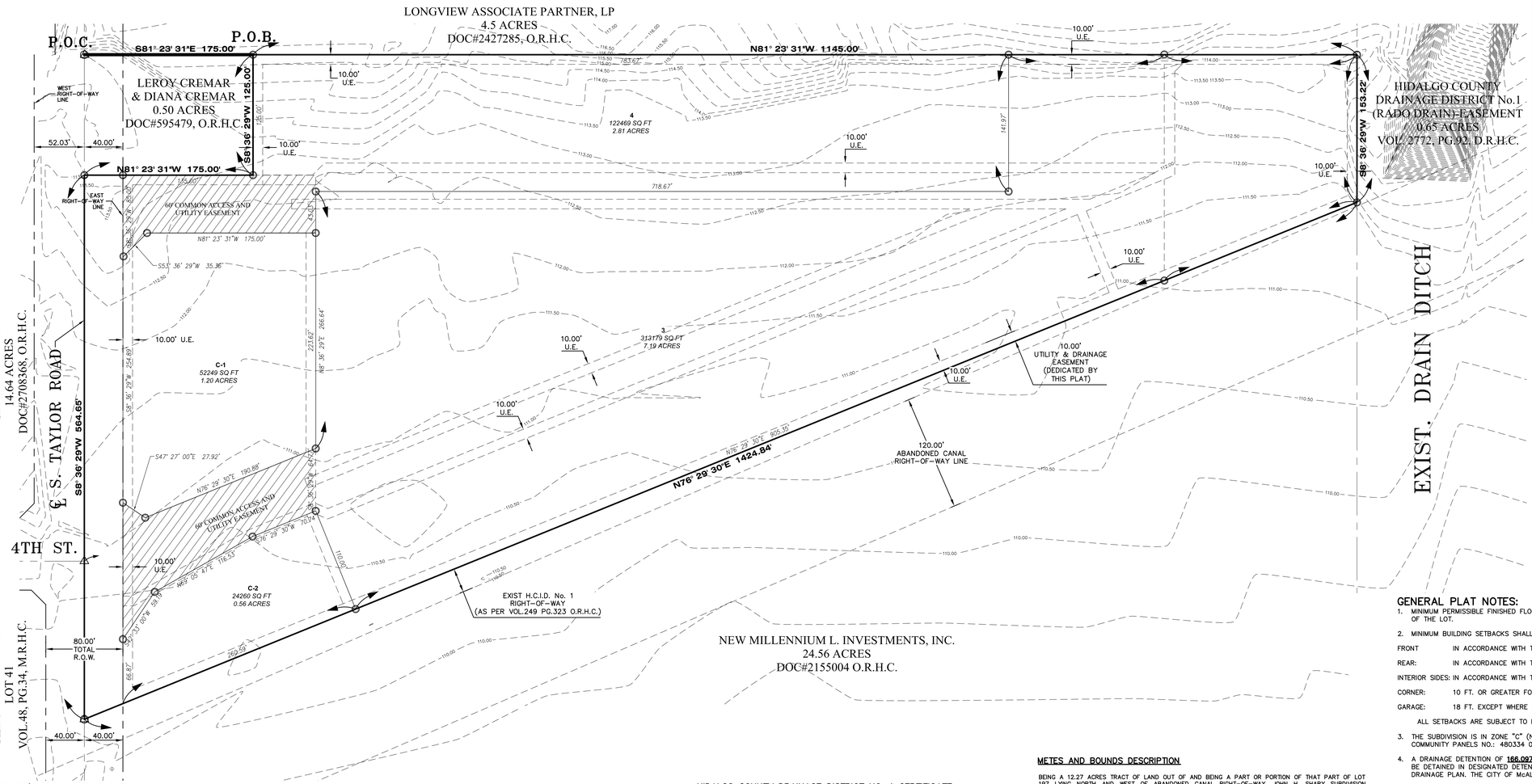
City of McAllen Planning Department

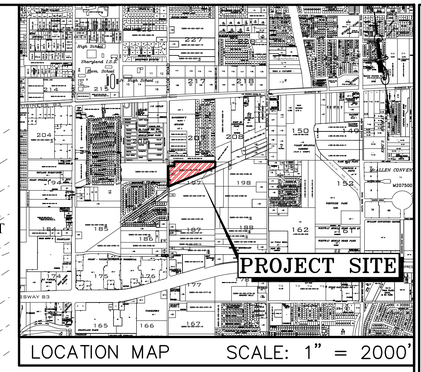

ESTATES
BLOCK 1
LOT 2
207
EL VALLE DEL SOL
MOBILE HOME PARK
(UNRECORDED)
LOT 1
CONTRERAS
SUBDIVISION
SHARY LANDING SUBDIVIS
N
W
E
S
LOCATION
SUBDIVISION
LOT 1
SHARYLAND I.S.D. No. 2
(UNRECORDED)
LOT 1
PROPOSED
THE WOODLANDS
DEVELOPMENT SUBDIVISION
197
SHARY CROSSING
PHASE III
(UNRECORDED)
S. TAYLOR RD.
TAYLOR OAKS
THE TREE APARTMENTS
SUBDIVISION
LOT 2
LOT 1
187
UNIVERSAL AIR
SUBDIVISION
LOT A

DATE OF PREPARATION: MARCH 1, 2022

THE WOODLANDS DEVELOPMENT SUBDIVISION

BEING A 12.27 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THAT PART OF LOT 197 LYING NORTH AND WEST OF ABANDONED CANAL RIGHT-OF-WAY, JOHN H. SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS,





LOCATION MAP SCALE: 1" = 2000'

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

LEGEND	
○	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
△	– SET COTTON PICKER SPINDLE
XXXX	– NATURAL GROUND
⊗	– CALCULATED POINT
○	– CAPPED IRON ROD SET

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

GENERAL PLAT NOTES:

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

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

ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

3. THE SUBDIVISION IS IN ZONE "C" (NO-SHADING), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.
4. A DRAINAGE DETENTION OF 166,097 CF OR 3.813 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN DESIGNATED DETENTION AREA IN COMMON LOT A (LOT 5). DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA .
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. TAYLOR ROAD .
10. CITY OF McALLEN BENCHMARK (MC75)=133.46 , LOCATED AT THE N.E. CORNER OF N. TAYLOR RD. & U.S. BUSINESS 83 APPROX. 1,840 FEET NORTH OF THIS SITE
11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG S. TAYLOR ROAD.
12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
13. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
14. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
15. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
16. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
17. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
18. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT# 1140166, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
19. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
20. NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
21. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
22. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WOODLANDS DEVELOPMENT SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
23. DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

METES AND BOUNDS DESCRIPTION

BEING A 12.27 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THAT PART OF LOT 197 LYING NORTH AND WEST OF ABANDONED CANAL RIGHT-OF-WAY, JOHN H. SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 12.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 197, SAME POINT BEING NORTHEAST CORNER OF LOT 196 OF THE SAID JOHN H. SHARY SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, AND SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 125.0 FEET BY 175.0 FEET TRACT DESCRIBED IN A WARRANTY DEED FROM LA VANDA M. BEST TO LORIN E. BEST AND WIFE, MARY M. BEST, DATED MAY 21, 1979, RECORDED IN VOLUME 1624, PAGE 629, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE S 81°23'31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF THE SAID BEST TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 81°23'31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 1145.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF A CALLED 4.506 ACRES TRACT DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO LONGVIEW ASSOCIATE PARTNER, LP, DATED JUNE 5, 2013, RECORDED IN DOCUMENT # 2427285, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 0.65 ACRE TRACT DESCRIBED IN A RIGHT-OF-WAY EASEMENT DOCUMENT FROM LAVANDA M. BEST TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DATED JUNE 15, 1985, RECORDED IN VOLUME 2772, PAGE 92, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°36'29" W ACROSS THE SAID LOT 197, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 0.65 ACRE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, A DISTANCE OF 153.22 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF A CALLED 0.66 ACRE TRACT FROM CHRISTIAN RASMUSSEN TO HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, DATED APRIL 22, 1927, RECORDED IN VOLUME 249, PAGE 323, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 76°29'30" W ACROSS THE SAID LOT 197, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.66 ACRE NEW HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT 1,381.66 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,424.84 FEET TO A COTTON-PICKER-SPINDLE SET ON THE WEST LINE OF THE SAID LOT 197, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 0.66 ACRE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, AND SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°36'29" E ALONG THE WEST LINE OF THE SAID LOT 197, SAME BEING ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 564.65 FEET TO A COTTON-PICKER-SPINDLE SET, THE SOUTHWEST CORNER OF THE SAID BEST TRACT, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°23'31" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF THE SAID BEST TRACT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°36'29" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 125.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 12.27 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.38 ACRES LIES WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE THE WOODLANDS DEVELOPMENT, 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 THERIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

_____
TOMAS GUTIERREZ (OWNER) DATE
MDM LAND COMPANY LLC
2515 COLORADO ST. SUITE 6
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS GUTIERREZ (OWNER) 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 _____, 2026.

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

STATE OF TEXAS
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____DAY OF _____, 2026.

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

_____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____
MAYOR, CITY OF McALLEN DATE

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

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

_____
CHAIRMAN, PLANNING AND ZONING COMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

THE COUNTY OF HIDALGO TEXAS

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

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

BY:_____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS		PHONE	FAX
OWNER: MDM LAND COMPANY LLC	2515 COLORADO STREET SUITE 6	MISSION, TX 78572	(956) 445-7631	
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083

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

ISSUED FOR: FINAL

PROJECT: PLAT SHEET
THE WOODLANDS DEVELOPMENT
MCALLEN, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	HG.
SCALE:	N.T.S.
DATE:	APRIL-23-2026
PROJECT:	SUB 25.051
REVISIONS:	
PAGE NO:	SHT 2

C:\Users\FranciscoGarza\RIODELTA Dropbox\DATA\00 SUBDIVISIONS 2023\SUB 25.051 - TOMAS GTZ - TAYLOR APARTMENTS\DWG\RDE-__SUB 25.051_SHT 2 PLAT SHEET.dwg FRANCISCO GARZA 6/17/2026 5:57 PM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/14/2026

SUBDIVISION NAME: THE WOODLANDS DEVELOPMENT

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Taylor Rd: 40 ft. from center line for a total of 80 ft. ROW Paving:52 ft. - 65 ft. Curb & gutter: Both sides - Please provide document of existing R.O.W. for staff review, prior to final. - Clarify any varying street R.O.W. on the plat. - Label Existing R.O.W. dedications, from Centerline, Total, etc. prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Erie Avenue: 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides -Staff reviewed the collector street for Erie, and there is no plans to connect Erie to S. Taylor Road.	Applied
N/S Collector Street along the east boundary: 60 ft. ROW. Paving: 40ft. Curb & gutter: Both sides - The Engineer submitted a variance request and will be heard at the planning and zoning meeting of June 2, 2026 and CC TBD --The variance was approved at the Planning & Zoning Meeting on June 2, 2026. Pending City Commission approval (June 22, 2026) -Variance was approved by the City Commission on 6.22.26 **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan -Need to submit variance request if not proposing to extend road to the north.	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied

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

* 900 ft. Block Length for R-3T Zone Districts. -The preliminary plat submitted on February 16, 2026, does not comply with block length requirement, please revise accordingly. *Any change of zone or variance request must be done and completed prior to final approval. - A variance request was submitted for the block length and will be heard at the planning and zoning on June 2, 2026. and CC TBD -The variance was approved at the Planning & Zoning Meeting on June 2, 2026. Pending City Commission approval (June 22, 2026) - The Variance was approved by City Commission on 6.22.26 **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. -Private Access Service Drive Easement must be minimum 24 ft. paved width and cannot dead-end, must be in compliance with Fire & Public Works Department Requirements. -Maintenance of such drive is by the property owner and not the City of McAllen. -Please verify with staff if alley / service drive will be provided. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: in accordance with the zoning ordinance or greater for easements. Revisions Needed: Proposing: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Required
* Rear: In accordance with the zoning ordinance greater for easements. Revisions Needed: Proposing: In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the zoning ordinance, or greater for easements. Revisions Needed: Proposing: In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Compliance
* Corner: 10 ft. or greater for easements. Revisions Needed: Proposing: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies. * For the apartment complex lots only. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. Taylor Rd., and both sides of all interior streets. Revisions Needed: -Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. **Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. Finalize wording prior to final. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Road. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along S. Taylor Road. - Shown as plat note #9 **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.	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. - Need to add 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	Required

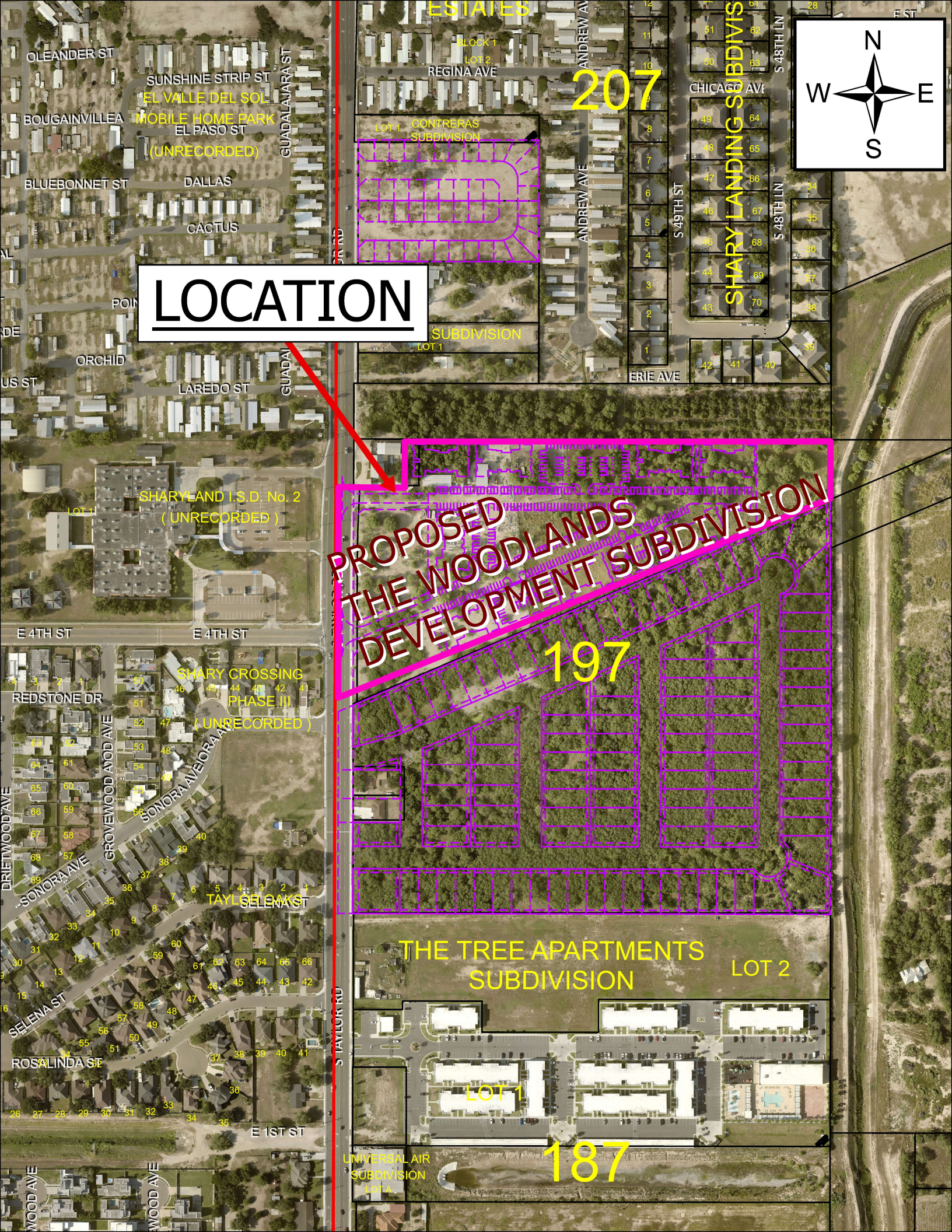
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. - Shown as plat note # 19, need to modify subdivision name to match what is on the plat. -The proposed subdivision name, The Woodlands Subdivision, is not acceptable as submitted due to an existing recorded subdivision within the City of McAllen utilizing the same name. Please revise the proposed subdivision name and update all associated documents and plans accordingly. **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	Applied
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) District & R-3T (Townhouse Residential) District Proposed: M-2 (LOCAL MIX USE) ***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. - If rezoning to UDC, development requirements are subject to change. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval If proposing changing to UDC, need to apply for rezoning, and rezoning needs to be completed prior to final approval. -Subdivision was received rezoning approval from City Commission on April 27, 2026. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - Property for Commercial Development does not apply to Parks. - ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. - Clarify the total number of dwelling units to finalize the park fee prior to final.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.	Required
* Pending review by City Managers Office. 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. ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -Pending updated comments from traffic	Required
* Traffic Impact Analysis (TIA) required prior to final plat. -Pending updated comments from traffic	Required

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

COMMENTS	
Comments: - Need to clarify hatched areas, proposing 60 ft. Common Access and Utility Easement. - Any Variance requests submitted need to be finalized prior to final. -Variance requests were approved by the Planning and Zoning Commission on June 2, 2026. and currently pending approval from City Commission.(June 22, 2026) --The proposed subdivision name, The Woodlands Subdivision, is not acceptable as submitted due to an existing recorded subdivision within the City of McAllen utilizing the same name. Please revise the proposed subdivision name and update all associated documents and plans accordingly. -Any abandonments must be done by separate document, not by plat, must be finalized prior to final. -There is a Previous Subdivision Case on file, (SUB2018-0062) previously known as Taylor Grove Subdivision. This subdivision had expired. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS	Applied

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

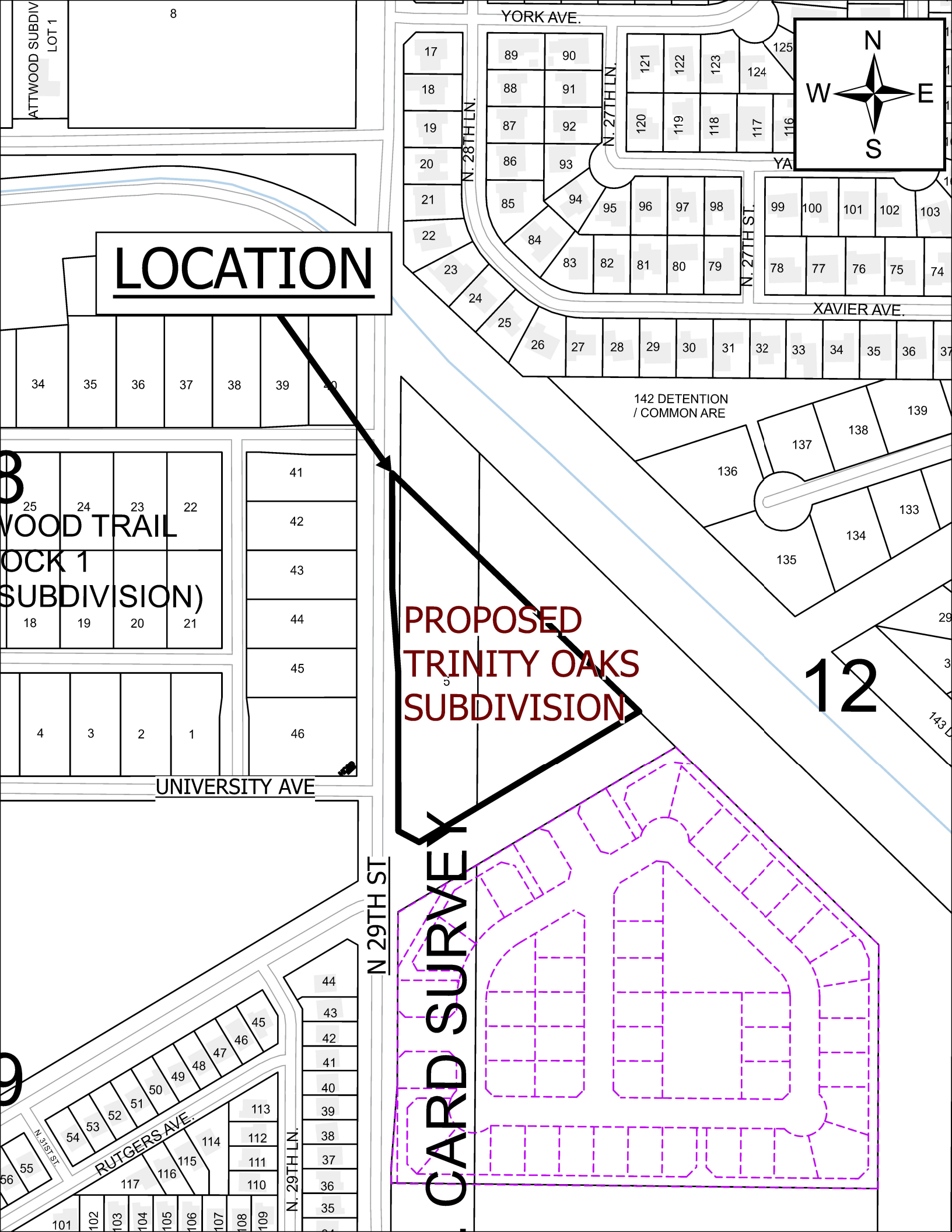

LOCATION
PROPOSED
THE WOODLANDS
DEVELOPMENT SUBDIVISION
197
207
187
N
W
E
S
OLEANDER ST
SUNSHINE STRIP ST
EL VALLE DEL SOL
MOBILE HOME PARK
EL PASO ST
(UNRECORDED)
BOUGAINVILLEA
BLUEBONNET ST
DALLAS
CACTUS
ORCHID
LAREDO ST
GUADALAJARA ST
ESTATES
BLOCK 1
LOT 2
REGINA AVE
LOT 1
CONTRERAS
SUBDIVISION
ANDREW AVE
CHICAGO AVE
S 48TH LN
S 49TH ST
SHARY LANDING SUBDIVIS
ERIE AVE
SUBDIVISION
LOT 1
SHARYLAND I.S.D. No. 2
(UNRECORDED)
E 4TH ST
SHARY CROSSING
PHASE III
(UNRECORDED)
REDSTONE DR
SONORA AVE
GROVEWOOD AVE
DRIFTWOOD AVE
TAYLOR OAKS
SELENA ST
ROSALINDA ST
E 1ST ST
S TAYLOR RD
THE TREE APARTMENTS
SUBDIVISION
LOT 2
LOT 1
UNIVERSAL AIR
SUBDIVISION
LOT A

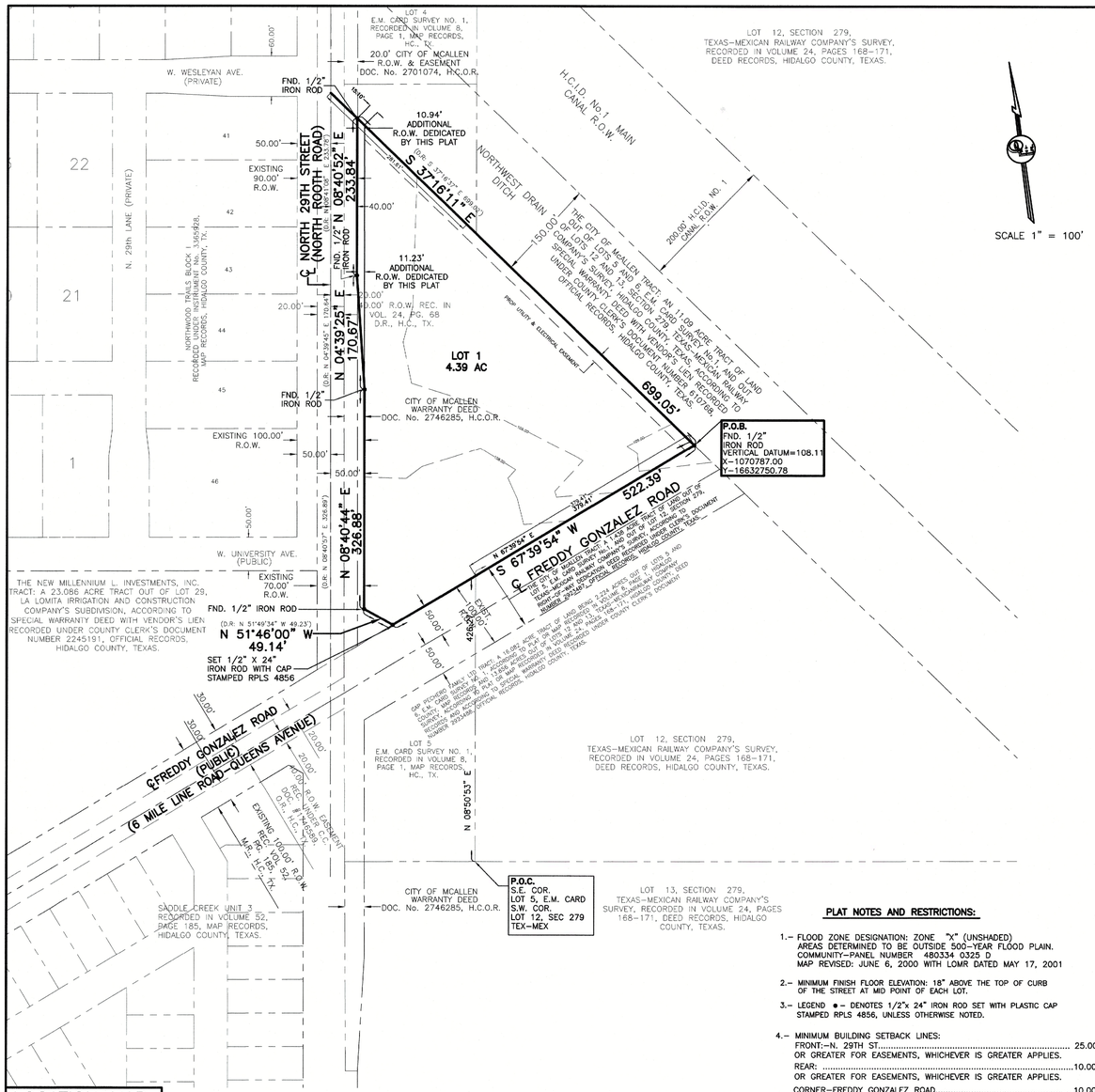
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Trinity Oaks Subdivision*
Owner Name	*Jakob Robert Waldbusser & Andrea Waldbusser*
Engineering Firm	*Quintanilla, Headley & Associates, Inc*
Existing Zoning	*R-1 (Single Family Residential)*
Proposed Zoning	*R-1 (Single Family Residential)*
Number of Lots	*1*

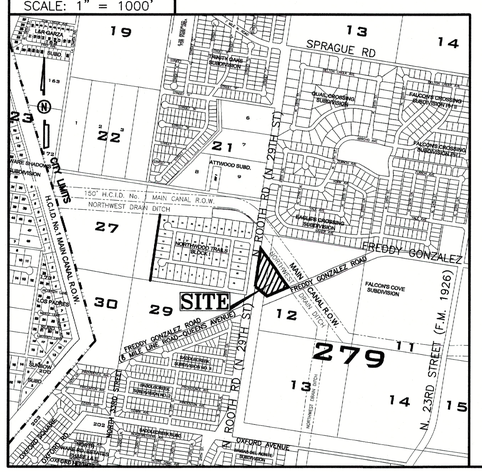
City of McAllen Planning Department


LOCATION
PROPOSED
TRINITY OAKS
SUBDIVISION
YORK AVE.
N. 28TH LN.
N. 27TH LN.
N. 27TH ST.
XAVIER AVE.
142 DETENTION
/ COMMON ARE
UNIVERSITY AVE
N 29TH ST
N. 29TH LN.
RUTGERS AVE.
N. 31ST ST.
CARD SURVE
ATTWOOD SUBDIV
LOT 1
VOOD TRAIL
OCK 1
SUBDIVISION)
N
W
E
S



SCALE 1" = 100'

LOCATION MAP
SCALE: 1" = 1000'



ABBREVIATIONS:

C.P.S.	= COTTON PICKER SPINDLE
M.R.	= MAP RECORD
R.O.W.	= RIGHT OF WAY
OH	= OVERHEAD POWER LINE
D.R.	= DEED RECORD
FND.	= FOUND
M.B.S.L.	= MINIMAL BUILDING SETBACK LINE
UGL	= UNDERGROUND LINE
N	= NORTH
S	= SOUTH
W	= WEST
E	= EAST
COR.	= CORNER
M.V.E.C.	= MAGIC VALLEY ELECTRIC COOPERATIVE
S.E.T.	= SAFETY END TREATMENT
AEP	= AMERICAN ELECTRIC POWER COMPANY
P.O.B.	= POINT OF BEGINNING
B.M.	= BENCH MARK
R.P.L.S=	REGISTERED PROFESSIOINAL LAND SURVEYOR
U.G.E.B.=	UNDERGROUND ELECTRICAL BOX

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN.
COMMUNITY–PANEL NUMBER 480334 0325 D
MAP REVISED: JUNE 6, 2000 WITH LOMR DATED MAY 17, 2001

2.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES:
FRONT–N. 29TH ST..... 25.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR: .....10.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
CORNER–FREDDY GONZALEZ ROAD.....10.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE ..... 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

5.– NO BUILDINGS NOR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6.– REQUIRED DRAINAGE DETENTION IS: 10,685.32 C.F. (0.25 AC./FT.) TOTAL

7.– BENCHMARK :
BENCHMARK: No. 1 ELEV.=108.01 TOP OF TYPE "C" INLET LOCATED 20.0 FEET WEST AND 130.0 FEET NORTH OF THE SOUTHWEST CORNER OF THIS PROPERTY N.A.V.D. 88 DATUM

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

9.– 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND FREDDY GONZALEZ ROAD & NORTH 29TH STREET.

10.– 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

11.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

12.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

13.– NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

14.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F–1513
SURVEYING REGISTRATION NUMBER 100411–00
LAND SURVEYORS
PHONE 956–381–6480
FAX 956–381–0527
ALFONSOQ@QHA–ENG.COM

SUBDIVISION PLAT OF :

TRINITY OAKS SUBDIVISION

A 4.393 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 5, E.M. CARD SURVEY No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 1, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A PART OR PORTION OF LOT 12, SECTION 279, TEXAS–MEXICAN RAILWAY COMPANY?S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168–171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR?S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3676493, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 4.393 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 5, E.M. CARD SURVEY No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 1, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A PART OR PORTION OF LOT 12, SECTION 279, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168–171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3676493, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2"IRON ROD FOUND ON THE WEST LINE OF THE CITY OF McALLEN TRACT (AN 11.09 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, E.M. CARD SURVEY No.1, AND OUT OF LOTS 12 AND 13, SECTION 279, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 610768, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THE CITY OF McALLEN TRACT (A 1.438 ACRE TRACT OF LAND OUT OF LOT 5, E.M. CARD SURVEY No.1, AND OUT OF LOT 12, SECTION 279, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2923487, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), ALSO THE NORTH RIGHT OF WAY LINE OF FREDDY GONZALEZ ROAD, SAID ROD BEARS N 08°50'53"E, 426.27 FEET AND N 67°39'54"E, 379.41 FEET FROM THE SOUTHEAST CORNER OF LOT 5, E.M. CARD SURVEY No.1, THE SOUTHWEST CORNER OF LOT 12, SECTION 279, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY.

