AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 7, 2026 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of minutes for June 16, 2026, Meeting minutes.

2) PUBLIC HEARING:

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

1. **Rezoning from R-1 (Single-Family Residential-OC) 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. **Rezoning 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. **Rezoning 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. **Rezoning 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. **Rezoning 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)

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)**

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)**

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)**

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)**

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)**

c) CONDITIONAL USE PERMITS:

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)**

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)**

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**

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**

4) SUBDIVISIONS:

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

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

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

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

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

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

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

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

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

5) DISCUSSION:

6) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, June 16, 2026 at 3:52 p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Raul Sesin	Member
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
Absent:	Gabriel Kamel	Vice Chairperson
	Reza Badiozzamani	Member
	Isela V. Rios	Member
Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	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 II
	Mia Fuentes	Planner I
	Even Gonzalez	Development Engineer
	Jonathan Gutierrez	Technician I
	Valerie Ramos	Administrative Assistant

CALL TO ORDER – 3:52 pm Mr. Marco Suarez, Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval of June 2, 2026 meeting minutes.

Being no discussion, Board member Emilio Santos motioned to approve the minutes. Mr. Jesse Ozuna 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. Mia Fuentes stated that the City of McAllen is requesting to Rezone from C-4 (Commercial Industrial-OC) District and 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 REZ2026-0073:

6400 Industrial Center Subdivision, Lot 1, Hidalgo County, Texas
6200 South 10th Street
4400, 4500, 4601, 5000, 5001, 5400, 5401, 5500, 5800, 5801, 5901, 6101 and 6275 South 10th Street (PIDs: 847673, 189348, 189349, 189350, 644888, 644889, 1462774, 644855, 189313, 189362, 189317, 610102, 189330, and 189329)

2. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone 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 REZ2026-0075:

Tex-Mart #38 Subdivision, Lot 1, Hidalgo County, Texas
5700 South 10th Street

3. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from A-O (Agricultural & Open Space-OC) District under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0076:

1901 Tanya Avenue Rear (PID: 843512)
1905 Military Highway and Rear (PIDs: 729591 and 729592)
6601 South 10th Street Rear, 6701 South 10th Street Rear, 6801 South 10th Street Rear, and 7200 South 10th Street (PIDs: 20828092, 189331, 190017, and 654315)
7001 and 7301 South 23rd Street (PIDs: 185537 and 185538)

4. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC), R-3C (Multifamily Residential Condominium-OC), and A-O (Agricultural and Open Space-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 REZ2026-0077:

3001 Business Park Subdivision, Lot 1; South 10th Shopping Center Unit 1 Subdivision, Lots 1-2; South 10th Shopping Center Unit 2 Subdivision, Lots 1-2, Hidalgo County, Texas
817 Bales Road
2901 South 10th Street
3113 South 10th Street
3201 South 10th Street
3221 South 10th Street
413, 521, 2721, 3000, 3005, 3013, 3017, 3020, 3300, 3327, 3400, 3601, 3609, and 3900 South 10th Street (PIDs: 200872, 175509, 175508, 175510, 175511, 175512, 189393, 965189, 714035, 189404, 189405, 1305555)
912 and 916 Bales Road (PIDs: 175514 and 560145)
3602 South 2nd Loop (PID: 189406)

5. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone 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 REZ2026-0078:

Amended Map of Sowell Subdivision, Lot A; Amended Map of Villas Jardin Subdivision, Lots 1-40; Country Club Condominiums Phase 1, Lots 1-37; Country Club Condominiums Phase 2, Lots 1-37; Country Club Condominiums Phase III, Lots 1-37; Amended Map of Country Club Condominiums Phase IV, Lots 1-36, Hidalgo County, Texas

2400 Country Club Lane
301 Byron Nelson Drive
301 Byron Nelson Drive Units 1-40
14 Villas Jardin Drive
101 and 111 Yuma Avenue
100 and 200 East Yuma Avenue

401 Byron Nelson Drive (PID: 189379)

6. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from R-3A (Multifamily Residential Apartment-OC) and R-3C (Multifamily Residential Condominium-OC) Districts 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 REZ2026-0079:

The Woodlands Subdivision, Lot 1; Lot 2A The Woodlands Subdivision, Lot 2A, Hidalgo County, Texas

700 Sunset Drive
800 Sunset Drive

507 Bales Road (PID: 189384)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a6. There was none.

Being no discussion, Board member Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Raul Sesin 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: Lot 3-A, Lots 3-A and 4-A Main International Subdivision, Hidalgo County, Texas; 6100 North 10th Street. **(REZ2026-0074)**

Ms. Mia Fuentes stated the subject property is located along the east side of North 10th Street, south of Martin 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, south, and west, and A-O (Agricultural and Open Space-OC) District to the east.

The subject property is used as a commercial plaza. Surrounding land uses include commercial, agricultural,

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 North 10th Street is commercial.

Lots 3-A and 4-A Main International Subdivision was recorded on November 28, 2001. The earliest zoning record found for the property, indicating A-O zoning designation, dates back to 1979.

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 Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin Second the motion with four members present and voting.

2. Rezoning from R-1 (Single-Family Residential-OC) District to C-1 (Local Commercial-UDC) District: 15.176 acres out of Lot 113, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 North Ware Road. **(REZ2026-0080)**

Ms. Mia Fuentes stated the subject property is located at the southwest corner of North Ware Road and Primrose Avenue.

The applicant is requesting to rezone the property to C-1 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for institutional use.

The adjacent properties are zoned C-3 (General Business-OC), C-4 (Commercial Industrial-OC), and A-O (Agricultural and Open Space-OC) Districts to the north, C-3 (General Business-OC) District to the east, and R-1 (Single Family Residential-OC) District to the west and south.

The subject property is currently vacant. Surrounding land uses include commercial plazas, single family residential, and vacant land.

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

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

The subject property is currently going through the subdivision process under the proposed name of Covenant Christian Academy. The City initiated a rezoning for the property from A-O (Agricultural and Open Space-OC) District to R-1 (Single Family Residential-OC) District on August 24, 2015.

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 Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin Second the motion with four members present and voting.

3. Rezoning from R-1 (Single-Family Residential-OC) District to R-3 (High-Density Residential-UDC) District: the west 97.5 feet of the east 306.60 feet of the north 360 feet of Lot 14, Stewart's Addition Subdivision, Hidalgo County, Texas; 617 Dallas Avenue. **(REZ2026-0081)**

Ms. Mia Fuentes stated the subject property is located on the south side of Dallas Avenue, east of South 8th Street.

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 an assisted living facility.

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

The subject property is currently used an assisted living facility. Surrounding land uses include single family residential, commercial plazas, and schools.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Development types most compatible with Complete Communities include residential areas, mixed use at the neighborhood scale, civic uses, and parks and open spaces.

The development trend along Dallas Avenue is single family and multi-family residential.

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

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 Raul Sesin moved to approve the rezoning request. Mr. Emilio Santos Second the motion with four members present and voting.

c) CONDITIONAL USE PERMIT:

1. 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)**

Ms. Mia Fuentes stated 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.

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.

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.

Staff recommends approval of the request subject to Zoning, Building, and Fire Department requirements.

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with four members present and voting.

2. Request of David Rossow, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke/Vape Shop (Smoking Valley) at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. **(CUP2026-0038)**

Ms. Mia FunThe subject property is located along the north side of Trenton Road, east of North 23rd Street, and is zoned C-3 (General Business-OC) District. Adjacent zoning include R-1 (Single Family Residential-OC) District to the north and east, A-O (Agricultural and Open Space-OC) District to the south, and C-3 (General Business-OC) District to the west. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

Trenton Commercial Park Subdivision was recorded on March 2, 2005. The first Conditional Use Permit for this smoke shop was approved by City Commission on November 14, 2022. The latest Conditional Use Permit expired on April 28, 2026. The applicant submitted a new application on April 30, 2026.

The smoke shop's proposed days and hours are Monday to Sunday from 9:00 a.m. to 1:00 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 maintained 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 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 Trenton Road;

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 approximately 1,750 square feet of retail use, 8 parking spaces are required. The plaza provides a total of 96 parking spaces;

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.

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

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Jesse Ozuna Second the motion with four members present and voting.

3. Request of Juan M. Villarreal, on behalf of Tipsy Aliens, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (Alibi) at the south 25 feet of Lot 9, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 211 South 17th Street. **(CUP2026-0039)**

Ms. Mia Fuentes stated the subject property is located along the east side of South 17th Street, between Beaumont 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 is the first Conditional Use Permit submitted by this applicant for this location. The subject property has been used as a nightclub/bar since 2010. A Special Use Permit was approved for the same applicant on September 18, 2025 to operate at 209 South 17th Street.

The applicant is proposing to operate a bar under the name Alibi from 3,000 square feet of lease space. The bar will require 6 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 Friday to Saturday from 10:00 p.m. to 2 a.m. The proposed bar must comply with Fire Department, Building Code requirements, and 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, Board Member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with four members present and voting.

4. Request of Reyes Gonzalez Jr., on behalf of United Covenant Ministries of South Texas, Inc., for a Conditional Use Permit for one year, for an Institutional Use (church) at Lot 4, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1428 East Laurel Avenue. **(CUP2026-0041)**

Mr. Noah Del Bosque stated the subject property is located at the southwest corner of East Laurel Avenue and North Jackson Road. The property is zoned C-4 (Commercial Industrial-OC) District. The surrounding land uses includes industrial and commercial uses. An institutional use is permitted in this zone with a Conditional Use Permit and in compliance with requirements.

Market Center Subdivision was recorded on August 15, 1983. The initial CUP for an institutional use was approved for one year by City Commission on August 5, 2024. The permit expired on August 6, 2025; however, no CUP had been applied for until May 4, 2026.

The applicant is proposing to continue operating a church under the name United Covenant Ministries of South Texas. The proposed hours of operation will be 10 a.m. to 2 p.m. on Sundays and 6 p.m. to 8 p.m. on Wednesdays.

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

1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use;
3) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial;
4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. 75 seats are proposed, making their parking requirement 19 spaces. The applicant is providing 60 spaces;

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

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

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

8) The number of persons within the building shall be restricted based on the Max Occupant Load;

9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

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

Staff recommends approval of the request, 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, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with four members present and voting.

5. Request of Abobaker R. Mohamed, on behalf of UR Vape Match LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a Vape Shop (UR Vape) at Lot 1, The District Phase I-A Subdivision, Hidalgo County, Texas; 7913 North 10th Street Suite 170. **(CUP2026-0042)**

Mr. Noah Del Bosque stated the subject property is located at the southwest corner of North 10th Street and Wisconsin Road. The property is zoned C-3 (General Business-OC) District. The surrounding land uses includes commercial and vacant land. A vape shop is permitted in this zone with a Conditional Use Permit and in compliance with requirements.

The District Phase I-A Subdivision was recorded on February 2, 2025. The initial CUP for the vape shop was approved for one year by City Commission on June 18, 2025.

The applicant is proposing to operate a vape shop under the name UR Vape. The proposed hours of operation will be 8 a.m. to 11 p.m. Sundays through Saturday.

The site plan must comply with the Zoning Ordinance, Fire Department, Building Code requirements, and all requirements on the building permit, including setbacks, landscaping, parking, etc. The vape shop must also comply with the following 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;
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; 128 spaces are provided;

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, letters or emails in opposition to the request.

Staff recommends approval of the request, 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, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Jesse Ozuna Second the motion with four members present and voting.

6. Request of Mark A. Watts, on behalf of JAM Entertainment Ventures LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a Nightclub (Santa Diabla) at Lot 1 and South one foot of Lot 2, Block 25, McAllen Addition, Hidalgo County, Texas; 1704 Dallas Avenue. **(CUP2026-0043)**

Mr. Noah Del Bosque stated the subject property is located at the northwest corner of Dallas Avenue and South 17th Street. The subject property and adjacent properties are zoned CC-DT (City Core-Downtown-UDC) District. The surrounding land uses include bars, nightclubs, retail, and residential uses. A bar is allowed in a CC-DT District with a Conditional Use Permit and in compliance with requirements.

This property is part of the Original Townsite of McAllen. Special Use Permits for this property under different ownership have been issued in the past, most recently in January 2023.

The applicant is proposing to operate a bar under the name Santa Diabla from approximately 3,000 square feet of lease space. Their proposed hours of operation are 9 p.m. to 2 a.m. Thursday through Sunday.

The site plan must comply with the UDC, Fire Department, Building Code requirements, and all requirements on the building permit, including setbacks, landscaping, parking, etc. 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 also sign an acknowledgement and agreement to all conditions.

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

Staff recommends disapproval of the request, due to noncompliance with Section 3.2.5.A.1, distance to a residential property.

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

The applicant was present Mr. Mark Watts Pharr TX, Customer stated he has been operating since January 2023. Customer also mentioned they do have noise meditation stating they have had it since day one. Customer mentioned they have apartments behind the location and no one has complained about noise.

Being no discussion, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Jesse Ozuna Second the motion with six members present and voting.

d) SUBDIVISION:

1. THE CUE SUBDIVISION, 2801 S. 10TH STREET, CITY OF MCALLEN; **(SUB2026-0081) (FINAL) PE**

Mr. Marco Johnson stated the property located on S. 10th Street: ROW dedication needed for 75 ft. from centerline for total 150 ft. ROW. Paving: By the State Curb & gutter: By the State. Revisions needed: Submit a copy of the referenced documents prior to final. Provide the ROW dedication as shown above prior to final. The subdivision will be requesting a variance on May 19, 2026, to waive the requirement for additional right-of-way dedication. Approval of the variance request shall be required prior to final approval of the subdivision. The Variance Request was approved by City Commission on June 8, 2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Sunset Drive: ROW dedication as needed for 5 ft. additional ROW dedication for 30 ft. from centerline for total 55 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Revisions needed: Reference the document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide ROW dedication as needed above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Bales Road: ROW dedication needed for 35 ft. from centerline for total 70 ft. ROW. Paving: 44 ft. Curb & gutter: both sides. Revisions needed: Reference document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide the ROW dedication as shown above prior to final. 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. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use, which include a service drive. Subdivision Ordinance: Section 134-106. Front: According to the Zoning Ordinance or greater for easements or approved site plan, or in line with average existing setback, whichever is greater. Zoning Ordinance: Section 138-356. Rear: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater Zoning Ordinance: Section 138-356. Sides: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater Zoning Ordinance: Section 138-356. Corner: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 10th Street, Sunset Drive, and Bales Road. Engineering Department may request 5 ft. sidewalk for S. 10th STREET. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and

commercial, and industrial zones/uses. The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement. Any additional buffer as applicable must be finalized prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S 10th Street. Plat note requirement will be finalized prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. 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. The subdivision will be requesting a variance on May 19, 2026, to allow lots not fronting a public street. Approval of the variance request shall be required prior to final approval of the subdivision. The Variance Request was approved by City Commission on June 8, 2026. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O, R-1, and C-3 Proposed: A-O, R-1, and C-3. Zoning Ordinance: Article V. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. 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. tg approved, TIA waived with conditions as per traffic dept. Traffic Impact Analysis (TIA) required prior to final plat. Comments: a public hearing will need to be heard. A variance request will be required if the right-of-way (ROW) dedication is proposed to remain as currently shown on the plat. The Thoroughfare Plan identifies a 150-foot ROW along S. 10th Street, which is not reflected on the submitted plat. Lot 4 must have frontage on a public street in accordance with subdivision requirements. If Lot 4 is proposed to remain as currently configured without public street frontage, a variance request will be required. The subdivision will be requesting a variance on May 19, 2026, to allow lots not fronting a public street and to waive the requirement for additional right-of-way dedication. Approval of the variance request shall be required prior to final approval of the subdivision. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision 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, Board member Mr. Emilio Santos moved to approve the subdivision in final form. Mr. Raul Sesin Second the motion with four members present and voting.

3) SUBDIVISIONS

a) MY HOME CROSSING DREAMS SUBDIVISION, 11 S. 29TH STREET, MY HOME, LLC; **(SUB2026-0080) (FINAL) MAS**

Ms. Natalie Moreno stated the property located on South 28th Street: Existing R.O.W needs to be labeled for South 28th Street to establish dedication for 25 ft. from centerline for 50 ft. R.O.W. Paving 32 ft. Curb & gutter both sides. remove the "40.00 ft." ROW below the street name. The ROW Varies. Add "dedicated by this plat" below the dedication given "5ft". Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. South 29th Street: Dedicate 50 ft. from centerline for a 100 ft. of total R.O.W. Paving 65 ft. Curb & gutter both sides. Label "total" "existing" on plat. 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. 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. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20ft. Paving 16ft. Alley/service drive easement required for commercial/multifamily properties. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, or approved site plan, whichever is greater. Revision needed: Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Garage 18 ft. except where greater setbacks required, greater setbacks applies. Add plat note as stated above. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South 29th Street and South 28th Street. revise plat note as stated above. A variance request to not provide a sidewalk on South 28th street was not submitted, therefore, sidewalk required. The subdivision does not have 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. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3 Proposed R-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning application was submitted and was heard at the Planning and Zoning Commission Board on May 12, 2025, and was approved for an R-3 District. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling (19) unit to be paid prior to recording (13,300) or as per Parks Department. if the number of units changes, the park fee will be adjusted. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling (19) unit to be paid prior to recording (13,300) or as per Parks Department. if the number of units changes, the park fee will be adjusted. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling (19) unit to be paid prior to recording (13,300) or as per Parks Department. if the number of units changes, the park fee will be adjusted. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG honored, less units from approved 22 units to 19 units. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. Please confirm if the subdivision will have an HOA.

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

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

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

b) AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, 6800 RUSSELL ROAD (REAR), RHODES DEVELOPMENT, INC; **(SUB2026-0079) (FINAL) M&H**

Ms. Natalie Moreno stated the property located on Stewart Road: Dedication 80 ft. R.O.W. Paving: 52 ft. Curb

& gutter: both sides. Stewart Road west of this location. Revisions Required: Show Stewart Road on plat. Please provide the special warranty deed document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication of 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be established prior to recording. Access to subdivision will be from phase IV of Aqualina. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walk/drives are provided, per agreement. as per Fire department, paving must be 96 ft. in diameter face to face. Clarify if any islands may be proposed which will affect paving requirements. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Rear- 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Side Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft, except where greater setback is required, greater setbacks applies. Revisions required: Please correct spelling from "grater" to "greater". Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Stewart Road. Revisions required: Plat note #15 mentions Russell Road and Tres Lagos, please revise. Other sidewalks will not apply provided a sidewalk having at least an adequate width for pedestrians and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit development, per agreement. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along N. Stewart Road. Revisions Required: Plat note #8 references Russell Road and Tres Lagos Blvd, please revise and correct. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Stewart Road. Revision Required: Plat note #12 references roads that do not pertain to this phase, please correct and revise. The subdivision will be having access from Aqualina Phase IV. Must comply with City Access Management Policy. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: Add plat note as stated above. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) (OC) Proposed: R-1 (Single-Family Residential) (OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Okay for final subject to TIA Approval. Traffic Impact Analysis

(TIA) required prior to final plat. Please revise plat note #8,15 and 21, they reference streets that do not pertain to this phase. Need to Label the Centerline & Total R.O.W. on N. Stewart Road and show on plat. Provide the special warranty deed documents. How would common area no. 3 service as emergency access point. P&Z for new layout on 04/21/2026. Need to provide a new master layout for phase V and IV. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form subject to TIA approval and MPU board approval.

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. Mr. Jesse Ozuna Second the motion with four members present and voting.

c) 7-11 MCALLEN SUBDIVISION, 201 DALLAS AVENUE, VAQUERO VENTURES MANAGEMENT, LLC; **(SUB2025-0150) (REVISED PRELIMINARY) M&H**

Mr. Marco Johnson stated the property located on All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dallas Avenue & S. 2nd Street. May increase to 5 ft. as per Engineering, prior to final. Proposed as Plat note #8. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 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. Shown as plat note #9. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Please verify Lot Width and Lot Area and make sure it matches what is stated on the Survey. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business District) Proposed: C-2 (Regional Commercial District) If proposing to rezone to C-2 (Regional Commercial District) must submit rezoning application. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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

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

Development Engineer Beto de la Garza 1121 Nyssa Ave, McAllen TX, 78501 was present representing applicant.

The applicant Mr. James Pool 2627 Tiller Street, Fort Worth, TX 76107 was present and explained the existing 80 ft. right-of-way along this section of S. 2nd street with exhibits presented to board members illustrating the right-of-way configuration and the existing gas easement which affects any additional dedication.

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in preliminary form including the variance request. Mr. Jesse Ozuna Second the motion with four members present and voting.

d) THE VILLAS AT JONQUIL SUBDIVISION, 512 JONQUIL AVENUE, EFFECTIVE REAL ESTATE; **(SUB2025-0050) (REVISED PRELIMINARY) BIG**

Mr. Marco Johnson stated the property located on 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for

easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Remove the above verbiage from the setback note. Although it is applied, it is not a required plat note. 4 ft. wide minimum sidewalk required on both sides of Jonquil Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Application is reflecting public subdivision. 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. Application reflects public subdivision. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. The submitted application proposes 4 single-family lots. A park fee of $2,800 (4 x $700) must be paid prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Trip Generation is waived for 4-Lot single family houses.

Staff recommends approval of the subdivision in Revised Preliminary Form subject to the conditions noted, drainage approval 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. Jesse Ozuna moved to approve the subdivision in preliminary form including variance request. Mr. Raul Sesin Second the motion with four members present and voting.

e) HIDDEN GROVE ESTATES SUBDIVISION, 8601 N. 2ND STREET, J & D PRODUCE, INC; **(SUB2024-0131) (REVISED PRELIMINARY) M&H**

Ms. Natalie Moreno stated the property located on N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. Curb & gutter: both sides. Revisions needed: The engineer submitted a variance request for the ROW dedication. A 55 ft. from centerline. This variance will be heard at the planning and zoning board on November 4, 2025. The variance request was withdrawn and will be giving staff the required ROW. Please provide staff with copy of existing R.O.W. documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. Interior street: 50 ft. R.O.W. Paving: 40ft. Curb & gutter: both sides. Revisions needed: R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. Need to provide Gate Details for staff review prior to final. Street name will be stablished prior to final. Finalize street name requirement prior to final. Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street. The engineer submitted a variance request to the ROW gate entrances. 58.73 ROW with a 20 ft. paving face to face on each side and 4 ft. side walk along the north side only. HCID #2 does not allow public improvements on ROW, email was sent to the engineer. Variance got approved on 11.24.25. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356". Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown

above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Revisions Needed: 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. 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: HOA covenants would need to be submitted for staff review. Need to add a plat note with a space to cross-reference the recorded HOA document number. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot dedication min. 25 frontage on street. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) Zoning Ordinance: Article V. 25 residential lots.25X700 =17, 500. The variance request was denied for 8 residential lots to pay half at building permit. full park fees must be paid, prior to recording. lots have increased to 25 lots. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Plat depicts 25 residential lots.25X700 =17, 500. The variance request was denied for 8 residential lots to pay half at building permit. full park fees must be paid, prior to recording. lots have increased to 25 lots. Pending review by the City Manager's Office. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit’s increases, additional park fees will apply. The variance request was denied, Full Park fees must be paid, prior to recording. lots have increased to 25 lots as per June 5, 2026. As per plat submitted on December 5, 2024, plat depicts 25 residential lots.25X700 =17, 500. The variance request was denied for 8 residential lots to pay half at building permit. full park fees must be paid, prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation has been approved, no TIA required. Comments: the engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25. The requests are 1. 58.73 ROW with 20ft of paving and 4 ft. sidewalk on the north side only. 3. cul-de-sac requirement exceeding. Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. Contour lines on the plat are missing the elevations. Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork, etc. If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. Must comply with City’s Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form, subject to conditions noted, drainage and utility approval and disapproval of request #1 (alley) and approval of request #2 (sidewalk).