THENCE; S 67°39'54"W, ALONG THE NORTH LINE OF THE CITY OF McALLEN TRACT AND THE NORTH RIGHT OF WAY LINE OF FREDDY GONZALEZ ROAD, A DISTANCE OF 522.39 FEET TO A 1/2"IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 51°46'00"W (DEED RECORD: N 51°49'34"W), ALONG THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 49.14 FEET (DEED RECORD: 49.23) TO A 1/2"IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE CITY OF McALLEN TRACT AND THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°40'44"E (DEED RECORD: N 08°40'57"E), ALONG THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 326.88 FEET (DEED RECORD: 326.89) TO A 1/2"IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 04°39'25"E (DEED RECORD: N 04°39'45"E), ALONG THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 170.67 FEET (DEED RECORD: 170.64 FEET) TO A 1/2"IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°40'52"E (DEED RECORD: N 08°41'08"E), ALONG THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 233.84 FEET (DEED RECORD: 233.78 FEET) TO A 1/2"IRON ROD FOUND ON THE WEST LINE OF THE CITY OF McALLEN TRACT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 37°16'11"E (DEED RECORD: S 37°16'37"E), ALONG THE WEST LINE OF THE CITY OF McALLEN TRACT, A DISTANCE OF 699.05 FEET (DEED RECORD: 699.02 FEET) TO THE POINT OF BEGINNING AND CONTAINING 4.393 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH FALCON'S COVE SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3491861, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

NOVEMBER 11, 2025
DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

15.– PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.

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

17.– ALL SETBACKS ARE SUBJECT TO INCRESE FOR EASEMENTS OR APPROVED SITE PLAN.

18.– 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON FREDDY GONZALEZ, N. 29TH STREET AND BOTH SIDES OF ALL INTERIOR STREETS. PERIMETER SIDEWALKS MUST BE BUILT OR MONEY ESCROWED IF NOT BUILT AT THE TIME.

19.– PERIMETER SIDEWALKS MUST BE BUILT OR MONEY ESCROWED IF NOT BUILT AT THE TIME.

LIENHOLDER'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICERS OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II ON OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

SIGNATURE

Given under my hand and seal of office this
_____ day of _____ , 20___.

Notary Public

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TRINITY OAKS 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.

JAKOB ROBERT WALDBUSSER
2301 SANTA CLARE
MISSION, TEXAS

DATE

ANDREA WALDBUSSER
2301 SANTA CLARE
MISSION, TEXAS

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

Given under my hand and seal of office this _____ day of _____, 20____.

DANIELA QUINTANILLA
Notary ID #131129367
My Commission Expires
JUNE 09, 2029

DANIELA QUINTANILLA – NOTARY PUBLIC

PLANNING & ZONING COMMISSION
ACKNOWLEDGEMENT

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

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

CITY OF MCALLEN
CERTIFICATION OF APPROVAL

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

MAYOR, CITY OF MCALLEN

DATE

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.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

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

PRESIDENT

ATTEST: _____
SECRETARY

COUNTY OF HIDALGO
STATE OF TEXAS

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.

ALFONSO QUINTANILLA
95534
LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA P.E.
P.E. No. 95534

2-12-26
DATE

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

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

BY: _____ DEPUTY

F:\DATA\SUBD\PRELIMINARY\TRINITY OAKS SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
NOVEMBER 11, 2025	JULIE OVES		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
JANUARY 28, 2026	JG		

DATE OF PREPARATION: NOVEMBER 11, 2025

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/10/2026

SUBDIVISION NAME: TRINITY OAKS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Freddy Gonzalez Rd.: Dedication as needed for 50 ft. from Centerline for 100 ft. R.O.W. **R.O.W. dedication required for proposed roundabout. Paving: 65 ft. Curb & gutter: Both Sides - Provide copies of the Documents being shown on the plat for staff review. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are not built prior to recording. ***Provide barricades as required on the East end of Freddy Gonzalez Road. **COM Thoroughfare Plan	Applied
N. 29th Street (Rooth Rd.): Dedication as needed for 50 ft. from centerline for 100 ft. R.O.W. **R.O.W. dedication required for proposed roundabout. Paving: 65 ft. Curb & gutter: Both Sides - All R.O.W. requirements must be addressed. **Disclaimer: Abandonments cannot be done by plat, must be done by a separate instrument. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are not built prior to recording. **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome developments. **Subdivision Ordinance: Section 134-106	NA

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

SETBACKS	
Front: N. 29th Street: 25 ft. or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Compliance
Rear:10 ft. or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Compliance
Sides: 6 feet or greater for easements, whichever greater applies. - Add plat note for side setbacks. **Zoning Ordinance: Section 138-356	Required
Corner: Freddy Gonzalez Road - 10 ft. or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	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	Applied
SIDEWALKS	
4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd and N. 29th Street(N. Rooth Road). Revisions needed: - add plat note as stated above, prior to final. Remove other wording that is not needed. ****Sidewalk requirements may increase to 5 ft. along Freddy Gonzalez Rd. & N. 29th Street as Per Engineering department. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. & N. 29th Street. **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	Applied
Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Add a plat note as shown above prior to final. Check the spelling for McAllen.	Required
Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. Park fee required at $700 per dwelling unit to be paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: -For all the recorded R.O.W. documents that are shown on the plat, provide these documents for staff review prior to recording. *Disclaimer: Abandonments cannot be done by plat, must be done by a separate instrument. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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

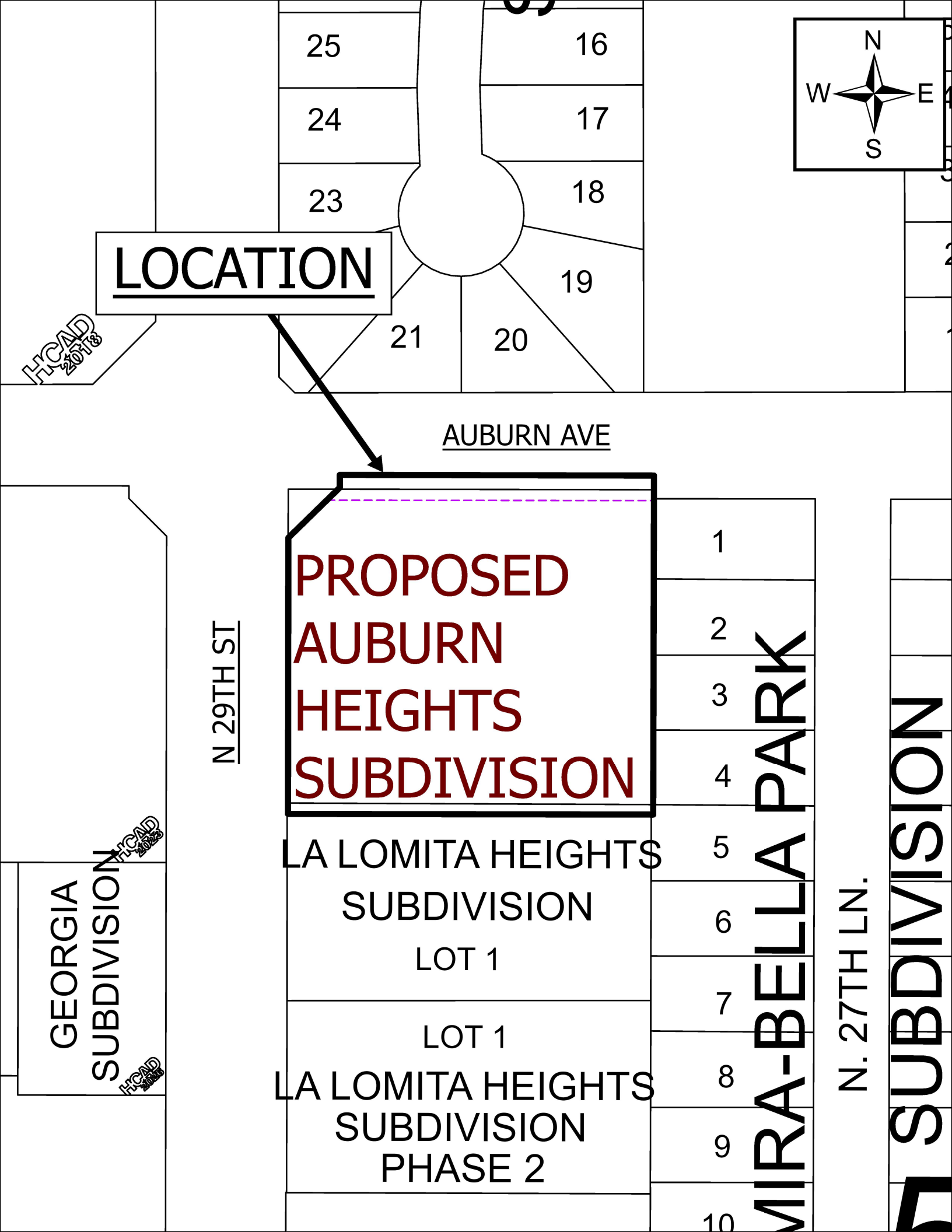

LOCATION
PROPOSED
TRINITY OAKS
SUBDIVISION
CARD SURVEY
N
W
E
S
YORK AVE.
YORK AVE
N. 28TH LN
N. 27TH LN
N. 27TH ST.
XAVIER AVE
WESLEYAN AVE
142 DETENTION
/ COMMON ARE
FREDDY GONZALEZ RD
N 29TH LN
N 29TH ST
UNIVERSITY AVE
6 1/2 MILE LINE
RUTGERS AVE
12

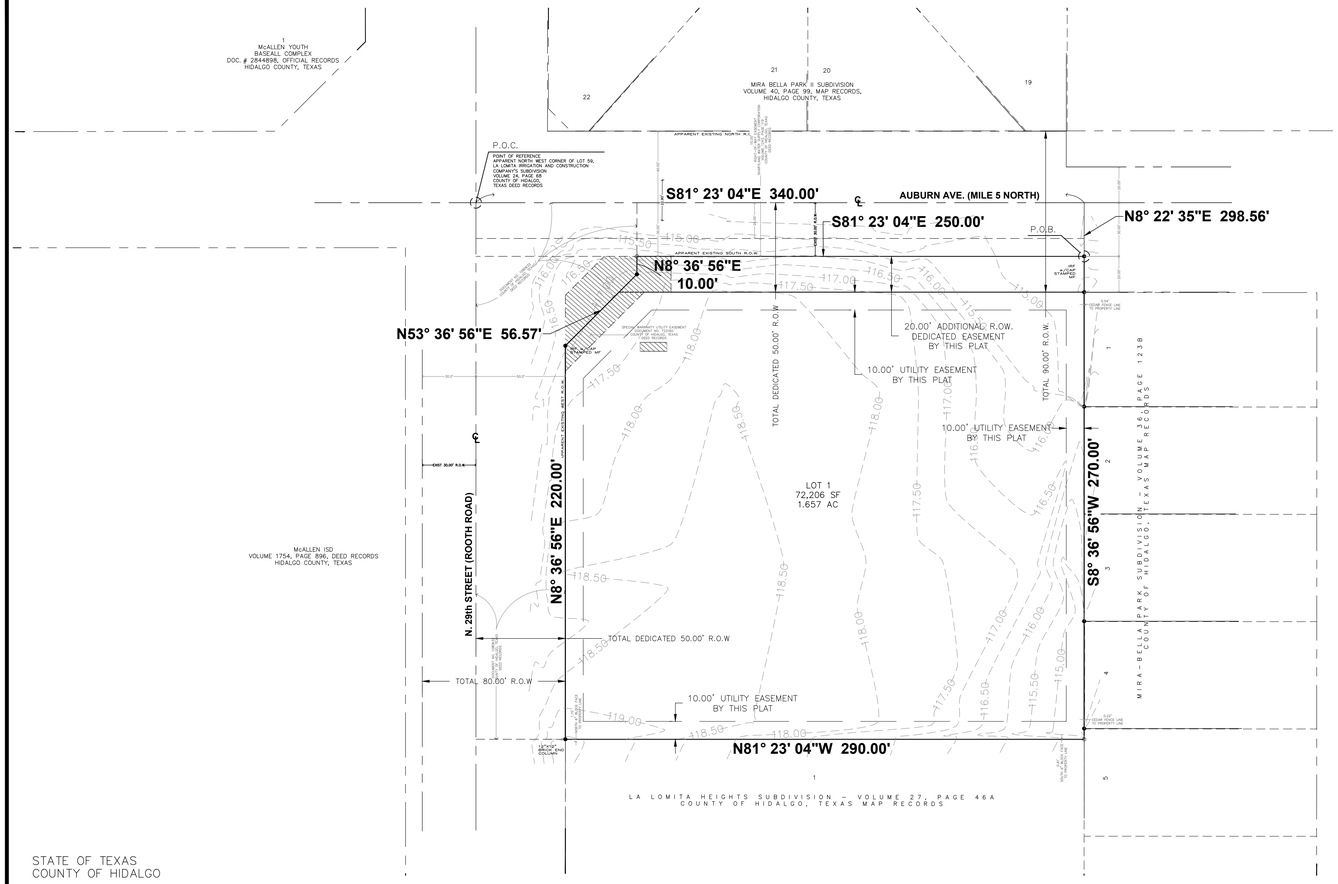
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Auburn Heights Apartments*
Owner Name	*Auburn Heights, LLC*
Engineering Firm	*M2 Engineering, PLLC*
Existing Zoning	*R-3A Multifamily Residential Apartment*
Proposed Zoning	*R-3A Multifamily Residential Apartment*
Number of Lots	*1*

City of McAllen Planning Department


25
24
23
16
17
18
19
21
20
N
W
E
S
LOCATION
HCAD 2013
AUBURN AVE
PROPOSED AUBURN HEIGHTS SUBDIVISION
N 29TH ST
LA LOMITA HEIGHTS SUBDIVISION
LOT 1
LOT 1
LA LOMITA HEIGHTS SUBDIVISION PHASE 2
1
2
3
4
5
6
7
8
9
10
MIRA-BELLA PARK
N. 27TH LN.
SUBDIVISION
GEORGIA SUBDIVISION
HCAD 2023
HCAD 2026



SCALE: 1"=40'

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

METES AND BOUNDS

A 1.7699–ACRE TRACT (1.77 ACRES RECORDED) OF LAND, MORE OR LESS, OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, FURTHER DESCRIBED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 25, 2008 (INSTRUMENT NUMBER 2008-1913458 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND IN WARRANTY DEED RECORDED JUNE 28, 2022 (DOCUMENT NO. 3356411, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF McALLEN ON THE SOUTHEAST CORNER OF AUBURN AVENUE (MILE 5 NORTH ROAD) AND NORTH 29TH STREET (ROOTH ROAD) INTERSECTION, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE AT THE INTERSECTION OF THE APPARENT ORIGINAL EXISTING 40–FOOT RIGHT–OF–WAY CENTERLINES OF SAID AUBURN AVENUE AND ROOTH ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 59; THENCE, S 81°23'40" E (S 81°17'30" E RECORDED), WITH SAID AUBURN AVENUE ORIGINAL EXISTING 40–FOOT RIGHT–OF–WAY CENTERLINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 59, A DISTANCE OF 340.00 FEET TO A POINT; THENCE, S 08°36'56" W (S 08°42'30" W RECORDED), A DISTANCE OF 30.00 FEET TO A REBAR FOUND WITH PLASTIC CAP STAMPED MF ON THE APPARENT EXISTING SOUTH RIGHT–OF–WAY LINE OF SAID AUBURN AVENUE FOR THE APPARENT NORTHEAST CORNER OF SAID 1.7699–ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°36'56" W (S 08°42'30" W RECORDED), WITH THE APPARENT WEST LOT LINE OF MIRA–BELLA PARK SUBDIVISION (VOLUME 36, PAGE 123B, MAP RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 270.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HL–GRPLS 2791 FOR THE APPARENT NORTHEAST CORNER OF LOT 1, LA LOMITA HEIGHTS SUBDIVISION (VOLUME 27, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

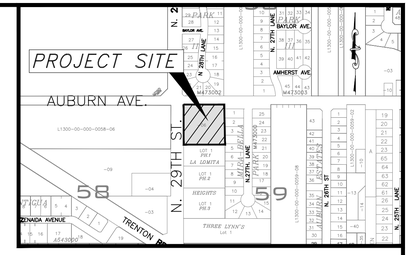
THENCE, N 81°23'40" W (N 81°17'30" W RECORDED), WITH THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND THE SOUTH LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 290.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT–OF–WAY LINE OF SAID NORTH 29TH STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°36'56" E (N 08°42'30" E RECORDED), WITH SAID NORTH 29TH STREET EXISTING EAST RIGHT–OF–WAY LINE AND THE APPARENT SOUTHERNMOST WEST LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 220.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED MF AT THE APPARENT SOUTHERN END OF AN EXISTING SOUTHEAST 40–FOOT CORNER CLIP OF SAID AUBURN AVENUE AND NORTH 29TH STREET INTERSECTION FOR THE APPARENT WESTERNMOST NORTHWEST CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 53°36'56" E (S 53°42'30" E RECORDED), WITH SAID AUBURN AVENUE AND NORTH 29TH STREET INTERSECTION EXISTING 40–FOOT CORNER CLIP AND THE APPARENT NORTHWEST LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 56.57 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT NORTHERN END OF SAID EXISTING 40–FOOT CORNER CLIP FOR AN APPARENT INTERNAL CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°36'56" E (N 08°42'30" E RECORDED), WITH THE SAID NORTH 29TH STREET EXISTING EAST RIGHT–OF–WAY LINE AND THE APPARENT NORTHERNMOST WEST LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HL–GRPLS 2791 ON THE SAID AUBURN AVENUE EXISTING SOUTH RIGHT–OF–WAY LINE FOR THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°23'40" E (S 81°17'30" E RECORDED), WITH SAID AUBURN AVENUE EXISTING SOUTH RIGHT–OF–WAY LINE AND THE APPARENT NORTH LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 250.00 FEET TO THE SAID NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED MF AT THE INTERSECTION OF SAID AUBURN AVENUE AND NORTH 29TH STREET AND ALSO BEING THE POINT OF BEGINNING.



LOCATION MAP
SCALE: 1" = 500'

LEGEND

● 1/2" FOUND IRON ROD *UNLESS NOTED OTHERWISE, IRON RODS FOUND ARE WITHOUT IDENTIFYING PLASTIC CAPS.	OHE — OVERHEAD ELECTRICAL
	CEDAR FENCE WITH WOOD POSTS
	CMU BLOCK WALL WITH BRICK COLUMNS
○ 1/2" SET IRON ROD WITH CAP STAMPED 2791	GAS — GAS LINE
P.O.C. POINT OF COMMENCEMENT	W — WATER LINE
P.O.B. POINT OF BEGINNING	POWER POLE WITH LIGHT
N.W.C. NORTHWEST CORNER	POWER POLE w/GUY WIRE
N.E.C. NORTHEAST CORNER	STREET SIGNAGE
R.O.W. RIGHT–OF–WAY	MISC PALM / SHRUBERY
GRATED INLET	
TELEPHONE PEDESTAL	
TELEPHONE MARKER/BOX	
TELEPHONE CABLE SIGNAGE	

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT SETBACK (N. 29TH STREET): 20', OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER PROPOSED: 50'.

   REAR SETBACK: 10 FEET OR GREATER FOR EASEMENTS.
   SIDE SETBACKS: 6 FEET OF GREATER FOR EASEMENTS.

   CORNER SETBACK: 10 FEET OR GREATER FOR EASEMENTS.
   GARAGE SETBACK: 18 FEET, EXCEPT WHERE A GREATER SETBACK IS REQUIRED, THE GREATER SETBACK SHALL APPLY.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
4. FLOOD ZONE "C" – AREAS OF MINIMAL FLOODING
   COMMUNITY–PANEL No. 480334 0400 C
   MAP REVISED: NOVEMBER 16, 1982.
5. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
6. BENCH MARK ELEV. 110.82, MC 49 LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 5 NORTH AND N. 23 RD STREET.
7. 5.0' SIDEWALK IS REQUIRED ON AND AUBURN AVENUE
8. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 19.867 CF.
9. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. A 6.0 FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL & COMMERCIAL AND INDUSTRIAL ZONES/USES.
    A 8.0 FT MASONRY WALLS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI FAMILY RESIDENTIAL ZONES/USES.
11. SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.
12. LOT OWNER SHALL MAINTAINED THE GREEN AREAS ALONG AUBURN AVENUE AND N. 29 TH STREET.
13. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ET. SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
14. A MINIMUM 24–FOOT PRIVATE SERVICE DRIVE SHALL BE ESTANLISHED AS PART OF THE SITE PLAN AND SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
15. A MINIMUM 4–FOOT SIDEWALK IS REQUIRED ALONG AUBURN AVENUE AND N. 29TH STREET, SUBJECT TO INCREASE TO 5 FEET AS REQUIRED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT.
16. A 6–FOOT OPAQUE BUFFER IS REQUIRED BETWEEN MULTI–FAMILY RESIDENTIAL AND ADJACENT COMMERCIAL AND INDUSTRIAL ZONES/USES.
17. AN 8–FOOT MASONRY WALL REQUIRED BETWEEN SINGLE–FAMILY RESIDENTIAL AND THE MULTI–FAMILY RESIDENTIAL ZONE/USE.
18. HOMEOWNER'S ASSOCIATION COVENANTS SHALL BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.
19. A PARK FEE OF $42,000.00 ($700 PER DWELLING UNIT X 60 UNITS) SHALL BE PAID PRIOR TO RECORDING."

Parcel Line Table		
Line #	Length	Direction
L1	56.57	N53° 35' 33"E
L2	40.00	N8° 35' 36"E
L3	40.00	S81° 24' 30"E

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, AUBURN HEIGHTS, LLC, SUBDIVIDER(S), AND OWNER(S) OF THE 1.7699 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED AUBURN HEIGHTS APARTMENT SUBDIVISIONS, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134–61 (e)(5) OF THE SUBDIVISION ORDINANCE, THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
JAMES MICHAEL CASASNOVAS DATE
AUBURN HEIGHTS, LLC
55 WESTON RD, SUITE 205
WESTON, FLORIDA 33326

_____ _____
PERLA CASASNOVAS DATE
AUBURN HEIGHTS, LLC
55 WESTON RD, SUITE 205
WESTON, FLORIDA 33326

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES MICHAEL CASASNOVAS, 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 _____ DAY OF _____, 2026

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

_____
DATE MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERLA CASASNOVAS, 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 _____ DAY OF _____, 2026

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

_____
DATE MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

DATED THIS_____DAY OF_____, 2026

_____
CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

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

_____ _____
MAYOR, CITY OF McALLEN DATE:

ATTESTED BY:

_____ _____
CITY SECRETARY DATE:

CERTIFICATION OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3

ON THIS THE _____DAY OF_____, 2026

ATTEST: _____ _____
SECRETARY DATE:

_____ _____
PRESIDENT DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

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

REVISION NOTE TABLE			
No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PREPARATION DATE: MARCH 2026
SUBMITTAL DATE: MARCH 2026

AUBURN HEIGHTS APARTMENTS SUBDIVISION

(PRIVATE SUBDIVISION)

A 1.7699–ACRE TRACT (1.77 ACRES RECORDED) OF LAND, MORE OR LESS, OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS,

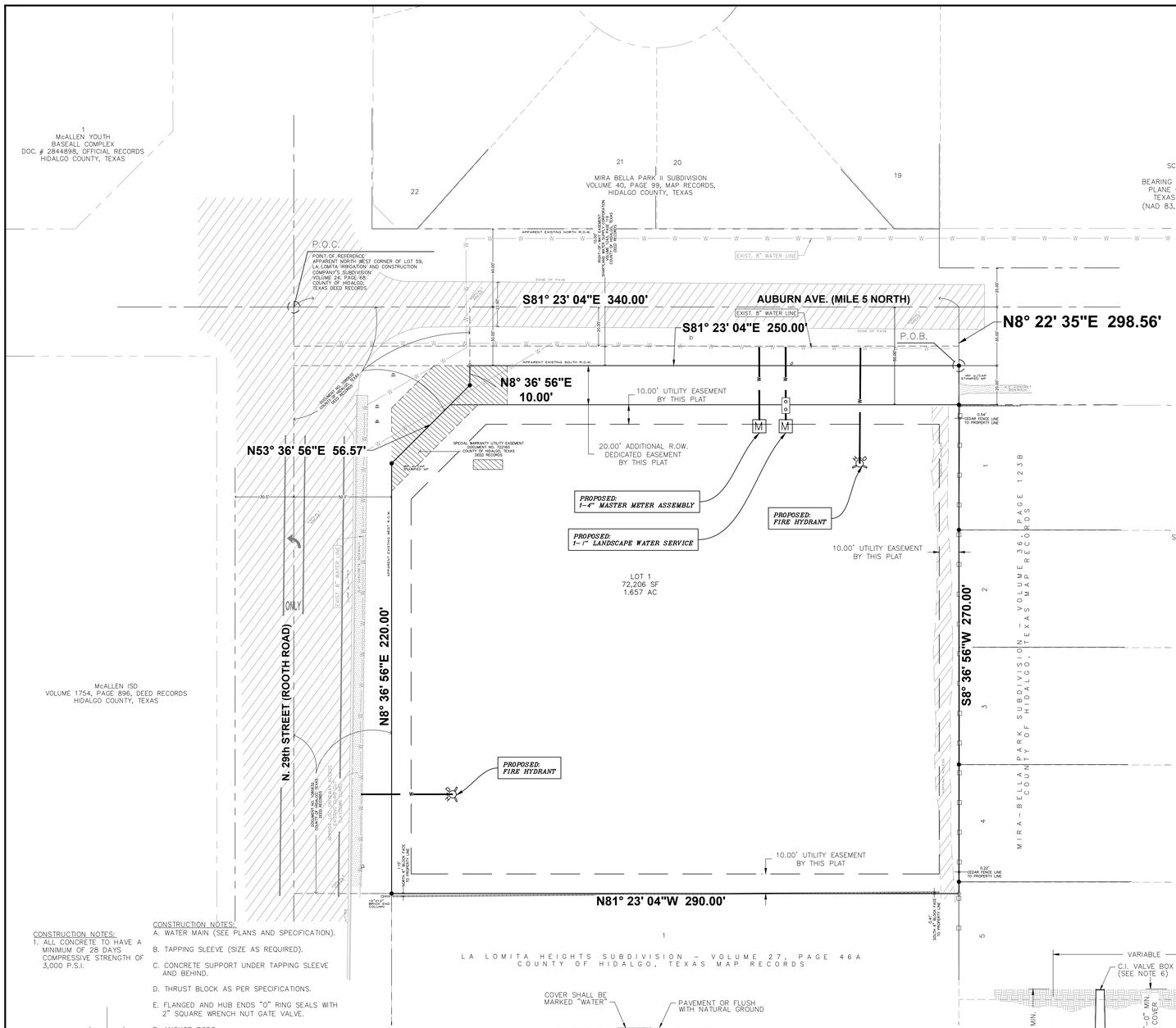
M2 Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

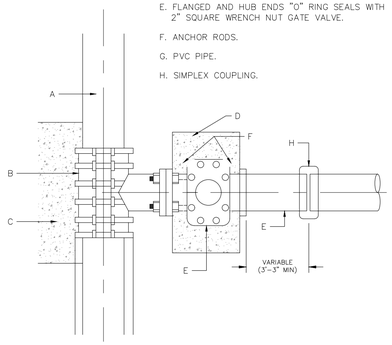
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAMES MICHAEL CASASNOVAS/PERLA CASASNOVAS	55 WESTON RD, SUITE 205	WESTON, FLORIDA 33326	(956) 961–7198
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600–8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369–0988

H:\M2\AUBURN HEIGHTS\02-DWG_Design Files\01-Civil\Sheets\WD\Sheets\0.1 Plat - Auburn Heights Apartments.dwg May 13,2026 - 6:08PM oviro

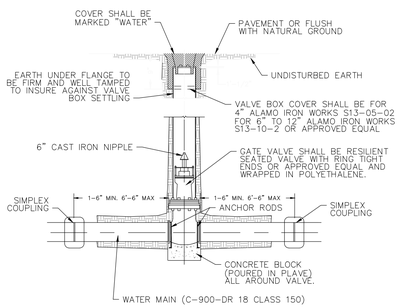


CONSTRUCTION NOTES:
1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

CONSTRUCTION NOTES:
A. WATER MAIN (SEE PLANS AND SPECIFICATION).
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS.
G. PVC PIPE.
H. SIMPLEX COUPLING.

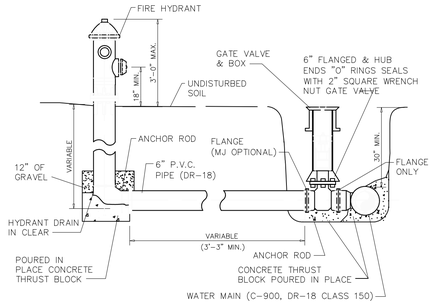


WATER TAPPING SLEEVE
& VALVE INSTALLATION
N.T.S.



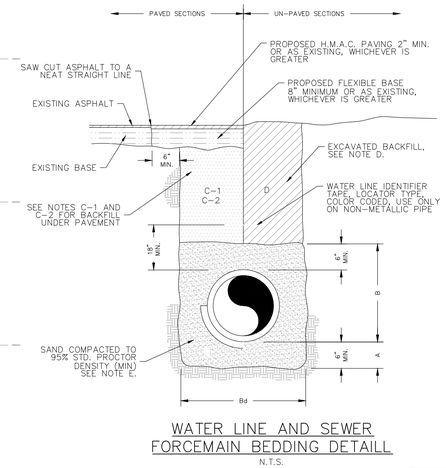
GENERAL NOTES:
1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)

TYPICAL VALVE
& VALVE BOX
N.T.S.



GENERAL NOTES:
1. FIRE HYDRANT ELEVATIONS WILL BE SET BY ENGINEER.
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
3. FLANGE GATE VALVE INSTALLATION TO BE USED WITH 10" WATER LINES OR GREATER.
4. BBF TEES TO BE USED WITH 10" WATER LINES OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES.
5. ACCEPTABLE HYDRANT BRANDS ARE MUELLER AND KENNEDY.