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

Project Engineer Beto de la Garza 1121 Nyssa Ave, McAllen TX, 78501 was present representing applicant.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the subdivision in preliminary form including disapproval of request #1 and approval of request #2. Mr. Jesse Ozuna second the motion with four members present and voting.

f) STAR SUBDIVISION, 401 E. DICKER ROAD; STAR CLOTHING, LLC; **(SUB2026-0072) (PRELIMINARY) REGA**

Ms. Natalie Moreno stated the property located on 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. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. 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. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. The subdivision is facing E. Dicker Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4 (Commercial Industrial) Proposed: C-4 (Commercial Industrial) Zoning Ordinance: Article V. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Remove plat note #8, requirement is not needed. 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. Provide buffer notes on plat. 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, Board member Jesse Ozuna moved to approve the subdivision in preliminary form. Mr. Raul Sesin with four members present and voting.

g) MCALLEN TEMPLE SUBDIVISION, 300 TRENTON ROAD, CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; **(SUB2026-0077) (PRELIMINARY) M&H**

Ms. Natalie Moreno stated the property located on N. 2nd Street (N. Col. Rowe Blvd): Dedication of 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. Show centerline, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Trenton Road: Dedication of 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. Show centerline, prior to final. 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. 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. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. There is a 24ft service drive easement on the plat submitted. Subdivision Ordinance: Section 134-106. Rear: In accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a

vacate and replat is required. Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Corner: See front setbacks. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 2nd Street and Trenton Road. 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. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single- Family Residential-OC) Proposed: R-1 (Single-Family Residential-OC) CUP for institutional use approved by P&Z on October 6, 2020, and approved by City Commission in November 9, 2020. Any additional to any structure will trigger amending the CUP. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. CUP for institutional use approved by P&Z on October 6, 2020, and approved by City Commission in November 9, 2020. Any additional to any structure will trigger amending the CUP. Land dedication in lieu of fee. If the land use changes from institutional to residential, park fee will apply. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. If the land use changes from institutional to residential, park fee will apply. Pending review by the Parkland Dedication Advisory Board and CC. If the land use changes from institutional to residential, park fee will apply. Comments: Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Public hearing with legal notices to be mailed out will be required, prior to final. Name of the subdivision should be "Subdivision plat of McAllen Temple Lot 1A and 1B Subdivision", prior to final. Provide centerline on both N. 2nd and Trenton Road, prior to final. 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, Board member Jesse Ozuna moved to approve the subdivision in preliminary form. Mr. Raul Sesin Second the motion with four members present and voting.

h) PECAN PLAZA SUBDIVISION, 4801 PECAN BLVD., REA GENERAL CONTRACTORS; **(SUB2026-0076) (PRELIMINARY) M&H**

Mr. Marco Johnson stated the property located on 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 60 ft Paving: 16 ft. Alley/service drive easement required for commercial properties/ multi family. 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. 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: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Submitted application show proposed

land use as commercial. Any changes would require rezoning prior to final. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: 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. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. The area currently labeled as "Common Area" shall be revised and identified as a platted lot (e.g., Lot A, Common Area). Please provide a specific designation for the lot and clarify its intended purpose.

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, Board member Jesse Ozuna moved to approve the subdivision in preliminary form. Mr. Raul Sesin Second the motion with four members present and voting.

i) REPLAT CENTRAL MARKET SUBDIVISION LOTS 2 & 3, 5617 S. 23RD STREET, AGGREKO MSR GRID PC37 LLC, **(SUB2026-0078) (PRELIMINARY) BOWMAN**

Mr. Marco Johnson stated the property located on 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. Front: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Rear: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Sides: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Corner: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. 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. 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: I-1 Proposed: I-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Any other proposed use will require rezoning. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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, Board member Raul Sesin moved to approve the subdivision in preliminary form. Mr. Jesse Ozuna 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 4:37 p.m. with Mr. Jesse Ozuna 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

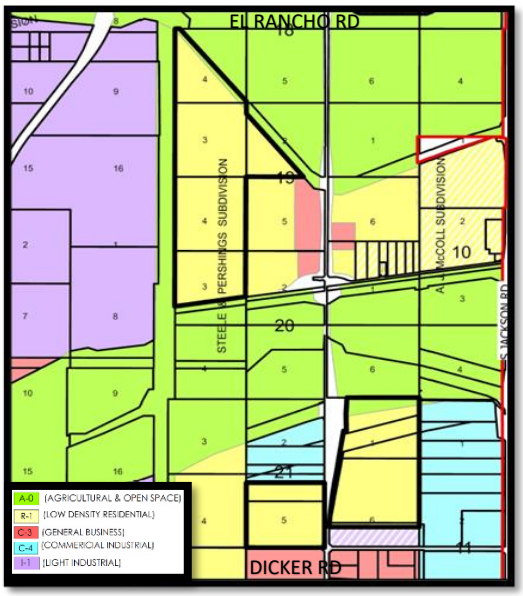
DATE: July 7, 2026

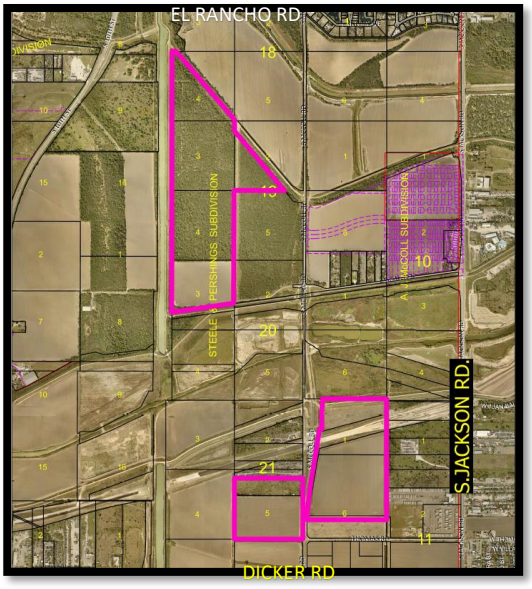
SUBJECT: **Rezoning from R-1 (Single Family Residential-OC) District and A-O (Agricultural and Open Space-OC) under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

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)

LOCATION: The subject properties are located west of South Jackson Road, between East El Rancho Road and Dicker Road.





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

ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural & Open Space-OC) District to the north, south, east and west sides combined with C-3 (General Business) District and C-4 (Commercial-Industrial – OC) and I-1 (Light Industrial-UDC) to the south west side of South Jackson Road, north of Dicker Road.

LAND USE: The surrounding areas include vacant land, single-family residential and commercial-industrial use.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed-Density, Complete Neighborhood and Industrial. Mixed-Density Complete Neighborhoods are focused in the close-in neighborhoods that have more vacant land for ground-up developments and allow for a combination of diverse residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Industrial allows for major manufacturing and major employers, along with some supportive retail and office.

DEVELOPMENT TRENDS: The development trend in this area is agricultural, residential, commercial-industrial.

ANALYSIS: 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.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

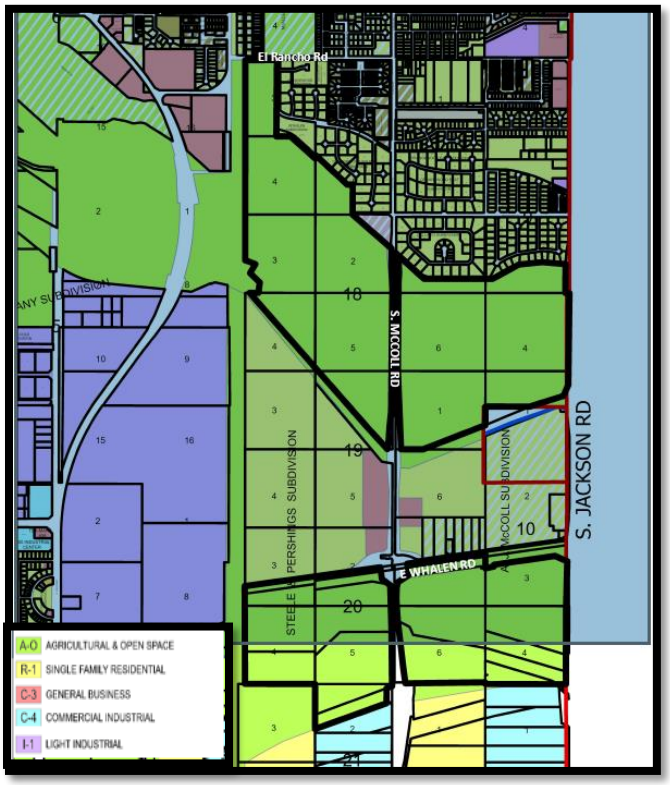
DATE: July 7, 2026

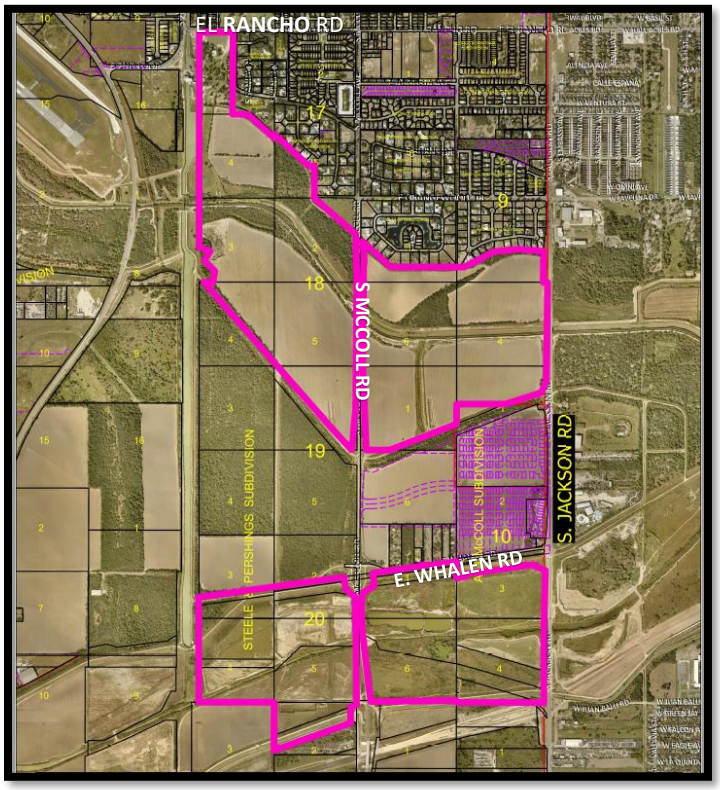
SUBJECT: **Rezoning from A-O (Agricultural and Open Space-OC) Districts under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

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)

LOCATION: The subject properties are located along the west side of South Jackson Road, in between south of East El Rancho Road and north of Thomas Road.





PROPOSAL: The City of McAllen is requesting to rezone the properties to A-O (Agricultural and Open Space-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural & Open Space-OC) District to the west side, including I-1 (Light Industrial) District, C-1 (Local Commercial-UDC) District to the northeast, and R-1 (Single Family Residential-OC) District in all the surrounding area combined with C-3 (General Business) District.

LAND USE: The surrounding areas include single-family residential, commercial, vacant land and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Parks and Open Space. The Parks and Open Space areas identified on the Future Land Use Map (FLUM) denote existing and planned parks, recreational facilities, drainageways, trails, and other open space areas. The provision of parks and open spaces is considered essential to livability and quality of life for McAllen residents and should increase as the population of McAllen grows in the future.

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

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

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 7, 2026

SUBJECT: **REZONING 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:**

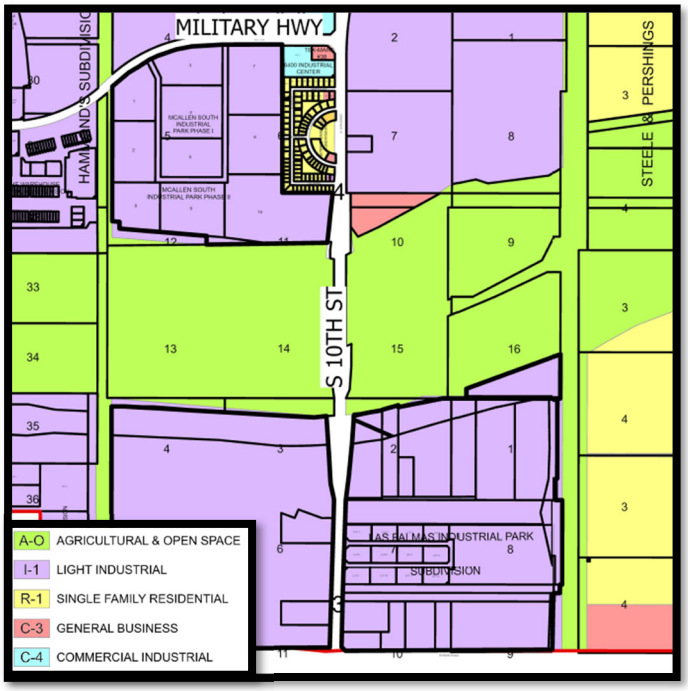
CASE REZ2026-0089:

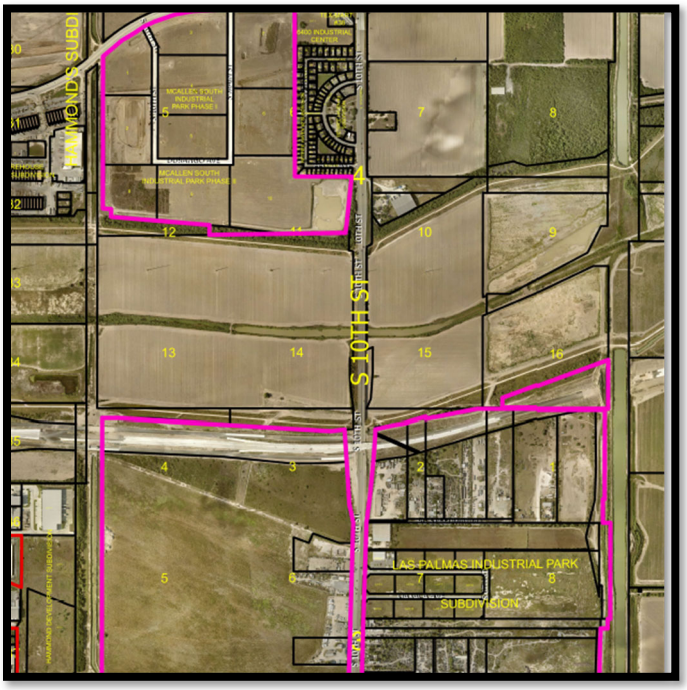
McAllen South Industrial Park Phase 1 Subdivision, Lots 3-5; McAllen South Industrial Park Phase 2 Subdivision, Lots 1-2 and 6-10; Las Palmas Industrial Park Subdivision, Lots 2-4, 6-8 and 10-12; Las Palmas Industrial Park Phase 1 Lots 1A, 5A & 9A Subdivision, Lots 1A, 5A and 9A, Hidalgo County, Texas

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)

LOCATION: The subject properties are located along South 10th Street, south of Military Highway.





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 A-O (Agricultural & Open Space-OC) District, I-1 (Light Industrial-OC) District to the east, west, and north, R-1 (Single Family Residential-OC) to the north, and C-4 (Commercial Industrial-OC) to the north.

LAND USE: The subject properties include industrial use and vacant land. Surrounding uses include single-family residential, industrial uses, auto sales, and vacant land.

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

DEVELOPMENT TRENDS: The development trend in this area along south 10th Street is Industrial.

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.

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 7, 2026

SUBJECT: **REZONING 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:**

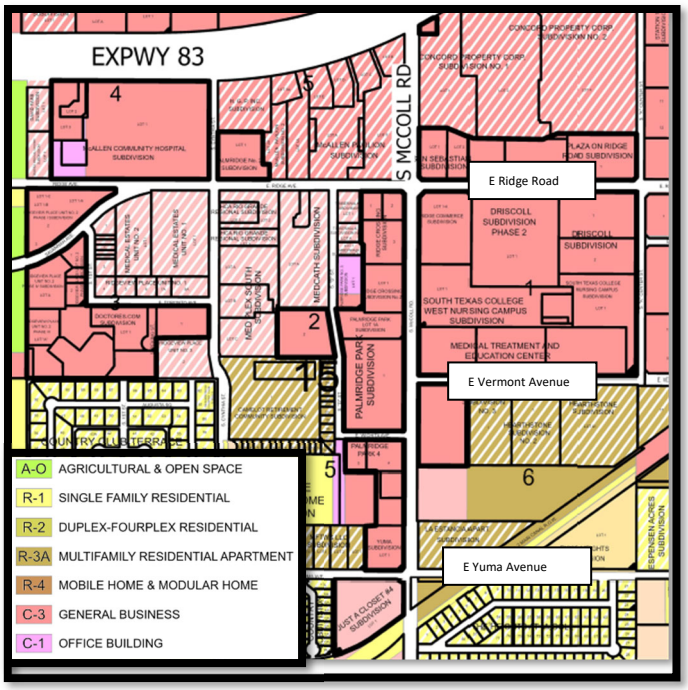
CASE REZ2026-0090:

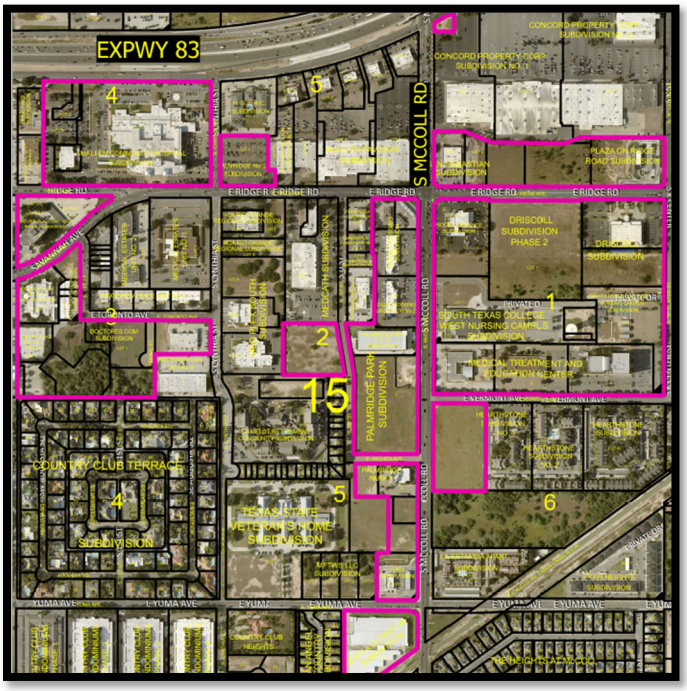
Palmridge Subdivision No. 2, Lot 1; San Sebastian Subdivision, Lots 1-2; Driscoll Subdivision Phase 2, Lot 1; Plaza on Ridge Road Subdivision, Lot 1; Driscoll Subdivision, Lots 1-2; Ridge Commerce Lot 1-A Subdivision, Lot 1-A; Ridge Crossing Subdivision, Lots 1-3; Ridge Crossing Subdivision No. 2, Lot 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, 1120 East Ridge Road
1900, 2100 South “K” Center Street
1901, 2000, 2100, 2101, 2400, and 2416 South McColl Road
901 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)

LOCATION: The subject properties are located on the south side of Expressway 83, between South 2nd Street and South “K” Center Street.





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-2 (Regional Commercial-UDC), C-3 (General Business-OC), R-3 (High-Density Residential-UDC) District, R-1 (Low-Density Residential-UDC), C-1 (Office Building-OC), and A-O (Agricultural & Open Space-OC) Districts.

LAND USE: The subject properties' uses include commercial and vacant land. Surrounding land uses include single-family homes, commercial uses, apartments and vacant land.

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

DEVELOPMENT TRENDS: The development trend along this area is 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.

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

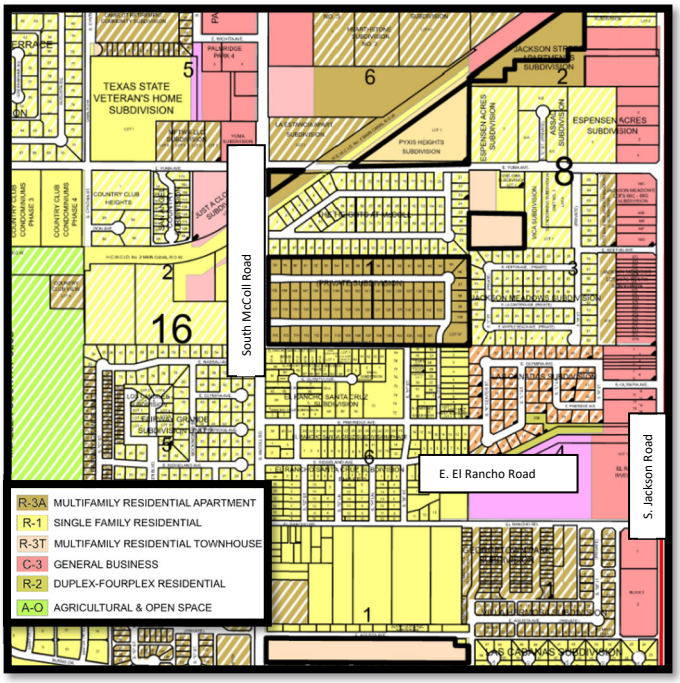
FROM: Planning Staff

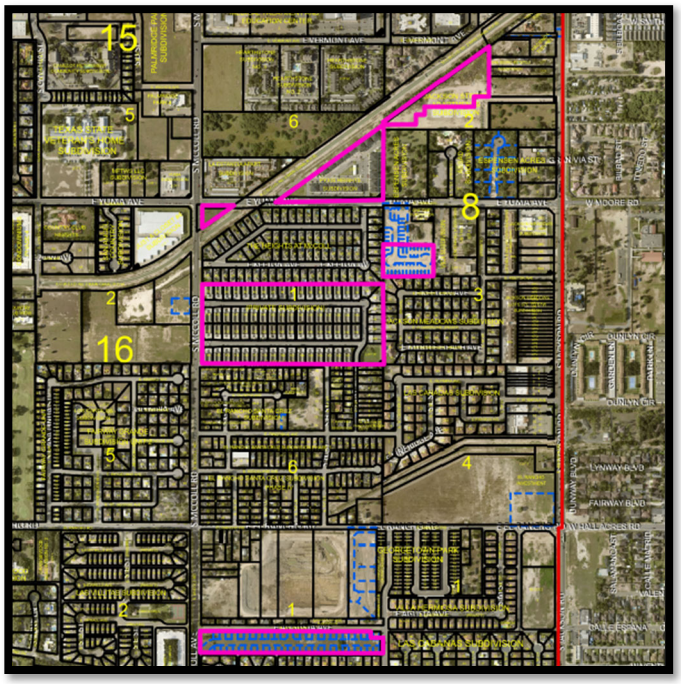
DATE: July 7, 2026

SUBJECT: **REZONING FROM R-3A (APARTMENT RESIDENTIAL-OC) DISTRICT, R-3C (CONDOMINIUM RESIDENTIAL-OC) DISTRICT, R-3T (TOWNHOUSE RESIDENTIAL-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
The Heights at McColl Subdivision, Lots 78-150 and Lot A
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)

LOCATION: The subject properties are located between South Jackson Road and South McColl Road and between East Balboa Avenue and East Vermont Avenue.





PROPOSAL: The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District for proposed garden homes.

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density Residential-UDC), C-3(General Business-OC), R-3A (Multifamily Residential Apartment-OC), and R-1 (Single-Family Residential-OC) District.

LAND USE: The subject properties include multifamily development and vacant land. Surrounding uses include single-family residential, duplexes, apartments, and vacant land.

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

DEVELOPMENT TRENDS: The development trend in this area is primarily residential single, and multifamily.

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.

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

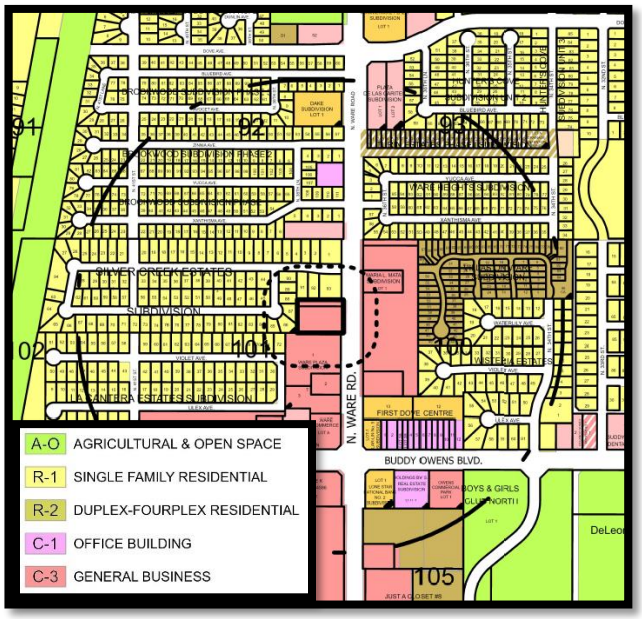
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 7, 2026

SUBJECT: **Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 1.25' Acres out of Lot 3 E341'-S160', and 0.26' Acres out of Lot 3 W280.98'-E340.91'-N40'–S200', J.H. Beatty's Subdivision, Hidalgo County, Texas; 4811 North Ware Road. (REZ2026-0082)**

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



PROPOSAL: 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.

ADJACENT ZONING: 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.

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

COMPREHENSIVE PLAN: 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.

DEVELOPMENT TRENDS: The development trend along Ware Road is commercial and residential.

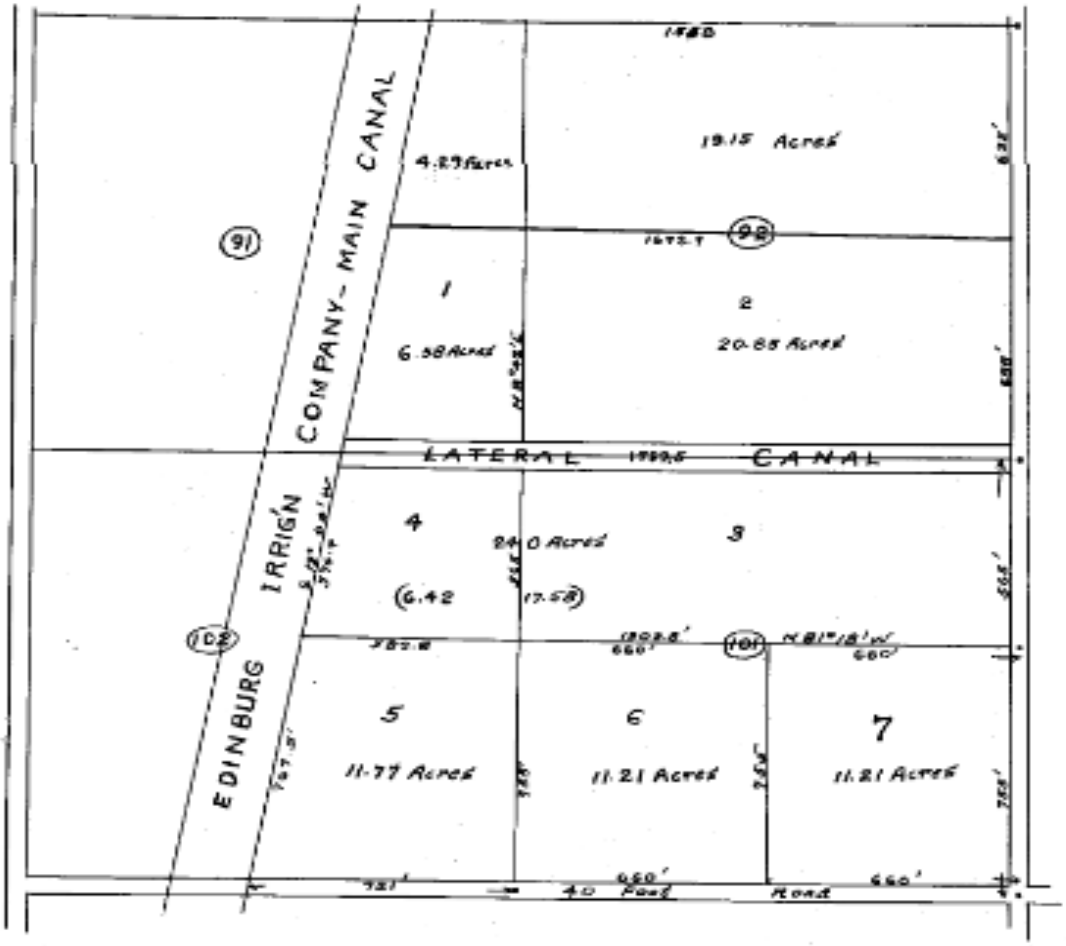
HISTORY: J. H. Beatty's Subdivision was recorded on June 15, 1923. The property was rezoned from A-O (Agriclutural and Open Space) to C-3 (Genaral Business-OC) District on May 22, 1995.

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.

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.



PLAT

OF

J.H. BEATTY'S SUBDIVISION OF THAT PORTION OF LOTS 91, 92, 101 & 102 LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, LYING EAST OF THE EDINBURG IRRIGATION COMPANY'S MAIN CANAL

McALLEN TEXAS MAY 17th 1923

E.M. Beard
CIVIL ENGINEER

I, E.M. Card, a Surveyor, do hereby Certify, that the foregoing "Plat of J.H. Beatty's Subdivision of that Portion of Lots, 91, 92, 101 & 102 La Lomita Irrigation & Construction Company's Subdivision Lying East of The Edinburg Irrigation Company's Main Canal – Is a true and Correct Plat of said Lands as same appears, on map of said subdivision of record in the office of the County Clerk of Hidalgo County Texas, and as further Subdivided on the ground by myself

Seal

E.M. Beard
SURVEYOR

Subscribed and Sworn to before me this 14th day of June 1923

Lorraine Mourin
Notary Public in and for Hidalgo County Texas

Filed for Record this the 14th day of June 1923 at 9 o'clock A.M.

CAM E. HILL
Clerk County Court, Hidalgo County, Texas.
BY A. Echavarry
DEPUTY

Recorded June 15th 1923 at 10 O'clock A.M.

ArcGIS Web Map

5/13/2026, 1:36:10 PM

1:1,578

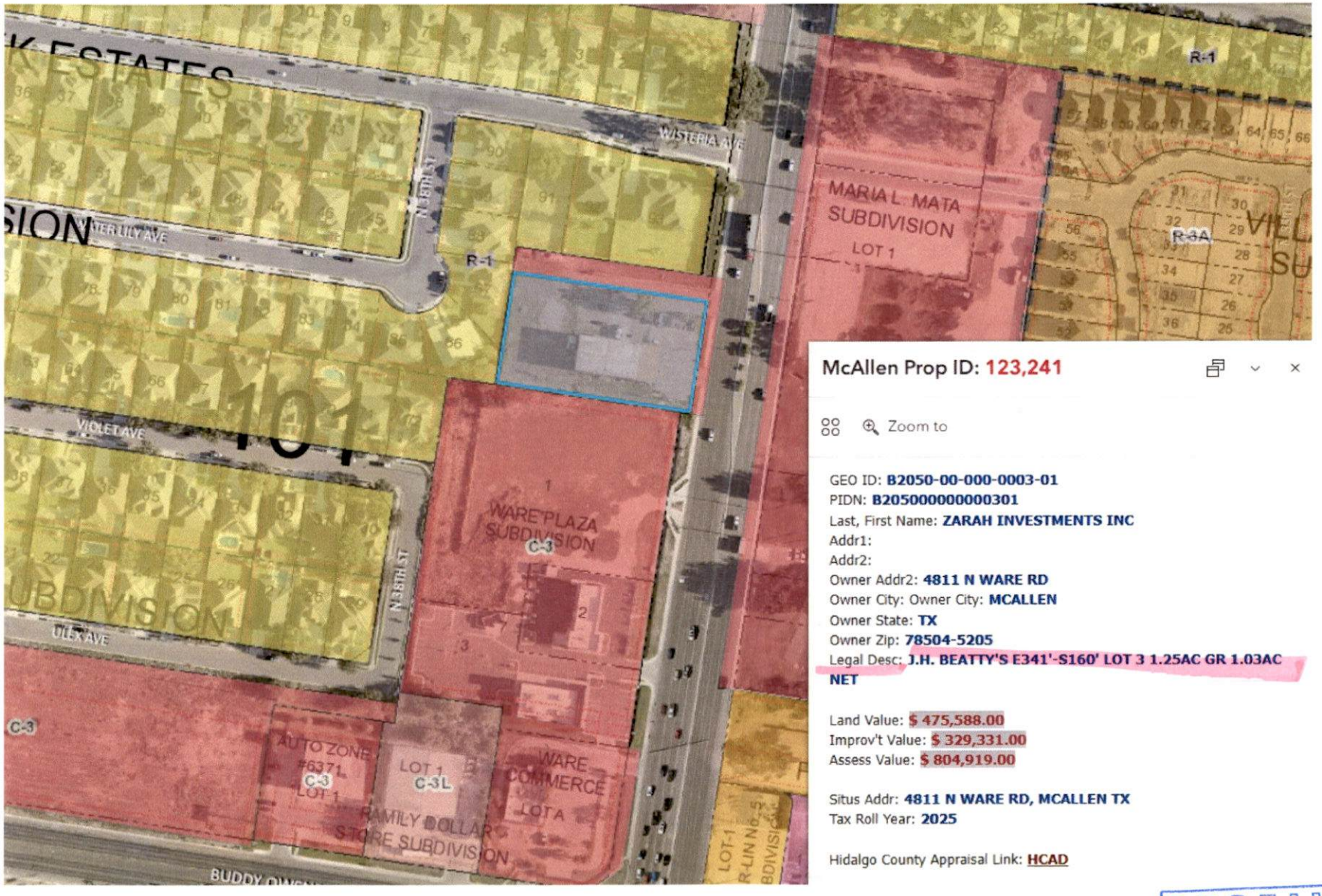
0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

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

Disclaimer: This map should not be used for navigation or legal purposes. It is intended for general reference use only.

RECEIVED
MAY 12 2026
By



McAllen Prop ID: 123,241

Zoom to

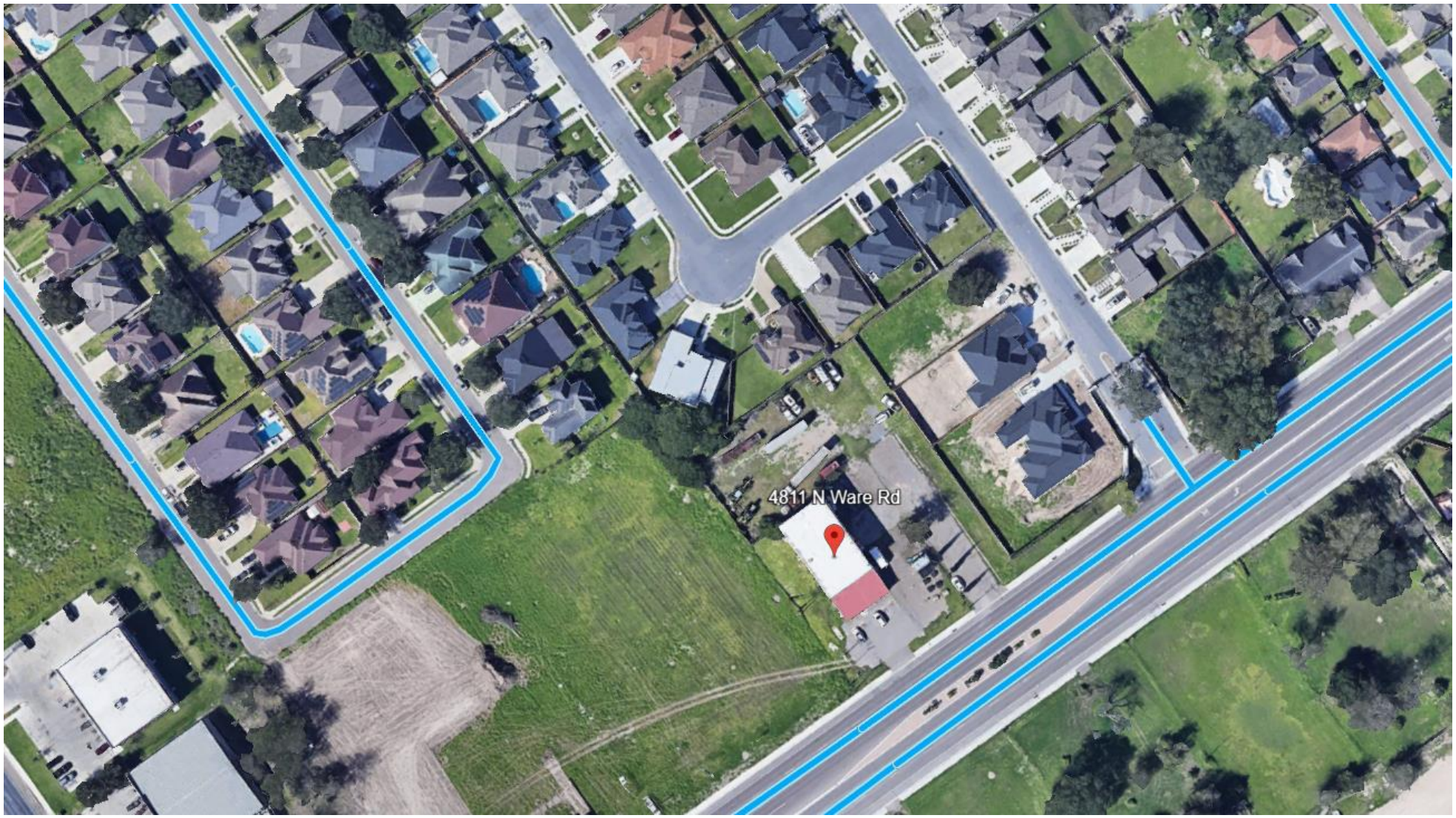
GEO ID: **B2050-00-000-0003-01**
PIDN: **B205000000000301**
Last, First Name: **ZARAH INVESTMENTS INC**
Addr1:
Addr2:
Owner Addr2: **4811 N WARE RD**
Owner City: Owner City: **MCALLEN**
Owner State: **TX**
Owner Zip: **78504-5205**
Legal Desc: **J.H. BEATTY'S E341'-S160' LOT 3 1.25AC GR 1.03AC NET**

Land Value: **$ 475,588.00**
Improv't Value: **$ 329,331.00**
Assess Value: **$ 804,919.00**

Situs Addr: **4811 N WARE RD, MCALLEN TX**
Tax Roll Year: **2025**

Hidalgo County Appraisal Link: **HCAD**

RECEIVED
MAY 13 2026
By


4811 N Ware Rd

ZARAH'S
FAJITAS
$7.99 LB.

ZARAH'S
MEAT MARKET
4811
PREFERIDOS!
PRIME CUTS
El Carbon
REZ2026-0082
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

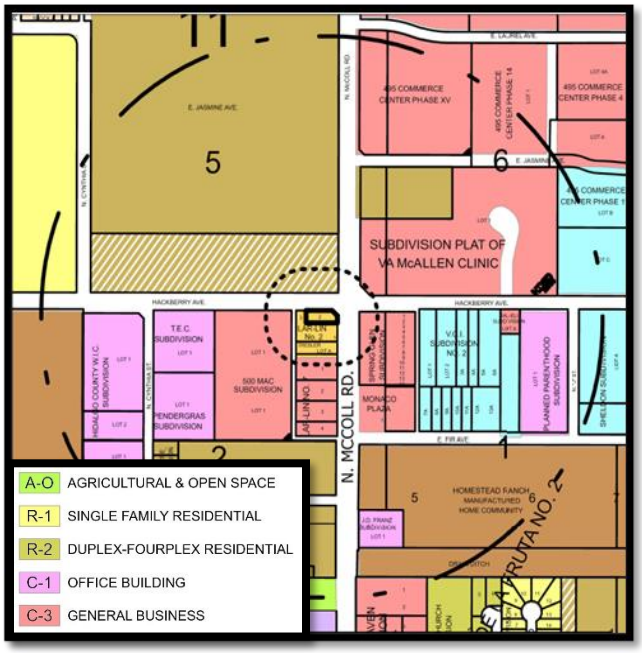
TO: Planning and Zoning Commission

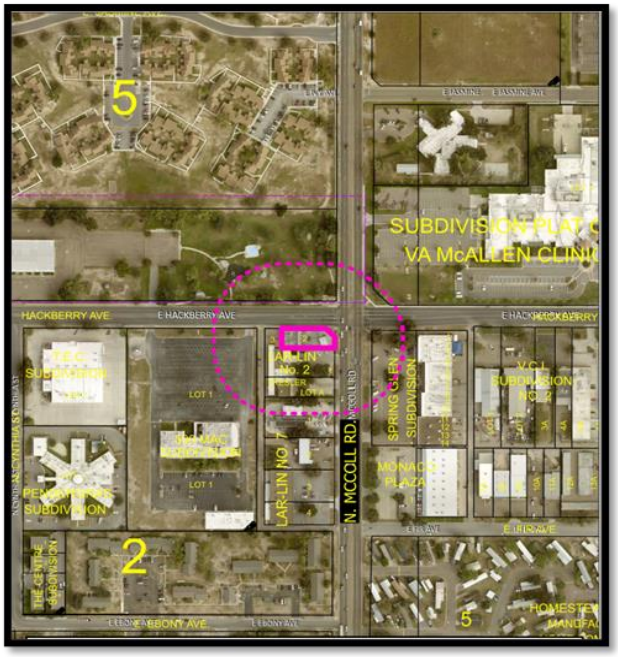
FROM: Planning Staff

DATE: July 7, 2026

SUBJECT: **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)**

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





PROPOSAL: 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.

ADJACENT ZONING: 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.

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

COMPREHENSIVE PLAN: 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..

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

HISTORY: 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.

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.

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.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331487 - SCHEDULE A:

Legal description of the land:

TRACT 1:

All of Lot One (1), LAR-LIN SUBDIVISION UNIT NO. 2, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 19, Page 90, Map Records, Hidalgo County, Texas.

TRACT 2:

Easement as described in Parking Easement Agreement by and between Circle K Stores Inc., a Texas corporation, successor by merger and name to Circle K Convenience Stores, Inc. and 711 McColl Company, a Texas general partnership, recorded under Clerk's Document No. 548377, Official Records, Hidalgo County, Texas, and re-affirmed by instrument dated April 22, 1998, by and between SSP Partners and 711 McColl Company, recorded in Document No. 698970, Official Records, Hidalgo County, Texas, but not insuring as to size, location, area and boundaries.

TRACT 3:

Easement as described in Gasoline Pumps and Canopy Agreement entered in to by and between 711 McColl Company, a Texas general partnership and Circle K Stores Inc. filed September 5, 1996 and recorded under Clerk's Document No. 548378, Official Records, Hidalgo County, Texas and re-affirmed by instrument dated April 22, 1998, by and between SSP Partners and 711 McColl Company, recorded in Document No. 698970, Official Records, Hidalgo County, Texas, but not insuring as to size, location, area and boundaries.

TRACT 4:

Easement as described in Trash Dumpster Agreement entered into by and between 711 McColl Company, a Texas general partnership and Circle K Stores Inc., filed September 5, 1996 and recorded under Clerk's Document No. 548379, Official Records, Hidalgo County, Texas, and re-affirmed by instrument dated April 22, 1998, by and between SSP Partners and 711 McColl Company, recorded in Document No. 698970, Official Records, Hidalgo County, Texas, but not insuring as to size, location, area and boundaries.

TRACT 5:

Easement as described in Signage Agreement entered into by and between 711 McColl Company, a Texas general partnership and Circle K Stores Inc., filed September 5, 1996 and recorded under Clerk's Document No. 548380, Official Records, Hidalgo County, Texas, and re-affirmed by instrument dated April 22, 1998, by and between SSP Partners and 711 McColl Company, recorded in Document No. 698970, Official Records, Hidalgo County, Texas, but not insuring as to size, location, area and boundaries.

TRACT 6:

Reciprocal Easement for Encroachments as granted in document entered into by and between Circle K Stores Inc. and 71 1 McColl Company, a Texas general partnership, filed September 5, 1996 and recorded under Clerk's Document No. 548382, Official Records, Hidalgo County, Texas, and re-affirmed by instrument dated April 22, 1998, by and between SSP Partners and 711 McColl Company, recorded in Document No. 698970, Official Records, Hidalgo County, Texas, but not insuring as to size, location, area and boundaries.

TRACT 7:

Easement as granted in Mutual Ingress-Egress Easement Agreement entered into by and between Circle K Stores Inc. and 711 McColl Company, a Texas general partnership, filed September 5, 1996 and recorded under Document No. 548383, Official Records, Hidalgo County, Texas and re-affirmed by instrument dated April 22, 1998, by and between SSP Partners and 711 McColl Company, recorded in Document No. 698970, Official Records, Hidalgo County, Texas, but not insuring as to size, location, area and boundaries.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331487 - SCHEDULE B:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

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.):

b. Mineral and/or royalty grant and/or reservation in instrument(s) dated October 15, 1938, recorded in Volume 446, Page 550, Deed Record; Volume 447, Page 224, Deed Records and dated November 1, 1966, recorded in Volume 1161, Page 889, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS)

e. Right of Way Easement dated March 23, 1955, recorded in Volume 824, Page 353, Deed Records, Hidalgo County, Texas.
(DOES NOT AFFECT SUBJECT PROPERTY)

f. Easement and/or other rights, if any, as set forth in Warranty Deed dated November 1, 1966, recorded in Volume 1161, Page 889, Deed Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

g. Easement dated September 13, 1967, recorded in Volume 1185, Page 830, Deed Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

h. Highway Right of Way dated December 1, 1972, recorded in Volume 1344, Page 486, Deed Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

i. Parking Easement Agreement recorded under Clerk's File No. 548377, Official Records, Hidalgo County, Texas, and re-affirmed by instrument dated April 22, 1998, recorded under Clerk's File No. 698970, Official Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

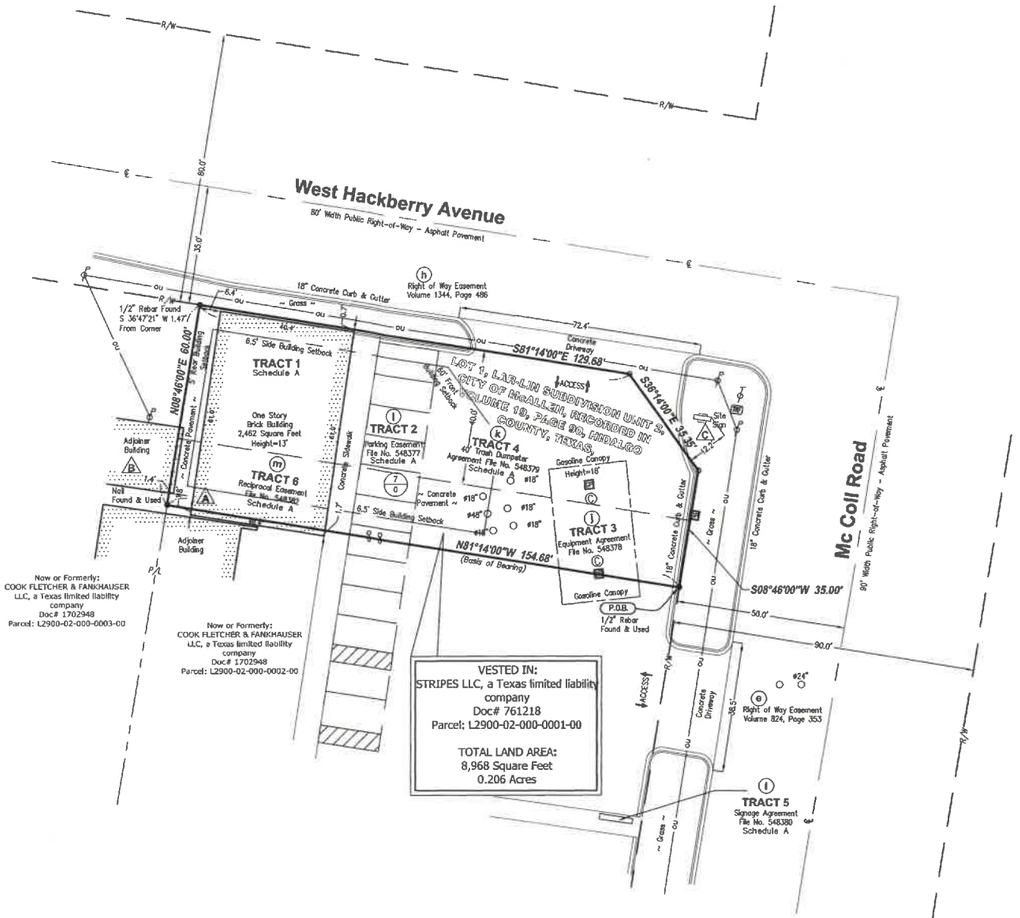
j. Gasoline Pump and Canopy Agreement recorded under Clerk's File No. 548378, Official Records, Hidalgo County, Texas, and re-affirmed by instrument dated April 22, 1998, recorded under Clerk's File No. 698970, Official Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

k. Trash Dumpster Agreement recorded under Clerk's File No. 548379, Official Records, Hidalgo County, Texas, and re-affirmed by instrument dated April 22, 1998, recorded under Clerk's File No. 698970, Official Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

l. Signage Agreement recorded under Clerk's File No. 548380, Official Records, Hidalgo County, Texas and reaffirmed by instrument dated April 22, 1998, recorded under Clerk's File No. 698970, Official Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

m. Reciprocal Easement for Encroachments as granted in document recorded under Clerk's File No. 548382, Official Records, Hidalgo County, Texas, and re-affirmed by instrument dated April 22, 1998, recorded under Clerk's File No. 698970, Official Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

n. Mutual Ingress-Egress Easement Agreement recorded under Clerk's File No. 548383, Official Records, Hidalgo County, Texas, and re-affirmed by instrument dated April 22, 1998, recorded under Clerk's File No. 698970, Official Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)



SYMBOL LEGEND

R/W	– Right-of-Way
P/L	– Adjoiner Property Line
℄	– Centerline
●	– Monumentation Found as Noted
○	– 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 3303420723"
P.O.B.	– Place/Point of Beginning
(X)	– Schedule B-Exceptions
(A)	– Surveyor's Observation
XX / XX	– No. of Regular Parking Spaces / No. of Handicap Parking Spaces
	– Traffic Pole
	– Utility Pole
	– Grease Trap
	– Traffic Vault
	– Gas Pump
	– Air Pump
	– Canopy Support Post
OU	– Overhead Utilities
	– No Parking Area
	– Building Area

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas Community Panel No. 480343000SC, Effective Date November 2, 1982.

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via West Hackberry Avenue and Mc Coll Road, both being public right-of-ways.
2. With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
3. The posted address on site is 721 N McColl Road, McAllen, Texas.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. 17000331487 with an effective date of May 03, 2017.
9. Table A Item 21(a): Appurtenant easements as referenced in Schedule B of the Title Commitment are plotted on the face of the survey (where plottable).
10. The improvements shown hereon were not depicted from Rectified Orthophotography.
11. All walls are plumb and do not extend over the boundary line.