TYPICAL FIRE HYDRANT
INSTALLATION
N.T.S.



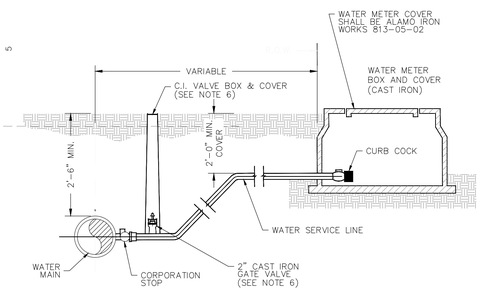
WATER LINE AND SEWER
FORCEMAIN BEDDING DETAILL
N.T.S.

GENERAL NOTES:
A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND (SMALLER) PIPE O.D. X 1.25 +12" (FOR 18" PIPE AND LARGER)
C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS
C-2. (STATE MAINTAINED ROADWAYS) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY 95% INSIDE RIGHT OF WAY
E. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH <50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX <7.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

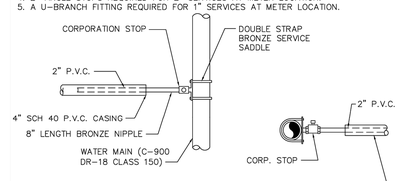
BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



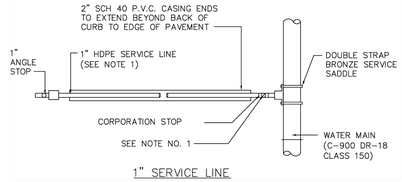
GENERAL NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICES.
7. POLYETHELENE TUBING ACCEPTABLE FOR LINES SIZES 1" OR LESS. SCHEDULE 40 PVC REQUIRED FOR LINES SIZES GREATER THAN 1"

TYPICAL SERVICE CONNECTION
WITHE METER BOX
N.T.S.

NOTES:
1. SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE. 1" SERVICE LINES SHALL BE SDR-9, HDPE, ASTM D-2737
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.



2" SERVICE LINE



1" SERVICE LINE

TYPICAL WATER SERVICE
CONNECTION
N.T.S.

1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

WATER DISTRIBUTION LAYOUT

AUBURN HEIGHTS APARTMENTS SUBDIVISION

McALLEN, TEXAS

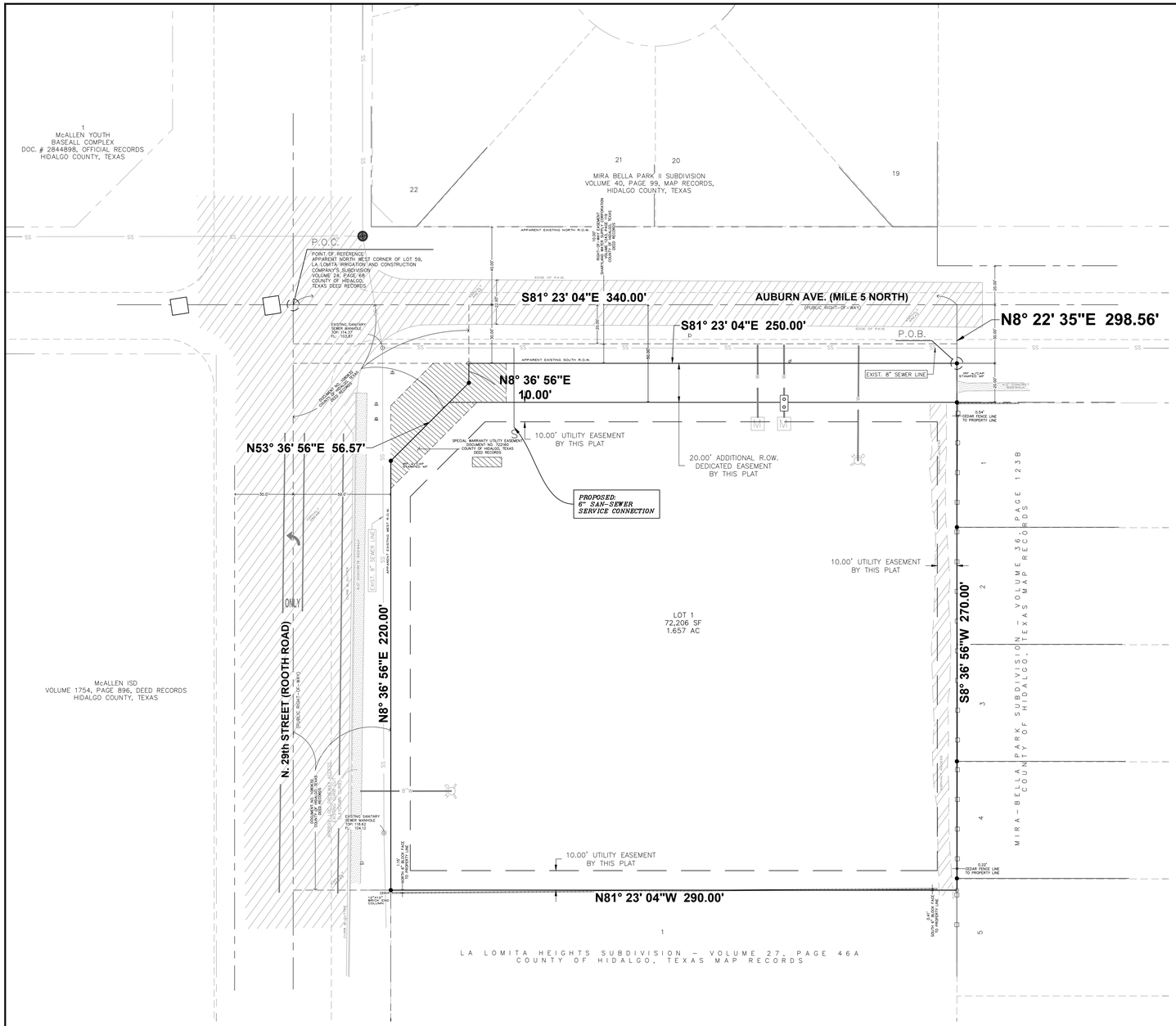
STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED
PROFESSIONAL ENGINEER

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05/13/26
Emigdio "Milo" Salinas P.E. Date

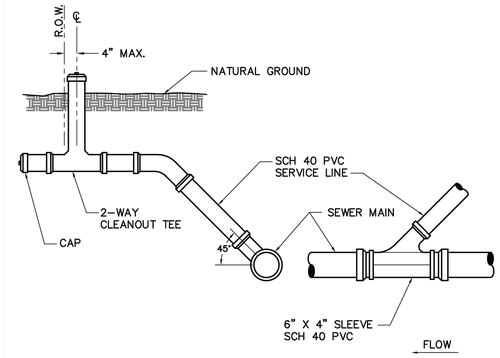
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SURVEYED BY: HLG
SHEET: C-2

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SCALE 1" = 30'

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



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.

SEWER SERVICE CONNECTION
N.T.S.

1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

SANITARY SEWER LAYOUT

AUBURN HEIGHTS APARTMENTS SUBDIVISION
McALLEN, TEXAS

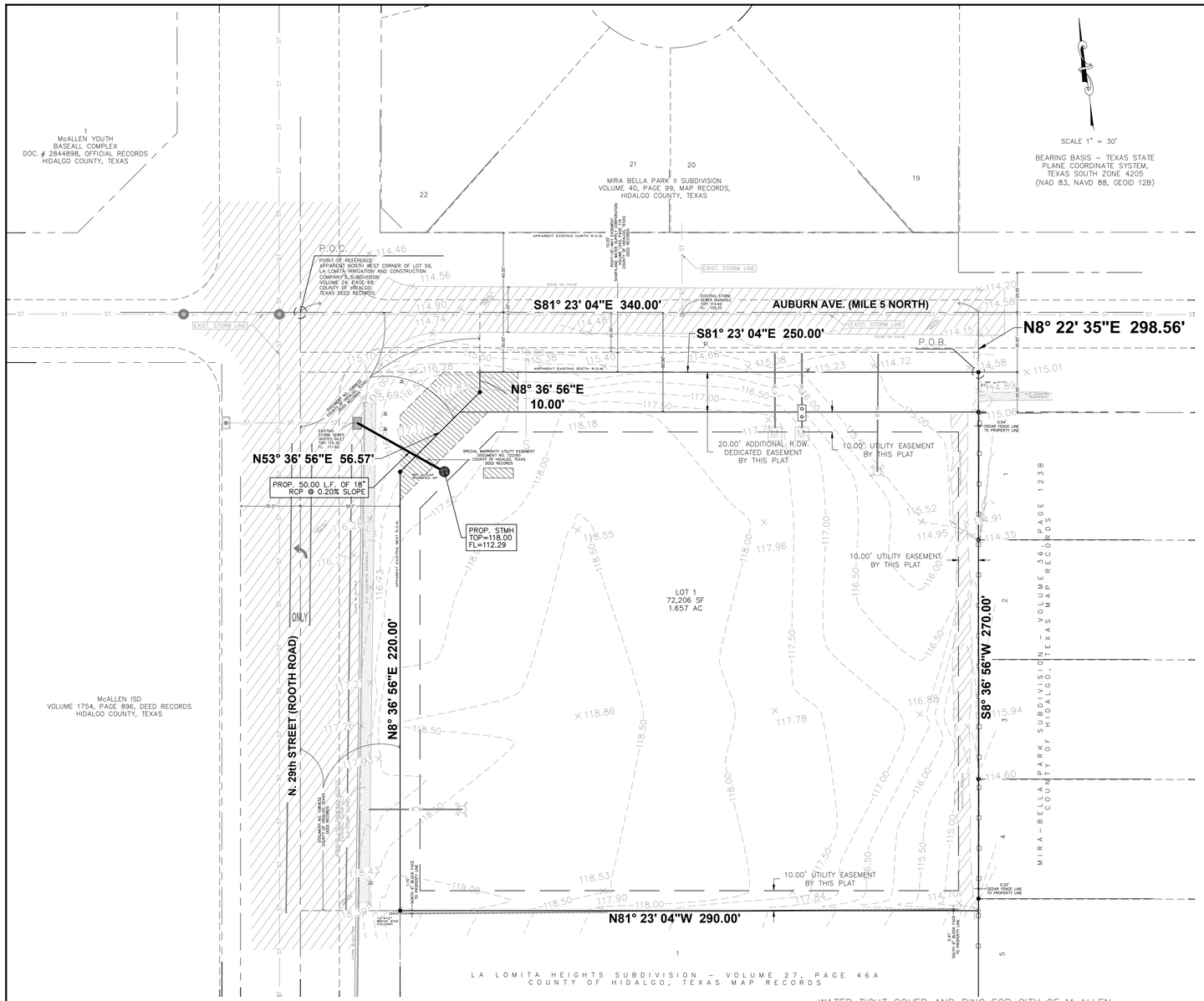
STATE OF TEXAS
EMIGDIO SALINAS
107703
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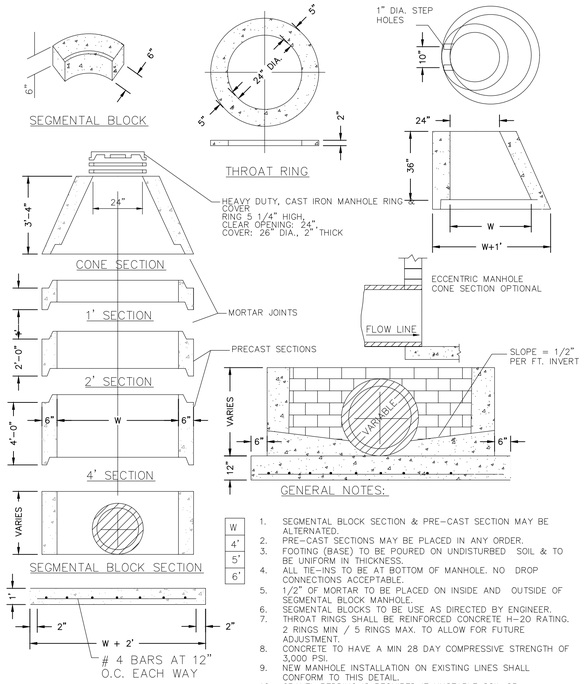
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Emigdio "Milo" Salinas P.E. — Date

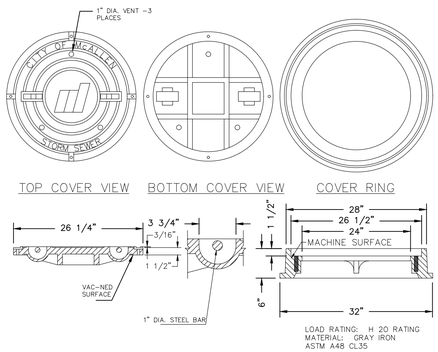
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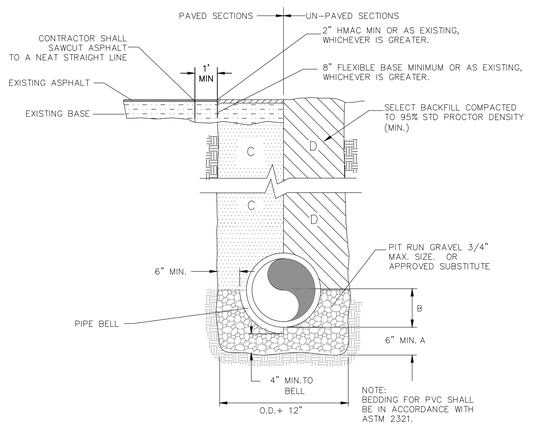




TYPICAL CONCRETE STORM MANHOLE
N.T.S.



STORM SEWER MANHOLE COVER
N.T.S.



A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") PIT RUN GRAVEL 3/4" MAX SIZE.
B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO THE SPRING LINE. PIT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.
C. CITY STREETS PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 95% STD, 8" LIFTS, MECHANICAL COMPACTION.
D. STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
E. SELECT EARTH BACKIFLL COMPACTED TO 95% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.

TYPICAL STORM SEWER PIPE BEDDIND DETAIL
N.T.S.

1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

PAVING AND DRAINAGE LAYOUT

AUBURN HEIGHTS APARTMENTS SUBDIVISION
McALLEN, TEXAS

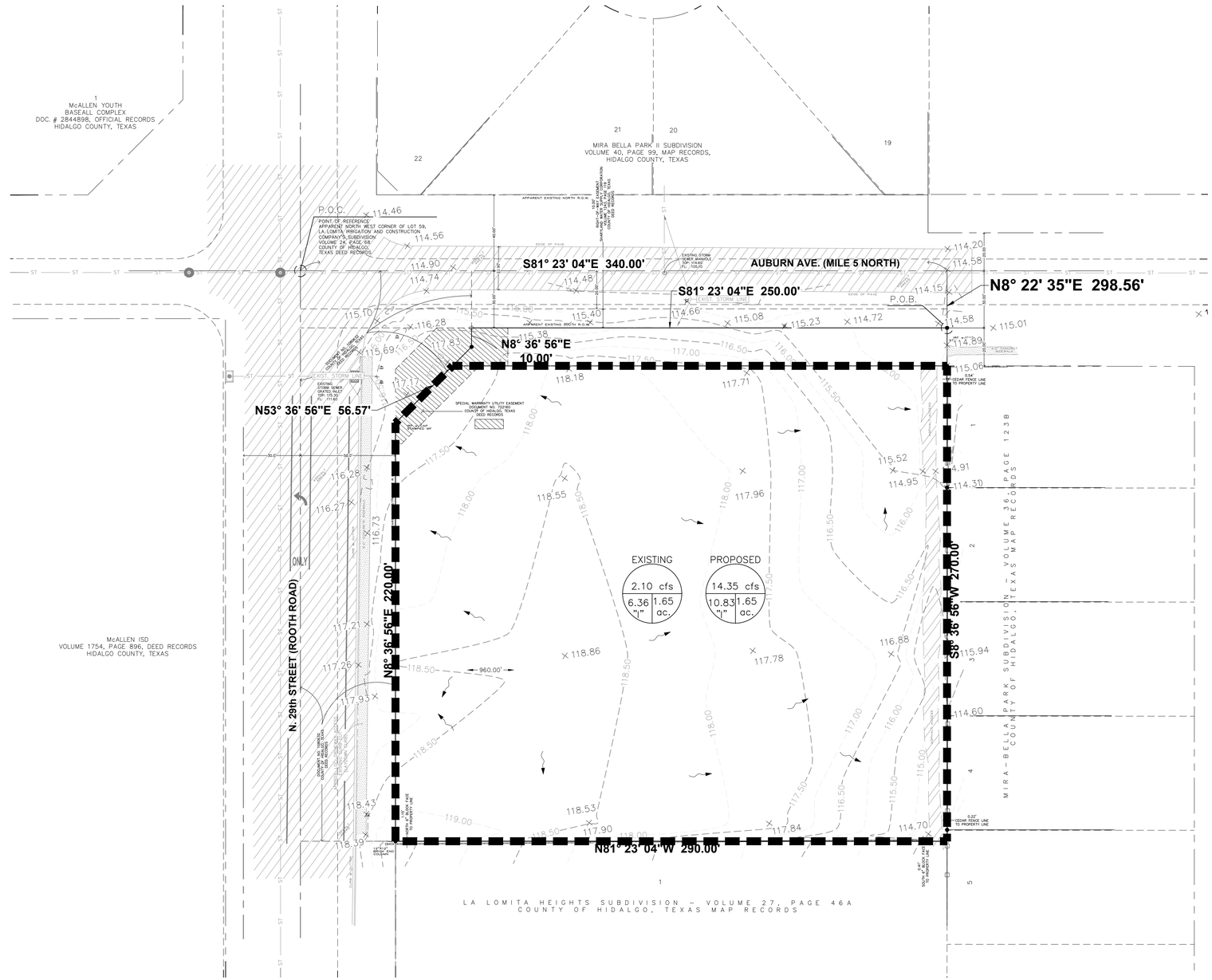
STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED PROFESSIONAL ENGINEER

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05/13/26
Emigdio "Milo" Salinas P.E. — Date

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McALLEN YOUTH BASEALL COMPLEX
DOC. # 2844898, OFFICIAL RECORDS
HIDALGO COUNTY, TEXAS
MIRA BELLA PARK II SUBDIVISION
VOLUME 40, PAGE 99, MAP RECORDS,
HIDALGO COUNTY, TEXAS
P.O.C.
POINT OF REFERENCE
APPARENT NORTH WEST CORNER OF LOT 59,
LA LOMITA IRRIGATION AND CONSTRUCTION
COMPANY'S SUBDIVISION
VOLUME 24, PAGE 68,
COUNTY OF HIDALGO,
TEXAS DEED RECORDS
S81° 23' 04"E 340.00'
AUBURN AVE. (MILE 5 NORTH)
S81° 23' 04"E 250.00'
N8° 22' 35"E 298.56'
P.O.B.
N8° 36' 56"E
10.00'
N53° 36' 56"E 56.57'
N8° 36' 56"E 220.00'
S8° 36' 56"W 270.00'
N81° 23' 04"W 290.00'
960.00'
N. 29th STREET (ROOTH ROAD)
ONLY
McALLEN ISD
VOLUME 1754, PAGE 896, DEED RECORDS
HIDALGO COUNTY, TEXAS
LA LOMITA HEIGHTS SUBDIVISION – VOLUME 27, PAGE 46A
COUNTY OF HIDALGO, TEXAS MAP RECORDS
MIRA-BELLA PARK SUBDIVISION – VOLUME 36, PAGE 123B
COUNTY OF HIDALGO, TEXAS MAP RECORDS
EXISTING
2.10 cfs
6.36 "I" 1.65 ac.
PROPOSED
14.35 cfs
10.83 "I" 1.65 ac.
SPECIAL WARRANTY UTILITY EASEMENT
DOCUMENT NO. 722163
COUNTY OF HIDALGO, TEXAS
DEED RECORDS
EXISTING STORM SEWER MANHOLE
TOP: 119.70'
FL: 111.60'
EXISTING STORM SEWER MANHOLE
TOP: 119.70'
FL: 111.60'
EXIST. STORM LINE
EXISTING 30" CONCRETE STORM SEWER
EXISTING 24" CONCRETE STORM SEWER
EXISTING 18" CONCRETE STORM SEWER
EXISTING 12" CONCRETE STORM SEWER
EXISTING 6" CONCRETE STORM SEWER
EXISTING 4" CONCRETE STORM SEWER
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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/13/2026

SUBDIVISION NAME: AUBURN HEIGHTS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Auburn Avenue: Dedication of 50 ft from centerline to be in line with existing alignment to the subdivisions to the east. Paving: 52 ft. Curb & gutter: both sides Revisions required: -Need to Label the Centerline & Total R.O.W. after accounting for dedication. -Needs to provide R.O.W. documents on the plat and provide copies for staff review prior to final. - Provide annotations identifying "Total ROW" "Existing ROW", etc, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
N. 29th Street (Rooth Road): Dedication of 50 ft from centerline for a 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides Revisions Required: -Need to Label the Centerline & Total R.O.W. after accounting for dedication. -Provide annotations identifying "Total ROW" "Existing ROW", etc, prior to final. -Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. -Needs to provide R.O.W. documents on the plat and provide copies 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	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily development. -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	Applied
SETBACKS	
* Front: (N. 29th Street) 20 ft. or greater for easements or in line with existing structures, whichever is greater applies. - Add plat note as stated above, prior to final. (Proposing) 50 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. - Add plat note as stated above, prior to final. (Proposing) Others according to the zoning ordinance or easement line, or approved site plan whichever is greatest. **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements. - Add plat note as stated above, prior to final. (Proposing) Side Street 15ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft except where greater setback is required, greater setback applies. - Add plat not as stated above, prior to final. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Auburn Avenue and N. 29th Street. -May increase to 5 ft. as per Engineering Department - Add plat note as stated above, prior to final. - Remove plat note No. 7. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Add to plat as a separate plat note. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses -- Add to plat as a separate plat note. **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.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along - Existing curb cuts will not be honored as per Traffic Department. Please Traffic Department comments. **Must comply with City Access Management Policy	Required
Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - remove plat note.	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.	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 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets: Auburn Avenue and N. 29th Street. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3A Proposed R-3A ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - No rezoning have been submitted, if rezoning occurs, requirements may change.	Applied
PARKS	
* Land dedication in lieu of fee. -* Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $42,000 (60 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Required
Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $42,000 (60 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. Plat note No. 19 is not required, please remove.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	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 Dept. TG approved, No TIA required	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - If subdivision will be private, needs to add the words " (Private Subdivision) " under the Plat name of the subdivision. - provide gate details for staff review, prior to final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISON IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

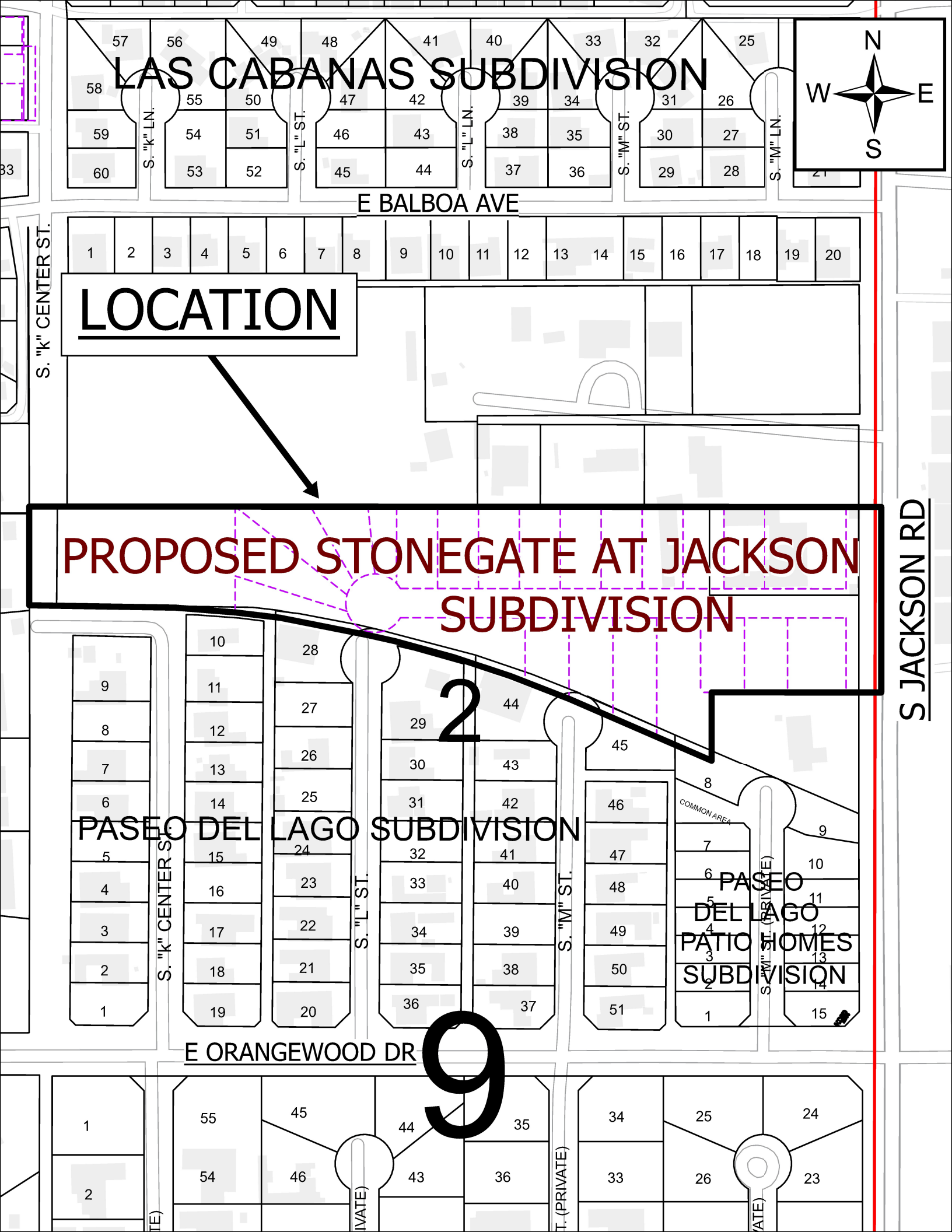

LOCATION
PROPOSED AUBURN HEIGHTS SUBDIVISION
AUBURN AVE
N 29TH ST
N. 27TH LN.
LA LOMITA HEIGHTS SUBDIVISION
LOT 1
LOT 1
LA LOMITA HEIGHTS SUBDIVISION PHASE 2
GEORGIA SUBDIVISION
MIRA-BELLA PARK SUBDIVISION
HCAD 2018
HCAD 2023
HCAD 2026
N
W
E
S
25
24
23
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21
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8
9
10

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Stonegate at Jackson Subdivision*
Owner Name	*Skyline Valley Development. LLC*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-1 (Single Family Residential)*
Proposed Zoning	*R-3 (High-Density Residential)*
Number of Lots	*24*

City of McAllen Planning Department


LAS CABANAS SUBDIVISION
N
W
E
S
E BALBOA AVE
S. "k" CENTER ST.
S. "k" LN.
S. "L" ST.
S. "L" LN.
S. "M" ST.
S. "M" LN.
LOCATION
PROPOSED STONEGATE AT JACKSON SUBDIVISION
S JACKSON RD
2
PASEO DEL LAGO SUBDIVISION
S. "k" CENTER ST.
S. "L" ST.
S. "M" ST.
COMMON AREA
S. "M" (PRIVATE)
PASEO DEL LAGO PATIO HOMES SUBDIVISION
E ORANGEWOOD DR
9
S. "L" ST. (PRIVATE)
S. "M" ST. (PRIVATE)

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

May 22, 2026

City of McAllen Planning Dept.
Attn: Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: Stonegate at Jackson Subdivision-- Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, Skyline Valley Development, LLC., and in reference to Stonegate at Jackson Subdivision, we respectfully request a variance to the following items:

1. **Street Jog**
   Requirement: No less than 125 ft.
   Proposal: 100.76 ft. offset CL-CL to "Hyatt Avenue".
   Stonegate at Jackson is a 21-lot private subdivision for single family homes. Density for this subdivision will only generate an average daily trips of approximately 200.

   The developer is proposing to install Covina Avenue approximately at the middle of the property to accommodate for the most efficient possible design for this single-family lot subdivision. There is an existing home that will remain on the property within proposed Lot 1. Also, we are proposing a detention area at the entrance of the subdivision on the south side of Covina Avenue.

   Hyatt Avenue is an existing residential street is located south of the proposed Covina Avenue which prevents any "left-turn conflicts". Hyatt Avenue is within City limits of Pharr.

   The approval of this variance will allow for the most efficient design for this plat without compromising the desired number of lots.

2. **Cul-De-Sac Length:**
   Requirement: Length to not exceed 600 ft.
   Proposal: The proposed cul-de-sac has a length of 807 ft.