BASIS OF BEARING:

The basis for all bearings shown hereon is the N 81°14'00" W, known as being the Southerly property line, per Volume 19, Page 90 of the Hidalgo County Records.

SURVEYOR'S OBSERVATIONS:

(A) Subject's building appears to lie a maximum distance of 1.8' feet over south property line.

(B) Adjoiner's building appears to lie a maximum distance of 1.7' feet over west property line.

(C) Subject's I.d. sign appears to lie a maximum distance of 12.2' feet over the northeast property line.

ZONING:

Zoning Classification: C-2, Neighborhood Commercial
Permitted Use: Conditional use permit within the C-2, Neighborhood Commercial zone district
Building Setbacks:
Front= 60 feet
Side= 6.5 feet (13 feet of building height/2 feet)
Rear= 5 feet
Maximum Building Height: >153.35 feet (>83 feet' from the front + 70.35'of lot width)
Shall not exceed the depth of the front yard plus the width of the street right of way which it faces.
Parking Ratio: Commercial Development – 4 parking spaces for up to 400 SF of floor area plus one parking space for each additional 400 SF of floor area, and 1 handicapped spaces.
((4 spaces) + (2,462 SF – 400 sf = 2,062 SF / 400 SF)) = 9 required spaces

This zoning information is taken from a zoning report compiled by Millman National Land Services under WO# 15771, dated September 3, 2017.

TOTAL LAND AREA:

8,968 Square Feet
0.206 Acres

PARKING:

7 Parking Spaces
0 Handicapped Spaces
7 Total Parking Spaces

UTILITY INFORMATION

SANITARY City Of McAllen 956-681-1600	ELECTRIC AEP Texas 877-373-4858
STORM City of McAllen Public Works 956-681-4000	TELEPHONE Time Warner is now Spectrum 844-206-3089
WATER City Of McAllen 956-681-1600	CABLE T.V. Time Warner is now Spectrum 844-206-3089
GAS Texas Gas Services 956-630-0742	FIBEROPTIC Time Warner is now Spectrum 844-206-3089

CERTIFICATION:

To: 7-Eleven, Inc., a Texas corporation, its successors and assigns; Sunoco LP, a Texas Limited Partnership, its successors and assigns; Stripes LLC, its successors and assigns; and Stewart Title Guaranty Company, its successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 15, 16, 17, 20 and 21(a) of Table A thereof. The field work was completed on August 15, 2017.

Date of Plat or Map: August 22, 2017.

By: Leo B. Bond
Leo Bond, RPLS
Texas Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
KHD	10/27/2017	CLIENT COMMENTS
SHS	01/24/2018	CERTIFICATION
REP	01/26/2018	CLIENT COMMENTS

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

7-ELEVEN, INC.
3200 Hackberry Road
Irving, Texas 75063

7-Eleven #40658
Sunoco #914
721 North McColl Road
City of McAllen
County of Hidalgo
State of Texas

NORTH
GRAPHIC SCALE
0 20' 40'
1 INCH = 20 FT.

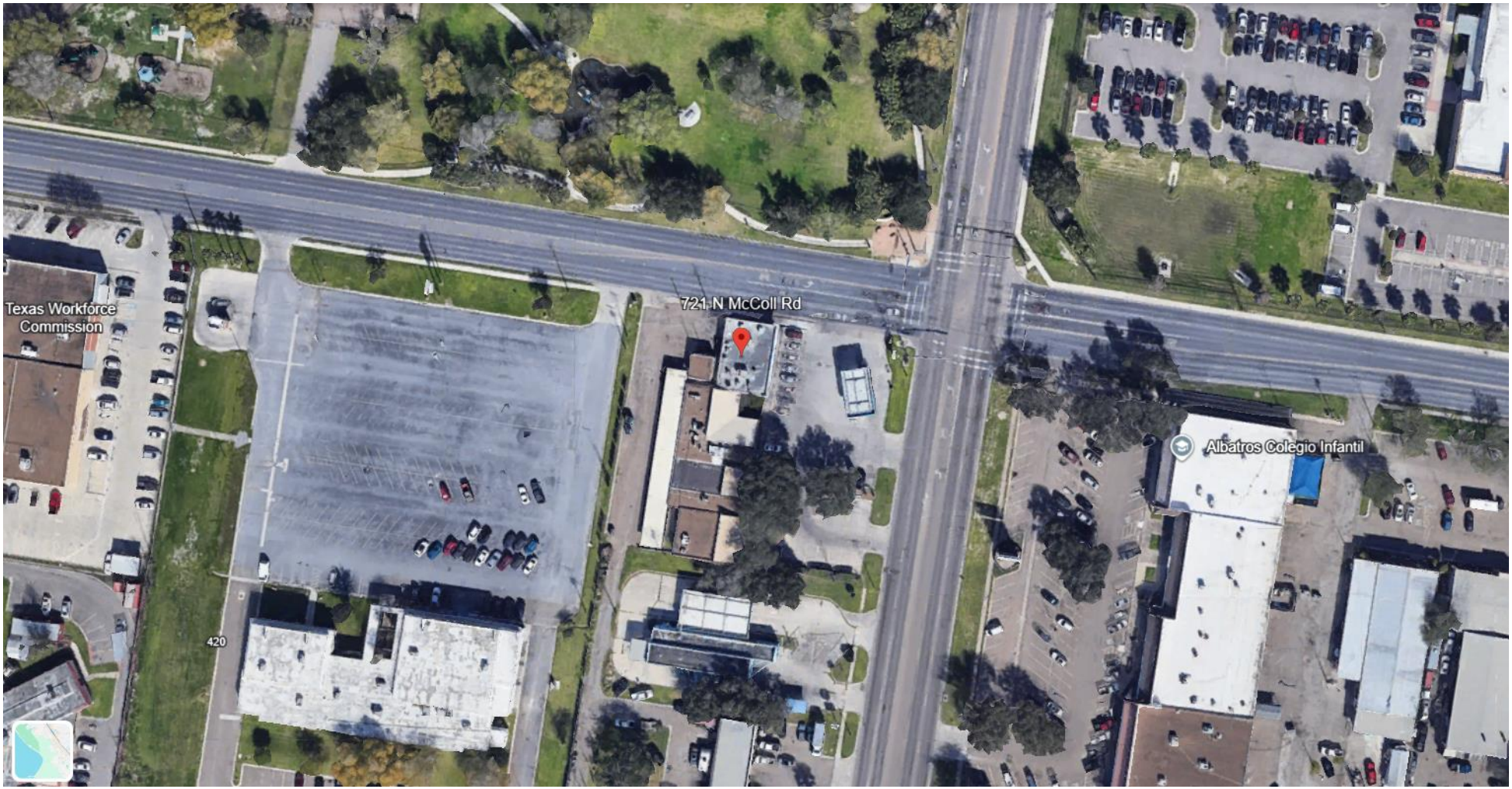
STATE OF TEXAS REGISTERED LEO B. BOND 5793 PROFESSIONAL LAND SURVEYOR

Surveyor's Seal

Sheet No. 1 of 1

MSI Project No. 40748
PC: CLA
PM: EPS Drafter: JCB

RECEIVED MAY 15 2026 By


Texas Workforce Commission
721 N McColl Rd
Albatros Colegio Infantil
420

R-3
301
C-3
721
711
C-2
701
718
716
712
708
700
816
820
800
812
824
C-4
C-3
628
620
625
500
617
C-3
813

Valero
stripes
Valero
Valero

Hot Summer Promos
LOWEST BEER PRICES INSIDE

REZ2026-0083
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Valero
stripes
Magic Valley Services
711 A/B
READY WHEN YOU ARE
AIR

Planning Department

Memo

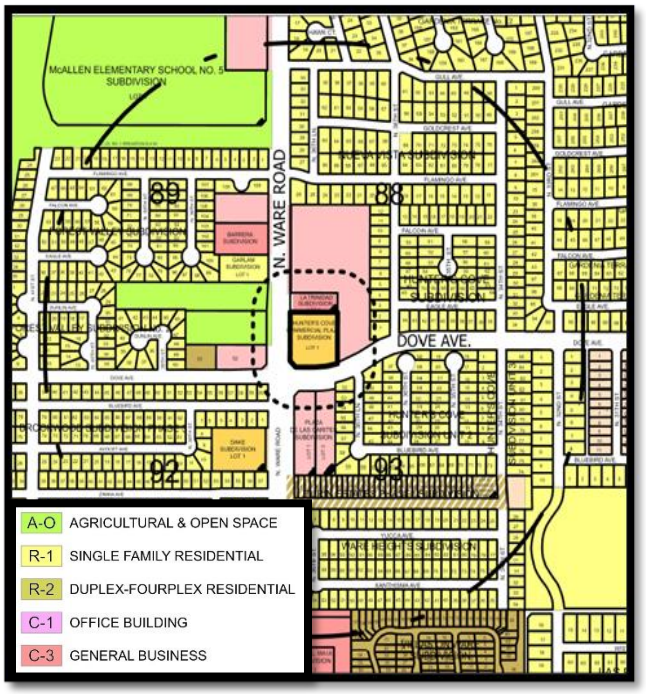
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 7, 2026

SUBJECT: **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)**

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



PROPOSAL: 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.

ADJACENT ZONING: 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.

LAND USE: The subject property is used as a convinience store. Surrounding land uses include retail, restuaurants, offices and residential.

COMPREHENSIVE PLAN: 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..

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

HISTORY: 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.

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.

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.

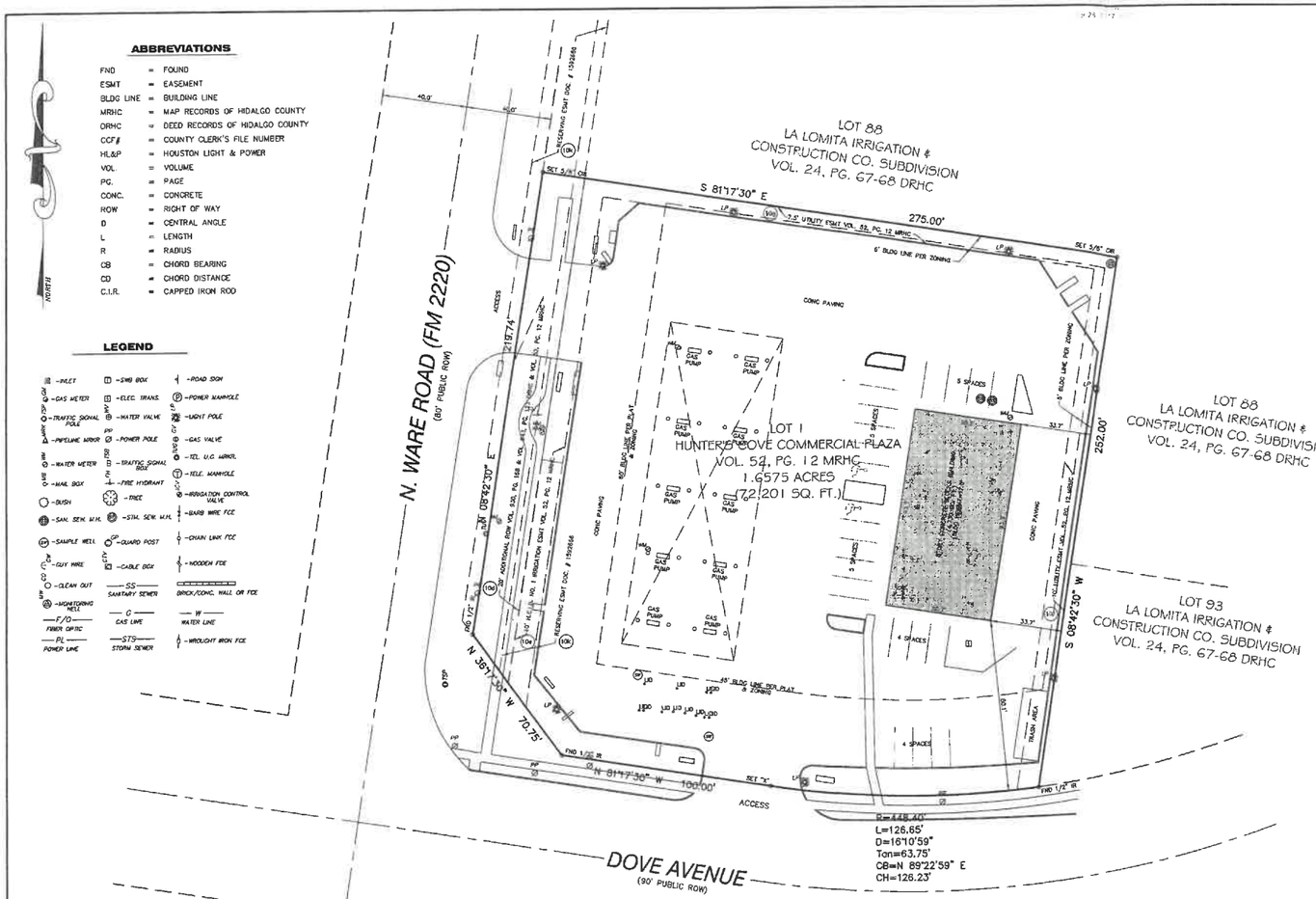
RECOMMENDATION: Staff recommends approval of the rezoning request.

ABBREVIATIONS

FND	=	FOUND
ESMT	=	EASEMENT
BLDG LINE	=	BUILDING LINE
MRHC	=	MAP RECORDS OF HIDALGO COUNTY
DRHC	=	DEED RECORDS OF HIDALGO COUNTY
CCF#	=	COUNTY CLERK'S FILE NUMBER
HL&P	=	HOUSTON LIGHT & POWER
VOL	=	VOLUME
PG.	=	PAGE
CONC.	=	CONCRETE
ROW	=	RIGHT OF WAY
Δ	=	CENTRAL ANGLE
L	=	LENGTH
R	=	RADIUS
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
C.I.R.	=	CAPPED IRON ROD

LEGEND

-INLET
-SWB BOX
-ROAD SIGN
-GAS METER
-ELEC. TRANS.
-POWER MANHOLE
-TRAFFIC SIGNAL POLE
-WATER VALVE
-LIGHT POLE
-PIPELINE MARKER
-POWER POLE
-GAS VALVE
-WATER METER
-TRAFFIC SIGNAL BOX
-TEL. U/G MANHOL
-MAIL BOX
-FIRE HYDRANT
-TEL. MANHOLE
-BUSH
-TREE
-IRRIGATION CONTROL VALVE
-SAN. SEW. M.H.
-STM. SEW. M.H.
-BARB WIRE FCE
-SAMPLE WELL
-GUARD POST
-CHAIN LINK FCE
-GUY WIRE
-CABLE BOX
-WOODEN FCE
-CLEAN OUT
SS — SANITARY SEWER
BRICK/CONC. WALL OR FCE
-MONITORING WELL
C — GAS LINE
W — WATER LINE
F/O — FIBER OPTIC
STS — STORM SEWER
PL — POWER LINE
-WROUGHT IRON FCE



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1) BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 480343 0005C, EFFECTIVE DATE OF NOVEMBER 2, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION PROVIDED IN TITLE COMMITMENT PREPARED BY LAWYER TITLE INSURANCE OF NO. 038274 EFFECTIVE DATE OF SEPTEMBER 7, 2007. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

3) PROPERTY SUBJECT TO NO RESTRICTIONS AS SHOWN IN TITLE COMMITMENT, PREPARED BY LAWYER TITLE INSURANCE OF NO. 038274 EFFECTIVE DATE OF SEPTEMBER 7, 2007 AND IS SUBJECT TO LOCAL, MUNICIPALITIES AND ORDINANCES, ZONING REQUIREMENTS AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

4) THE PROPERTY HAS DIRECT ACCESS TO DOVE AVENUE AND WARE ROAD (FM 2220), DEDICATED PUBLIC STREETS OR HIGHWAYS AND ARE CONTIGUOUS WITH THE SUBJECT PROPERTY.

5) ALL BEARING ARE REFERENCED TO THE PLAT OF HUNTER'S COVE COMMERCIAL PLAZA, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 12, MAP RECORDS HIDALGO COUNTY, TEXAS.

6) ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETED OR DEFINITE, BUT WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE, OWNER HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. OWNER SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY.

7) NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

8) THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

9) SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTES, WETLANDS DELINEATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED AS PART OF THE SCOPE OF THIS SURVEY.

10) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

11) THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

12) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

13) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

14) THAT ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY.

15) THAT THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY.

16) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

SURVEY RELATED SCHEDULE "B" ITEMS

1. RESTRICTIVE COVENANTS RECORDED IN VOLUME 52, PAGE 12 IN THE MAP RECORDS, HIDALGO COUNTY, TEXAS. APPLIES, BLANKET TYPE, NOT PLOTTED.

10a. ZONING AND BUILDING ORDINANCES IN FAVOR OF THE CITY OF McALLEN.

10b. STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.

10c. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 12, MAP RECORDS. HIDALGO COUNTY, TEXAS. APPLIES AND SHOWN HEREON.

10d. 20 FEET ADDITIONAL RIGHT OF WAY ALONG THE WEST OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS. APPLIES AND SHOWN HEREON.

10e. HIDALGO COUNTY IRRIGATION DISTRICT #1 IRRIGATION EASEMENT, TEN (10') FEET IN WIDTH, ALONG THE EAST 10 FEET OF THE WEST 30 FEET OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS. APPLIES AND SHOWN HEREON.

10f. UTILITY EASEMENT, TEN (10') FEET IN WIDTH, ALONG THE EAST OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 12, MAP RECORDS, HIDALGO, TEXAS. APPLIES AND SHOWN HEREON.

10g. UTILITY EASEMENT, 7.5 FEET IN WIDTH, ALONG THE NORTH OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS. APPLIES AND SHOWN HEREON.

10j. EASEMENT RESERVED IN DEED DATED APRIL 15, 1948, FILED JUNE 8, 1948, RECORDED IN VOLUME 644, PAGE 143, BEING DOCUMENT NO. 9236, IN THE DEED RECORDS, HIDALGO COUNTY, TEXAS. APPLIES AND SHOWN HEREON.

10k. EASEMENT RESERVED IN DEED DATED MARCH 2, 2006, FILED MARCH 21, 2006, RECORDED IN DOCUMENT NO. 1592666, IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. APPLIES AND SHOWN HEREON.

10l. RIGHT OF WAY EASEMENT GRANTED TO AEP TEXAS CENTRAL COMPANY, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, DATED MAY 16, 2007 FILED JUNE 8, 2007 UNDER DOCUMENT NO. 1768256, IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS, NOT PLOTTABLE.

10m. OIL, GAS AND MINERAL LEASE DATED MARCH 18, 1959, FILED JULY 15, 1959, RECORDED IN VOLUME 233, PAGE 228, BEING DOCUMENT NO. 13510, IN THE OIL AND GAS RECORDS, HIDALGO COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO DATE THEREOF. AFFECTS, NOT SHOW.

10n. MINERAL AND/OR ROYALTY RESERVATIONS AND/OR CONVEYANCES, TOGETHER WITH, AS APPROPRIATED, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING, DRILLING AND PRODUCTION OF THE MINERALS, AS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 738, PAGE 145, DEED RECORDS AND UNDER DOCUMENT NO. 1177746, DOCUMENT NO. 1393228 AND DOCUMENT NO. 1177747, IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO DATE THEREOF. AFFECTS, NOT SHOW.

ZONING AND ORDINANCES:

CITY OF McALLEN HAS ZONING REQUIREMENTS.
THIS PROPERTY ZONED "C2": NEIGHBORHOOD COMMERCIAL DISTRICT
THIS PROPERTY IS PART OF A RECORDED SUBDIVISION PLAT.

PARKING:
PER CITY OF McALLEN ORDINANCE:
(11) COMMERCIAL DEVELOPMENT
A FOUR PARKING SPACES FOR UP TO 400 SQUARE FEET OF FLOOR AREA PLUS ONE PARKING SPACE FOR EACH ADDITIONAL 400 SQUARE FEET OF FLOOR AREA.
STANDARD SPACES SHOWN: 23
HANDICAPPED SPACES SHOWN: 2

BUILDING LINES:
FRONT YARD SETBACK: 60'
SIDE YARD SETBACK: 6'
REAR YARD SETBACK: 5'

CURRENT LAND USE:
PERMITTED USE OF GAS STATION/CONVENIENCE STORE.

PROTRUSIONS:
NONE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

LOT ONE (1), HUNTER'S COVE COMMERCIAL PLAZA, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 12, MAP RECORDS HIDALGO COUNTY, TEXAS.

SURVEYOR CERTIFICATE

TO:
NATIONAL RETAIL PROPERTIES, INC.,
NATIONAL RETAIL PROPERTIES, LP,
NNN ACQUISITIONS, INC.,
NNN RETAIL PROPERTIES FUND I LLC,
NNN RETAIL PROPERTIES FUND SUB I LLC, A DELAWARE LIMITED LIABILITY COMPANY,
STRIPES LLC, A TEXAS LIMITED LIABILITY COMPANY,
SUSSER PETROLEUM COMPANY, LLC
LANDAMERICA COMMERCIAL SERVICES,
LAWYERS TITLE INSURANCE CORPORATION AND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED: (1) WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDE ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(B), 7(C), 8, 9, 10, 11(A), 13 AND 14 OF TABLE "A" THEREOF; (2) CORRECTLY SHOWS THE RECORD DESCRIPTION OF THE LAND, THE GROSS SQUARE FOOTAGE OF THE LAND, AND THE LOCATION, EXTERIOR DIMENSIONS AND THE GROSS SQUARE FOOTAGE OF ALL BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS AT GROUND LEVEL, AS WELL AS THE NUMBER AND LAYOUT OF ALL LOADING DOCKS AND RELATED FACILITIES, AND THE LOCATION OF ALL ARTIFICIAL WATER COURSES AND WATER BODIES ON OR ADJOINING THE LAND; (3) CORRECTLY SHOWS THE LOCATION OF, AND THE RECORDING INFORMATION FOR, ALL MATTERS OF RECORD AFFECTING THE LAND THAT ARE REFERENCED IN THE TITLE INSURANCE COMMITMENT NO. 038274 ISSUED BY THE TITLE COMPANY; (4) THE LAND IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER COMMUNITY PANEL NUMBER 480343 DATED NOVEMBER 2, 1982 FOR HIDALGO COUNTY, TEXAS AND INCORPORATED AREAS AND NO PORTION OF THE LAND IS SHOWN TO BE IN A FLOOD HAZARD; (5) SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; (6) CORRECTLY SHOW THE POINT OF ENTRY OF ALL UTILITY SERVICES TO THE LAND DESCRIBED IN THIS SURVEY, EITHER FROM ADJOINING PUBLIC STREETS OR ADJOINING PRIVATE LAND; (7) IF THE PARCELS COMPRISING THE LAND AS DESCRIBED ON THE SURVEY SHARE COMMON BOUNDARIES, THERE ARE NO HIATUS PARCELS BETWEEN THEM AND NO OVERLAPS; (8) THERE ARE NO ENCROACHMENTS ON THE LAND BY IMPROVEMENTS ON ADJACENT PROPERTY, OR ENCROACHMENTS ON ADJACENT PROPERTY, INCLUDING RIGHTS-OF-WAY, BY ANY IMPROVEMENTS ON THE LAND, EXCEPT AS SPECIFICALLY NOTED ON THE FACE OF THE SURVEY AND (9) SUBJECT PROPERTY HAS DIRECT ACCESS DOVE AVENUE AND WARE ROAD (FM 2220) (BOTH PUBLIC RIGHT-OF-WAYS)AS SHOWN HEREON. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

THIS 10TH DAY OF SEPTEMBER, 2007.