   Subdivision is proposed to be private with only one entrance/exit. This private subdivision is only for 21 single-family homes. Traffic will be minimum and the amount of cars parked on the street will be almost non-

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

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MAY 26 2026
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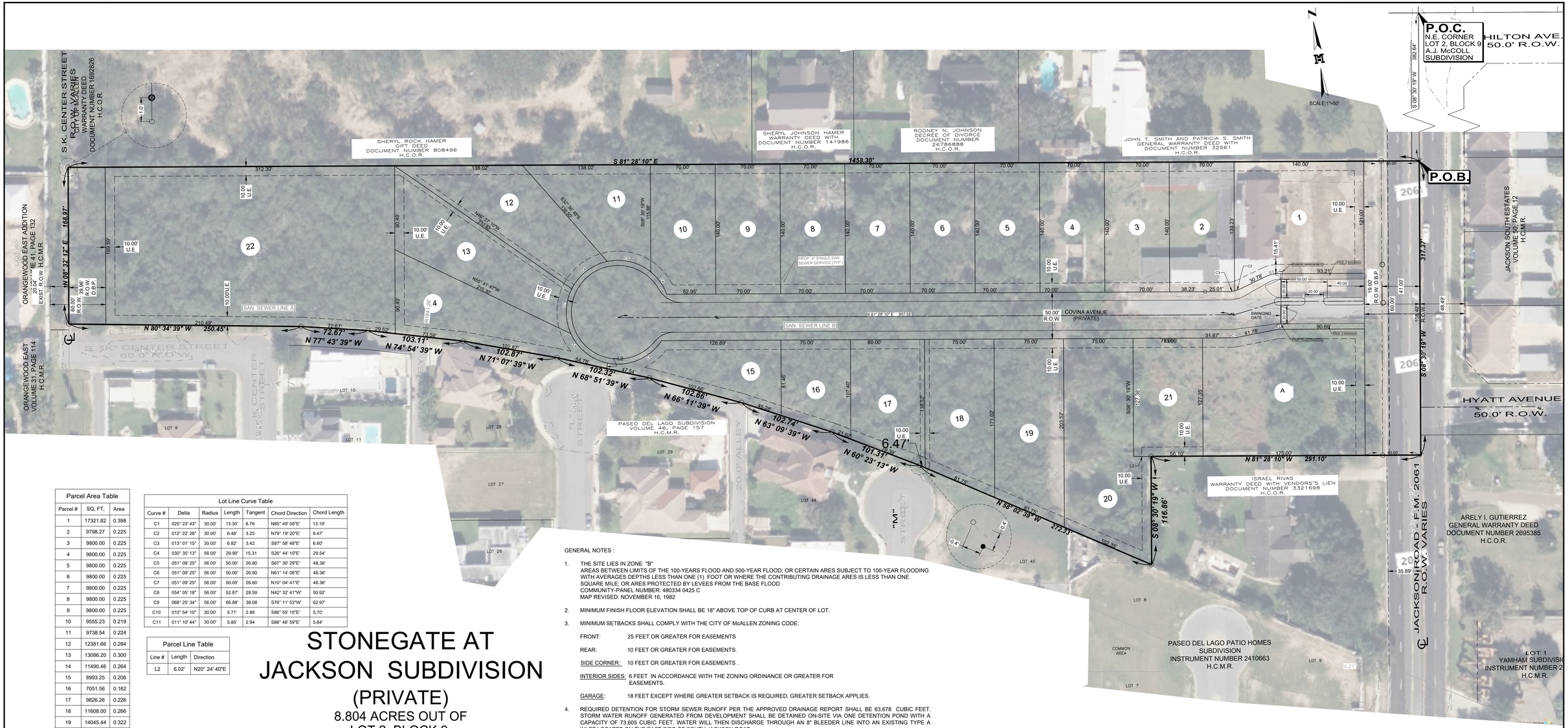
existent since the average lot size is approximately 9,500 square feet. These lot sizes will provide for large driveways and enough parking space for all cars within each lot.

3. **Side setbacks:**
   Requirement: 6 ft.
   Proposal: 5 ft.

Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,

Mario A. Reyna, P.E.
President



Parcel Area Table		
Parcel #	SQ. FT.	Area
1	17321.82	0.398
2	9798.27	0.225
3	9800.00	0.225
4	9800.00	0.225
5	9800.00	0.225
6	9800.00	0.225
7	9800.00	0.225
8	9800.00	0.225
9	9800.00	0.225
10	9555.23	0.219
11	9738.54	0.224
12	12381.66	0.284
13	13086.20	0.300
14	11490.46	0.264
15	8993.25	0.206
16	7051.56	0.162
17	9826.26	0.226
18	11608.00	0.266
19	14045.44	0.322
20	18613.97	0.427
21	9551.73	0.219
22	54002.74	1.240
CA-A	23341.13	0.536

Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	025° 23' 43"	30.00'	13.30'	6.76	N85° 49' 58"E	13.19'
C2	012° 22' 28"	30.00'	6.48'	3.25	N79° 19' 20"E	6.47'
C3	013° 01' 15"	30.00'	6.82'	3.42	S87° 58' 48"E	6.80'
C4	030° 35' 13"	56.00'	29.90'	15.31	S26° 44' 10"E	29.54'
C5	051° 09' 25"	56.00'	50.00'	26.80	S67° 36' 29"E	48.36'
C6	051° 09' 25"	56.00'	50.00'	26.80	N61° 14' 06"E	48.36'
C7	051° 09' 25"	56.00'	50.00'	26.80	N10° 04' 41"E	48.36'
C8	054° 05' 18"	56.00'	52.87'	28.59	N42° 32' 41"W	50.92'
C9	068° 25' 34"	56.00'	66.88'	38.08	S76° 11' 53"W	62.97'
C10	010° 54' 10"	30.00'	5.71'	2.86	S86° 55' 15"E	5.70'
C11	011° 10' 44"	30.00'	5.85'	2.94	S86° 46' 59"E	5.84'

Parcel Line Table		
Line #	Length	Direction
L2	6.02'	N20° 24' 40"E

STONEGATE AT JACKSON SUBDIVISION

(PRIVATE)

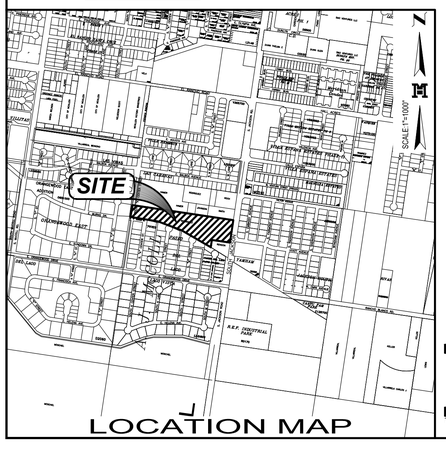
8.804 ACRES OUT OF
LOT 2, BLOCK 9,
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VOLUME 21, PAGE 598 H.C.D.R.
HIDALGO COUNTY, TEXAS

LEGEND

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

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
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DRAWN BY: L.H. DATE: 05/26/2026
REVISED BY: _____ DATE: _____
SURVEYED/CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

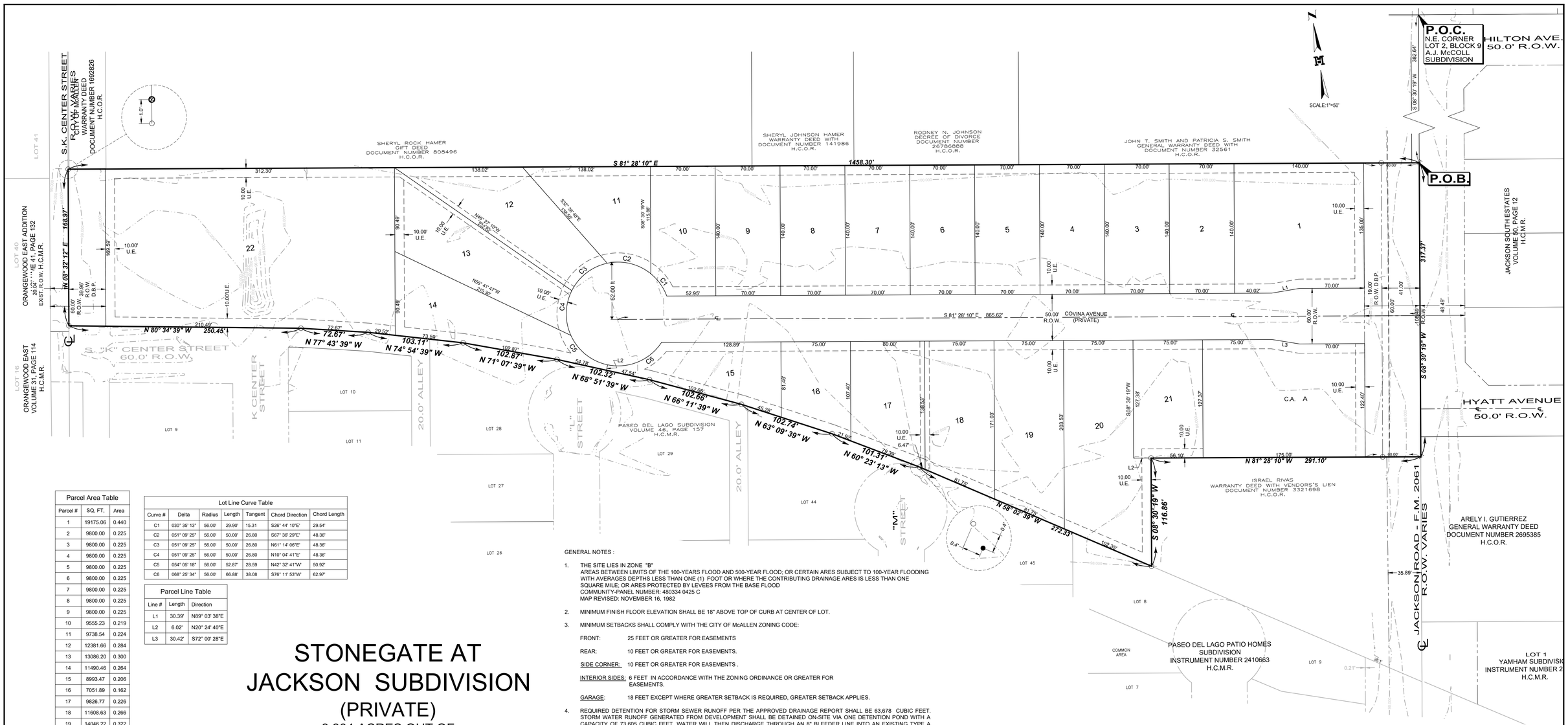
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GENERAL NOTES :

1. THE SITE LIES IN ZONE "B"
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COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
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6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG SOUTH JACKSON ROAD, A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS AND ALONG S K CENTER STREET.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG SOUTH JACKSON ROAD AND S K CENTER STREET.
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13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SOUTH JACKSON ROAD.
14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE STONEGATE AT JACKSON SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
15. COMMON AREA "A" IDENTIFIED AS DETENTION AREAS, ANY PRIVATE STREETS/DRIVES, MAIL CENTER ETC. MUST BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, STONEGATE AT JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA "A", WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON AREA "A" TRANSFER OF TITLES TO STONEGATE AT JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE STONEGATE AT JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON AREA "A" 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.

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



Parcel Area Table		
Parcel #	SQ, FT,	Area
1	19175.06	0.440
2	9800.00	0.225
3	9800.00	0.225
4	9800.00	0.225
5	9800.00	0.225
6	9800.00	0.225
7	9800.00	0.225
8	9800.00	0.225
9	9800.00	0.225
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17	9826.77	0.226
18	11608.63	0.266
19	14046.22	0.322
20	18614.90	0.427
21	9552.81	0.219
22	54002.74	1.240
C.A. A	21865.80	0.502

Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	030° 35' 13"	56.00'	29.90'	15.31	S26° 44' 10"E	29.54'
C2	051° 09' 25"	56.00'	50.00'	26.80	S67° 36' 29"E	48.36'
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C6	068° 25' 34"	56.00'	66.88'	38.08	S76° 11' 53"W	62.97'

Parcel Line Table		
Line #	Length	Direction
L1	30.39'	N89° 03' 38"E
L2	6.02'	N20° 24' 40"E
L3	30.42'	S72° 00' 28"E

STONEGATE AT JACKSON SUBDIVISION

(PRIVATE)

8.804 ACRES OUT OF
LOT 2, BLOCK 9,
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 598 H.C.D.R.
HIDALGO COUNTY, TEXAS

LEGEND

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

R.O.W. - RIGHT OF WAY
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℄ - CENTER LINE

DRAWN BY:	L.H.	DATE:	05/26/2026
REVISED BY:		DATE:	
SURVEYED/CHECKED:		DATE:	
FINAL CHECK:		DATE:	

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BY:_____ DEPUTY

STONEGATE AT JACKSON SUBDIVISION

(PRIVATE)

8.804 ACRES OUT OF
LOT 2, BLOCK 9,
A.J. McCOLL SUBDIVISION

VOLUME 21, PAGE 598 H.C.D.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A TRACT OF LAND CONTAINING 8.804 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOT 2, BLOCK 9, A.J. McCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.804 ACRES WERE CONVEYED TO JOSEPHINA RODRIGUEZ BY VIRTUE OF A WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBERS 651570 AND 651571, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.804 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD;

THENCE, S 08° 30' 19" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD, A DISTANCE OF 382.64 FEET TO A NAIL SET AT THE SOUTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO JOHN T. SMITH AND PATRICIA S. SMITH BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 32561, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 30' 19" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 9, AND WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD, A DISTANCE OF 317.37 FEET TO A NAIL SET, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 28' 10" W AT A DISTANCE OF 41.10 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF JACKSON ROAD, CONTINUING A TOTAL DISTANCE OF 291.10 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 30' 19" W A DISTANCE OF 116.86 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF PASEO DEL LAGO PATIO HOMES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2410663, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 58° 02' 39" W ALONG THE NORTH LINES OF SAID PASEO DEL LAGO PATIO HOMES SUBDIVISION AND PASEO DEL LAGO SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46, PAGE 157, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 92.57 FEET PASS THE NORTHWEST CORNER OF SAID PASEO DEL LAGO PATIO HOMES SUBDIVISION AND THE NORTHEAST CORNER OF SAID PASEO DEL LAGO SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 272.33 FEET TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND BEARS S 13° 28' 31" E A DISTANCE OF 0.55 FEET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 60° 23' 13" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 101.31 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 63° 09' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 102.74 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, N 66° 11' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 102.66 FEET TO A N O. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 68° 51' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 102.32 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 71° 07' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 102.87 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 74° 54' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, AT A DISTANCE OF 35.85 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 103.11 FEET TO A NO. 4 REBAR, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 77° 43' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 72.67 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, N 80° 34' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 250.45 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID PASEO DEL LAGO SUBDIVISION AND WEST LINE OF SAID LOT 2, BLOCK 9, FOR THE SOUTHWEST CORNER OF THIS TRACT;
13. THENCE, N 08° 32' 12" E, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 9, A DISTANCE OF 168.97 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1692826, HIDALGO COUNTY OFFICIAL RECORDS, FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 32' 12" E A DISTANCE OF 1.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
14. THENCE, S 81° 28' 10" E ALONG THE SOUTH LINE OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN, AT A DISTANCE OF 40.87 FEET PASS THE SOUTHEAST CORNER OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN AND THE SOUTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO SHERYL ROCK HAMER BY VIRTUE OF A GIFT DEED RECORDED UNDER DOCUMENT NUMBER 808496, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 738.14 FEET PASS THE SOUTHEAST CORNER OF SAID CERTAIN TRACT CONVEYED TO SHERYL ROCK HAMER AND A CERTAIN TRACT CONVEYED TO SHERYL JOHNSON HAMER BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1419986, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 848.14 FEET PASS THE SOUTHEAST CORNER OF SAID CERTAIN TRACT CONVEYED TO SHERYL JOHNSON HAMER AND THE SOUTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO RODNEY N. JOHNSON BY VIRTUE OF A DECREE OF DIVORCE RECORDED UNDER DOCUMENT NUMBER 2678688, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 1,026.14 FEET PASS THE SOUTHEAST CORNER OF SAID CERTAIN TRACT CONVEYED TO RODNEY N. JOHNSON AND THE SOUTHWEST CORNER OF SAID CERTAIN TRACT CONVEYED TO JOHN T. SMITH AND PATRICIA S. SMITH, AT A DISTANCE OF 1,417.21 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF JACKSON ROAD, CONTINUING A TOTAL DISTANCE OF 1,458.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.804 ACRES OF WHICH 0.299 OF ONE ACRE WHICH LIES WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD LEAVING A NET OF 8.505 ACRES OF LAND, MORE OR LESS.

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

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

THE STATE OF TEXAS
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE STONEGAT AT JACKSON SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, 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.

SKYLINE VALLEY DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

_____ _____
HECTOR MANUEL JARAMILLO LOPEZ DATE
MANAGER
2310 BROCK STREET
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 05/26/2026
DATE REVISED: _____
ENGINEERING JOB # 25051.00

STATE OF TEXAS · MARIO A. REYNA · 117368 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF STONEGATE AT JACKSON SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 09-29-2023, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____
ROBERTO N. TAMEZ, REGISTERED DATE:
PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 09-29-2023
SURVEY JOB No. 23699.08

ROBERTO N. TAMEZ · 6238

DRAWN BY: L.H. DATE: 05/26/2026
REVISED BY: _____ DATE: _____
SURVEYED/CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2026

SUBDIVISION NAME: STONEGATE AT JACKSON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Jackson Road (F.M. 2061): Dedication as needed for 60 ft. from Centerline for 120 ft. Total R.O.W. Paving: By State Curb & gutter: By State Revisions Needed: - Revise street name as shown above where applicable, prior to final. - Show R.O.W. dedication on S. Jackson Road. - Verify alignment of the road going North to South prior to final. - Verify Centerline location that is being shown on the plat. - Label the existing R.O.W., R.O.W. dedications, Total R.O.W., dimensions from Centerline, etc. prior to final. - Include document numbers for the existing R.O.W. and provide them for staff review prior to final. - A variance request was submitted for a street Jog off-set. The variance will be heard at the planning and Zoning meeting of July 7, 2026 and City Commission on 07.27.26. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. "K" Center Street: Need to dedicate 40 ft. of R.O.W. for the total 60 ft. R.O.W. requirement on S. "K" Center Street. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Need to add R.O.W. dedications provided by Orangewood & Las Vinas Subdivision on the Plat. Provide Doc. no's and how the R.O.W. was dedicated. Provide staff with copies of these documents for review prior to final. - Need to provide an area map to verify street alignments/offsets. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Street (Private): Dedication as needed for 60 ft. of Total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Plat shows 50 ft. of R.O.W. for interior streets. Needs to label dimension of Cul-De-Sac and and revise lot layout as applicable. - Street names will be established prior to final, need to add the label for " (Private)" wording on the street. - Subdivision is proposed as Private and Gated, needs to provide staff with gate details for review. R.O.W. is subject to increase for gate areas, sidewalks, island, etc. finalize prior to final / prior to any variance request. - Need to provide staff with 'Cul-De-Sac' details regarding R.O.W. and paving details to assure compliance prior to final / prior to any variance request. **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	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-3T Zone Districts - Plat Layout submitted on April 11, 2025 does not comply with the block length requirement, please revise accordingly. **Subdivision Ordinance: Section 134-118	Non-compliance
* 600 ft. Maximum Cul-de-Sac - The The preliminary plat submitted on April 11, 2025 appears to not comply with the maximum Cul-De-Sac length requirement. Please revise accordingly. Provide 'Cul-De-Sac' details regarding regarding R.O.W. and paving details to assure compliance prior to final / any variance request submittal. - A variance was submitted for exceeding the mac block length for a cul-de-sac. the variance request will be heard at the planning and zoning meeting of July 7, 2026 and City Commission on July27, 2026. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: "25 feet or greater for easements" **Setbacks are based on R-3T Zoning District. Rezoning request for this property would be required. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include the note as shown above prior to final. Proposing: "10 feet except 25 feet for double fronting lots, or greater for easement..." **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 note as shown above prior to final - a variance request was submitted for a 5 ft setback instead of the required 6 ft for an R-1 zone. the variance will be heard at the planning and zoning meeting of July 7, 2026. **Zoning Ordinance: Section 138-356	Non-compliance

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

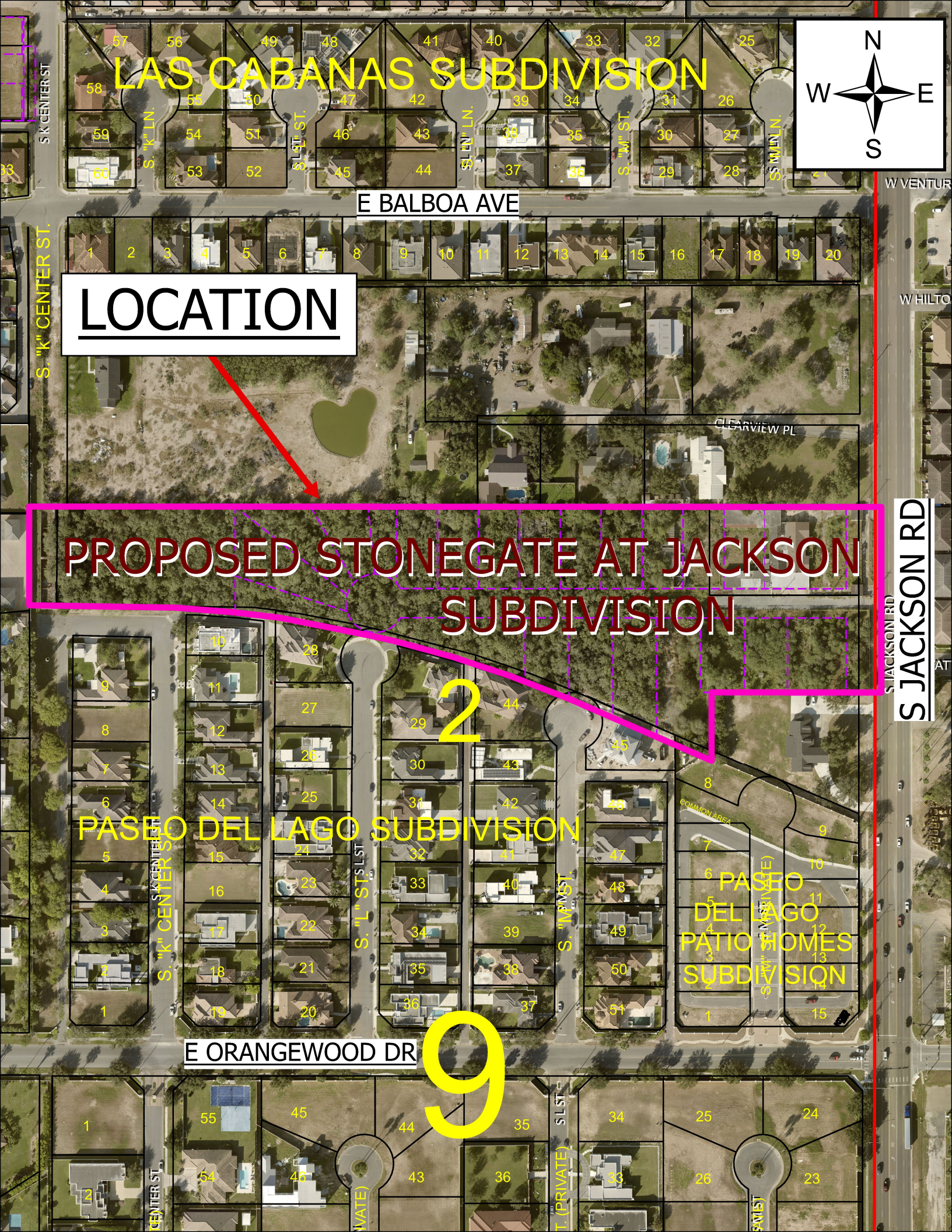
* Corner:10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along S. Jackson Road, and a 4ft wide minimum sidewalk is required on both sides of all interior streets and along S. "K" Center Street. Revisions Needed: - Sidewalk plat note will need to be finalized prior to final. *Disclaimer: Sidewalk requirements may increase to 5 ft. 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. Revisions Needed: - Note is subject to change once streets and re-zoning have been finalized. **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: -Include note as shown above prior to final, note may be subject to change.	TBD
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along S. Jackson Road. Revisions Needed: -Plat note #13 may be subject to change. - Other streets may be required once subdivision layout and streets have been finalized, finalize note wording prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final.	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 a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: -Add a plat note as shown above prior to final. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Homeowner's Association Covenants must be submitted for staff review. - Add a plat note with a blank space to cross-referencing the HOA document number after being recorded. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. - Need to clarify lots 13 & 14. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-1 (single-family residential) Proposed: R-3T (Townhouse Residential) District - Need to Submit a Rezoning application for R-3 ZONE under the new UDC code. - If proposing to stay with current zone, please come by the office to adjust the application. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide final 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.	Required
* Pending review by City Managers Office. 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 required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: - Needs to verify the amount of managing members, as LLC documents refer to a Mr. Alejandro Jaramillo Lopez. - Needs to revise application, as application refers to the number of lots as 21 but plat mentions a total of 22 lots. - Remove the signature line for the City Secretary as this is not required. - Wording for the Owner's signature line refers to Public wording for subdivisions. - HCID#1 signature is being provided, disclaimer: we don't require irrigation district signature block, but if provided you would need to get the signatures. - Verify the legal description mentioned for the subdivision. - Provide radius of the Cul-De-Sac. - Need to provide Parcel information of the surrounding subdivisions on the Plat. - Needs to provide a rezoning application for Townhomes. - If lot 24 is for detention, needs to label it accordingly. Please clarify with staff for access to lot 24 for maintenance. - Needs to provide staff with gate details and 'Cul-De-Sac' layout for review. - Missing P.O.C. on the 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 CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF REQUESTS #2 (CUL-DE-SAC) AND #3 (SIDE SETBACK) AND DISAPPROVAL OF REQUEST #1 (STREET JOG).	Applied


LAS CABANAS SUBDIVISION
N
W
E
S
E BALBOA AVE
LOCATION
S. "K" CENTER ST.
S. "K" LN.
S. "L" ST.
S. "L" LN.
S. "M" ST.
S. "M" LN.
CLEARVIEW PL
W VENTUR
W HILTO
S JACKSON RD
PROPOSED STONEGATE AT JACKSON SUBDIVISION
2
PASEO DEL LAGO SUBDIVISION
S. "K" CENTER ST
S. "L" ST
S. "M" ST
COMMON AREA
PASEO DEL LAGO PATIO HOMES SUBDIVISION
E ORANGEWOOD DR
9

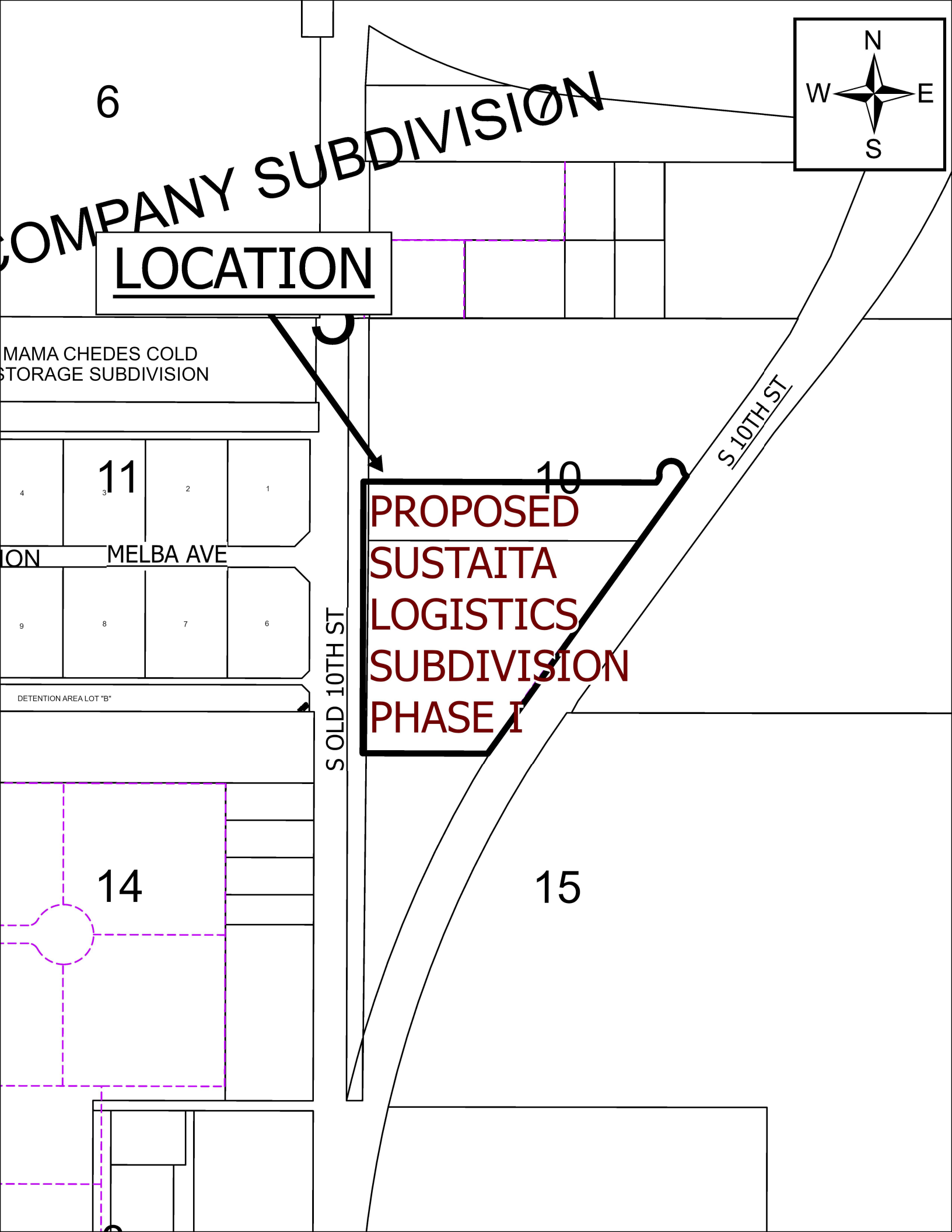

VILLA HERMOSA SUBDIVISION
E. AGUSTA AVE.
(PRIVATE)
BLOCK 1
BLOCK 2
COMMON AREA
COMMON LOT B
LAS CABANAS SUBDIVISION
S. "K" LN.
S. "L" ST.
S. "L" LN.
S. "M" ST.
S. "M" LN.
LOCATION
S. "K" CENTER ST.
S JACKSON RD
109 FT OFFSET
PROPOSED STONEGATE AT JACKSON SUBDIVISION
HYATT AVE
2
PASEO DEL LAGO SUBDIVISION
S. "K" CENTER ST.
S. "L" ST.
S. "M" ST.
PASEO DEL LAGO TOWNHOMES SUBDIVISION
9
ORANGEWOOD DR.
S. "K" CENTER ST. (PRIVATE)
S. "K" CENTER LN. (PRIVATE)
S. "L" ST. (PRIVATE)
S. "M" ST. (PRIVATE)
LAGO VISTA SUBDIVISION
E. HELENA AVE. (PRIVATE)
3
N
W
E
S

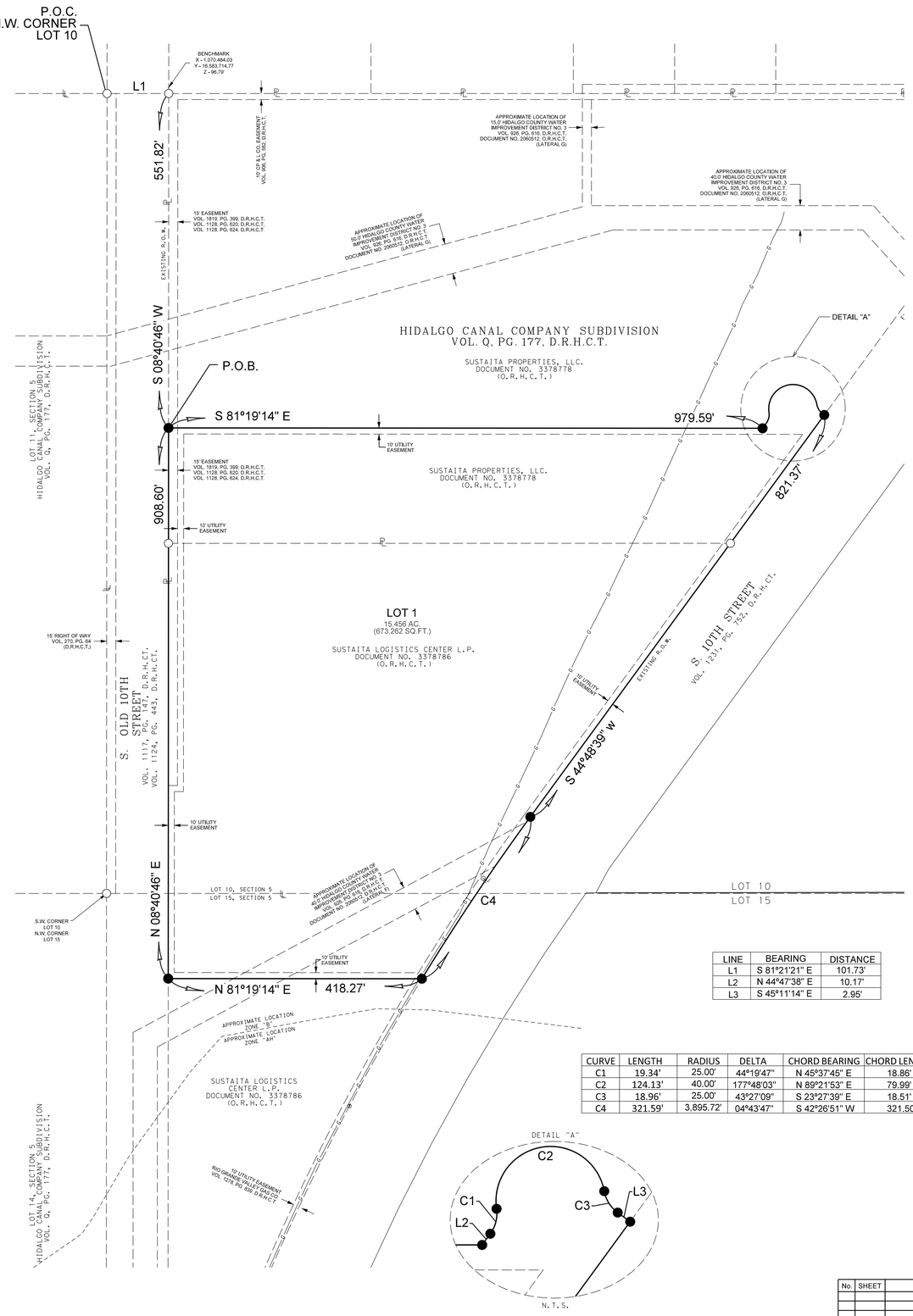
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Sustaita Logistics Subdivision Phase I*
Owner Name	*Sustaita Logistics Center, L.P.*
Engineering Firm	*South Texas Infrastructure Group*
Existing Zoning	*I-1 (light Industrial)*
Proposed Zoning	*I-1 (Light Industrial)*
Number of Lots	*1*

City of McAllen Planning Department


6
COMPANY SUBDIVISION
LOCATION
N
W
E
S
MAMA CHEDES COLD
STORAGE SUBDIVISION
11
10
PROPOSED
SUSTAITA
LOGISTICS
SUBDIVISION
PHASE I
S 10TH ST
MELBA AVE
S OLD 10TH ST
DETENTION AREA LOT "B"
14
15



LINE	BEARING	DISTANCE
L1	S 81°21'21" E	101.73'
L2	N 44°47'38" E	10.17'
L3	S 45°11'14" E	2.95'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.34'	25.00'	44°19'47"	N 45°37'45" E	18.86'
C2	124.13'	40.00'	177°48'03"	N 89°21'53" E	79.99'
C3	18.96'	25.00'	43°27'09"	S 23°27'39" E	18.51'
C4	321.59'	3,895.72'	04°43'47"	S 42°26'51" W	321.50'

HIDALGO COUNTY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF SUSTAITA LOGISTICS PHASE I SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____.

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF SUSTAITA LOGISTICS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

CITY OF MCALLEN

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

I, THE UNDERSIGNED, CHARIMAN 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:

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

_____
MAYOR, CITY OF MCALLEN

_____
DATE:

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED OWNER(S) OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN AS SUSTAITA LOGISTICS PHASE I SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS, PARKS, WATERCOURSES AND DRAINS, EXCEPT THAT THE UNDERSIGNED SHALL MAINTAIN ALL MEDIAN ISLANDS SHOWN ON THE PLAT, IF ANY, AND SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF PALMVIEW, TEXAS FROM ANY LIABILITY ARISING FROM THE EXISTENCE OF SAID MEDIAN ISLAND.

_____ _____
SUSTAITA PROPERTIES, LLC DATE
EVERARDO SUSTAITA
9100 S. ASUTIN DRIVE PHARR,
TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAUL ORTEGA, KNOW 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

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

ENGINEER & SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, 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 JULY 1, 2023 UNDER MY DIRECTION.

_____
VICTOR H. TREVIÑO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968

STATE OF TEXAS
VICTOR HUGO TREVINO
128195
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

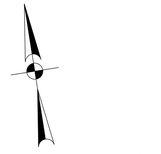
KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, 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 TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

STATE OF TEXAS
REGISTERED
VICTOR H. TREVINO
6968
PROFESSIONAL
LAND SURVEYOR

No.	SHEET	REVISION	DATE	APPROVED



SCALE 1" = 100' (24" X 36")

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.



LOCATION MAP
SCALE: 1:2000

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
ZONE "B" & ZONE "AH"
ZONE "B" AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS 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 "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO HAZARD FACTORS ARE DETERMINED. BASE FLOOD ELEVATION = 95 FEET.

COMMUNITY PANEL NO. 4480334 0425 C, REVISED NOVEMBER 16, 1982.

2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE :

3. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT OR 120.30 WHICHEVER IS GREATER.

4. CITY OF McALLEN BENCHMARK: "MC 94" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN, OFFICE, PEDRO ON AGUST 10, 1999. BEING LOCATED INSIDE WEST BOUND OF OLD 10TH ST. CLOSE NORTH OF FM 1016, 30' ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 95.77 FEET (NAVD88).

BM-1

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 STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3).

HIDALGO COUNTY DRAINGE DISTRICT 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

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO 3 RIGHT OF WAYS OR EASEMENTS APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT, OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

_____ _____
O. BRAND JR, PRESIDENT MARK FREELAND, SECRETARY

METES AND BOUNDS

BEING A 15.456 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF LOT 10 AND 15, SECTION 5, HIDALGO CANAL COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q PAGE 177, MAP RECORDS; HIDALGO COUNTY, TEXAS, CONVEYED BY "WARRANTY DEED VENDOR'S LIEN" TO SUSTAITA LOGISTICS CENTER L.P., AS DESCRIBED IN DOCUMENT NUMBER 3378786 AND CONVEYED BY "WARRANTY DEED" TO SUSTAITA PROPETIES LLC., AS DESCRIBED IN DOCUMENT NUMBER 3378778 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 15.456 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, SECTION 5, AND WITHIN THE RIGHT-OF-WAY OF SOUTH OLD 10TH STREET (R.O.W. VARIES) THENCE, SOUTH 81°21'21" EAST, A DISTANCE OF 101.73 FEET, ALONG THE NORTH LINE OF SAID LOT 10 WITHIN SAID EXISTING SOUTH OLD 10TH STREET (R.O.W. VARIES), TO A 1 INCH IRON PIPE FOUND ON THE EAST LINE OF SAID SOUTH OLD 10 STREET (R.O.W. VARIES), AND SAID SUSTAITA PROPETIES LLC., TRACT, THENCE, SOUTH 08°40'46" WEST, A DISTANCE OF 551.82 FEET, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SOUTH OLD 10TH STREET (R.O.W. VARIES), TO 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROWSS PROP COR" SET FOR THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°19'14" EAST A DISTANCE OF 979.59 FEET, WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 44° 47' 38" EAST A DISTANCE OF 10.17 FEET, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A POINT OF CURVATURE TO THE LEFT AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, AND ALSO BEING ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 19.34 FEET, A DELTA OF 44°19'47", A CHORD BEARING OF N 45°37'45" E, AND A CHORD DISTANCE OF 18.86 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A POINT OF CURVATURE TO THE RIGHT AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, AND ALSO BEING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00', AN ARC LENGTH OF 124.13 FEET, A DELTA OF 177°48'03", A CHORD BEARING OF N 89°21'53" E, AND A CHORD DISTANCE OF 79.99 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A POINT OF CURVATURE TO THE LEFT AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, AND ALSO BEING ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 18.96 FEET, A DELTA OF 43°27'09", A CHORD BEARING OF S 23°27'09" E, AND A CHORD DISTANCE OF 18.51 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 45°11'14" EAST A DISTANCE OF 2.95 FEET, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (R.O.W. VARIES), AS DESCRIBED IN VOLUME 1231, PAGE 752, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 44° 48' 39" WEST, A DISTANCE OF 262.20 FEET, ALONG THE EXITING WEST RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (R.O.W. VARIES), PASS A 1/2-INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID SUSTAITA LOGISTICS CENTER L.P., TRACT, CONTINUING A TOTAL DISTANCE OF 821.37 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A POINT OF CURVATURE TO THE LEFT AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (R.O.W. VARIES) AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 3,895.72', AN ARC LENGTH OF 321.59 FEET, A DELTA OF 04°43'47", A CHORD BEARING OF S 42°26'51" W, AND A CHORD DISTANCE OF 321.50 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81° 19' 14" EAST A DISTANCE OF 418.27 FEET, WITHIN SAID SUSTAITA LOGISTICS CENTER L.P., TRACT, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE EXISTING EAST LINE OF SAID SOUTH OLD 10 STREET (R.O.W. VARIES), FOR A SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08° 40' 46" EAST A DISTANCE OF 718.10 FEET, ALONG SAID THE EXISTING EAST LINE OF SOUTH OLD 10 STREET (R.O.W. VARIES), FOR A SOUTHEAST CORNER OF SAID SUSTAITA LOGISTICS CENTER LLC., TRACT, PASS A 1/2-INCH IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 908.60 FEET, TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 15.456 ACRE TRACT OF LAND.

BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (4205). A SURVEY PLAT ACCOMPANIES THIS HEREIN METES AND BOUNDS DESCRIPTION.

THE COUNTY OF HIDALGO TEXAS

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

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

BY: _____ DEPUTY

SHEET 1

SUBDIVISION PLAT
SUSTAITA LOGISTICS SUBDIVISION PHASE I

BEING A 15.456 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF LOT 10 AND 15, SECTION 5, HIDALGO CANAL COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q PAGE 177, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	SUSTAITA PROPERTIES, LLC,	9100 S. AUSTIN DRIVE	PHRR, TEXAS 78577	(956) 659-0853	
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, R.P.L.S.	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. # 15000

SOUTH TEXAS INFRASTRUCTURE GROUP

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/10/2026

SUBDIVISION NAME: SUSTAITA LOGISTICS SUBDIVISION PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
South 10th Street: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: By the State Curb & gutter: By the State Revisions Needed: - Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW to establish the dedication requirement prior to final. - Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. - Provide for dedication as noted above on plat 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.	Non-compliance
South Old 10th Street: ROW requirements will be determined once the existing ROW is established Paving: TBD Curb & gutter: both sides Revisions needed: - Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW to establish the dedication requirement prior to final. - Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. -Please review the subdivision to the east side of the property. Subdivision to the east and west side of property show a discrepancy between both plats. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Quarter Mile Collector (south middle section): Dedication for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: - The engineer submitted a variance request to the collector street. The variance will be heard at the planning and zoning meeting of July 21, 2026, and city commission on 08/10/2026. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 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

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

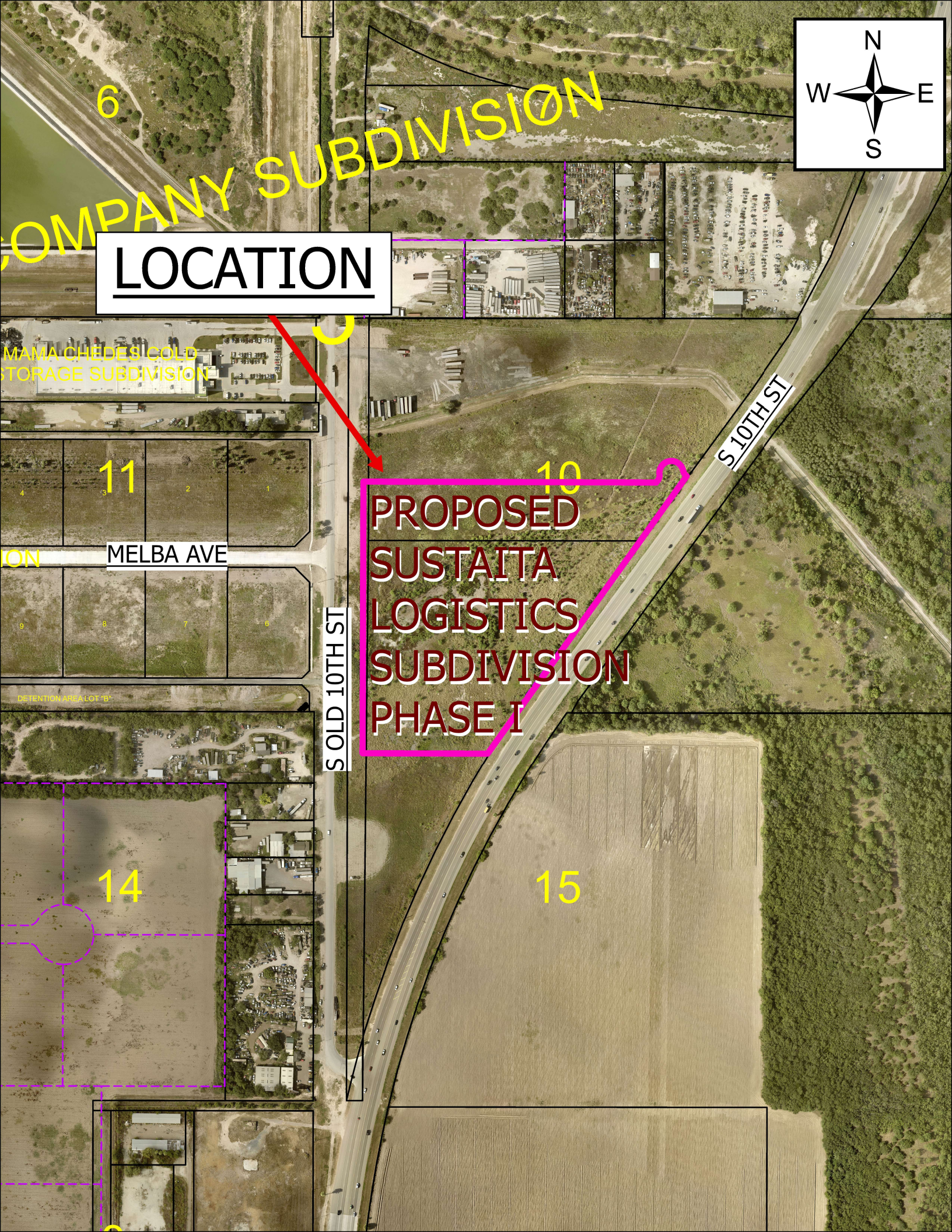
* 600 ft. Maximum Cul-de-Sac -Minimum ROW for Cul-de-Sac for industrial use is 200 ft. with 180 ft. paving. - the north side of plat shows a cul-de-sac/ tear drop. Please give us a dimension or radius, prior to final. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW __20ft.__ Paving __16ft.__ *Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.	Non-compliance
SETBACKS	
Front: South 10th Street / South Old 10th Street: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 and 138-367	Non-compliance
Rear: In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revisions Needed: - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Sides: In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revisions Needed: - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revisions Needed: - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
5 ft. wide minimum sidewalk required South 10th Street and 4 ft. sidewalk required S. Old 10th Street. - Finalize wording for note once ROW requirements have been finalized and if there will be an interior cul-de-sac 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.	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. - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add plat note as stated 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	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 stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
Existing: I-1(Light Industrial) District - Proposed: I-1(Light Industrial) District **Engineer must verify that proposed use is compliant within existing Zoning.	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V -NO REZONING HAVE BEEN SUBMITTED FOR THIS PROJECT.	Applied
PARKS	
* Land dedication in lieu of fee.	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	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.	Required
COMMENTS	
Comments: -Clarify the discrepancy between the survey dimensions and bearing with the subdivision plat prior to final. Review and revise as applicable. - Clarify the type of 15 ft. easement along South Old 10th Street prior to final. Provide length dimensions prior to final. - Provide a copy of all referenced documents for staff review prior to final. - Show a solid line for lot lines prior to final. - Provide the legal description of all adjacent lots on all sides including the west side of South Old 10th Street and east side of South 10th Street. -- Remove the gas line form the plat but show a gas easement prior to final. -Show the distance from property lines, bearing and distance for the existing easements prior to final. -Previous submittal shows three lots. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND RECOMMENDS APPROVAL OF THE VARIANCE REQUEST.	Applied


N
W
E
S
6
COMPANY SUBDIVISION
LOCATION
MAMA CHEDES COLD
STORAGE SUBDIVISION
11
10
PROPOSED
SUSTAITA
LOGISTICS
SUBDIVISION
PHASE I
S 10TH ST
MELBA AVE
S OLD 10TH ST
DETENTION AREA LOT "B"
14
15

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Pecina Estates Subdivision*
Owner Name	*Pecina Antonia*
Engineering Firm	*Rioplex Engineering, LLC*
Existing Zoning	*R-1 Single Family Residential*
Proposed Zoning	*R-1 Single Family Residential*
Number of Lots	*10*

City of McAllen Planning Department

RIOPLEX ENGINEERING

July 09, 2026

City of McAllen Planning Department
Attn: Mr. Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

RE: **PECINA ESTATES SUBDIVISION** – VARIANCE REQUEST TO THE CITY OF McALLEN

Dear Mr. Sotelo:

On behalf of the developer, Antonia Pecina, and in reference to the proposed Pecina Estates Subdivision, we respectfully submit this request for a variance to certain requirements of the City of McAllen's Unified Development Code (UDC). The variance is outlined as follows:

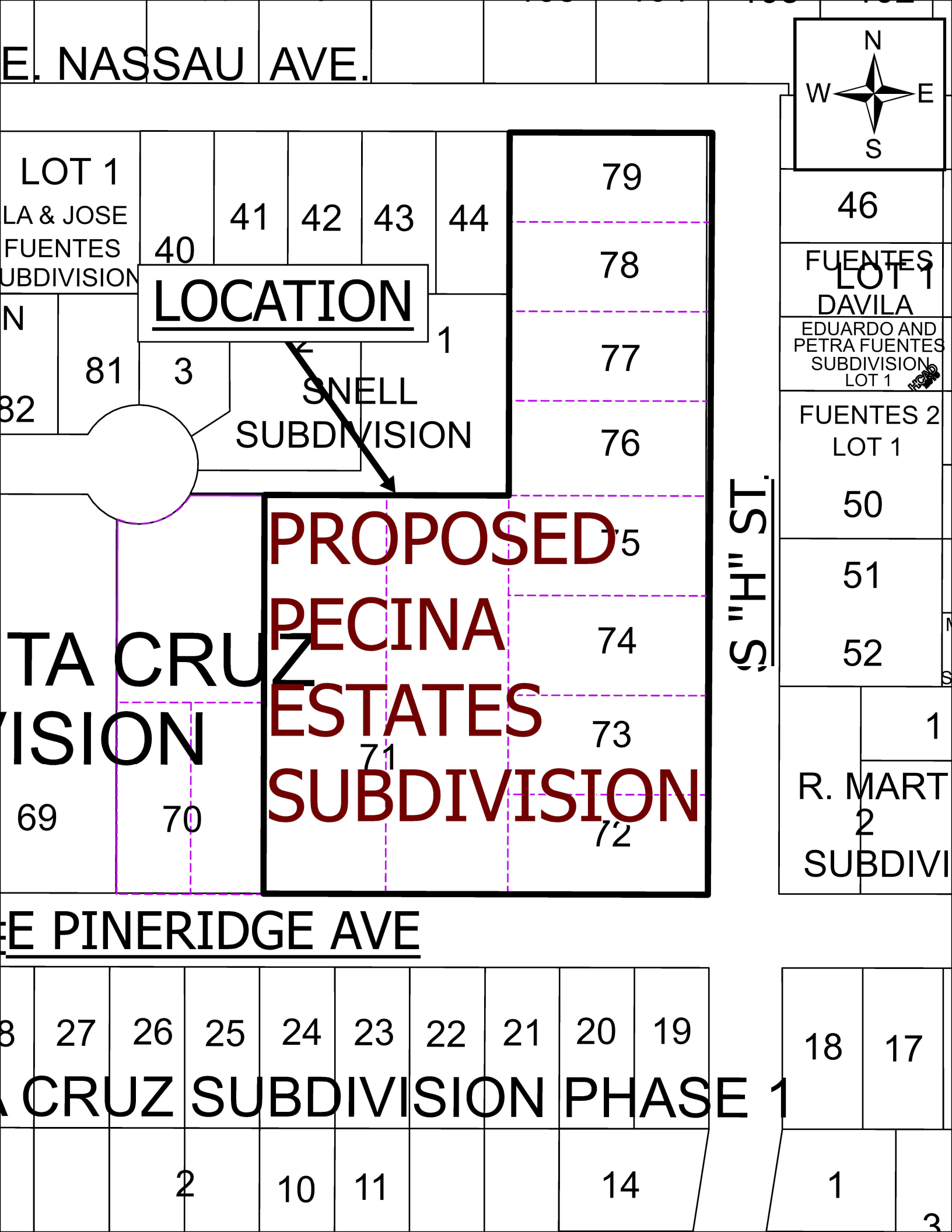
1. **SIDEWALK REQUIREMENTS:**
   REQUIREMENT: Sidewalks are required as part of subdivision improvements and/or at the time of building permit issuance.
   PROPOSAL: We are requesting a variance to waive the sidewalk requirement in its entirety. There are no existing sidewalks within the surrounding area, and requiring sidewalks for this subdivision would create an isolated improvement that is not connected to a larger pedestrian network. As such, the request is consistent with existing neighborhood conditions and does not compromise public safety or accessibility.

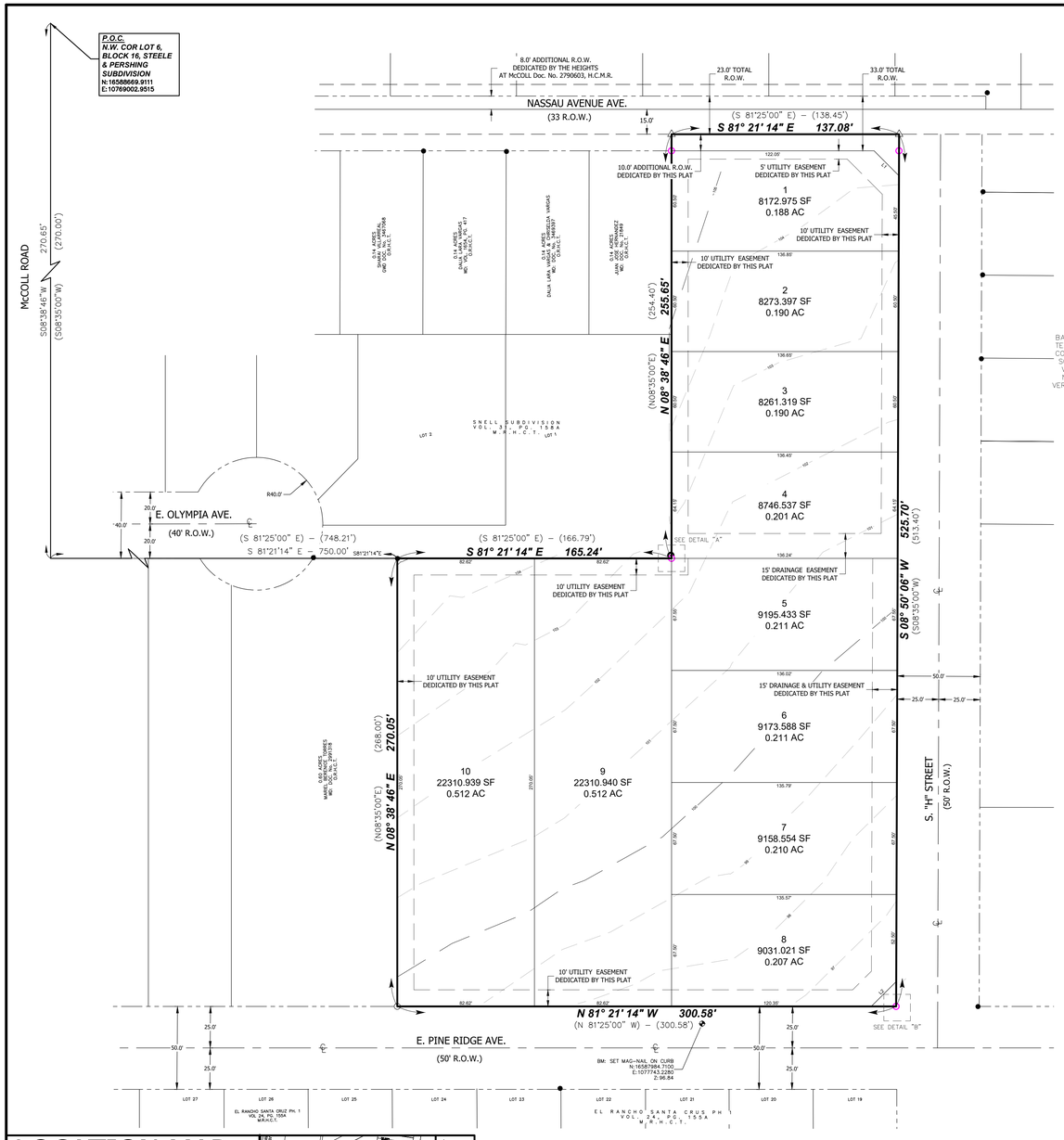
We respectfully request the consideration and approval of the variance request to allow the Pecina Estates Subdivision to proceed as currently designed. The proposed variance is minimal, reasonable, and are consistent with the intent of the UDC, while taking into account the existing conditions and constraints of the surrounding developed neighborhood. Granting the variance will allow for development that is compatible with the area and avoids unnecessary hardships. We greatly appreciate your time and assistance with this matter. Should you have any questions or need any further information, please do not hesitate to contact us.