STATE OF TEXAS
REGISTERED
FRED F. LAWTON
5530
PROFESSIONAL
LAND SURVEYOR

FRED F. LAWTON???
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5530

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.thematthewscompany.com

MARK	DATE	REVISION	BY	APV'D
1	9/24/07	PER COMMENTS	TN	

STRIPES LLC

5600 North Ware Road
McAllen, TX

South/West Land Surveying Co.
11281 Richmond Avenue, Suite No. J107, Houston, Texas 77082
Tel.: 281-496-9977 * Fax: 281-496-9989 * Toll: 800-336-2840
www.hughesswsurvey.com

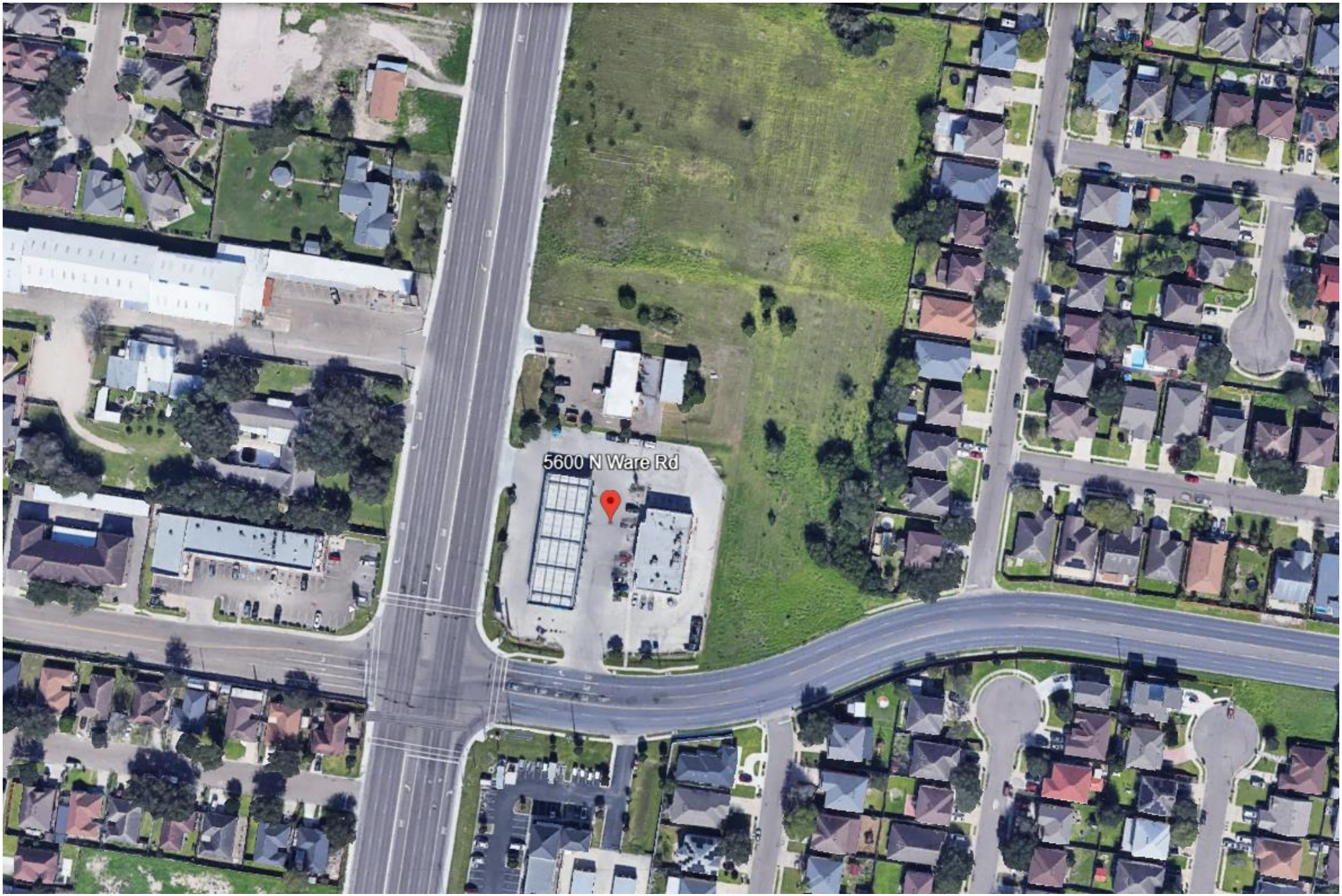
SCALE:	1"=30'	CHK'D/AP'V'D:	
DATE:	9-6-07	APPROVED:	
DWG. BY:	T. NGUYEN	STORE NO.:	2225
CHK'D BY:	J. REED		

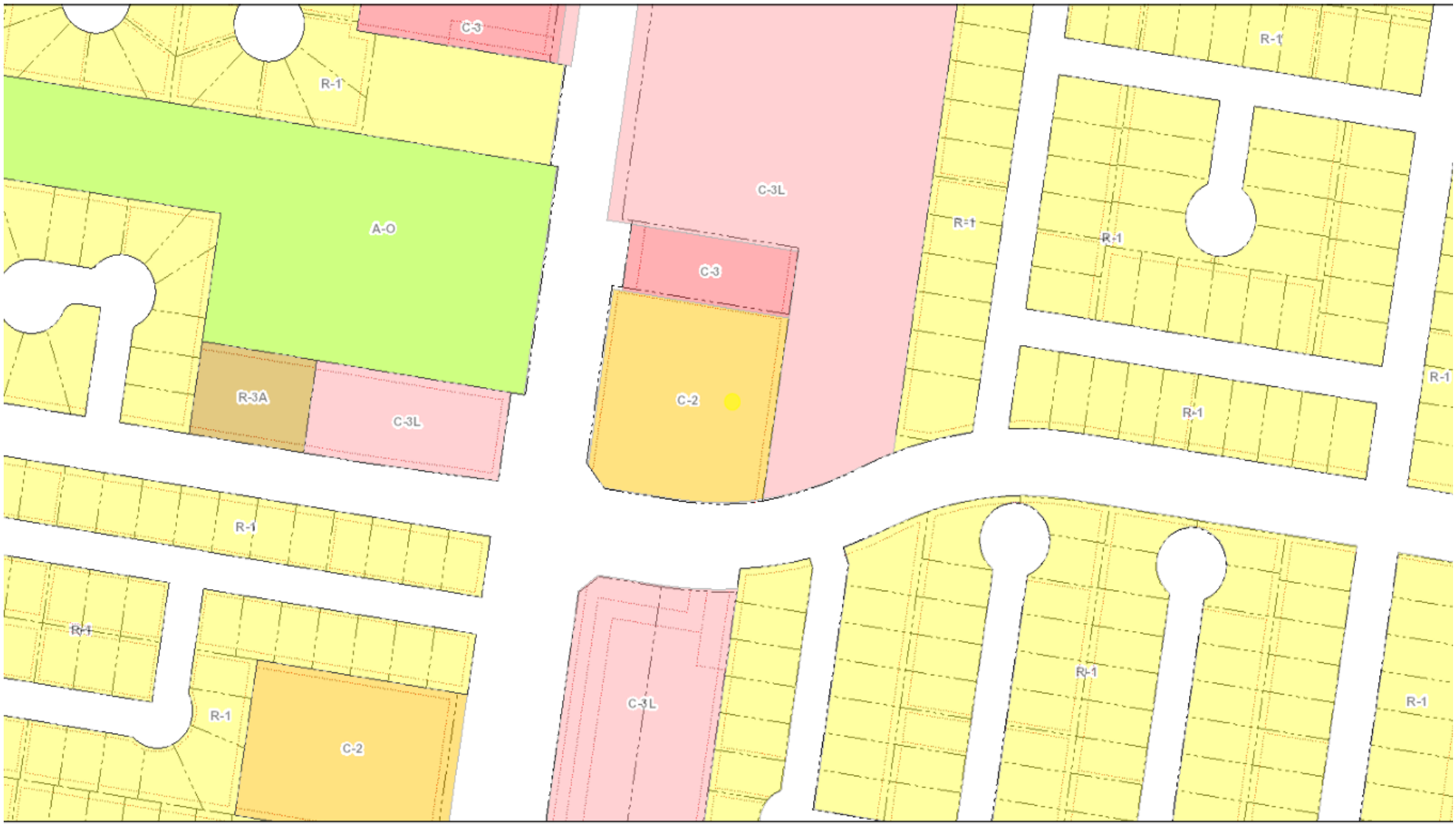
J:\07\0202-07\DWG\0202-07.DWG

H.S.W.# 0202-07

J.N.: 31726

RECEIVED
MAY 15 2026


5600 N Ware Rd


C-3
R-1
A-O
C-3L
C-3
C-2
R-3A
C-3L
R-1
R-1
R-1
R-1
R-1
R-1
R-1
R-1
C-2
C-3L
R-1
R-1

stripes
VALERO
Dove Ave
VALERO
Valero
Valero
Valero

stripes
atm
5600
ICE
REZ2026-0084
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

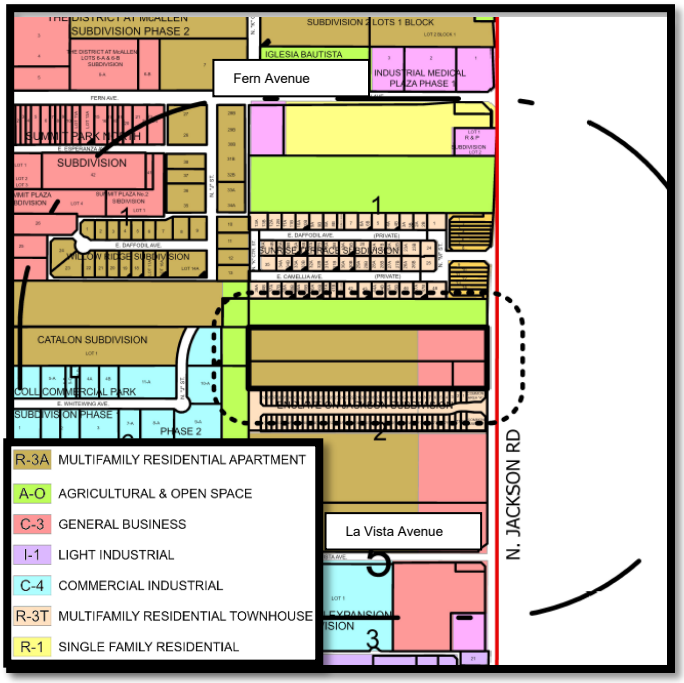
TO: Planning and Zoning Commission

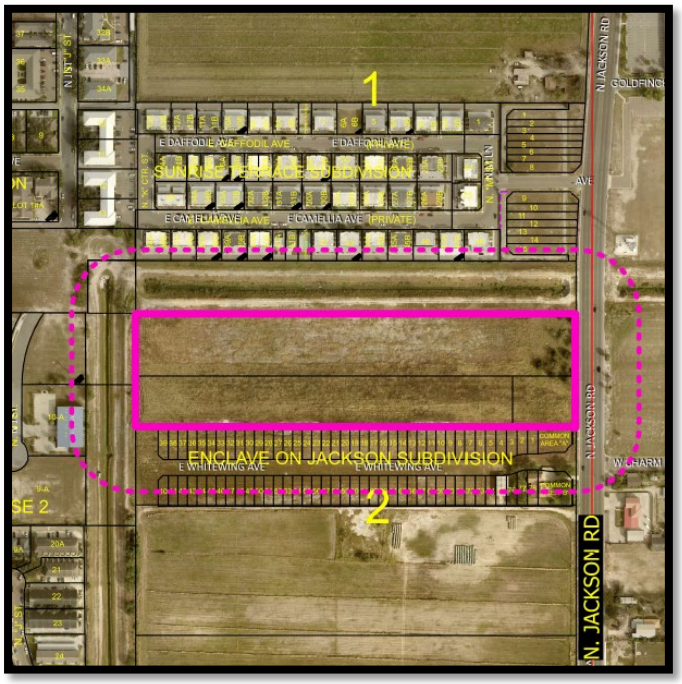
FROM: Planning Staff

DATE: July 7, 2026

SUBJECT: **REZONING FROM R-3A (APARTMENT RESIDENTIAL DISTRICT-OC) DISTRICT AND C-3 (GENERAL COMMERCIAL-OC) DISTRICT 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)**

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





PROPOSAL: 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.

ADJACENT ZONING: 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.

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

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

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

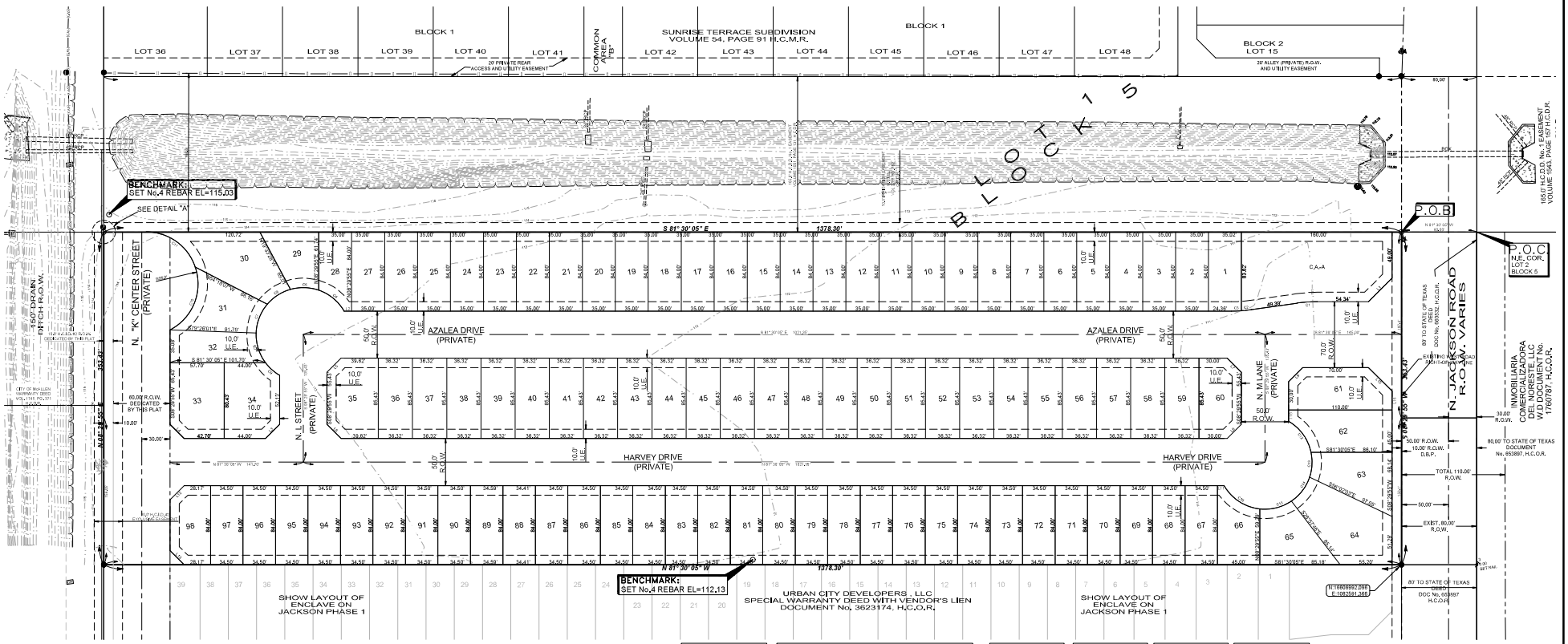
HISTORY: The property is going through the subdivision process under the proposed name of Enclave on Jackson Phase 2 Subdivision. The earliest zoning record found for the property, indicating R-3A(OC) and C-3(OC) zoning designation, dates back to 1979.

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 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.

RECOMMENDATION: Staff recommends approval of the rezoning request.



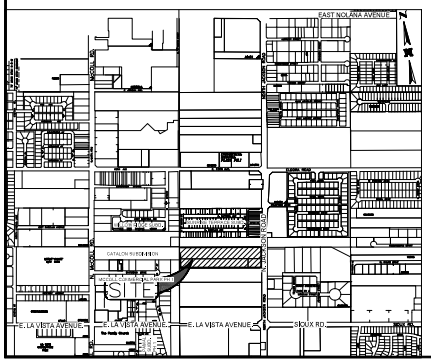
SUBDIVISION MAP OF

ENCLAVE ON JACKSON PHASE II SUBDIVISION

(PRIVATE SUBDIVISION)

PLAT SHOWING 11.183 ACRES OUT OF LOT 2, BLOCK 5 A.J. McCOLL SUBDIVISION VOLUME 21, PAGES 597-598, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

LOCATION MAP
SCALE: 1"=1000'



Parcel Line Table		
Line #	Length	Direction
L1	35.36'	N53° 29' 55"E
L2	8.03'	S81° 30' 05"E
L3	21.21'	N53° 29' 55"E
L4	21.21'	S36° 30' 05"E
L5	21.21'	S53° 29' 55"W
L6	21.21'	S36° 30' 05"E
L7	21.21'	N36° 30' 05"W
L8	21.21'	S53° 29' 55"W
L9	21.21'	N53° 29' 55"E
L10	12.13'	S08° 29' 55"W
L11	7.08'	N81° 30' 05"W
L12	21.21'	S53° 29' 55"W
L13	21.21'	N36° 30' 05"W
L15	35.36'	S36° 30' 05"E
L16	20.00'	S08° 29' 55"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	31.28'	155.00'	9°37'37.18"	N86°37'33"W	31.23'	15.68'
C2	31.28'	155.00'	9°37'37.18"	N86°37'33"W	31.23'	15.68'
C3	15.42'	155.00'	5°42'00.17"	S89°38'15"E	15.41'	7.71'
C4	15.87'	155.00'	5°52'04.00"	S83°32'21"E	15.87'	7.94'
C5	15.72'	155.00'	5°48'37.17"	N41°54'49"W	15.71'	7.86'
C6	15.68'	155.00'	5°47'34.08"	N35°57'15"W	15.68'	7.84'
C7	31.24'	155.00'	5°46'03.91"	N29°48'54"W	31.17'	15.65'
C8	31.31'	155.00'	5°46'17.16"	N23°58'38"W	31.26'	15.68'
C9	15.66'	155.00'	5°47'22.27"	N18°02'33"W	15.65'	7.83'
C10	15.65'	155.00'	5°47'22.27"	N12°15'10"W	15.65'	7.83'
C11	15.68'	155.00'	5°47'34.08"	N6°27'47"W	15.68'	7.84'
C12	31.45'	155.00'	5°47'37.35"	N0°31'31"W	31.40'	15.74'
C13	15.77'	155.00'	5°50'40.43"	N3°17'41"E	15.76'	7.89'
C14	31.69'	155.00'	5°51'17.19"	N9°16'48"E	31.63'	15.87'
C15	31.73'	155.00'	5°52'11.04"	N15°10'08"E	31.71'	15.89'
C16	15.87'	155.00'	5°51'48.28"	N20°54'45"E	15.86'	7.94'

Parcel Area Table		
Parcel #	SQ. FT.	Area
1	2940.16	0.067
2	2940.00	0.067
3	2940.00	0.067
4	2940.00	0.067
5	2940.00	0.067
6	2940.00	0.067
7	2940.00	0.067
8	2940.00	0.067
9	2940.00	0.067
10	2940.00	0.067
11	2940.00	0.067
12	2940.00	0.067
13	2940.00	0.067
14	2940.00	0.067
15	2940.00	0.067
16	2940.00	0.067
17	2940.00	0.067
18	2940.00	0.067
19	2940.00	0.067
20	2940.00	0.067
21	2940.00	0.067
22	2940.00	0.067
23	2940.00	0.067
24	2940.00	0.067
25	2940.00	0.067

Parcel Area Table		
Parcel #	SQ. FT.	Area
26	2940.00	0.067
27	2940.00	0.067
28	2565.80	0.059
4	2940.00	0.067
29	2780.24	0.064
30	5541.20	0.127
31	3787.54	0.087
32	3160.19	0.073
33	4528.21	0.104
34	4519.52	0.104
35	4441.46	0.102
36	3102.98	0.071
37	3102.98	0.071
38	3102.98	0.071
39	3102.98	0.071
40	3102.98	0.071
41	3102.98	0.071
42	3102.98	0.071
43	3102.98	0.071
44	3102.98	0.071
45	3102.98	0.071
46	3102.98	0.071
47	3102.98	0.071
48	3102.98	0.071
49	3102.98	0.071
50	3102.98	0.071

Parcel Area Table		
Parcel #	SQ. FT.	Area
51	3102.98	0.071
52	3102.98	0.071
53	3102.98	0.071
54	3102.98	0.071
55	3102.98	0.071
56	3102.98	0.071
57	3102.98	0.071
58	3102.98	0.071
59	3102.98	0.071
60	3618.35	0.083
61	4525.00	0.104
62	4439.21	0.102
63	4090.79	0.094
64	6071.16	0.139
65	3787.90	0.087
66	3146.27	0.072
67	2898.00	0.067
68	2898.00	0.067
69	2898.00	0.067
70	2898.00	0.067
71	2898.00	0.067
72	2898.00	0.067
73	2898.00	0.067
74	2898.00	0.067
75	2898.00	0.067

Parcel Area Table		
Parcel #	SQ. FT.	Area
76	2898.00	0.067
77	2898.00	0.067
78	2898.00	0.067
79	2898.00	0.067
80	2898.00	0.067
81	2898.00	0.067
82	2898.00	0.067
83	2898.00	0.067
84	2898.00	0.067
85	2898.00	0.067
86	2898.00	0.067
87	2898.00	0.067
88	2890.86	0.066
89	2905.34	0.067
90	2898.00	0.067
91	2898.00	0.067
92	2898.00	0.067
93	2898.00	0.067
94	2898.00	0.067
95	2898.00	0.067
96	2898.00	0.067
97	2898.00	0.067
CA-A	11678.85	0.273

LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
D.B.P. - DEDICATED BY PLAT
C.A. - COMMON AREA
S.W.E. - SIDEWALK EASEMENT
℄ - CENTER LINE
N.E.COR. - NORTHEAST CORNER
G.W.D. - GENERAL WARRANTY DEED
NO. - NUMBER
U.E. - UTILITY EASEMENT

SCALE: 1"= 60'

DRAWN BY: A.A DATE 06-04-2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
TBPLS No. 10064600 ESTABLISHED 1947 - www.meldenandhunt.com

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	URBAN CITY DEVELOPERS, LLC C/O MARCO LOPEZ	615 S. 1ST LANE	McALLEN, TEXAS 78501		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

HIDALGO COUNTY CLERK'S OFFICE

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

Planning Department

Memo

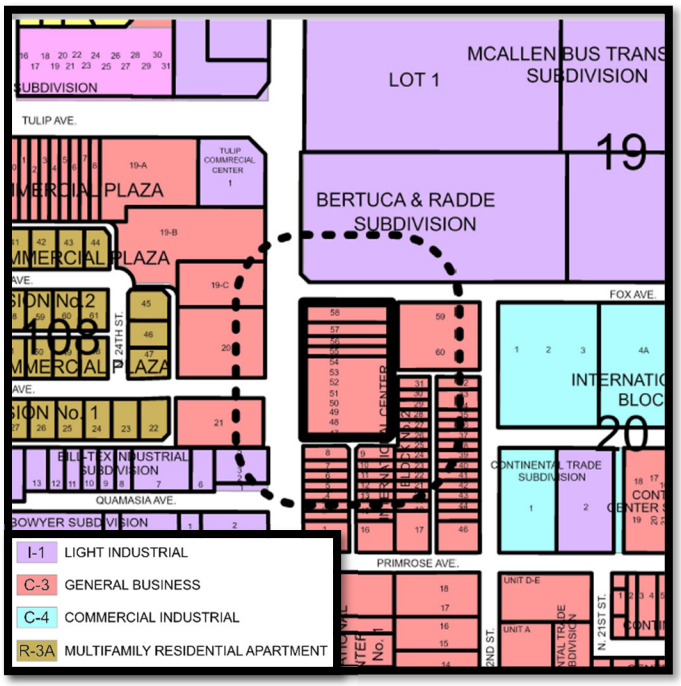
TO: Planning and Zoning Commission

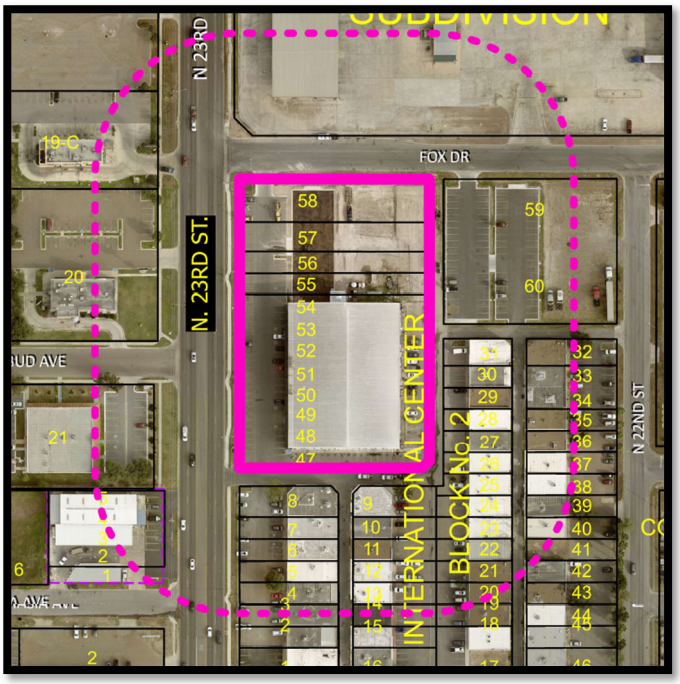
FROM: Planning Staff

DATE: July 7, 2026

SUBJECT: **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, 4508, NORTH 23RD STREET. (REZ2026-0092)**

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





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

ADJACENT ZONING: 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.

LAND USE: 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.

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

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

ANALYSIS: 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.

RECOMMENDATION: Staff recommends approval of the rezoning request.