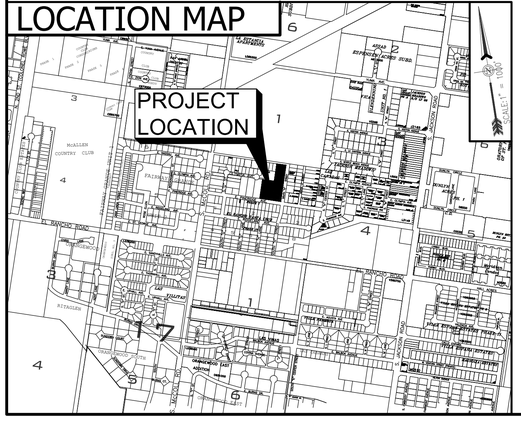
Sincerely,

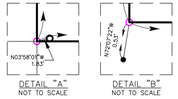
Kelley A. Heller-Vela

Kelley A. Heller-Vela, P.E.
Principal
Rioplex Engineering LLC


E. NASSAU AVE.
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LOT 1
LA & JOSE
FUENTES
UBDIVISION
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DAVILA
EDUARDO AND
PETRA FUENTES
SUBDIVISION
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FUENTES 2
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Lot Line Table		
Line #	Length	Direction
L1	21.18'	N36° 15' 34"W
L2	21.25'	N53° 44' 26"E

LEGEND
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- CENTER LINE
- ROADWAY CENTERLINE
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE OR AS NOTED
- FOUND 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- CALCULATED POINT
- POB – POINT OF BEGINNING
- NE – NORTHEAST
- CNR. – CORNER
- R.O.W. – RIGHT OF WAY
- VOL. – VOLUME
- PG. – PAGE
- DOC. – DOCUMENT
- CONC. – CONCRETE
- ASPH. – ASPHALT
- DW. – DRIVEWAY
- SW. – SIDEWALK
- WD. – WARRANTY DEED
- O.R.H.C.T. – OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. – MAP RECORDS HIDALGO COUNTY TEXAS
- ( ) – RECORD CALL

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

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	ANTONIA PECINIA	817 EAST PINE RIDGE	McALLEN, TX 78503	C/O (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

SUBDIVISION MAP OF
PECINA ESTATES SUBDIVISION

BEING A SUBDIVISION OF A 2.668 ACRE (2.66 CALLED) TRACT OF LAND BEING PART OR PORTION OF LOTS 11, 12, 13, 14, AND 15 OF THE SUBDIVIDED LOT "J" OF THE SUBDIVIDED LOT 6, BLOCK 16, STEELE AND PERSHING SUBDIVISION RECORDED IN VOLUME 956, PAGE 452, 458 AND 459 AND VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS; CALLED 2.66 ACRE TRACT DESCRIBED AND CONVEYED TO ANTONIA PECINA BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1169132, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 2.668 ACRE (2.66 CALLED) TRACT OF LAND BEING PART OR PORTION OF LOTS 11, 12, 13, 14, AND 15 OF THE SUBDIVIDED LOT "J" OF THE SUBDIVIDED LOT 6, BLOCK 16, STEELE AND PERSHING SUBDIVISION RECORDED IN VOLUME 956, PAGE 452, 458 AND 459 AND VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS; CALLED 2.66 ACRE TRACT DESCRIBED AND CONVEYED TO ANTONIA PECINA BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1169132, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (ORHCT), SAID 2.668 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 16, STEELE AND PERSHING SUBDIVISION, THENCE SOUTH 08 DEGREES 38 MINUTES 46 SECONDS WEST (SOUTH 08 DEGREES 35 MINUTES 00 SECONDS WEST) ALONG THE WEST LINE OF SAID LOT 6, BLOCK 16 A DISTANCE OF 270.65 FEET (270.00 FEET) TO A CALCULATED POINT, THENCE SOUTH 81 DEGREES 21 MINUTES 14 SECONDS EAST (SOUTH 81 DEGREES 21 MINUTES 14 SECONDS EAST) OVER AND ACROSS SAID LOT 6, BLOCK 16 A DISTANCE OF 750.00 FEET (748.21 FEET) TO A 1/2" IRON ROD FOUND [N:16588289.5900, E.1077603.7420] AT THE COMMON NORTH CORNER OF LOT 10, OF SAID STEELE AND PERSHING SUBDIVISION, AND SAID LOT 11, SAME BEING THE SOUTH LINE OF LOT 1 SNELL SUBDIVISION AS RECORDED IN VOLUME 31, PAGE 159A OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 21 MINUTES 14 SECONDS EAST (SOUTH 81 DEGREES 25 MINUTES 00 SECONDS EAST) ALONG THE SOUTH LINE OF SAID SNELL SUBDIVISION, A DISTANCE OF 165.24 FEET (166.79 FEET) TO A 1/2" IRON ROD WITH A CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTHEAST CORNER OF SAID SNELL SUBDIVISION, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 38 MINUTES 46 SECONDS EAST (NORTH 08 DEGREES 35 MINUTES 00 SECONDS WEST) OVER AND ACROSS SAID LOT 13 AT A DISTANCE OF 245.65 FEET PASS A 1/2" IRON ROD WITH A CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTH RIGHT OF WAY LINE OF NASSAU AVENUE, CONTINUING TO A TOTAL DISTANCE OF 255.65 FEET (254.40 FEET) TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 21 MINUTES 14 SECONDS EAST (SOUTH 81 DEGREES 25 MINUTES 00 SECONDS EAST) OVER AND ACROSS LOT 6, BLOCK 16 ALONG THE NORTH LINE OF A CALLED 2.66 ACRE TRACT OF LAND, A DISTANCE OF 137.08 FEET (138.45 FEET) TO A CALCULATED POINT AT THE WEST RIGHT OF WAY LINE OF "H" STREET, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 50 MINUTES 06 SECONDS WEST (SOUTH 08 DEGREES 35 MINUTES 00 SECONDS WEST) ALONG THE WEST RIGHT OF WAY LINE OF SAID "H" STREET, AT A DISTANCE OF 10.00 FEET PASS A 1/2" IRON ROD WITH A CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTH RIGHT OF WAY LINE OF SAID NASSAU AVENUE CONTINUING TO A TOTAL DISTANCE OF 525.70 FEET (513.40 FEET) TO 1/2" IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF PINE RIDGE AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 21 MINUTES 14 SECONDS WEST (NORTH 81 DEGREES 25 MINUTES 00 SECONDS WEST) ALONG THE NORTH RIGHT OF WAY LINE OF SAID PINE RIDGE AVENUE, A DISTANCE OF 300.58 FEET (305.24 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED "CLS RPLS 6388" FOUND FOR THE SOUTHWEST COMER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 38 MINUTES 46 SECONDS EAST (NORTH 08 DEGREES 35 MINUTES 00 SECONDS EAST) ALONG THE COMMON LINE OF SAID LOTS 10 & 11, A DISTANCE OF 270.05 FEET (268.00 FEET) TO THE POINT OF BEGINNING; CONTAINING 2.668 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 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 ORDINANCE:
   FRONT: 25 FEET OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
   REAR: 10 FEET OR GREATER FOR EASEMENTS; WHICHEVER IS GREATER APPLIES
   SIDES: 6 FEET OR GREATER FOR EASEMENTS; WHICHEVER IS GREATER APPLIES
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
4. CITY OF McALLEN BENCHMARK: NUMBER MC "90", WESTBOUND OF JACKSON ROAD, AT A CANAL CLOSE TO EL RANCHO ROAD. 30" ALUMINUM PIPE WITH A 3 ¼" BRASS MONUMENT AP ON TOP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16587641.6618, E=1079659.03413, ELEV.=96.14.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 30.475 C.F. - 0.700 - AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA AT BUILDING PERMIT STAGE. EACH LOT WILL BE REQUIRED TO ACCOMODATE DETENTION AS FOLLOWS: LOT 1: 2,226.25 CF. : LOT 2: 2,252.58 CF. : LOT 3: 2,249.41 C.F. : LOT 4: 2,376.65: LOT 5: 2,494.36: LOT 6: 2,405.32: LOT 7: 2,401.58: LOT 8: 2,368.11: LOT 9: 5,850.37: LOT 10: 5,850.37.
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. 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. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
12. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 2 RIGHTS-OF-WAY, EASEMENT OR FACILITY.
13. No. 1 REBAR SET WITH A PLASTIC CAP STAMPED "CLS RPLS#6388" AT ALL LOT CORNERS.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
ANTONIA PECINA, A SINGLE PERSON DATE
817 EAST PINERIDGE
McALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

THE _____ DAY OF _____ , 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

RIO PLEX ENGINEERING, LLC.
TEXAS REGISTRATION F-26964

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

DATE PREPARED: 06/18/2026
REVISION DATE: _____
ENGINEERING JOB # R26-010

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
MANUEL CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS
TEXAS FIRM NUMBER: 10194417
DATE SURVEYED: 06/18/2026
SURVEY JOB # k26004

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

_____ _____
MAYOR, CITY OF McALLEN DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/17/2026

SUBDIVISION NAME: PECINA ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
E. Pineridge Avenue: 25 ft. from centerline for a total of 50 ft. ROW Paving: 32 Curb & gutter: both sides --Provide annotations identifying “Total ROW,” “Existing ROW,” and “ROW Dedicated by this Plat,” including dimensions, to clearly show where the existing dedication ends and the proposed dedication begins. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. "H" Street: 25 ft. from centerline for a total of 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides -Provide annotations identifying “Total ROW,” “Existing ROW,” and “ROW Dedicated by this Plat,” including dimensions, to clearly show where the existing dedication ends and the proposed dedication begins. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E. Nassau Avenue: 25 ft. from centerline for a total of 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides -Provide annotations identifying “Total ROW,” “Existing ROW,” and “ROW Dedicated by this Plat,” including dimensions, to clearly show where the existing dedication ends and the proposed dedication begins. - The street should be labeled as E. Nassau Avenue. Additionally, the current annotation reflects "Nassau Avenue Ave." -Provide and label the centerline of E. Nassau Avenue on the plat. Revise the street annotation to clearly identify the centerline and show all associated right-of-way dimensions from the centerline to the property boundaries for staff review. -Variance request submitted on 6.19.26 and scheduled to be hearh at the Planning & Zoning Meeting on 7.21.26 followed by City Commission Meeting on 8.10.26. -Staff's review of the variance request determined that the right-of-way dedication is acceptable. Accordingly, the variance request for this item has been withdrawn. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied

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

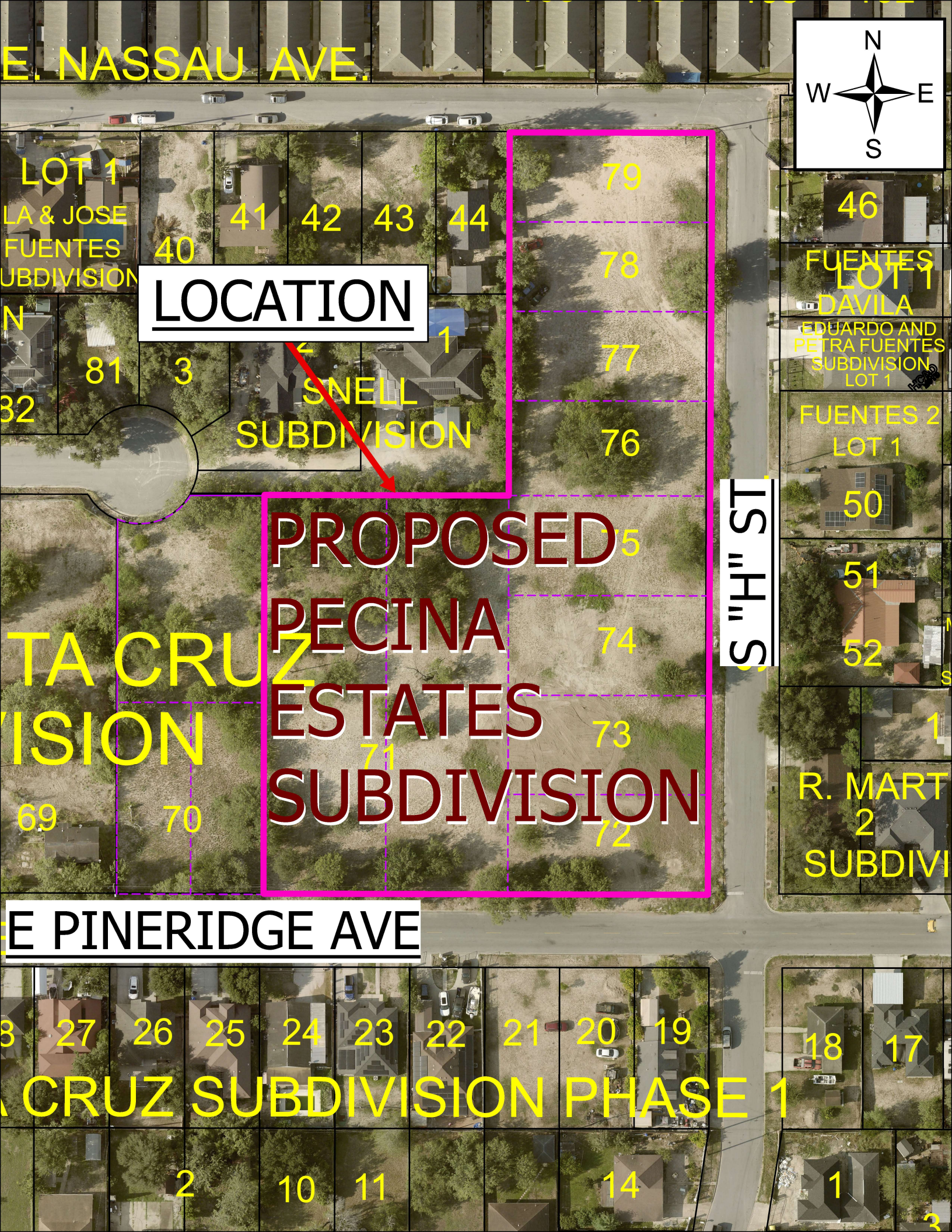
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW _____ Paving _____ -The current application indicates the proposed use as R-1 Single-Family Residential. Please note that if the proposed land use changes to include multifamily residential development, alley requirements may apply *Alley/service drive easement required for commercial properties/multifamily **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 feet or greater for easements or in line with existing structures, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 feet or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 feet or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 feet or greater for easements, whichever is greater applies. - Revise plat note No. 3 to include setback for corner as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 feet except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Pineridge Avenue, S. "H" Street and E. Nassau Avenue - Add plat note as shown above prior to final. -Variance request submitted on 6.19.26 and scheduled to be hearh at the Planning & Zoning Meeting on 7.21.26 followed by City Commission Meeting on 8.10.26. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

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

NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	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	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval -If proposed use changes, rezoning will be required prior to final. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording The current application indicates 10 dwelling units. 10 X $700 = $7,000	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: -Any abandonments must be done by separate process and not by plat. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Revised Preliminary Form subject to the conditions noted, drainage & utilities approval and disapproval of the Variance Request.	Applied

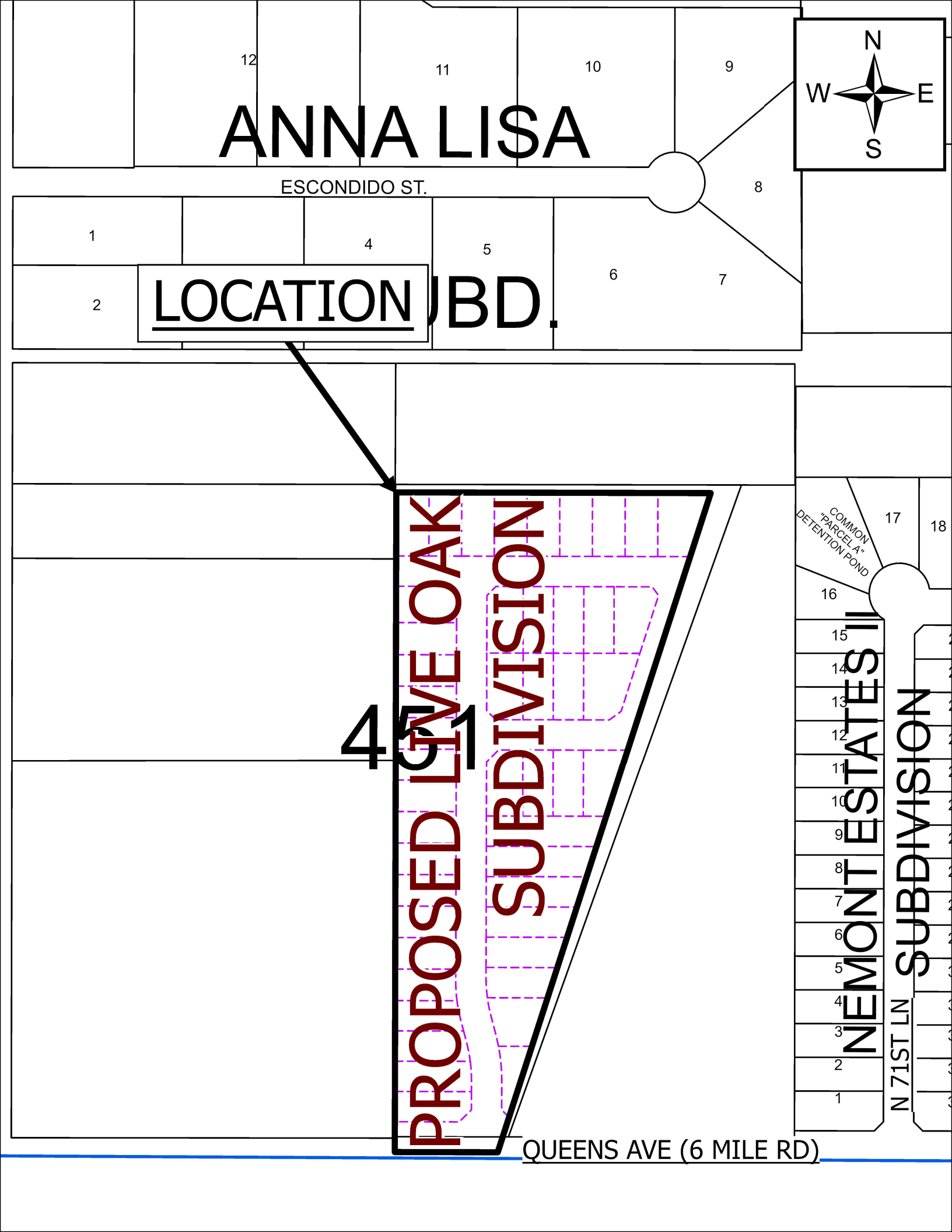

E. NASSAU AVE.
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FUENTES
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LOT 1
DAVILA
EDUARDO AND
PETRA FUENTES
SUBDIVISION
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PECINA
ESTATES
SUBDIVISION
75
74
73
72
71
S "H" ST
TA CRUZ
ISION
69
70
1
R. MART
2
SUBDIVI
E PINERIDGE AVE
27
26
25
24
23
22
21
20
19
18
17
CRUZ SUBDIVISION PHASE 1
2
10
11
14
1
3

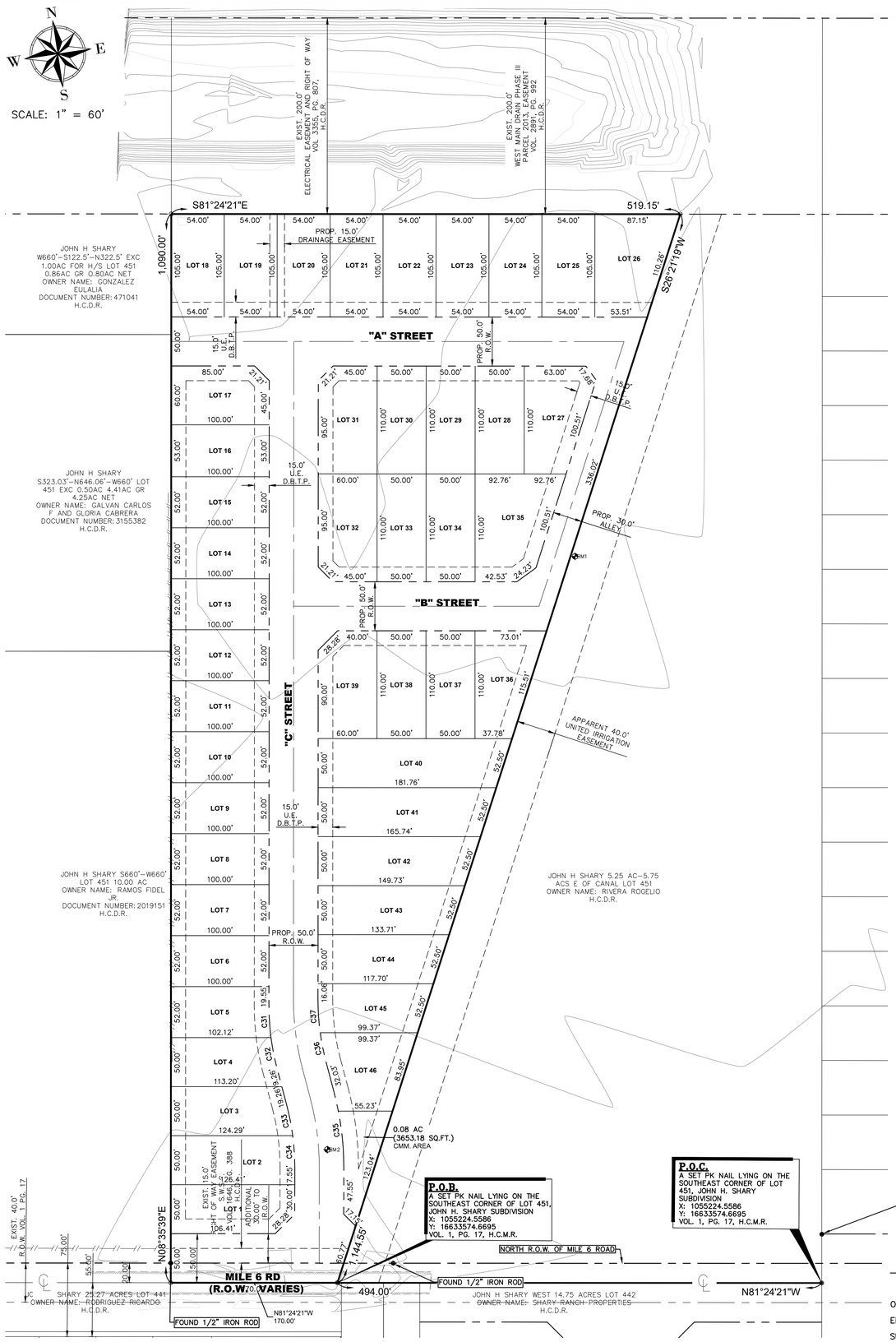
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Live Oak Subdivision*
Owner Name	*Luis Marcos Gomez*
Engineering Firm	*SAMES, Inc*
Existing Zoning	*ETJ*
Proposed Zoning	*ETJ – R1 Single Family Residential*
Number of Lots	*47*

City of McAllen Planning Department


ANNA LISA
SUBD.
LOCATION
ESCONDIDO ST.
12
11
10
9
8
1
2
4
5
6
7
N
W
E
S
PROPOSED LIVE OAK SUBDIVISION
45
51
COMMON "PARCEL A" DETENTION POND
17
18
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
NEMONT ESTATES II SUBDIVISION
N 71ST LN
QUEENS AVE (6 MILE RD)



LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ◎ – SET PK NAIL
- ◉ – 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
P.O.C. – POINT OF COMMENCING
MON. – MONUMENT
PROP. – PROPOSED
ELEV. – ELEVATION
R.O.W. – RIGHT OF WAY
FND. – FOUND
POB – POINT OF BEGINING
POC – POINT OF COMMENCING
D.B.T.P.– DEDICATED BY THIS PLAT

SURVEY NOTES:
1. BASIS OF BEARING THE SOUTH TRACT LINE OF LOT 451, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PRELIMINARY PLAT SUBMITTAL FOR
REVIEW ONLY 7/3/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

Parcel Area Table	
Lot #	Area (sq. ft.)
1	6120.32
2	6297.48
3	5967.97
4	5352.35
5	5222.84
6	5200.00
7	5200.00
8	5200.00
9	5200.00
10	5200.00
11	5200.00
12	5200.00
13	5200.00
14	5200.00
15	5200.00
16	5300.00
17	5887.50
18	5670.00
19	5670.00
20	5670.00
21	5670.00
22	5670.00
23	5670.00

Parcel Area Table	
Lot #	Area (sq. ft.)
24	5670.00
25	5670.00
26	7384.62
27	6534.47
28	5500.00
29	5500.00
30	5500.00
31	6487.50
32	6487.50
33	5500.00
34	5500.00
35	8158.62
36	6093.33
37	5500.00
38	5500.00
39	6400.00
40	9488.42
41	8687.63
42	7886.83
43	7086.04
44	6285.24
45	5458.31
46	6215.29



LOCATION MAP
SCALE: 1"=1000'

LIVE OAK SUBDIVISION

BEING A SUBDIVISION CONTAINING 8.62 ACRES (375,584.81 SQ.FT.) GROSS, 8.54 ACRES (372,120.43 SQ.FT.) NET, TRACT OF LAND OUT OF LOT 451 JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN ETJ, HIDALGO COUNTY, TEXAS AS PER THE PLAT MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, OFFICIAL MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 8.62 ACRES (375,584.81 SQ.FT.) GROSS, 8.54 ACRES (372,120.74 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS BEING PART OF LOT 451, JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN ETJ, HIDALGO COUNTY, TEXAS AS PER THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, OFFICIAL MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE: OWNER, AS RECORDED IN GENERAL WARRANTY DEED DOCUMENT NUMBER: 3705140, OFFICIAL DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DEXCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING AT A SET PK NAIL LYING ON THE SOUTHEST CORNER OF LOT 451, JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN ETJ, HIDALGO COUNTY, TEXAS, AS PER THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, OFFICIAL MAP RECORDS, HIDALGO COUNTY TEXAS, THENCE: NORTH 81°24'21" (NORTH 81°24'17" WEST) WEST, WITH THE SOUTH LINE LOT 451 OF SAID SUBDIVISION ALSO BEING THE CENTER LINE OF MILE 6 ROAD HAVING A 40.00 FOOT RIGHT OF WAY AS RECORDED IN VOLUME 1, PAGE 17, OFFICIAL MAP RECORDS, HIDALGO COUNTY TEXAS, A DISTANCE OF 494.00 FEET, TO A SET PK NAIL, BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF E=1055224.5586, N=16633574.6695, FOR THE SOUTHEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°24'21" *NORTH 81°24'17" WEST) WEST, WITH THE SOUTH TRACT LINE OF LOT 451, JOHN H. SHARY SUBDIVISION, ALSO BEING THE CENTER LINE OF MILE 6 ROAD, A DISTANCE OF 170.00 FEET, TO A SET PK NAIL LYING ON THE CENTER LINE OF SAID ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°35'39" (NORTH 08°35'43" EAST) EAST, WITH THE COMMON LINE OF A 10.00 ACRE TRACT OF LAND THEREOF CONVEYED TO FIDEL RAMOS JR. AS RECORDED IN DOCUMENT NUMBER: 2019151, AT A DISTANCE OF 20.00 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE NORTH RIGHT OF WAY OF SAID MILE 6 ROAD, A TOTAL DISTANCE OF 1,090.00 FEET TO A SET HALF (1/2) INCH ROD STAMPED SAMES, LYING ON THE SOUTH LINE OF AN EXISTING 200.00 WEST MAIN DRAIN PHASE III PARCEL 2013, RIGHT OF WAY/ EASEMENT VOL. 2891, PG 992, OFFICIAL DEED RECORDS, HIDALGO COUNTY TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°24'21" (SOUTH 81°24'17" EAST) EAST, WITH THE SAID SOUTH LINE OF A 200.00 FOOT RIGHT OF WAY/ EASEMENT A DISTANCE OF 519.15 FEET TO A SET HALF (1/2) INCH IRON ROD STAMPED SAMES, LYING ON THE SOUTH LINE OF SAID RIGHT OF WAY/ EASEMENT LINE, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 26°21'19" (SOUTH 26°21'23" WEST) WEST, WITH THE COMMON TRACT LINE OF A 5.75 ACRE TRACT THEREOF CONVEYED TO ROGELIO RIVERA, AS RECORDED IN HIDALGO COUNTY OFFICIAL DEED RECORDS, AT A DISTANCE OF 1,123.60 FEET PASS A SET HALF (1/2) INCH IRON ROD LYING ON THE NORTH RIGHT OF WAY LINE OF MILE 6 ROAD HAVING A 40.00 FOOT RIGHT OF WAY, A TOTAL DISTANCE OF 1,144.55 FEET, TO A SET PK NAIL, BEING THE POINT OF BEGINNING, CONTAINING A 8.62 ACRE (375,584.81 SQ.FT.) GROSS, 8.54 ACRE (372,120.74 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS.

INDEX TO SHEETS OF LIVE OAK SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGEND; LEGAL DESCRIPTION (METES AND BOUNDS);SURVEYOR'S PLAT NOTES AND RESTRICTIONS.
SHEET 2	HEADING; INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; LEGAL DESCRIPTION (METES AND BOUNDS); ENGINEER'S PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 4	DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	LUIS MARCO GOMEZ	3421 N TROSPER RD	MISSION, TEXAS 78573	(956) 655-4669	
ENGINEER:	SAUL MALDONADO, PE	4943 S JACKSON RD, STE 101	MISSION, TEXAS 78573		
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	4943 S JACKSON RD, STE 101	EDINBURG, TEXAS 78539	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: July 3, 2026

SHEET 01 OF 04

SAMES
4943 S. JACKSON RD. STE.101 TEL. (956) 702-8880
EDINBURG, TEXAS 78589 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "AE" & "X"(SHADED)
   ZONE "AE" – BASE FLOOD ELEVATION DETERMINED
   ZONE "X" (SHADED) – AREAS OF 500 YEAQR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD.
   COMMUNITY–PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001

2. SETBACKS:
   FRONT:
   REAR:
   SIDE:
   CORNER SIDE:

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME 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. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   –>B.M. NO. 1–ELEV. 152.43 N.G.V.D. B.M. NO. 2–ELEV. 150.63 N.G.V.D. 29 DESCRIPTIONS: 2'X2' CONCRETE SLAB SET APPROXIMATELY 10.00 FEET FROM THE EAST PROPERTY BOUNDARY.

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 _____ CUBIC–FEET _____ ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 2 FOR STORM SEWER IMPROVEMENTS.)

6. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE/ DETENTION EASEMENT. EACH DRAINAGE SWALE/ DETENTION EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE/ DETENTION. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE/ DETENTION.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

10. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

11. A MINIMUM OF A 5.0 FOOT WIDE SIDEWALK IS REQUIRED ON E. ST. JUDE AVE.

12. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE H.O.A. AND NOT THE CITY OF MCALLEN.

13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG **E SAINT JUDE AVE** MUST COMPLY WITH CITY ACCESS MANAGEMENT POLICY

14. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

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

LUIS MARCOS GOMEZ AS OWNER OF THE 8.54 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LIVE OAK SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
LUIS MARCOS GOMEZ (OWNER) DATE
3421 N. TROSPER RD.
MISSION, TEXAS
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, LUIS MARCOS GOMEZ, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PROPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__.

_____
NOTARY PUBLIC
MY COM_____ EXPIRES_____

MAYOR'S CERTIFICATION

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

_____
MAYOR, CITY OF MCALLEN DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LIVE OAK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

_____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

COUNTY CLERK'S RECORDING CERTIFICATE:

I, _____ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT_____O'CLOCK_____ON_____, _____ AND WAS RECORDED IN BOOK_____SHEET(S)_____THE PLAT RECORDS OF HIDALGO COUNTY AT_____O'CLOCK_____ON_____, _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LIVE OAK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____.

_____ _____
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

PLANNING & ZONING COMMISSION CERTIFICATION

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LIVE OAK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER COURT ON _____, 20__.

_____ _____
HIDALGO COUNTY JUDGE DATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I SAMUEL D. MALDONADO, THE UNDERSIGNED, 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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
SAUL MALDONADO, P.E. DATE

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LIVE OAK SUBDIVISION LOCATED AT CITY OF MCALLEN ETJ 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

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20_____.

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

_____ _____
PRESIDENT SECRETARY

OWNER'S ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF HIDALGO

I LUIS MARCOS GOMEZ, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LIVE OAK 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.

_____
OWNER: LUIS MARCOS GOMEZ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, LUIS MARCOS GOMEZ, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PROPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__.

_____
NOTARY PUBLIC
MY COM_____ EXPIRES_____

PRELIMINARY PLAT SUBMITTAL FOR REVIEW ONLY 7/3/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE



LOCATION MAP
SCALE: 1"=1000'

LIVE OAK SUBDIVISION

BEING A SUBDIVISION CONTAINING 8.62 ACRES (375,584.81 SQ.FT.) GROSS, 8.54 ACRES (372,120.43 SQ.FT.) NET, TRACT OF LAND OUT OF LOT 451 JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN ETJ, HIDALGO COUNTY, TEXAS AS PER THE PLAT MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, OFFICIAL MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 8.62 ACRES (375,584.81 SQ.FT.) GROSS, 8.54 ACRES (372,120.74 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS BEING PART OF LOT 451, JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN ETJ, HIDALGO COUNTY, TEXAS AS PER THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, OFFICIAL MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO LUIS MARCOS GOMEZ, AS RECORDED IN GENERAL WARRANTY DEED DOCUMENT NUMBER: 3705140, OFFICIAL DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DEXCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING AT A SET PK NAIL LYING ON THE SOUTHEST CORNER OF LOT 451, JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN ETJ, HIDALGO COUNTY, TEXAS, AS PER THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, OFFICIAL MAP RECORDS, HIDALGO COUNTY TEXAS, THENCE: NORTH 81°24'21" (NORTH 81°24'17" WEST) WEST, WITH THE SOUTH LINE LOT 451 OF SAID SUBDIVISION ALSO BEING THE CENTER LINE OF MILE 6 ROAD HAVING A 40.00 FOOT RIGHT OF WAY AS RECORDED IN VOLUME 1, PAGE 17, OFFICIAL MAP RECORDS, HIDALGO COUNTY TEXAS, A DISTANCE OF 494.00 FEET, TO A SET PK NAIL, BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF E=1055224.5586, N=16633574.6695, FOR THE SOUTHEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°24'21" *NORTH 81°24'17" WEST) WEST, WITH THE SOUTH TRACT LINE OF LOT 451, JOHN H. SHARY SUBDIVISION, ALSO BEING THE CENTER LINE OF MILE 6 ROAD, A DISTANCE OF 170.00 FEET, TO A SET PK NAIL LYING ON THE CENTER LINE OF SAID ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°35'39" (NORTH 08°35'43" EAST) EAST, WITH THE COMMON LINE OF A 10.00 ACRE TRACT OF LAND THEREOF CONVEYED TO FIDEL RAMOS JR. AS RECORDED IN DOCUMENT NUMBER: 2019151, AT A DISTANCE OF 20.00 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE NORTH RIGHT OF WAY OF SAID MILE 6 ROAD, A TOTAL DISTANCE OF 1,090.00 FEET TO A SET HALF (1/2) INCH ROD STAMPED SAMES, LYING ON THE SOUTH LINE OF AN EXISTING 200.00 WEST MAIN DRAIN PHASE III PARCEL 2013, RIGHT OF WAY/ EASEMENT VOL. 2891, PG 992, OFFICIAL DEED RECORDS, HIDALGO COUNTY TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°24'21" (SOUTH 81°24'17" EAST) EAST, WITH THE SAID SOUTH LINE OF A 200.00 FOOT RIGHT OF WAY/ EASEMENT A DISTANCE OF 519.15 FEET TO A SET HALF (1/2) INCH IRON ROD STAMPED SAMES, LYING ON THE SOUTH LINE OF SAID RIGHT OF WAY/ EASEMENT LINE, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 26°21'19" (SOUTH 26°21'23" WEST) WEST, WITH THE COMMON TRACT LINE OF A 5.75 ACRE TRACT THEREOF CONVEYED TO ROGELIO RIVERA, AS RECORDED IN HIDALGO COUNTY OFFICIAL DEED RECORDS, AT A DISTANCE OF 1,123.60 FEET PASS A SET HALF (1/2) INCH IRON ROD LYING ON THE NORTH RIGHT OF WAY LINE OF MILE 6 ROAD HAVING A 40.00 FOOT RIGHT OF WAY, A TOTAL DISTANCE OF 1,144.55 FEET, TO A SET PK NAIL, BEING THE POINT OF BEGINNING, CONTAINING A 8.62 ACRE (375,584.81 SQ.FT.) GROSS, 8.54 ACRE (372,120.74 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS.