4400

Planning Department

Memo

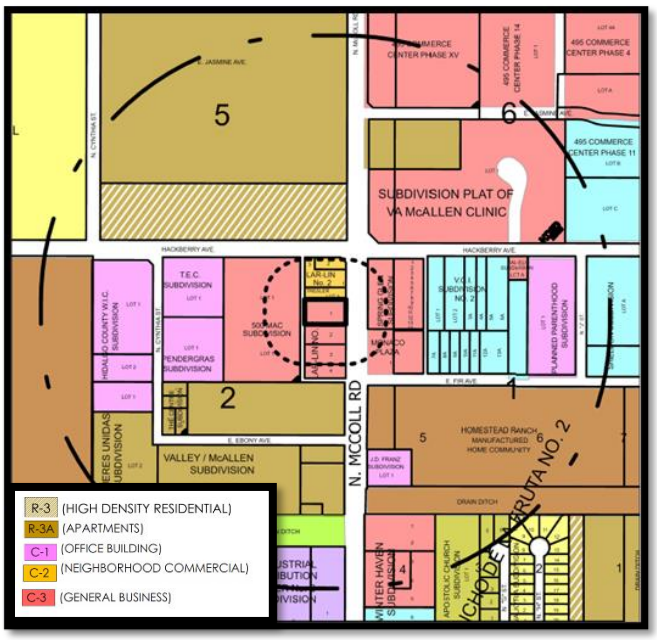
TO: Planning and Zoning Commission

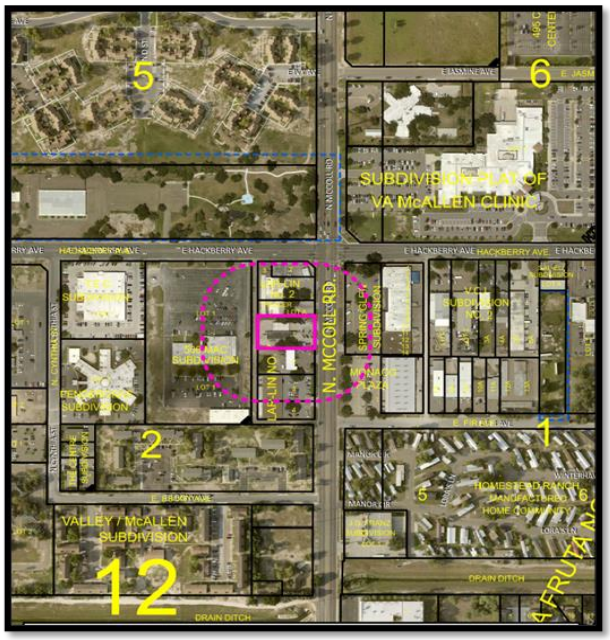
FROM: Planning Staff

DATE: July 7, 2026

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

BRIEF DESCRIPTION: 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.





HISTORY: 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.

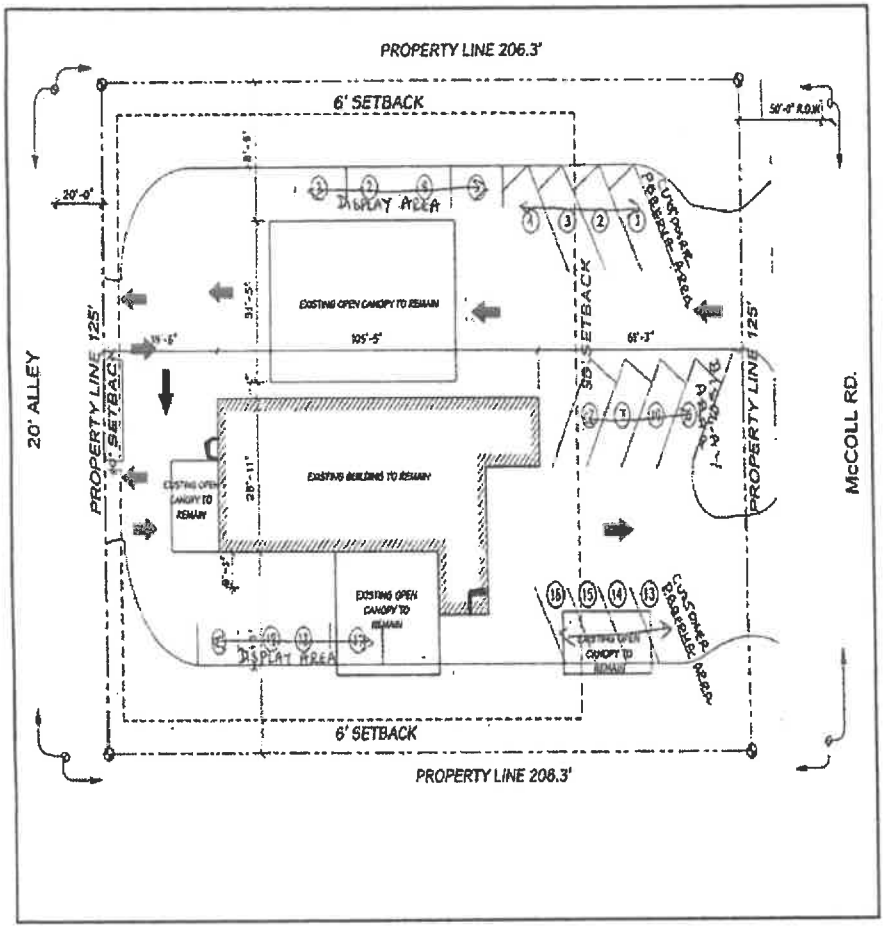
ANALYSIS: The applicant is proposing to operate an automotive service and repair shop under the name Mechanix Garage. The proposed hours of operation will be 9 a.m. to 6 p.m. Monday thru Friday.

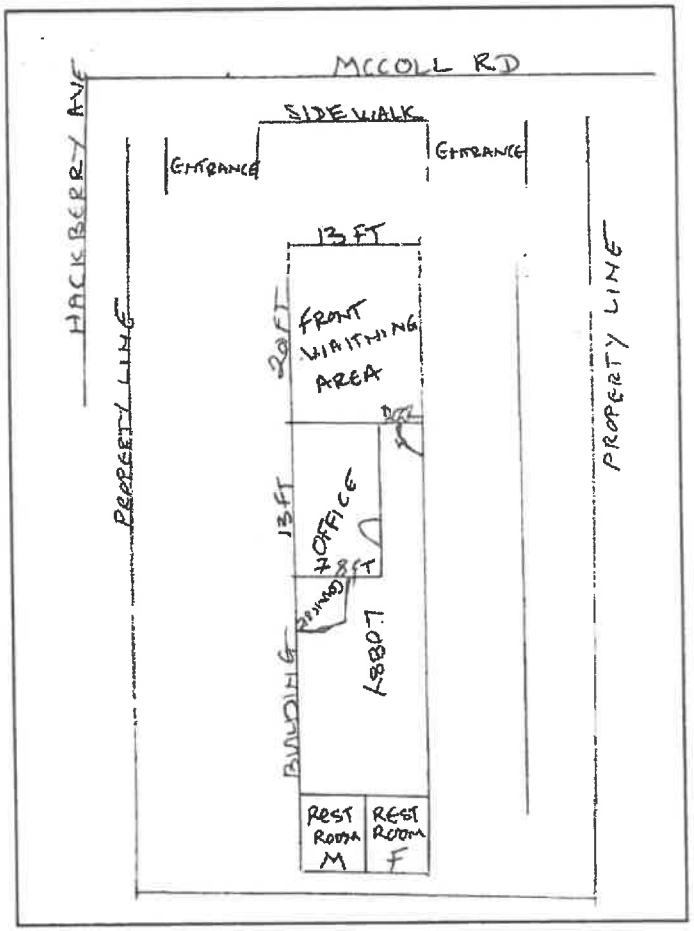
The site plan must comply with Zoning Ordinance, Fire Department, Building Code requirements and all requirements on the building permit, including setbacks, landscaping, parking, etc.

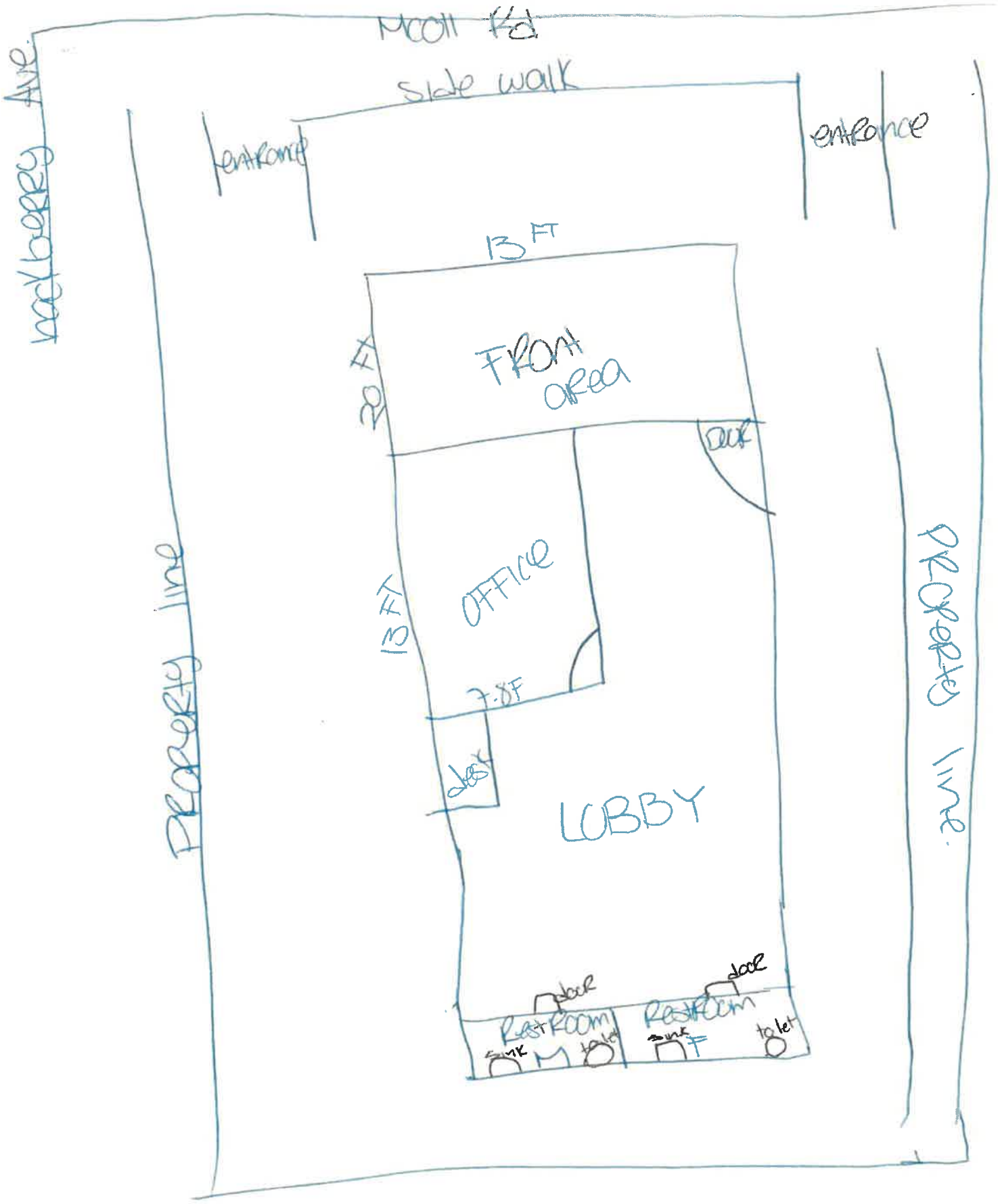
1) A minimum lot size of 10,000 square feet is required. The property is 25,787.5 square feet.
2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The motor engines will be repaired indoors.
3) Outside storage of materials is prohibited; no outside storage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

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


PROPERTY LINE 206.3'
6' SETBACK
50'-0" R.O.W.
20'-0"
DISPLAY AREA
EXISTING OPEN CANOPY TO REMAIN
125'-5"
65'-3"
35' SETBACK
CUSTOMER PARKING AREA
PROPERTY LINE 125'
6' SETBACK
20' ALLEY
EXISTING BUILDING TO REMAIN
EXISTING OPEN CANOPY TO REMAIN
McCOLL RD.
6' SETBACK
PROPERTY LINE 206.3'


MCCOLL RD
HACKBERRY AVE
SIDE WALK
ENTRANCE
ENTRANCE
13 FT
20 FT
FRONT WAITING AREA
PROPERTY LINE
13 FT
OFFICE
8 FT
8 FT
BUILDING
1880 SQ FT
REST ROOM M
REST ROOM F
PROPERTY LINE


Mccoll Rd
side walk
entrance
entrance
mockberry Ave.
13 FT
20 FT
FRONT area
DECK
OFFICE
13 FT
7.8F
desk
LOBBY
PROPERTY line
PROPERTY line
door
RestRoom
sink
toilet
door
RestRoom
sink
toilet

TOWING ENFORCED
(956) 404-4773
CUP2026-0048
NOTICE
AUTO REPAIR
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 7, 2026

SUBJECT: **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)**

BRIEF DESCRIPTION: 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.

HISTORY: 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.

ANALYSIS: 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

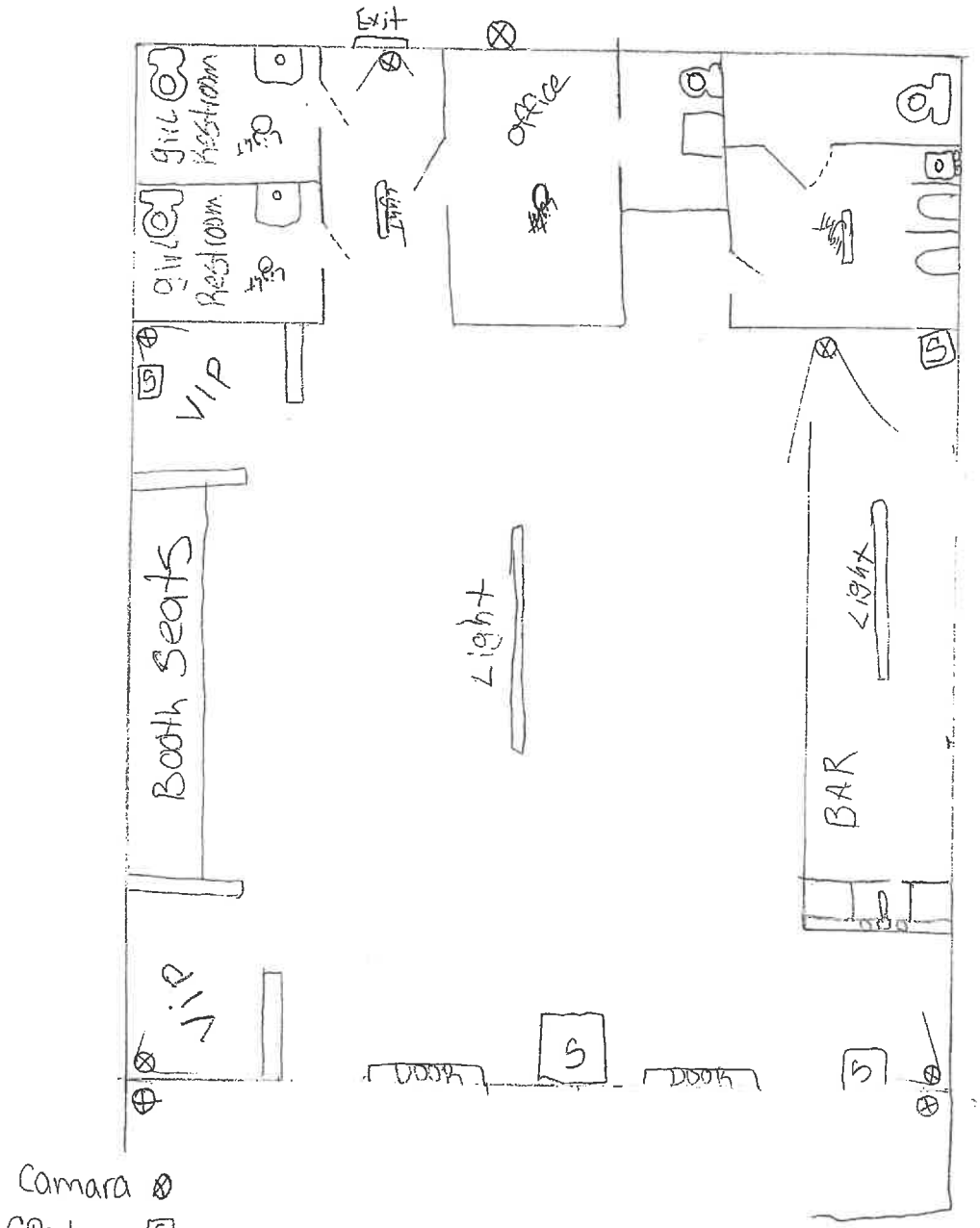
If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

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

RECOMMENDATION: 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.

RECEIVED
JUL 17 2024
By
RECEIVED
MAY 18 2023
By VR

Precopa



Camara ⊗
Speaker S

McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 06/01/2025 00:00 **Incident Type:** All
To Date/Time: 06/01/2026 23:59 **Location:** 306 S 17th St., McAllen, TX

Call Date/Time	Incident Number	Incident Type	Location
5/10/2026 0:53	2026-00027109	Assault Peace Officer	306 S 17TH ST, MCALLEN
5/2/2026 1:04	2026-00025363	New Call	306 S 17TH ST, MCALLEN
4/11/2026 1:13	2026-00021105	Police Services	306 S 17TH ST, MCALLEN
3/17/2026 14:31	2026-00015962	Assist Other Agency	306 S 17TH ST, MCALLEN
1/18/2026 1:02	2026-00003579	Police Services	306 S 17TH ST, MCALLEN
12/6/2025 23:49	2025-00074219	Assist Other Agency	306 S 17TH ST, MCALLEN
11/22/2025 2:58	2025-00071257	Police Services	306 S 17TH ST, MCALLEN
10/1/2025 2:09	2025-00059947	Domestic Disturbance	306 S 17TH ST, MCALLEN
9/27/2025 1:24	2025-00059118	PI	306 S 17TH ST, 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.*

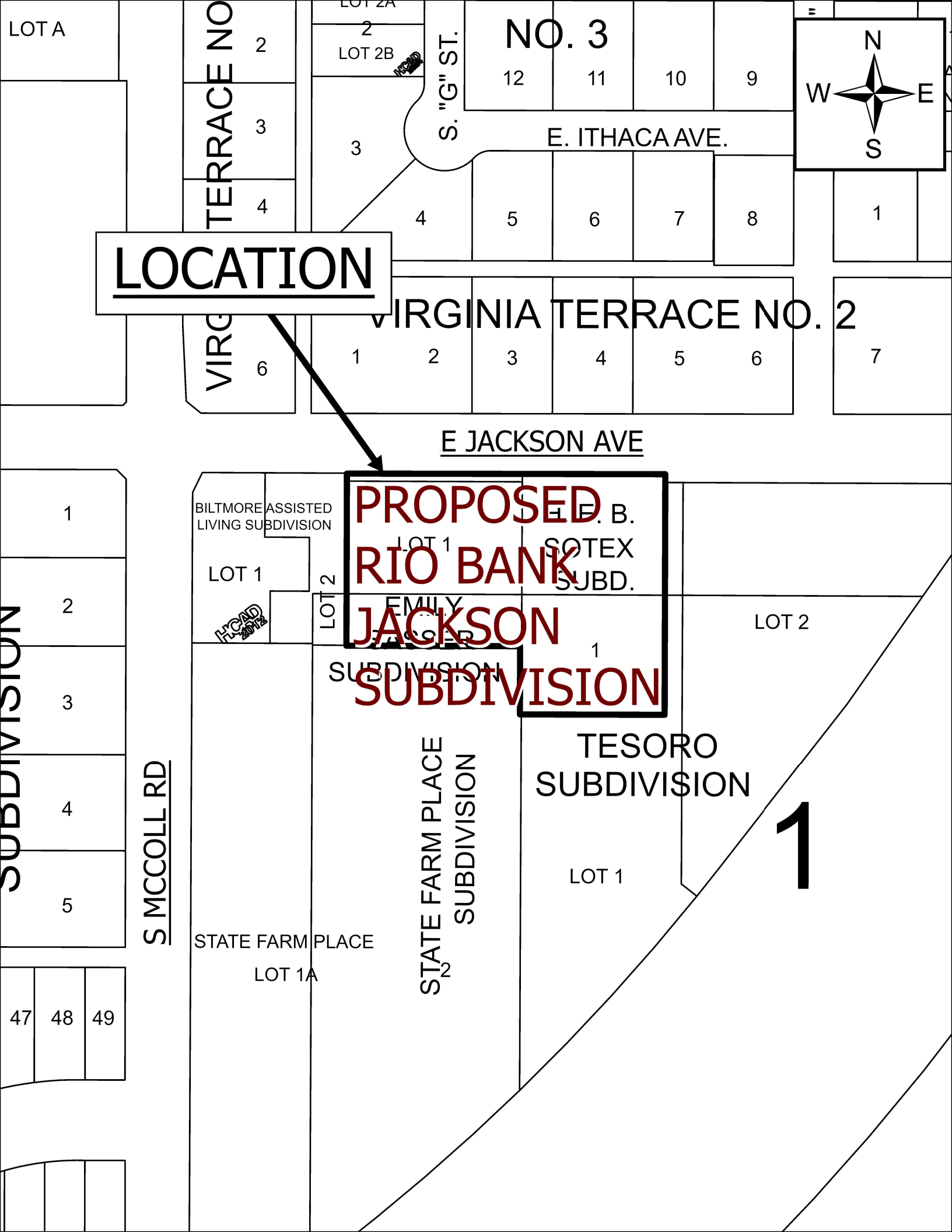
AVAILABLE
CALL US TODAY
SVN
PRECOPA
SHOT BAR & PATIO
FUNDACION
FIDENCISTA
CRISTIANA
304