INDEX TO SHEETS OF LIVE OAK SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGEND; LEGAL DESCRIPTION (METES AND BOUNDS);SURVEYOR'S PLAT NOTES AND RESTRICTIONS.
SHEET 2	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; LEGAL DESCRIPTION (METES AND BOUNDS); ENGINEER'S PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 4	DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	LUIS MARCO GOMEZ	3421 N TROSPER RD	MISSION, TEXAS 78573	(956) 655-4669	
ENGINEER:	SAUL MALDONADO, PE	4943 S JACKSON RD, STE 101	MISSION, TEXAS 78573		
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	4943 S JACKSON RD, STE 101	EDINBURG, TEXAS 78539	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: July 3, 2026

SAMES
4943 S. JACKSON RD. STE.101 TEL. (956) 702-8880
EDINBURG, TEXAS 78589 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/16/2026

SUBDIVISION NAME: LIVE OAK

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Queens Avenue (Mile 6 Rd): 50 ft. from centerline for a total of 100 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides - Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. -Revise the placement of the legal descriptions for the properties south of Queens Avenue (Mile 6 Road). The current location overlaps the right-of-way, creating a cluttered appearance and making it appear that the legal descriptions are within the right-of-way. Relocate the labels for improved clarity. -Clearly identify the additional 30-foot right-of-way dedication along Queens Avenue (Mile 6 Road) as being dedicated by this plat. Revise the annotation to clearly distinguish the existing right-of-way from the additional right-of-way being dedicated as part of this subdivision. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets "B" & "C": 50 ft. total ROW Paving: 32 ft. Curb & gutter: Both Sides - Name of streets will be finalized by staff prior to final, plat currently shows ("B" Street, and "C" Street) -Interior Street "B": Revise the proposed street layout, as public streets shall not dead-end into an alley. Modify the design to meet the requirements of the Subdivision Ordinance. One option to consider is revising the proposed alley to a public street to provide a compliant street connection. -If "A" Street and "B" Street are not connected, provide an approved turnaround at the terminus of each street.-Revise the plat to provide a complaint turnaround a the terminus of the roadway. Cul-de-sac minimum requirement for fire department is 96 ft. in diameter, face to face unobstructed. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Colletor Interior Street "A": 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides - Name of street will be finalized by staff prior to final, plat currently shows ("A" Street) -As shown, east-west collector Street "A" terminates into a proposed alley along the east property boundary. Revise the plat to provide a complaint turnaround at the terminus of the roadway. Cul-de-sac minimum requirement f is 96 ft. in diameter, face to face and a minimum street ROW of 116 ft. unobstructed. -The plat also references an apparent 40-foot United Irrigation District easement adjacent to the east property boundary. Clarify whether the easement may be crossed to accommodate future street extension and connectivity. -Staff is continuing to evaluate this issue to determine whether a public street crossing of the easement is feasible. Additional revisions to the proposed street layout may be required to ensure compliance with the Subdivision Ordinance based on the outcome of that review. **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	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	
ROW _____ Paving _____ -alleys are generally prohibited in residential subdivisions -Revise the proposed alley layout along the east property boundary. As shown, the alley appears to be intended to facilitate the continuation of the proposed east-west streets. Please clarify the intended purpose of the alley. If the intent is to provide future street connectivity, revise the plat to provide a public street in lieu of an alley in accordance with the Subdivision Ordinance. *Alley/service drive easement required for commercial properties/multifamily **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front- 25 ft. or greater for easements - Need to clarify before final, but not less than ordinance requirements. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear- 10 ft or greater for easement s - Need to clarify before final, but not less than ordinance requirements. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides- 6 ft.or greater for easements - Need to clarify before final, but not less than ordinance requirements. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner- 10 ft. or greater for easements - Need to clarify before final, but not less than ordinance requirements. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage- 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required

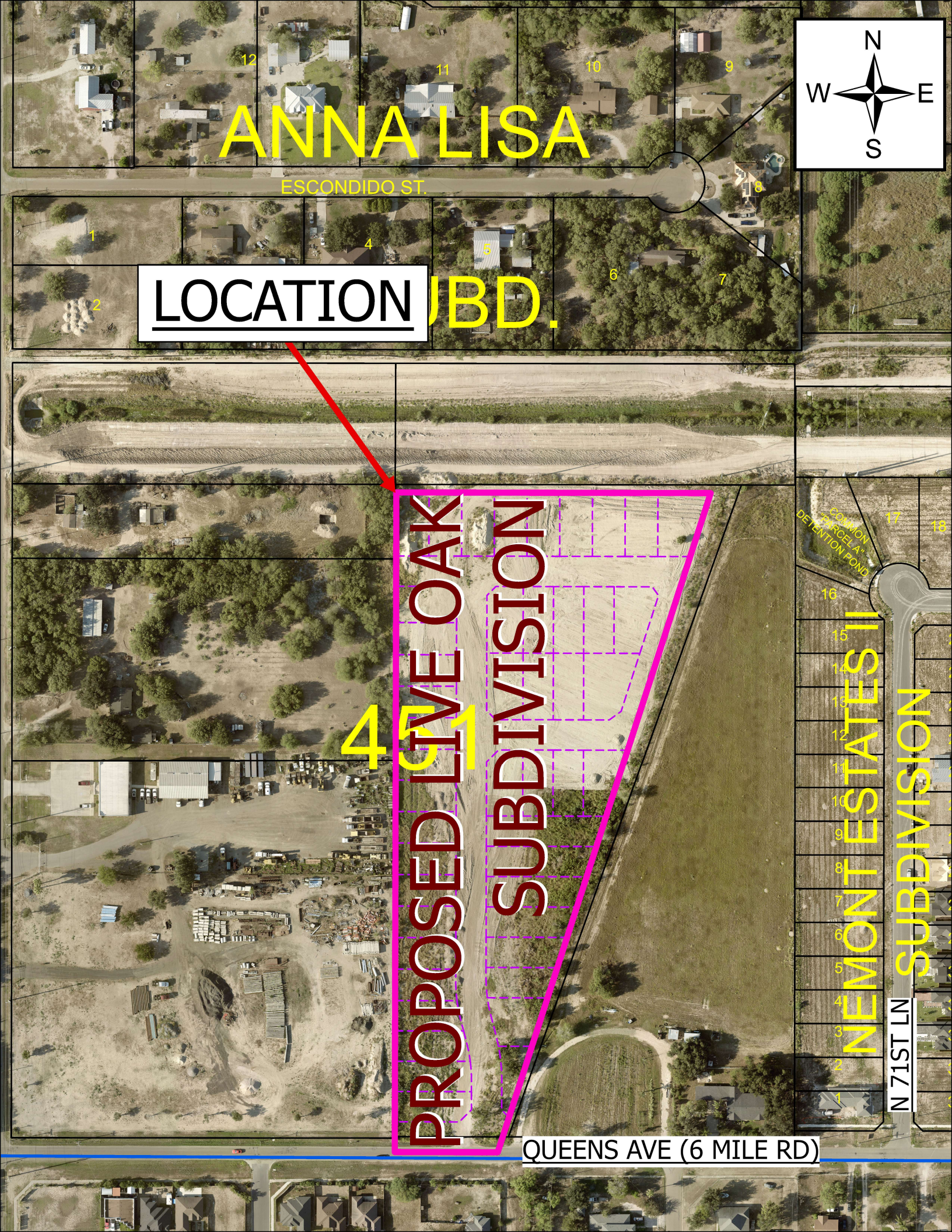
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Queens Avenue (Mile 6 Rd) and both sides of all interior streets. -Add plat note as shown above prior to final -Revise plat note No. 11 **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ -Add plat note as 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 Queens Avenue (Mile 6 Rd) -Revise plat note No. 13 to reflect 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. -Remove plat note No. 14	Non-compliance
* 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. -Current application reflects Public Subdivision **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. -Current application reflects Public Subdivision **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 -Common area shall be labled **Subdivision Ordinance: Section 134-1	Non-compliance

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

* Minimum lot width and lot area _____ -Revise the plat to provide complete lot width dimensions for Lots 2, 3, 4, 5, 45, 46, and Common Area. The lot widths are currently identified by annotations C34 through C37, but no corresponding curve table or reference is provided to verify the dimensions. Provide the missing table or revise the dimensioning so that compliance with the minimum lot width requirements can be verified. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ -- Should the property be annexed, initial zoning will be required. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - Should the property be annexed, initial zoning will be required. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. -The proposed subdivision is located within the City's ETJ; therefore, park fees do not apply at this time. Should the property be annexed into the City of McAllen, parkland dedication requirements and applicable park fees may apply.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -The proposed subdivision is located within the City's ETJ; therefore, park fees do not apply at this time. Should the property be annexed into the City of McAllen, parkland dedication requirements and applicable park fees may apply.	NA
* Pending review by the Parkland Dedication Advisory Board and City Managers Office. -The proposed subdivision is located within the City's ETJ; therefore, park fees do not apply at this time. Should the property be annexed into the City of McAllen, parkland dedication requirements and applicable park fees may apply.	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: -Any abandonments must be done by separate process and not by plat. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Developments containing more than 30 dwelling units are required to provide secondary access in accordance with the applicable Fire Code requirements. -Please be advised that addressing for the proposed subdivision will be assigned as Queens Avenue (Mile 6 Road). -Revise the annotations within Lots 1 and 2 to improve readability. The existing labels and dimensions are cluttered and should be relocated or reformatted for a clear and legible plat. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivsion in Preliminary Form subject to the conditions noted, drainage & ultilities approval.	Applied

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

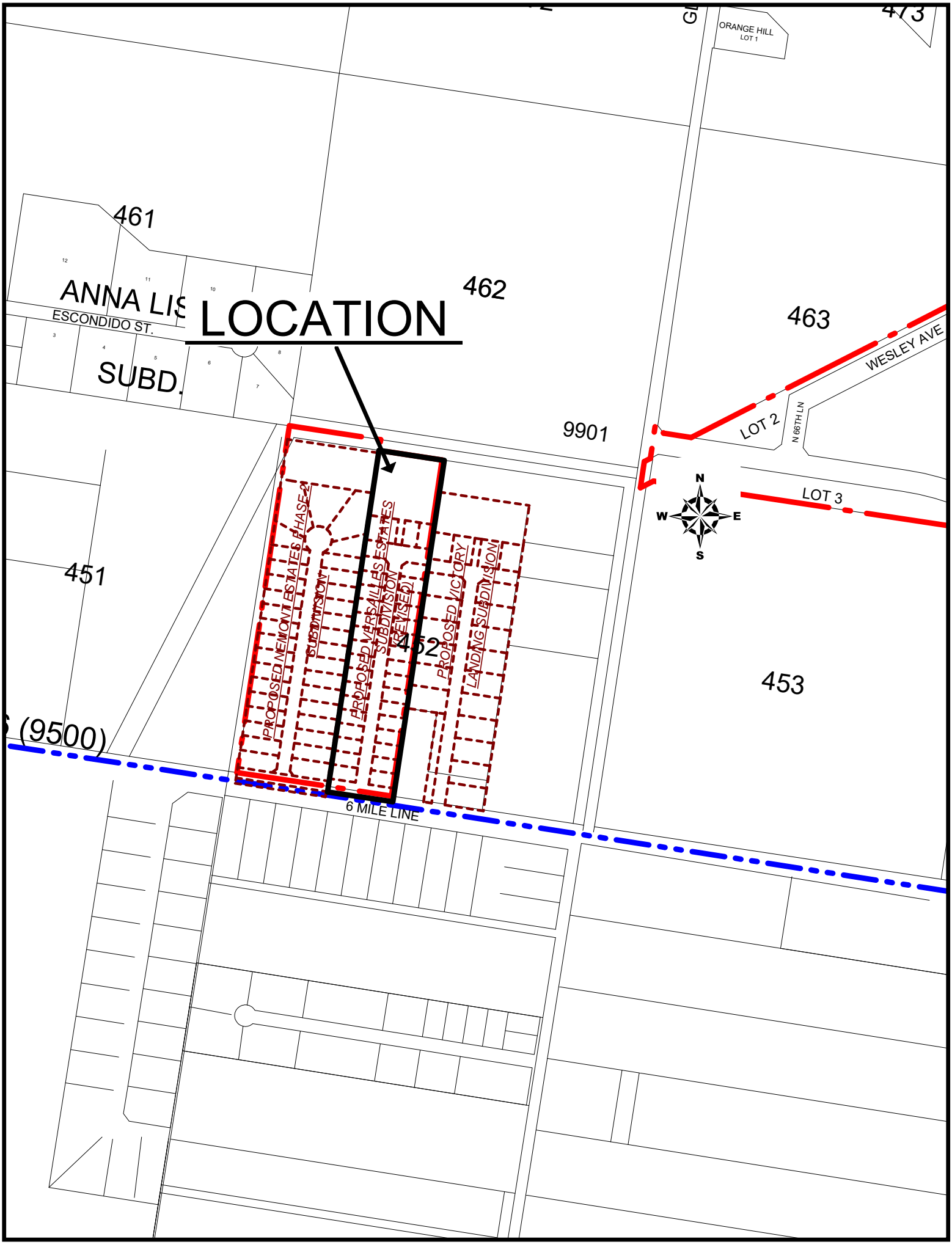

ANNA LISA
ESCONDIDO ST.
LOCATION
JBD.
N
W
E
S
PROPOSED LIVE OAK SUBDIVISION
45
11
COMMON "PARCEL A" DETENTION POND
NEMONT ESTATES II SUBDIVISION
N 71ST LN
QUEENS AVE (6 MILE RD)

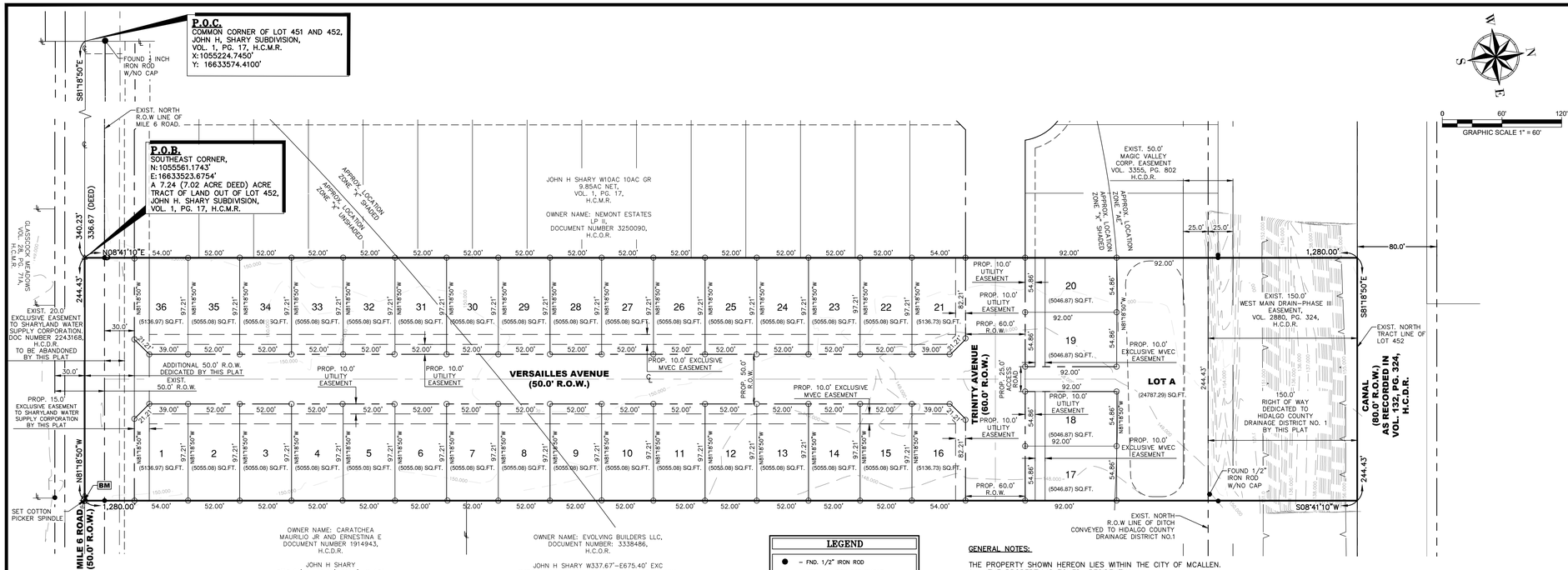
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Versailles Estates Subdivision*
Owner Name	*Starquest Versailles, LLC*
Engineering Firm	*Sames*
Existing Zoning	*R-1 (Single-Family Residential)*
Proposed Zoning	*R-1 (Single-Family Residential)*
Number of Lots	*37*

City of McAllen Planning Department


LOCATION
ANNA LIS
SUBD.
ESCONDIDO ST.
ORANGE HILL
LOT 1
473
461
462
463
451
452
453
9901
WESLEY AVE
LOT 2
N 66TH LN
LOT 3
N
W
E
S
PROPOSED NEWCOMB ESTATES PHASE 2
SUBDIVISION
PROPOSED VARSALLES ESTATES
SUBDIVISION
REVISED
PROPOSED VICTORY
LANDING SUBDIVISION
(9500)
6 MILE LINE



LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ◉ – FND. 5/8" IRON ROD
- O – FND. 1" IRON PIPE
- ▲ – FND. COTTON PICKER SPINDLE
- △ – SET COTTON PICKER SPINDLE
- ⊕ – ON-SITE BENCHMARK
- R.O.W. – RIGHT OF WAY
- FND. – FOUND
- H.C.M.R.– HIDALGO COUNTY MAP RECORDS
- H.C.D.R. – HIDALGO COUNTY DEED RECORDS
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCING
- APPROX.– APPROXIMATE
- DT – DITCH TOP



LOCATION MAP SCALE: 1"=1000'

VERSAILLES ESTATES SUBDIVISION

A 7.18 (7.02 DEED) (312,866.24 SQ. FT.) ACRE GROSS., 6.23 (271,313.69 SQ. FT.) ACRE NET., MORE OR LESS, TRACT OF LAND OUT OF LOT 452, AMENDED PLAT OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AS RECORDED IN DOCUMENT NUMBER 1208427, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

METES AND BOUNDS

COMMENCING; AT THE COMMON CORNER OF LOT 451 AND 452, OF SAID AMENDED PLAT OF JOHN H. SHARY SUBDIVISION, BEING THE CENTERLINE OF MILE 6 ROAD (HAVING A 40.0' RIGHT OF WAY), ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NEMONT ESTATES II, AS RECORDED IN DOCUMENT NUMBER 3250090, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF GLASSCOCK MEADOWS ESTATES AS RECORDED IN, VOLUME 29, PAGE 71A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTHEAST CORNER OF SHARY RANCH ESTATES AS RECORDED IN VOLUME 32, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE; SOUTH 81°18'50" EAST, ALONG THE CENTER LINE OF MILE 6 ROAD, AND ALSO BEING THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, A DISTANCE OF 340.23 FEET, TO A FOUND COTTON PICKER SPINDLE, FOR THE SOUTHEAST CORNER OF A SAID TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AND FOR THE SOUTHWEST CORNER, AND THE POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF E=1055561.1743, N=16633523.6754,

THENCE; NORTH 08°41'10" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AT A DISTANCE OF 20.00 FEET, PASS A SET 1/2 INCH IRON WITH PLASTIC CAP STAMPED "SAMES", ON THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A DISTANCE OF 1,130.00 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP, AT THE SOUTH RIGHT OF WAY LINE OF A 150.0 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. ONE EASEMENT, AS RECORDED IN VOLUME 2880, PAGE 315, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 1,280.00 FEET, TO A POINT, BEING ON THE SOUTH RIGHT OF WAY LINE OF A 80.00 FOOT CANAL RIGHT OF WAY, FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°18'50" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 80.00 FOOT CANAL RIGHT OF WAY, AT A DISTANCE OF 244.43 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MONTEMAYOR ENTERPRISES LTD, AS RECORDED IN DOCUMENT NUMBER 1872090, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°41'10" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO MONTEMAYOR ENTERPRISES LTD, A DISTANCE OF 150.00 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", ON THE SOUTH RIGHT OF WAY LINE OF SAID 150.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO.1 ONE EASEMENT, CONTINUING AT A DISTANCE OF 896.00 FEET, PASSING A POINT, FOR THE EXTERIOR CORNER OF SAID TRACT OF LAND CONVEYED TO MONTEMAYOR ENTERPRISES LTD, AND FOR THE NORTWEST CORNER OF A TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR. AND ERNESTINA E., AS RECORDED IN DOCUMENT NUMBER 1914943, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A DISTANCE OF 1,260.00 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", ON THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING TO A TOTAL DISTANCE OF 1,280.00 FEET, TO A PK NAIL SET ON THE CENTERLINE OF MILE 6 ROAD, FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR. AND ERNESTINA E., FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°18'50" WEST, ALONG THE SOUTH LINE OF SAID LOT 456 OF SAID AMENDED PLAT OF JOHN H SHARY SUBDIVISION, AND THE NORTH LINE OF SAID GLASSCOCK MEADOWS SUBDIVISION, AND BEING AT THE CENTERLINE OF MILE 6 ROAD, A DISTANCE OF 244.43 FEET, TO THE POINT OF BEGINNING, CONTAINING A 7.18 (7.02 DEED) (312,866.24 SQ. FT.) ACRE GROSS., & 6.23 (271,313.69 SQ. FT.) ACRE NET., TRACT OF LAND, MORE OR LESS.

SURVEY NOTES:

1. BASIS OF BEARING THE NORTH LINE OF LOT 452, JOHN H SHARY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD(83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GENERAL NOTES:

THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF MCALLEN.

1. THE PROPERTY IS ZONED: RESIDENTIAL.
2. THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOW
   FRONT SETBACK: 25 FT. OR GREATER FOR EASEMENTS.
   SIDE SETBACK: 6 FT. OR GREATER FOR EASEMENTS.
   REAR SETBACK: 10 FT. OR GREATER FOR EASEMENTS.
   CORNER: 10 FT. OR GREATER FOR EASEMENTS.
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACKS IS REQUIRED; GREATER SETBACK APPLIES.

   THIS SUBDIVISION IN "ZONE X" SHADED – AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN,"ZONE X" – AREAS BETWEEN LIMITS OF 100–YEAR AND 500–YEAR FLOOD; OR AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD.
   "ZONE X" UNSHADED – AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD–PLAIN.
   "ZONE AE" – BASE FLOOD ELEVATIONS DETERMINED. (ELV=148 FT.).

   COMMUNITY–PANEL NUMBER 480334 0295 D
   MAP REVISED: JUNE 6, 2000
3. BENCHMARK: FOUND COTTON PICKER SPINDLE WITH ELEVATION 149.78 FEET
   N:16633487.27, E:1055802.8380
7. NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
8. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR CENTER OF ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER.
9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% MINIMUM SLOPE TO PROVIDE POSITIVE DRAINAGE.
10. ALL LOT CORNERS ARE SET WITH 1/2 INCH IRON RODS.
11. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.858 AC–FT (37,384 CF) STORM WATER RUNOFF.
12. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE 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 OF THIS SUBDIVISION.
13. MAINTENANCE OF DETENTION AREAS ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR INDIVIDUAL LOT OWNER.
14. COMMON AREAS, ANY PRIVATE STREETS/DRIVES MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
15. 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.
16. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLATING (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.
17. A 4 FOOT WIDE MINIMUM CONCRETE SIDEWALK IS REQUIRED ALONG MILE 6 ROAD AND BOTH SIDES OF INTERNAL STREET. PERIMETER SIDEWALKS TO BE BUILT DURING CONSTRUCTION.
18. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
19. PARKLAND FEE: 50% PARKLAND DEDICATION FEE DUE AT THE TIME OF CONSTRUCTION.
20. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG MILE 6 ROAD.
21. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG MILE 6 ROAD.
22. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
23. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
24. 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.
25. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
26. 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.
27. 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.
28. NO ACCESS AND/OR DRIVEWAYS WILL BE ALLOWED ALONG THE 25.0 FOOT ACCESS ROAD.

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 20_____.

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

ATTEST: _____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VERSAILLES ESTATES SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN, TEXAS, AND THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS, HEREON 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 OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

_____
LA FLOR DEL VALLE ENTERPRISES LP
EDGAR DELGADILLO – MANAGING MEMBER
7018 MILE 6 RD.
MCALLEN, TX

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, STARQUEST VERSAILLES, LLC, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS 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 HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT No. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

_____ _____
RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF VERSAILLES ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, _____.

_____
CHAIRPERSON–PLANNING AND ZONING COMMISSION

SHARYLAND WATER SUPPLY CORPORATION

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

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER,
SHARYLAND WATER SUPPLY CORPORATION

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.

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF LEO L. RODRIGUEZ, R.P.L.S. #2448 ON 7/2/2026 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

_____ _____ _____
SAMUEL D. MALDONADO, R.P.L.S. NO. 2448 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MARIO A. GARCIA P.E. #137503 ON 7/2/2026 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

_____ _____ _____
SAUL D. MALDONANDO, PE NO. 137503 DATE

DATE OF PREPARATION: July 26

REGISTRATION # F-10602

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	STARQUEST VERSAILLES, LLC	1401 LAKE PLAZA DR.,STE 200–101	SPRING, TX 77389	(956) 404–4861	(000) 000–0000
ENGINEER:	SAUL D. MALDONANDO, PE	4349 S. JACKSON RD., SUITE 101	EDINBURG, TX 78589	(956) 702–8880	(956) 702–8883
SURVEYOR:	SAMUEL D. MALDONADO, R.P.L.S.	4349 S. JACKSON RD., SUITE 101	EDINBURG, TX 78589	(956) 702–8880	(956) 702–8883

SAMES

4943 S. JACKSON RD., SUITE 101 TEL: (956) 702–8880
EDINBURG, TEXAS 78589 FAX: (956) 702–8883

SURVEY FIRM REG. No. 101416–00

| EDINBURG TX. |

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/14/2026

SUBDIVISION NAME: VERSAILLES ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Mile 6 Road: 50 ft. dedication needed from centerline for a 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides Revisions Required: - Label Centerline and show existing ROW on both sides. - Please show the new lot line, prior to final. Lot line should not be as bold as the boundary line. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Internal Street (Proposed Versailles Avenue): 50 ft dedication Paving: 32 ft. Curb & gutter: both sides Revision Required: "Remove the word "Prop" all around the plat. The word "Proposed" is not needed. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W 1/4 Collector Road along the north property line: 60 ft. total ROW dedication. Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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	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. *Alley/service drive easement required for commercial properties/ multifamily development. **Subdivision Ordinance: Section 134-106	Applied

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

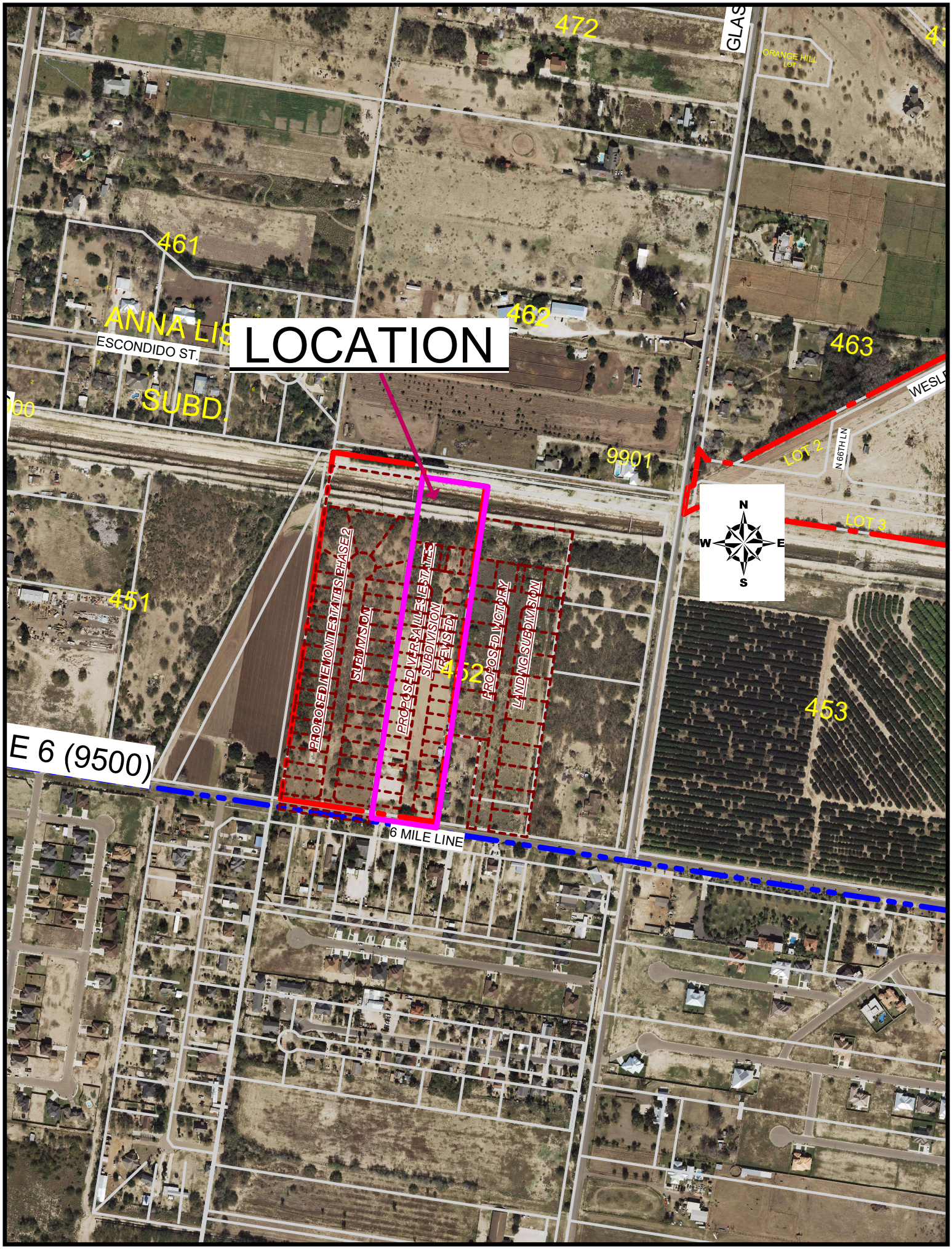
SETBACKS	
* Front: 25 ft. or greater for easements Revisions required: - You may remove the word "setback" from "front setback", prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Rear: 10 ft. or greater for easements. Revisions required: - Remove the word "setback" from "Rear setback" and leave just "Rear", prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Sides: 6 ft. or greater for easements Revisions Required: - Remove the word "Setback" , prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on 6 Mile Road and both sides of internal streets. Revisions required: - Remove the concrete from sidewalk note. Material is not needed to be on plat. **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 Mile 6 Road. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along 6 Mile Road. - Add plat note as stated above. **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. - Add plat note as stated above, prior to final.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets - Lot A does not meet the minimum lot frontage. - Please clarify what Lot A is? Detention area? Common area? - Previous plat shows 25 ft. drainage easements and the current plat shows a 25 ft. access easement, please clarify the change. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area - Lot width should be 5,000 square feet. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) Proposed R-1 (Single Family Residential) ***Zoning Ordinance: Article V -At the City Commission Meeting of December 13, 2021, the board voted to approve the annexation and initial zoning R-1	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - At the City Commission Meeting of December 13, 2021, the board voted to approve the annexation and initial zoning R-1	Applied
PARKS	
* Land dedication in lieu of fee. - Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. - As per our current planning director, we will honor the park fees to be waived.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. - As per our current planning director, we will honor the park fees to be waived.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. -- Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. - As per our current planning director, we will honor the park fees to be waived.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

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

COMMENTS	
Comments: - Lots designated for detention or common area must be labeled, prior to final. for example, "lot A "Detention Area" or "Lot A "Common Area" - Remove plat note #19, it is not needed on the plat. - Remove the wording "Prop" on ROWs. - Will the subdivision have HOA's? Please provide staff with CCRS, prior to recording. - Any variances that were previously approved, will not be rolled over to the new submittal. Any variances will have to be re-applied for. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied

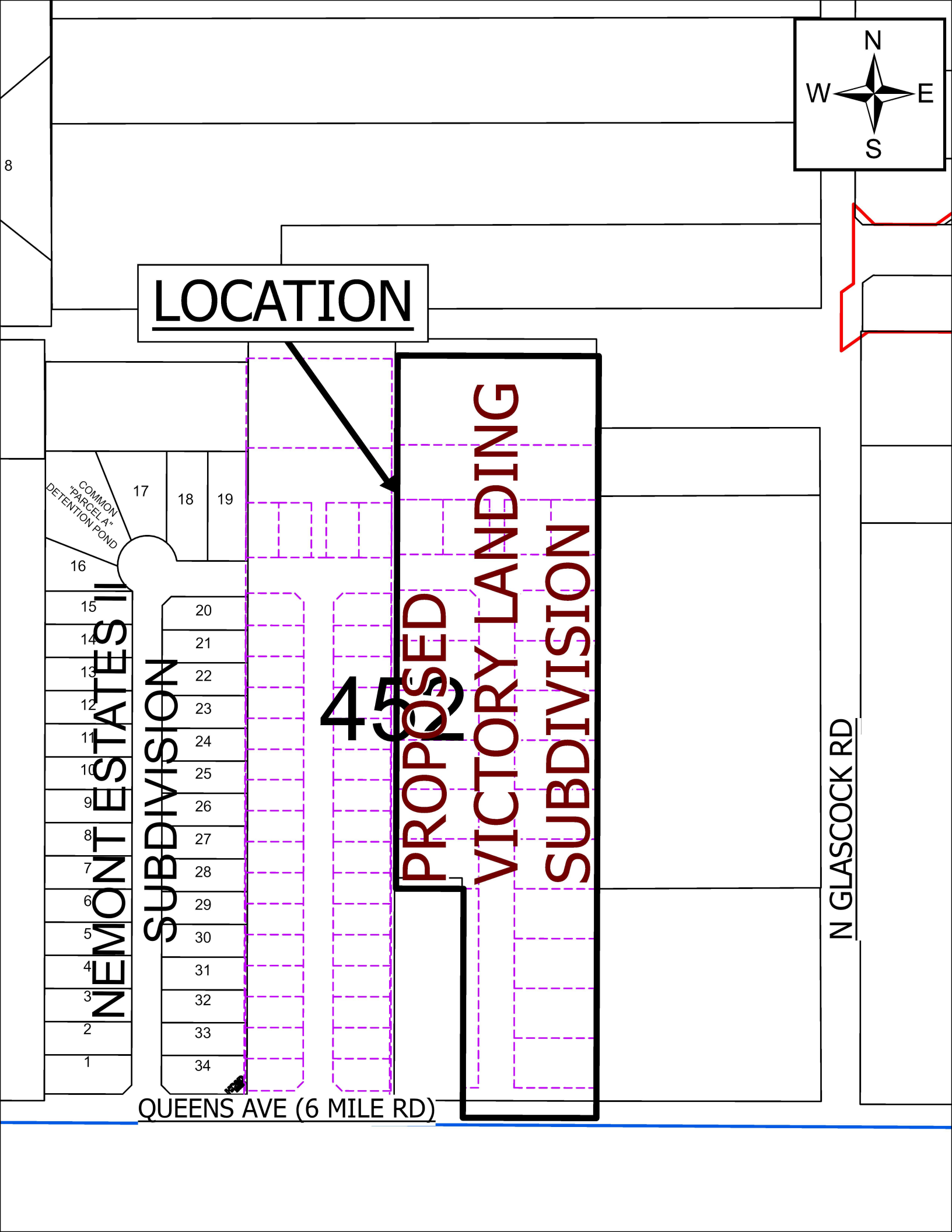

LOCATION
472
461
462
463
451
452
453
9901
ESCONDIDO ST.
SUBD.
LOT 2
LOT 3
N 66TH LN
ORANGE HILL
PROPOSED NEWMONT ESTATES PHASE 2 SUBDIVISION
PROPOSED VERSAILLES ESTATES SUBDIVISION REVISED
PROPOSED VICTORY LANDING SUBDIVISION
E 6 (9500)
6 MILE LINE
N
W
E
S

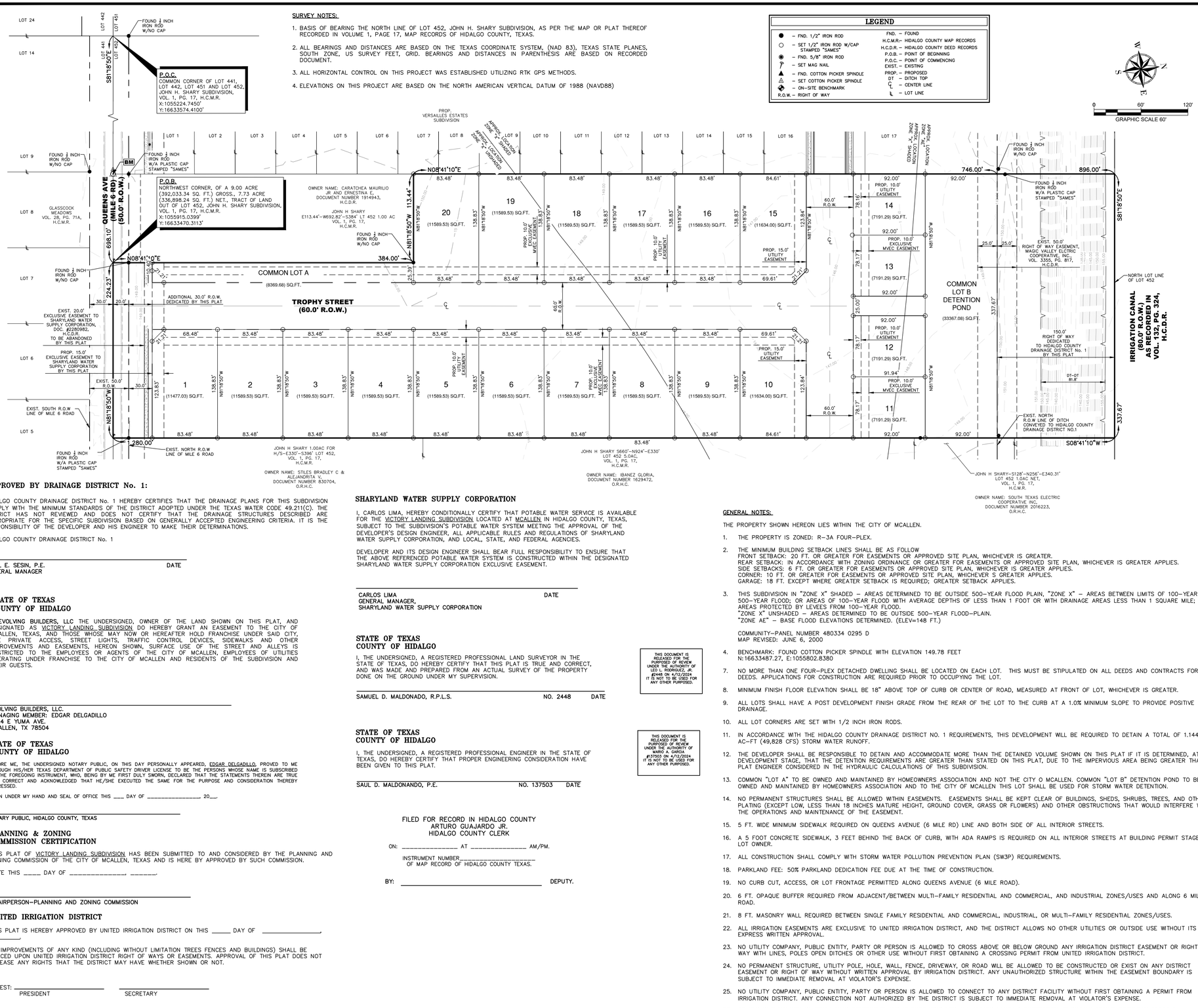
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Victory Landing Subdivision*
Owner Name	*Evolving Builders LLC*
Engineering Firm	*Sames*
Existing Zoning	*R-3A (Multifamily Residential Apartment-OC) District*
Proposed Zoning	*R-3A (Multifamily Residential Apartment-OC) District*
Number of Lots	*22*

City of McAllen Planning Department


N
W
E
S
LOCATION
PROPOSED VICTORY LANDING SUBDIVISION
45
NEMONT ESTATES II SUBDIVISION
COMMON "PARCEL A" DETENTION POND
17
18
19
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
N GLASCOCK RD
QUEENS AVE (6 MILE RD)



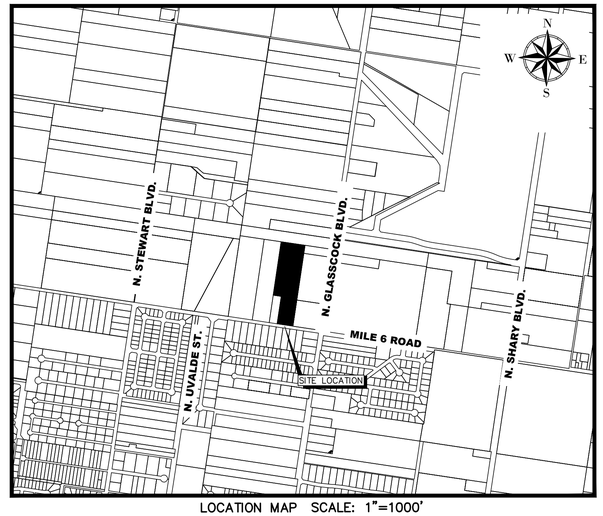
SURVEY NOTES:

1. BASIS OF BEARING THE NORTH LINE OF LOT 452, JOHN H. SHARY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

LEGEND

● – FND. 1/2" IRON ROD	FND. – FOUND
○ – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"	H.C.M.R.– HIDALGO COUNTY MAP RECORDS
◉ – FND. 5/8" IRON ROD	H.C.D.R. – HIDALGO COUNTY DEED RECORDS
⚲ – SET MAG NAIL	P.O.B. – POINT OF BEGINNING
▲ – FND. COTTON PICKER SPINDLE	P.O.C. – POINT OF COMMENCING
△ – SET COTTON PICKER SPINDLE	EXIST. – EXISTING
◆ – ON-SITE BENCHMARK	PROP. – PROPOSED
R.O.W. – RIGHT OF WAY	DT – DITCH TOP
	℄ – CENTER LINE
	L – LOT LINE

GRAPHIC SCALE 60'



LOCATION MAP SCALE: 1"=1000'

VICTORY LANDING SUBDIVISION

AN 8.92 (388,656.64 SQ. FT.) ACRE GROSS., 7.66 (333,521.54 SQ. FT.) ACRE NET., MORE OR LESS, TRACT OF LAND OUT OF LOT 452, AMENDED PLAT OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO EVOLVING BUILDERS, LLC, AS RECORDED IN DOCUMENT NUMBER 187090, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

METES AND BOUNDS

COMMENCING; AT THE COMMON CORNER OF LOT 441, LOT 442, LOT 451 AND LOT 452, OF SAID AMENDED PLAT OF JOHN H SHARY SUBDIVISION, AND BEING THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO RIVERA ROGELIO, AS RECORDED IN VOLUME 1291, PAGE 776, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OF A TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AS RECORDED IN DOCUMENT NUMBER 3250090, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND NORTHEAST CORNER OF SHARY RANCH ESTATES, AS RECORDED IN VOLUME 32, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF GLASSCOCK MEADOWS, AS RECORDED IN VOLUME 28, PAGE 71A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ON THE CENTERLINE OF MILE 6 ROAD (HAVING A 40.00' R.O.W.), THENCE; SOUTH 81°18'50" EAST, ALONG THE SOUTH LOT LINE OF LOT 452, OF SAID AMENDED PLAT OF JOHN H SHARY SUBDIVISION, AND BEING THE CENTERLINE OF SAID MILE 6 ROAD, AND THE NORTH LINE OF SAID GLASSCOCK MEADOWS, AT A DISTANCE OF 698.10 FEET, TO A SET PK NAIL, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AS RECORDED IN DOCUMENT NUMBER 1914943, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE N=16633470.3113', E=1055915.0399',

THENCE; NORTH 08°41'10" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND, CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AT A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A TOTAL DISTANCE OF 384.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, FOR THE INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°18'50" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND, CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AT A DISTANCE OF 113.44 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHWEST CORNER OF A TRACT SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AND BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AS RECORDED IN DOCUMENT NUMBER 1914943, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°41'10" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND, CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AT A DISTANCE OF 746.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH RIGHT OF WAY LINE OF WEST MAIN DRAIN – PHASE III RIGHT OF WAY EASEMENT, AS RECORDED IN VOLUME 2880, PAGE 324, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 896.00 FEET, TO A POINT, BEING ON THE NORTH RIGHT OF WAY LINE OF SAID WEST MAIN DRAIN – PHASE III RIGHT OF WAY EASEMENT, AND ON THE NORTH LOT LINE OF LOT 452 OF SAID AMENDED PLAT OF JOHN H SHARY SUBDIVISION AND FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°18'50" EAST, ALONG THE NORTH LOT LINE OF LOT 452 OF SAID AMENDED PLAT OF JOHN H SHARY SUBDIVISION AND BEING ALONG THE NORTH RIGHT OF WAY LINE OF WEST MAIN DRAIN – PHASE III RIGHT OF WAY EASEMENT, AND THE SOUTH LINE OF AN ORIGINAL 80.0 FOOT RIGHT OF WAY CANAL, AT A DISTANCE OF 337.67 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°41'10" WEST, AT A DISTANCE OF 128.00 FEET, PASSING A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE INC, AS RECORDED IN DOCUMENT NUMBER 2016223, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 150.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH RIGHT OF WAY LINE OF WEST MAIN DRAIN PHASE III RIGHT OF WAY EASEMENT, CONTINUING AT A DISTANCE OF 256.00 FEET, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE INC, PASSING A POINT, FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO SAID SOUTH TEXAS ELECTRIC COOPERATIVE INC, AND A TRACT OF LAND CONVEYED TO IBANEZ GLORIA, AS RECORDED IN DOCUMENT NUMBER 1629472, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 884.00 FEET, PASSING A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO STILES BRADLEY C AND ALEJANDRITA V, AS RECORDED IN DOCUMENT NUMBER 830704, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 1,260.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A TOTAL DISTANCE OF 1,280.00 FEET, TO A SET PK NAIL, FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO STILES BRADLEY C AND ALEJANDRITA V, AND BEING THE SOUTH LOT LINE OF LOT 452, OF SAID AMENDED PLAT OF JOHN H SHARY SUBDIVISION, AND THE NORTH LINE OF SAID GLASSCOCK MEADOWS, AND THE CENTERLINE OF SAID MILE 6 ROAD, AND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°18'50" WEST, ALONG THE SOUTH LOT LINE OF LOT 452 OF SAID AMENDED PLAT OF JOHN H SHARY SUBDIVISION, AND BEING THE NORTH LINE OF SAID GLASSCOCK MEADOWS, AND BEING AT THE CENTERLINE OF MILE 6 ROAD, AT A DISTANCE OF 224.23, FOR THE POINT OF BEGINNING, CONTAINING A 8.92 (388,656.64 SQ. FT.) ACRE GROSS., 7.66 (333.521.54 SQ. FT.) ACRE NET., TRACT OF LAND, MORE OR LESS.

DATE OF PREPARATION: July 2026 REGISTRATION # F-10602

SAMES
4943 S. JACKSON RD., SUITE 101 TEL: (956) 702-8880
EDINBURG, TEXAS 78589 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00
| EDINBURG TX. |

APPROVED BY DRAINAGE DISTRICT No. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, EVOLVING BUILDERS, LLC THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VICTORY LANDING SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN, TEXAS, AND THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS, HEREON 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 OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

EVOLVING BUILDERS, LLC.
MANAGING MEMBER: EDGAR DELGADILLO
1224 E YUMA AVE.
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, EDGAR DELGADILLO, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS 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 HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF VICTORY LANDING SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, _____.

CHAIRPERSON–PLANNING AND ZONING COMMISSION

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 20_____.

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

ATTEST: _____ _____
PRESIDENT SECRETARY

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA DATE
GENERAL MANAGER,
SHARYLAND WATER SUPPLY CORPORATION

STATE OF TEXAS
COUNTY OF HIDALGO

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

SAMUEL D. MALDONADO, R.P.L.S. NO. 2448 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF SAMUEL D. MALDONADO, R.P.L.S. NO. 2448 ON 4/13/2026. IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

STATE OF TEXAS
COUNTY OF HIDALGO

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

SAUL D. MALDONANDO, P.E. NO. 137503 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF MARIO A. GARCIA #137503 ON 4/12/2024 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

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.

GENERAL NOTES:

THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF MCALLEN.

1. THE PROPERTY IS ZONED: R–3A FOUR–PLEX.
2. THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOW
FRONT SETBACK: 20 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
REAR SETBACK: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
SIDE SETBACKS: 6 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
CORNER: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER S GREATER APPLIES.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. THIS SUBDIVISION IN "ZONE X" SHADED – AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN, "ZONE X" – AREAS BETWEEN LIMITS OF 100–YEAR AND 500–YEAR FLOOD; OR AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD.
"ZONE X" UNSHADED – AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD–PLAIN.
"ZONE AE" – BASE FLOOD ELEVATIONS DETERMINED. (ELEV=148 FT.)

COMMUNITY–PANEL NUMBER 480334 0295 D
MAP REVISED: JUNE 6, 2000

4. BENCHMARK: FOUND COTTON PICKER SPINDLE WITH ELEVATION 149.78 FEET
N:16633487.27, E:1055802.8380
7. NO MORE THAN ONE FOUR–PLEX DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
8. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR CENTER OF ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER.
9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% MINIMUM SLOPE TO PROVIDE POSITIVE DRAINAGE.
10. ALL LOT CORNERS ARE SET WITH 1/2 INCH IRON RODS.
11. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1.144 AC–FT (49,828 CFS) STORM WATER RUNOFF.
12. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE 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 OF THIS SUBDIVISION.
13. COMMON "LOT A" TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT THE CITY O MCALLEN. COMMON "LOT B" DETENTION POND TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION AND TO THE CITY OF MCALLEN THIS LOT SHALL BE USED FOR STORM WATER DETENTION.
14. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLATING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
15. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON QUEENS AVENUE (6 MILE RD) LINE AND BOTH SIDE OF ALL INTERIOR STREETS.
16. A 5 FOOT CONCRETE SIDEWALK, 3 FEET BEHIND THE BACK OF CURB, WITH ADA RAMPS IS REQUIRED ON ALL INTERIOR STREETS AT BUILDING PERMIT STAGE BY LOT OWNER.
17. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
18. PARKLAND FEE: 50% PARKLAND DEDICATION FEE DUE AT THE TIME OF CONSTRUCTION.
19. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG QUEENS AVENUE (6 MILE ROAD).
20. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG 6 MILE ROAD.
21. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
22. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
23. 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.
24. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
25. 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.
26. AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE VICTOR LANDING SUBDIVISION, RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIONS AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110–72 OF THE CODE OF ORDINANCE OF THE CIT OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, DETENTION AREAS, AND PERIMETER FENCE/WALL. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110–72 SHALL BE NULL AND VOID.
27. 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.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EVOLVING BUILDERS, LLC.	1224 E YUMA AVE.	MCALLEN, TX 78504	(956) 638–1577	
ENGINEER:	SAUL D. MALDONANDO, P.E.	4349 S. JACKSON RD., SUITE 101	EDINBURG, TX 78589	(956) 702–8880	(956) 702–8883
SURVEYOR:	SAMUEL D. MALDONADO, R.P.L.S.	4349 S. JACKSON RD., SUITE 101	EDINBURG, TX 78589	(956) 702–8880	(956) 702–8883

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/16/2026

SUBDIVISION NAME: VICTORY LANDING SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Queens Avenue (Mile 6 Road): 50 ft from centerline for a total of 100 ft R.O.W. Paving: 65 ft Curb & gutter: both sides - Provide centerline for Queens Avenue (Mile 6 Road). - Provide total proposed R.O.W. width. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Trophy Street: 60 ft Total ROW Paving: 40 ft Curb & gutter: Both Sides - Name of street will be finalized by staff prior to final, plat currently shows Trophy Street. Name is subject to change. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Collector Road (Trinity Avenue): 60 ft Total ROW Paving: 40 ft Curb & gutter: Both sides - Name of street will be finalized by staff prior to final, plat is currently not showing a street name. Name is subject to change. - Road will align with properties to the west and will be extended east when adjacent properties develop. The project engineer must verify it prior to final. - Barricades to be provided as required prior to recording on east end. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision 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	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 - Please clarify if an alley or service drive will be provided prior to final. Alley or service drive cannot dead-end. - Must comply with Public Works Department requirements prior to final. *Alley/service drive easement required for commercial properties and multi-family development. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance, or greater for easements. - Proposing 20 ft. If wishing to proceed with this setback, please write the plat note as follows: “20 feet or greater for easements.” **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance, or greater for easements. - Remove "OR APPROVED SITE PLAN". Provide plat note as described above. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance, or greater for easements. - Proposing 6 ft. If wishing to proceed with this setback, please write the plat note as follows: “6 feet or greater for easements.” **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the Zoning Ordinance, or greater for easements. - Proposing 10 ft. If wishing to proceed with this setback, please write the plat note as follows: “10 feet or greater for easements.” **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft or greater for easements except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Queens Avenue (6 Mile Road) and along both sides of all interior streets. - May increase to 5 ft. as per Engineering Department. - Remove plat note 16. **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 Queens Avenue (6 Mile Road). - Provide plat note as written above. Missing reference to Queens Avenue. **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

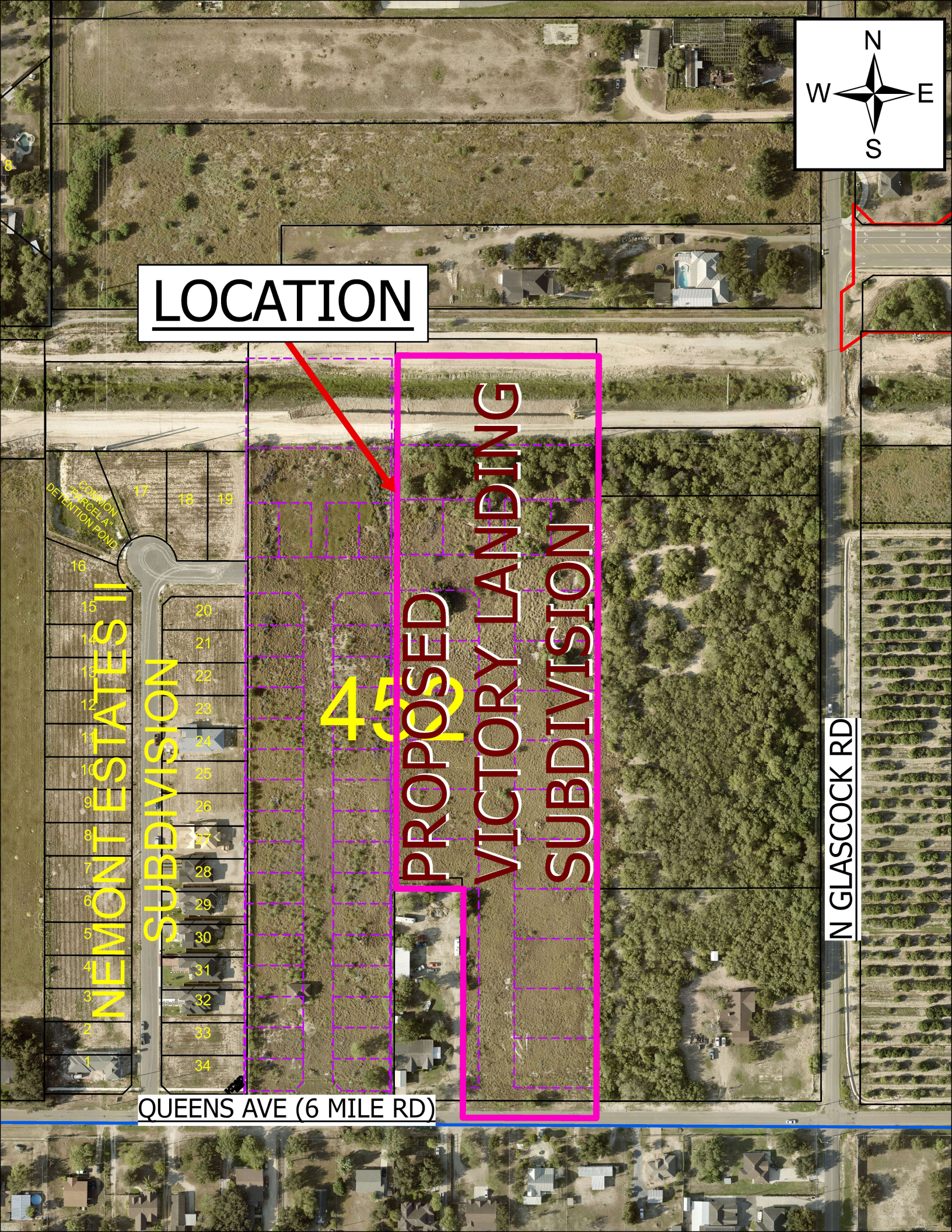
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
* No curb cut, access, or lot frontage permitted along _____ **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.	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	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets _____ - Common Lot A's lot lines need to be clearly defined. - Clarify the line splitting Common Lot B. May need to be removed. - Additional submitted plans call for a 25 ft. access road to Common Lot B. Please clarify and make note of on plat, if necessary. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area _____ - Verify the property lines at the southwest corner of Lot 1 and the southeast corner of Common Lot A. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-3A (OC) Proposed: R-3A (OC) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. - Based on the submitted application and plat, 80 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.272 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.	Non-compliance
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - A park fee of $56,000 (80 Dwelling Units x $700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC.	TBD

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: - Provide centerline for Queens Avenue (Mile 6 Road). - Provide total proposed R.O.W. width for Queens Avenue (6 Mile Road). - Street names will be finalized by staff prior to final. Names are subject to change. - E/W Collector Road (Trinity Avenue) will align with properties to the west and will be extended east when adjacent properties develop. The project engineer must verify it prior to final. - Barricades to be provided as required prior to recording on east end. - Please clarify if an alley or service drive will be provided prior to final. Alley or service drive cannot dead-end. - Must comply with Public Works Department requirements prior to final. - Remove plat notes #16 and #18. - Common Lot A's lot lines need to be clearly defined. - Clarify the line splitting Common Lot B. May need to be removed. - Additional submitted plans call for a 25 ft. access road to Common Lot B. Please clarify and make note of on plat, if necessary. - Verify the property lines at the southwest corner of Lot 1 and the southeast corner of Common Lot A. - Verify and provide the easement widths on the southwest corner of Lot 1, the southeast corner of Common Lot A, the northwest corner of Lot 10, and the northeast corner of Lot 15. - Provide the current legal description of the property to the west, as the lots mentioned have not been recorded. *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


LOCATION
N
W
E
S
PROPOSED VICTORY LANDING SUBDIVISION
45
NEMONT ESTATES II SUBDIVISION
"COMMON PARCEL A" DETENTION POND
N GLASCOCK RD
QUEENS AVE (6 MILE RD)