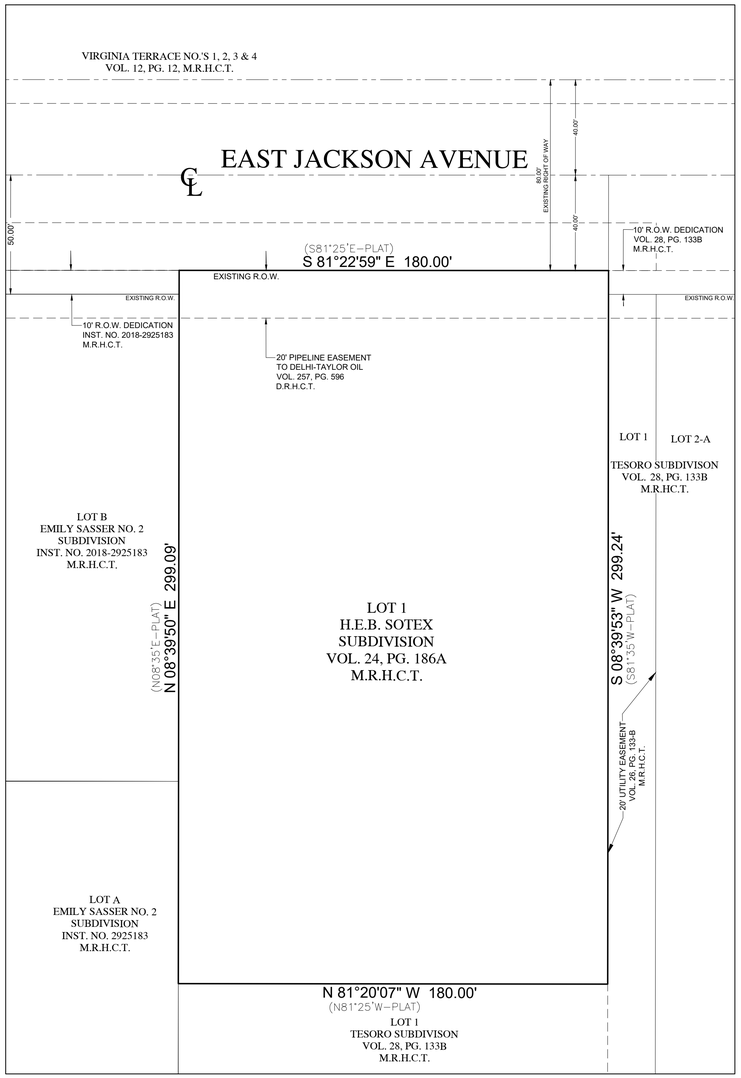
CITY OF McALLEN

Planning & Zoning Commission Meeting

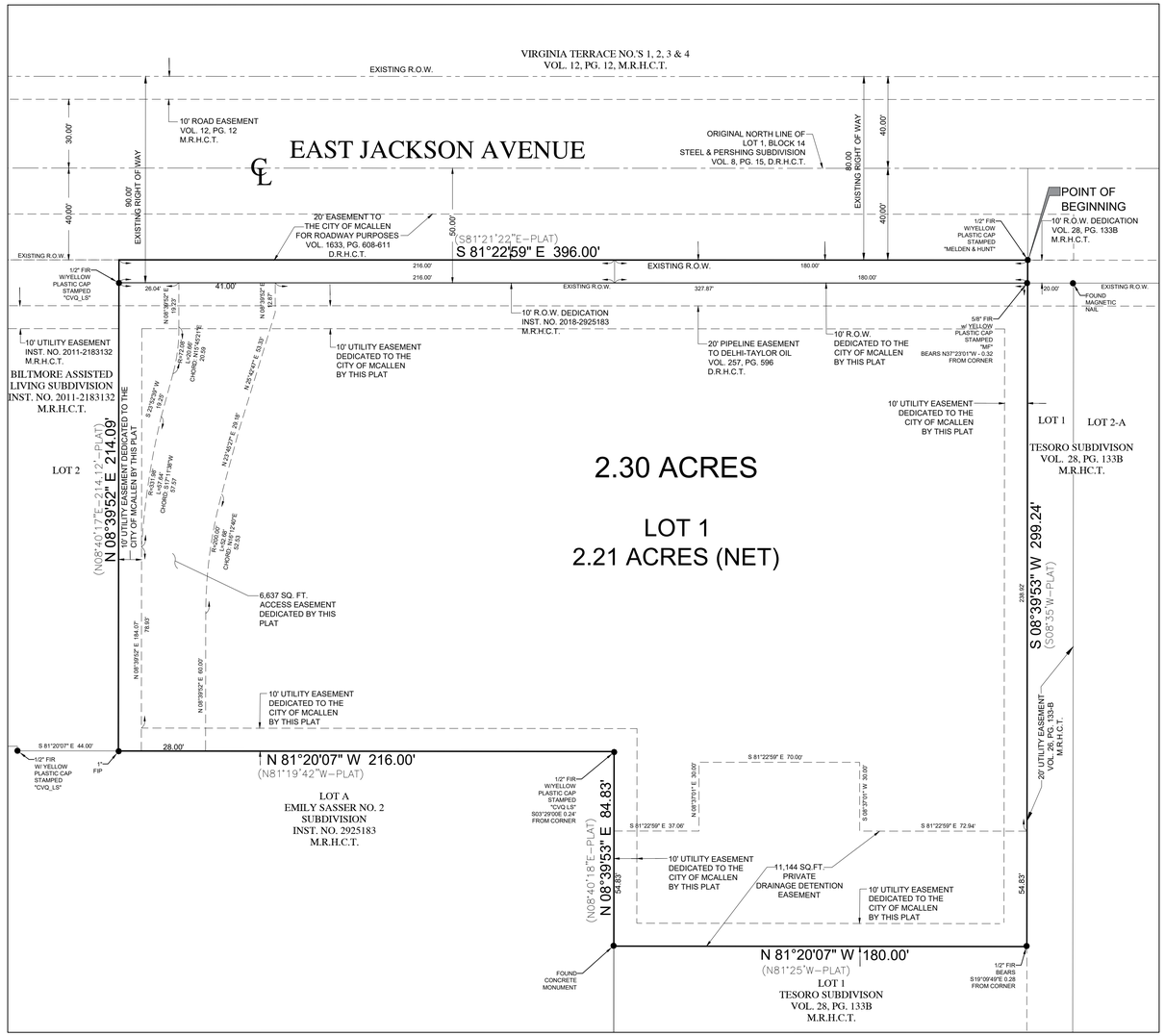
Subdivision Name	Vacating Plat of Lot 1 H.E.B Sotex Subdivision and Replat of Lot B, Emily Sasser No. 2 Subdivision to Rio Bank Jackson Subdivision
Owner Name	*Rio Bank*
Engineering Firm	*Halff Associates, Inc.*
Existing Zoning	*C-1 Office Building / C-3 General Business*
Proposed Zoning	*C-1 Local Commercial*
Number of Lots	*1*

City of McAllen Planning Department

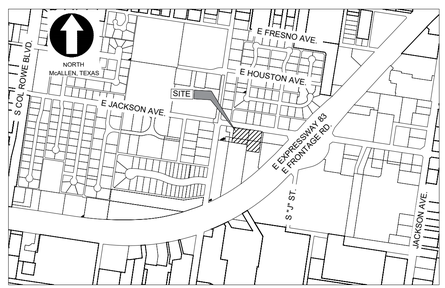

LOCATION
PROPOSED
RIO BANK
JACKSON
SUBDIVISION
VIRGINIA TERRACE NO. 2
NO. 3
E. ITHACA AVE.
S. "G" ST.
E JACKSON AVE
BILTMORE ASSISTED LIVING SUBDIVISION
LOT 1
LOT 2
LOT 2A
LOT 2B
LOT A
S MCCOLL RD
STATE FARM PLACE
STATE FARM PLACE SUBDIVISION
TESORO SUBDIVISION
LOT 1A
LOT 1
LOT 2
N
S
E
W



VACATING PLAT
LOT 1, H.E.B. SOTEX SUBDIVISION



REPLAT OF RIO BANK JACKSON SUBDIVISION



VICINITY MAP NOT TO SCALE

LEGEND

O - SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
FIR - FOUND 1/2" IRON ROD
M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
R.O.W. - RIGHT OF WAY
VOL. - VOLUME
PG. - PAGE
DOC. NO. -DOCUMENT NUMBER
SQ. FT. - SQUARE FEET
M.B.S.B.L. - MINIMUM BUILDING SETBACK LINE
FIP - FOUND IRON PIPE

THE COUNTY OF HIDALGO TEXAS

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

ON:_____ AT_____AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

PRINCIPAL CONTACTS			
OWNER: RIO BANK	ADDRESS	CITY, STATE, ZIP	PH: NUMBER
ENGINEER: HALFF ASSOCIATES	701 E. EXPRESSWAY 83	McALLEN, TX 78501	PH: (956) 631-7890
SURVEYOR: HALFF ASSOCIATES	5000 W. MILITARY STE. 100	McALLEN, TX 78503	PH: (956) 664-0286
	5000 W. MILITARY STE. 100	McALLEN, TX 78503	PH: (956) 664-0286

N

GRAPHIC SCALE
0 15 30 60
1"=30'

PRELIMINARY
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE:
06/26/2026
FOR REVIEW & COMMENT

VACATING PLAT OF LOT 1
H.E.B. SOTEX SUBDIVISION AND
REPLAT OF LOT B, EMILY SASSER NO. 2
SUBDIVISION
TO

RIO BANK JACKSON SUBDIVISION

BEING 2.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, BLOCK 14, STEELE AND PERSHING SUBDIVISION, PORCION 67, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 30 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.30 ACRE TRACT BEING COMPRISED OF ALL OF LOT B, EMILY SASSER NO. 2 SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 2018-2925183 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.30 ACRE TRACT ALSO BEING COMPRISED OF ALL OF LOT 1, H.E.B. SOLTEX SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 186A OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL: (956) 303-7100
TBPELS SURVEYING FIRM NO. 10029600

AVO: 63392.001 DATE OF PREPARATION: JULY 2026 SHEET 1 OF 2

FILE NAME: A:\63000s\63392\00115\SURV\CADD\Sheets\V-PLAT-63392.001.dwg DATE: June 29, 2026, TIME: 12:00 PM, USER: ah1880

METES AND BOUNDS DESCRIPTION
OF A
2.30 ACRE TRACT

Being a 2.30 acre tract of land, more or less, out of Lot 1, Block 14, Steele and Pershing Subdivision, Porcion 67, Hidalgo County, Texas, as recorded in Volume 2, Page 30 of the Map Records of Hidalgo County, Texas; said 2.30 acre tract being comprised of all of Lot B, Emily Sasser No. 2 Subdivision, as recorded in Instrument Number 2018-2925183 of the Map Records of Hidalgo County, Texas; said 2.30 acre tract also being comprised of all of Lot 1, H.E.B. Soltex Subdivision, as recorded in Volume 24, Page 186A of the Map Records of Hidalgo County, Texas; said 2.30 acre tract being more particularly located and described as follows:

BEGINNING at a one-half inch iron rod with a yellow plastic cap stamped "MELDEN & HUNT" found in the Northeast corner of said Lot 1, H.E.B. Soltex Subdivision, said corner being in the West line of Tesoro Subdivision as recorded in Volume 28, Page 133B of the Map Records of Hidalgo County, Texas, said corner being in the South right-of-way line of East Jackson Avenue (existing variable road right-of-way), said corner being the Northeast corner of this 2.30 acre tract;

THENCE, with the East line of said Lot 1, H.E.B. Soltex Subdivision, same being the West line of said Tesoro Subdivision, South 08 degrees 39 minutes 53 seconds West (recorded South 08 degrees 35 minutes West - Plat), a distance of 10.21 feet to a five-eighths inch iron rod with a yellow plastic cap stamped "MF" found in the South right-of-way line of said East Jackson Avenue, continuing with the East line of said Lot 1, H.E.B. Soltex Subdivision, same being the West line of said Tesoro Subdivision, at a total distance of 299.24 feet to the Southeast corner of said Lot 1, H.E.B. Soltex Subdivision, a one-half inch iron rod found at South 19 degrees 09 minutes 49 seconds East, a distance of 0.28 feet from said corner, said corner being the Southeast corner of this 2.30 acre tract;

THENCE, with the South line of said Lot 1, H.E.B. Soltex Subdivision, same being the Westerly line of said Tesoro Subdivision, North 81 degrees 20 minutes 07 seconds West (recorded North 81 degrees 25 minutes West - Plat), a distance of 180.00 feet to a found concrete monument in the Southwest corner of said Lot 1, H.E.B. Soltex Subdivision, said corner being in the Northwest corner of said Tesoro Subdivision, said corner being in the East line of said Emily Sasser No. 2 Subdivision, for a corner of this 2.30 acre tract;

THENCE, with the West line of said Lot 1, H.E.B. Soltex Subdivision, same being the East line of said Emily Sasser No. 2 Subdivision, North 08 degrees 39 minutes 53 seconds East (recorded North 08 degrees 40 minutes 18 seconds East - Plat), a distance of 84.83 feet to the Southeast corner of said Lot B, Emily Sasser No. 2 Subdivision, same being the Northeast corner of Lot A, Emily Sasser No. 2 Subdivision, a one-half inch iron rod with a yellow plastic cap stamped "CVQ" found at South 03 degrees 29 minutes 00 seconds East, a distance of 0.24 feet from said corner, said corner being a corner of this 2.30 acre tract;

THENCE, with the South line of said Lot B and the North line of said Lot A, Emily Sasser No. 2 Subdivision, North 81 degrees 20 minutes 07 seconds West (recorded North 81 degrees 19 minutes 42 seconds West - Plat), a distance of 216.00 feet to a one inch iron pipe found in the Southwest corner of said Lot B, Emily Sasser No. 2 Subdivision, same being the Southeast corner of Biltmore Assisted Living Subdivision as recorded in Instrument Number 2011-2183132 of the Map Records of Hidalgo County, Texas, said corner being the Southwest corner of this 2.30 acre tract;

THENCE, with the West line of said Lot B, Emily Sasser No. 2 Subdivision, same being the East line of said Biltmore Assisted Living Subdivision, North 08 degrees 39 minutes 52 seconds East (recorded North 08 degrees 40 minutes 17 seconds East - Plat), a distance of 204.09 feet to a one-half inch iron rod with a yellow plastic cap stamped "CVQ" found in the Northwest corner of said Lot B, Emily Sasser No. 2 Subdivision, said corner being in the South right-of-way line of said East Jackson Avenue, continuing with the West line of said Lot B, Emily Sasser No. 2 Subdivision, same being the East line of said Biltmore Assisted Living Subdivision, at a total distance of 214.09 feet (214.12 feet - Plat) to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Northwest corner of said Emily Sasser No. 2 Subdivision, for the Northwest corner of this 2.30 acre tract;

THENCE, with the North line of said Emily Sasser No. 2 Subdivision, and with the North line of said Lot 1, H.E.B. Soltex Subdivision, South 81 degrees 22 minutes 59 seconds East (recorded South 81 degrees 21 minutes 22 seconds East - Plat, a distance of 396.00 feet, to the **POINT OF BEGINNING;**

Said described tract of land containing 2.30 acres, more or less.

GENERAL NOTES:

1. THE BASIS OF BEARING IS REFERENCED TO THE TEXAS STATE-PLANE COORDINATE SYSTEM (TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, EPOCH 2010.00, GEOID 18. THE SURVEY VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALL VALUES ARE GRID AND IN U.S. SURVEY FEET.
2. BENCHMARK INFORMATION:
   BENCHMARK X CUT IN SIDEWALK APPROXIMATELY 36.9 FEET FROM THE SOUTHEAST CORNER OF LOT 1, ELEVATION=109.41 (NAVD88).
3. ACCORDING TO THE COMMUNITY PANEL NO. (4803430010C) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP OR FLOOD HAZARD BOUNDARY MAP DATED (11/02/1982). THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE B. ZONE B, AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAINS AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT THE FRONT CENTER OF THE LOT.
5. STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 0.23 AC-FT TO BE DETAINED WITHIN THE REGIONAL DETENTION SYSTEM. DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
6. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

   INTERIOR SIDE - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED STE PLAN OR EASEMENTS

   FRONT - E. JACKSON AVENUE - 40 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

   REAR - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON E. JACKSON AVENUE.
8. ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING RUNOFF AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
10. COMMON AREAS, ANY PRIVATE SERVICE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
11. MINIMUM 26 FT. WIDE PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY.
12. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
14. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
15. SITE PLAN APPROVAL IS REQUIRED FROM PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

THIS THE _____DAY OF _____, 202__.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 202__.

_____ _____
ATTESTED: SECRETARY, CITY OF McALLEN MAYOR, CITY OF McALLEN

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(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.

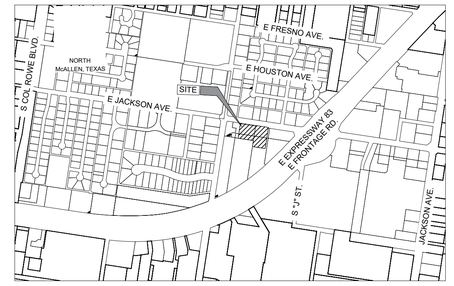
_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____DAY OF _____, 202__.

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



VICINITY MAP NOT TO SCALE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I (WE), THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "RIO BANK JACKSON" SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED 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.

_____
BRIAN HUMPHREYS
RIO BANK
PRESIDENT
701 E EXPRESSWAY 83
MCALLEN, TX, 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED BRIAN HUMPHREYS AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS _____DAY OF _____ A.D. 202__.

SURVEYOR'S CERTIFICATE

I, GUADALUPE B. NUNEZ JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON 3/12/2026; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED.

_____ _____
GUADALUPE B. NUNEZ JR. DATE:
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5914

PRELIMINARY
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE:
06/26/2026
FOR REVIEW & COMMENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____
DATE:

_____
RAUL GARCIA JR.
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 94855

VACATING PLAT OF LOT 1
H.E.B. SOTEX SUBDIVISION AND
REPLAT OF LOT B, EMILY SASSER NO. 2
SUBDIVISION
TO

RIO BANK JACKSON SUBDIVISION

BEING 2.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, BLOCK 14, STEELE AND PERSHING SUBDIVISION, PORCION 67, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 30 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.30 ACRE TRACT BEING COMPRISED OF ALL OF LOT B, EMILY SASSER NO. 2 SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 2018-2925183 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.30 ACRE TRACT ALSO BEING COMPRISED OF ALL OF LOT 1, H.E.B. SOLTEX SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 186A OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100
TBPELS SURVEYING FIRM NO. 10029600

AVO: 63392.001 DATE OF PREPARATION: JULY 2026

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

ON:_____ AT_____AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

PRINCIPAL CONTACTS	ADDRESS	CITY, STATE, ZIP	PH: NUMBER
OWNER: RIO BANK	701 E. EXPRESSWAY 83	McALLEN, TX 78501	PH: (956) 631-7890
ENGINEER: HALFF ASSOCIATES	5000 W. MILITARY STE. 100	McALLEN, TX 78503	PH: (956) 664-0286
SURVEYOR: HALFF ASSOCIATES	5000 W. MILITARY STE. 100	McALLEN, TX 78503	PH: (956) 664-0286

FILE NAME: A:\63000s\63392\0011\SURV\CADD\Sheets\V-PLAT-63392.001.dwg DATE: June 26, 2026, TIME: 12:01 PM, USER: ah1880

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2026

SUBDIVISION NAME: VACATING PLAT OF LOT 1 HEB SOTEX SUBDIVISION AND REPLAT OF LOT B, EMILY SASSER NO. 2 SUBDIVISION TO RIO BANK JACKSON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
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	Compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

ALLEYS	
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	Required
SETBACKS	
* 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	Required
* 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	Required
* 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	Required
* Corner -Not a corner lot. **Zoning Ordinance: Section 138-356	NA
* Garage -Commercial lot **Zoning Ordinance: Section 138-356	NA

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

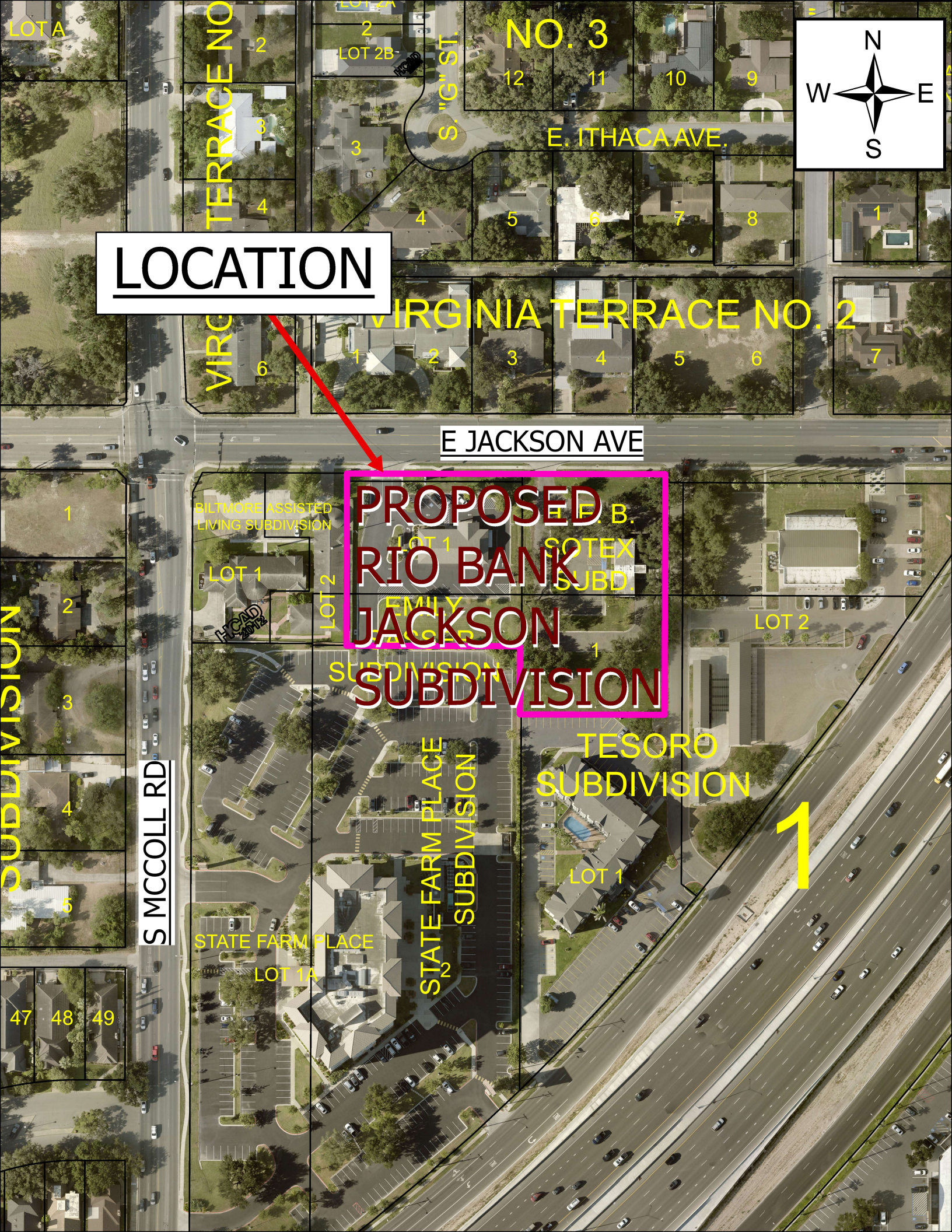
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Jackson Ave. -Revise plat note No. 7 to include E. Jackson Ave. (Current plat note is reflecting E. Jackson Road) **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
*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	Required
*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	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* 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

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: E. Jackson Ave **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* 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	Applied
* 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	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. -TG approved; no TIA required per traffic	NA

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. -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.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

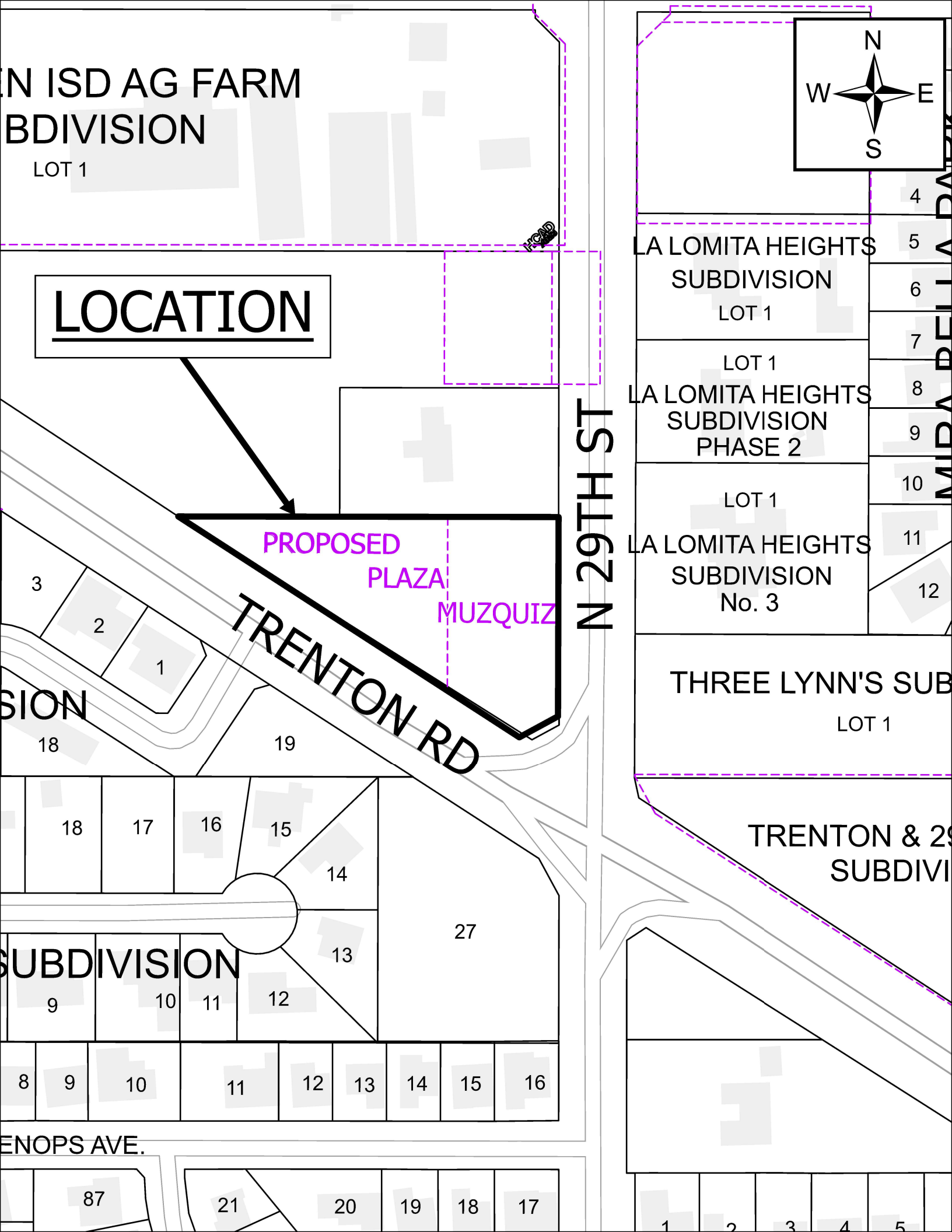

LOCATION
PROPOSED
RIO BANK
JACKSON
SUBDIVISION
E JACKSON AVE
E. ITHACA AVE.
VIRGINIA TERRACE NO. 2
VIRGINIA TERRACE NO. 3
S. "G" ST.
BILTMORE ASSISTED LIVING SUBDIVISION
LOT 1
LOT 2
LOT A
LOT 2B
LOT 1A
S MCCOLL RD
STATE FARM PLACE
STATE FARM PLACE SUBDIVISION
TESORO SUBDIVISION
SOTEX SUBD
N
S
E
W

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Plaza Muzquiz*
Owner Name	*Arqcarpa Design & Construction, LLC*
Engineering Firm	*Barrera Infrastructure Group*
Existing Zoning	*C-3L Light Commercial*
Proposed Zoning	*C-1 Local Commercial*
Number of Lots	*2*

City of McAllen Planning Department


N
W
E
S
IN ISD AG FARM
BDIVISION
LOT 1
LOCATION
PROPOSED
PLAZA
MUZQUIZ
TRENTON RD
N 29TH ST
LA LOMITA HEIGHTS
SUBDIVISION
LOT 1
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
PHASE 2
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
No. 3
THREE LYNN'S SUB
LOT 1
TRENTON & 29
SUBDIVI
SUBDIVISION
ENOPS AVE.
4
5
6
7
8
9
10
11
12
1
2
3
18
19
18
17
16
15
14
13
27
9
10
11
12
8
9
10
11
12
13
14
15
16
87
21
20
19
18
17

PLAT OF

PLAZA MUZQUIZ SUBDIVISION

McALLEN, TEXAS

A 1.62 ACRE TRACT OF LAND OUT OF THE SOUTH 10 ACRES OF THE NORTH 30 ACRES OF LOT 58, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAZA MUZQUIZ SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

ARQCARPA DESIGN & CONSTRUCTION LLC — DATE
BY: CESAR CARDENAS
929 E. ESPERANZA , SUITE 11
McALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____ , 20___ .

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN, PLANNING & ZONING COMMISSION — DATE

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR
CITY OF MCALLEN — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

PABLO SOTO JR., R.P.L.S. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

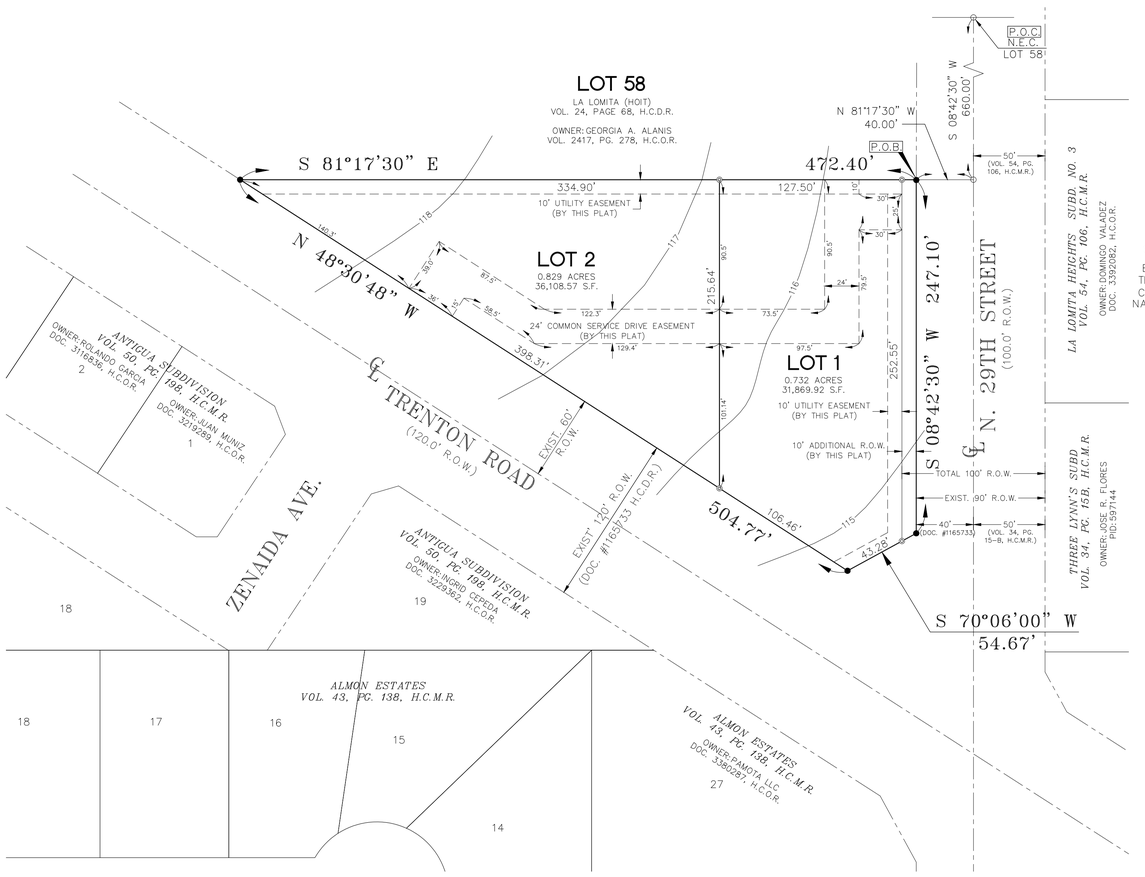
STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

For Review Only
5-22-25

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

STATE OF TEXAS · RENE BARRERA · 86862 · LICENSED · PROFESSIONAL ENGINEER



LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- N.E.C. NORTHEAST CORNER

PLAZA MUZQUIZ SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED AT THE NORTHWEST INTERSECTION OF N. 29TH STREET AND TRENTON ROAD.

DATE OF PREPARATION: 12/10/24

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

A 1.62 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 10 ACRES OF THE NORTH 30 ACRES OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.62 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO, SUBDIVISION, THENCE SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, WITH THE EAST LINE OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, A DISTANCE OF 660.00 FEET, THENCE NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF N. 29TH STREET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, WITH THE WEST RIGHT OF WAY LINE OF SAID N. 29TH STREET, A DISTANCE OF 247.10 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 70 DEGREES 06 MINUTES 00 SECONDS WEST, WITH A CORNER CLIP OF TRENTON ROAD, A DISTANCE OF 54.67 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF TRENTON ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 48 DEGREES 30 MINUTES 48 SECONDS WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID TRENTON ROAD, A DISTANCE OF 504.77 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 472.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES OF LAND MORE OR LESS.

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "C"; ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING
   COMMUNITY–PANEL NUMBER' 480334 0400 C
   MAP REVISED NOVEMBER 16, 1982
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF LOT.
3. MINIMUM SETBACKS ARE AS FOLLOWS:
   –FRONT: (TRENTON ROAD OR N. 29TH STREET): IN ACCORDANCE WITH ZONING ORDINANCE SECTION 138–356, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
   –REAR: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 138–356, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   –SIDE: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 138–356, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   –CORNER: SEE FRONT SETBACK SECTION ABOVE. ZONING ORDINANCE SECTION 138–356.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 14,250 CF (0.33 AC. FEET)
5. CITY OF McALLEN BENCHMARK "MC48"
   TYPE: 30" ALUMINUM PIPE WITH A 3–1/4" BRASS MONUMENT CAP ON TOP
   LOCATION: SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD (FM 2220) AND MILE 5 NORTH ROAD (AUBURN AVE), 22 FEET FROM THE EDGE OF PAVEMENT OF WARE ROAD (FM 2220) AND 43 FEET SOUTH FROM MILE 5 NORTH ROAD (AUBURN AVE). MONUMENT BEHIND A STREET CONTROL PANEL.
   ELEVATION: 115.95
   NORTHING: 16626507.81433
   EASTING: 1066370.95561
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
9. 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
10. A 4–FT WIDE MINIMUM SIDEWALK REQUIRED ALONG TRENTON ROAD AND N. 29TH STREET.
11. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
12. A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
13. A MINIMUM 24 FT. SERVICE DRIVE EASEEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY LOT OWNERS, NOT THE CITY OF MCALLEN.

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

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

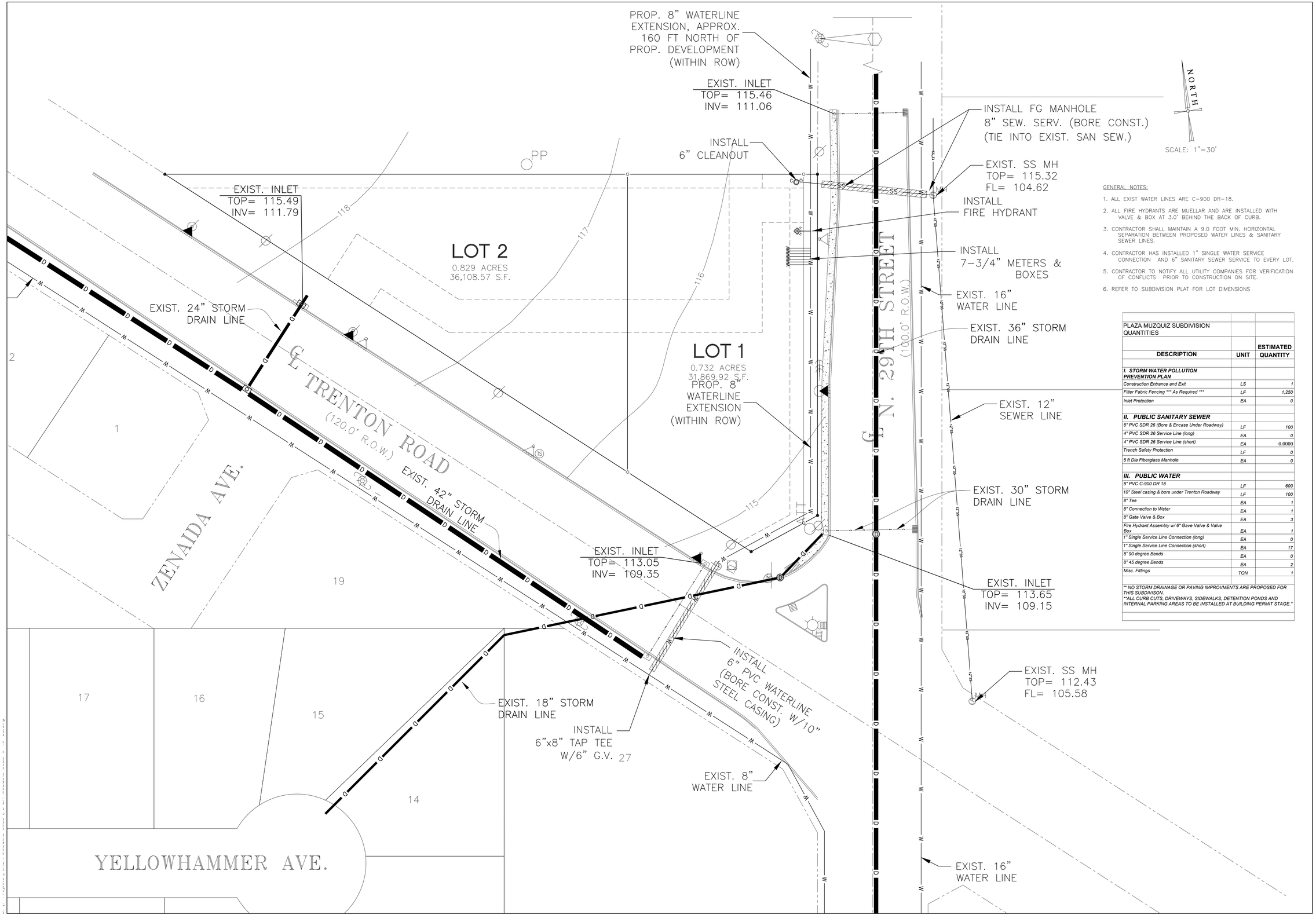
ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

PRINCIPAL CONTACTS: — FIRM REG. NO. 6435

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ARQCARPA DESIGN & CONSTRUCTION LLC	929 E. ESPERANZA, SUITE 11	McALLEN, TX 78504	---
ENGINEER:	RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX 78539	956–687–3355
SURVEYOR:	PABLO SOTO JR.	1208 S. IRONWOOD ST.	PHARR, TX 78577	956–460–1605

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS
3525 W. FREDDY GONZALEZ AVE.
SUITE "B2"
EDINBURG, TX 78539
TEL: 956-687-3355
FAX: 956-992-8801
TEXAS FIRM NO. 6435



GENERAL NOTES:

1. ALL EXIST WATER LINES ARE C-900 DR-18.
2. ALL FIRE HYDRANTS ARE MUELLAR AND ARE INSTALLED WITH VALVE & BOX AT 3.0' BEHIND THE BACK OF CURB.
3. CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES.
4. CONTRACTOR HAS INSTALLED 1" SINGLE WATER SERVICE CONNECTION AND 6" SANITARY SEWER SERVICE TO EVERY LOT.
5. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
6. REFER TO SUBDIVISION PLAT FOR LOT DIMENSIONS

PLAZA MUZQUIZ SUBDIVISION
QUANTITIES

DESCRIPTION	UNIT	ESTIMATED QUANTITY
I. STORM WATER POLLUTION PREVENTION PLAN		
Construction Entrance and Exit	*LS*	*1*
*Filter Fabric Fencing *** As Required ****	*LF*	*1,250*
Inlet Protection	*EA*	*0*
II. PUBLIC SANITARY SEWER		
8" PVC SDR 26 (Bore & Encase Under Roadway)	*LF*	*100*
4" PVC SDR 26 Service Line (long)	*EA*	*0*
4" PVC SDR 26 Service Line (short)	*EA*	*0.0000*
Trench Safety Protection	*LF*	*0*
5 ft Dia Fiberglass Manhole	*EA*	*0*
III. PUBLIC WATER		
8" PVC C-900 DR 18	*LF*	*600*
10" Steel casing & bore under Trenton Roadway	*LF*	*100*
8" Tee	*EA*	*1*
8" Connection to Water	*EA*	*1*
8" Gate Valve & Box	*EA*	*3*
Fire Hydrant Assembly w/ 6" Gave Valve & Valve Box	*EA*	*1*
1" Single Service Line Connection (long)	*EA*	*0*
1" Single Service Line Connection (short)	*EA*	*17*
8" 90 degree Bends	*EA*	*0*
8" 45 degree Bends	*EA*	*2*
Misc. Fittings	*TON*	*1*

*** NO STORM DRAINAGE OR PAVING IMPROVMENTS ARE PROPOSED FOR THIS SUBDIVISON.*
***ALL CURB CUTS, DRIVEWAYS, SIDEWALKS, DETENTION PONDS AND INTERNAL PARKING AREAS TO BE INSTALLED AT BUILDING PERMIT STAGE.**

BARRERA INFRASTRUCTURE GROUP INC
BIG ENGINEERING
CONSULTING CIVIL ENGINEERS
3525 FREDDY GONZALEZ
SUITE "B2"
EDINBURG, TEXAS 78539
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: PROPOSED UTILITY PLAN

Project Title: PLAZA MUZQUIZ SUBDIVISION McALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

5-22-25
Rene Barrera
Licensed Professional
Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet 3 of

PROP. 8" WATERLINE EXTENSION, APPROX. 160 FT NORTH OF PROP. DEVELOPMENT (WITHIN ROW)

INSTALL 6" CLEANOUT

INSTALL FG MANHOLE 8" SEW. SERV. (BORE CONST.) (TIE INTO EXIST. SAN SEW.)

EXIST. SS MH TOP= 115.32 FL= 104.62

INSTALL FIRE HYDRANT

INSTALL 7-3/4" METERS & BOXES

EXIST. 16" WATER LINE

EXIST. 12" SEWER LINE

EXIST. SS MH TOP= 112.43 FL= 105.58

EXIST. 16" WATER LINE

PROP. 8" WATERLINE EXTENSION (WITHIN ROW)

INSTALL 6"x8" TAP TEE W/6" G.V.

INSTALL 6" PVC WATERLINE (BORE CONST. STEEL CASING) W/10"

EXIST. 8" WATER LINE

NORTH

SCALE: 1"=30'

SUITE # 107 PROPOSED MEAT MARKET

SUITE # 106

SUITE # 105

SUITE # 104

SUITE # 103

SUITE # 102 PROPOSED COFFEE SHOP

SUITE # 101 PROPOSED DESIGN & CONSTRUCTION STUDIO

24' COMMON SERVICE DRIVE EASEMENT

10' UTIL. EASEMENT

15' FRONT SETBACK

5' CONCRETE SIDEWALK

EXISTING STREETLIGHT

EXISTING STREETLIGHT TO BE RELOCATED

RELOCATED STREETLIGHT

PROPOSED 6' WIDE RETENTION POND

NEW STREETLIGHT

EXISTING 5' CONCRETE SIDEWALK

10' ADDITIONAL R.O.W.

25' COMMON SERVICE DRIVE EASEMENT

24' COMMON SERVICE DRIVE EASEMENT

10' UTIL. EASEMENT

POSSIBLE LOCATION OF TRANSFORMER

5' CMU FENCE

334.9'

127.5'

117'

55'-0"

398.31'

196.56'

292.55'

43.28'

G TRENTON ROAD (120.0' R.O.W.)

TRENTON RD.

G N. 29TH STREET (100.0' R.O.W.)

ZENAIDA AVE.

YELLOWHAMMER AVE.

1

19

17

16

15

14

BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS

3525 FREDDY GONZALEZ
SUITE "B2"
EDINBURG, TEXAS 78539
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: OVERALL SITEPLAN

Project Title: PLAZA MUZQUIZ SUBDIVISION McALLEN, TEXAS

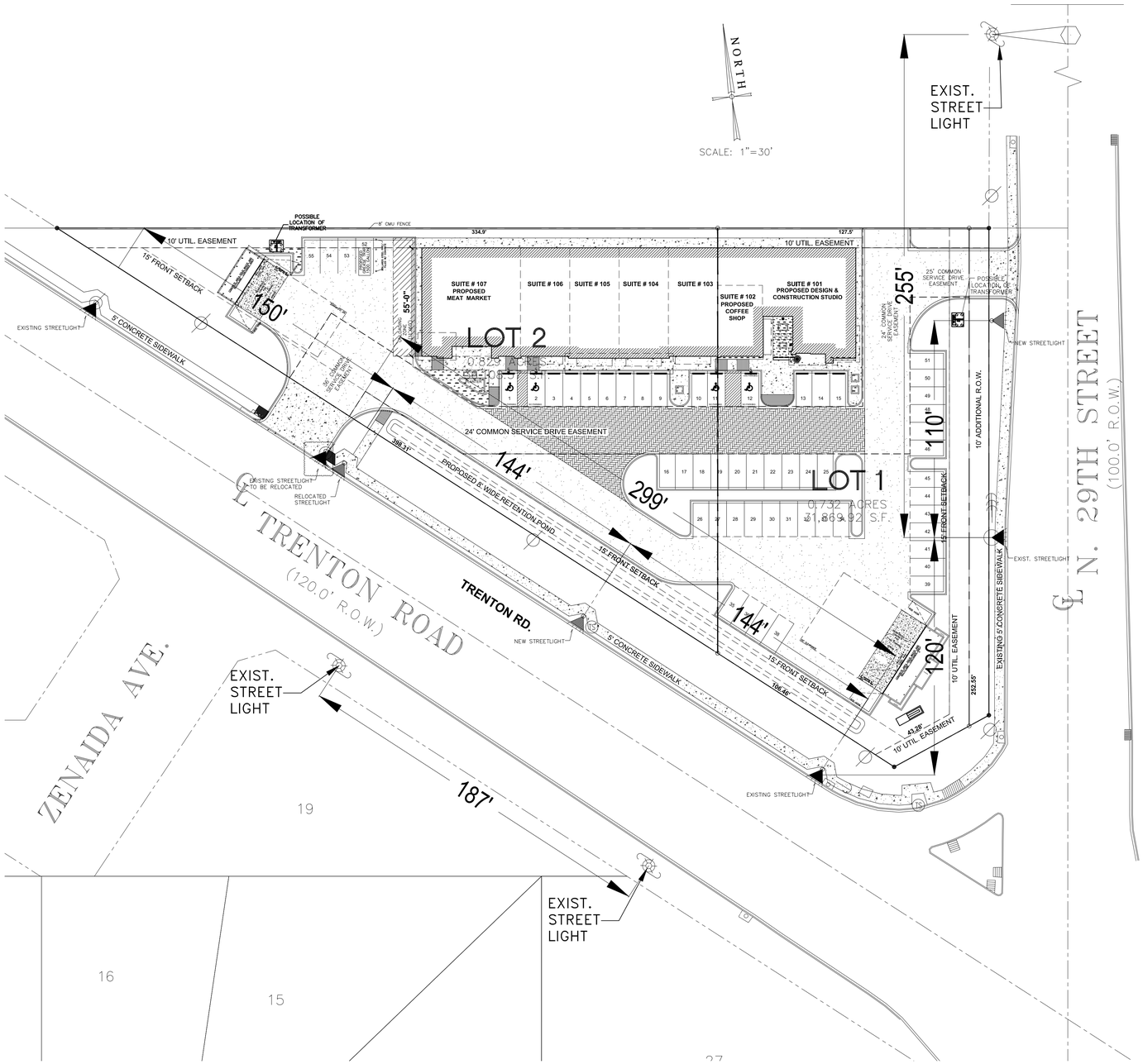
STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

5-22-25

Rene Barrera
Licensed Professional
Engineer # 86862

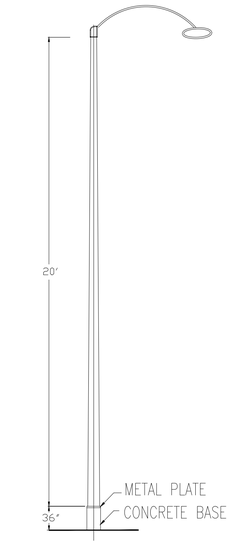
Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet 4 of

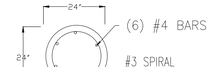


STREET LIGHTS NOTES:

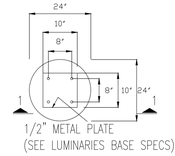
FIXTURE TYPE:	HIGH PRESSURE SODIUM VAPOR
LUMINOSITY	(LUMENS): 27,500
MAX SPACING:	150 FT.



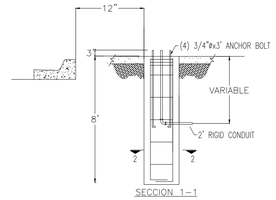
STREET LIGHT



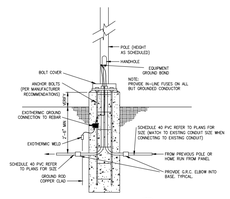
SECCION 2-2



1/2" METAL PLATE
(SEE LUMINARIES BASE SPECS)



SECCION 1-1



TYPICAL LIGHT POLE FOUNDATION DETAIL
NTS

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS
3525 FREDDY GONZALEZ
SUITE "B2"
EDINBURG, TEXAS 78539
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title:
STREET LIGHTING LAYOUT

Project Title:
PLAZA MUZQUIZ
SUBDIVISION
McALLEN, TEXAS

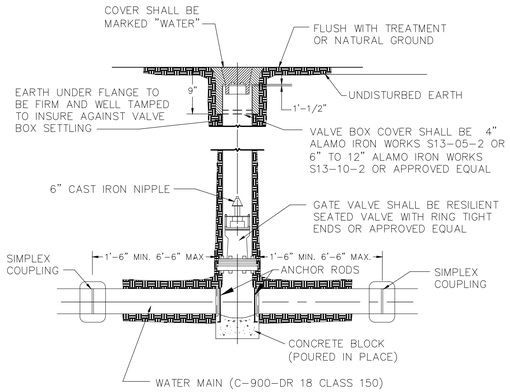
STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Rev.
6-3-25

Rene Barrera
Licensed Professional
Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet 5 of

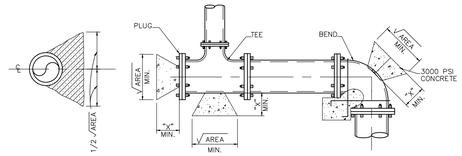


GENERAL NOTES:

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

SCALE: N.T.S.

TYPICAL VALVE AND VALVE BOX



GENERAL NOTES:

1. THRUST BLOCK AREAS TO BE PLACED AT ALL DEAD ENDS,TEES,BENDS,WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
2. MINIMUM AREAS SHOWN ARE IN SQUARE FEET, BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
3. THRUST BLOCK AREAS SHOWN ARE BASED ON A TEST PRESURE OF 150 P.S.I., SOIL BEARING PRESSURE OF 2000 PSF, AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSI.
4. AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCKS AS SHOWN WITH WEIGHT INDICATED IN THE TABLE. ANNCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
5. BEARING MUST BE ON UNDISTURBED EARTH.
6. USE 3000 PSI CONCRETE.
7. RESTRAINING JOINTS MAY BE REQUIRED AS ON THE PLANS OR DIRECTED BY THE ENGINEER.

THRUST BLOCK REQUIREMENTS VS. FITTING TYPE

DIAMETER	"x"	END/TEE	90° BEND		45° BEND		22.5° BEND		11.25° BEND	
(IN)	(FT.)	(S.F)	(S.F.)	(L.B.)	(S.F.)	(L.B.)	(S.F.)	(L.B.)	(S.F.)	(L.B.)
4	1	1.4	1.9	3839	1.0	2077	0.5	1059	0.3	532
6	1	2.8	4.0	7932	2.1	4293	1.1	2188	0.5	1100
8	1.25	4.8	6.8	13646	3.7	7385	1.9	3765	0.9	1892
10	1.25	7.3	10.3	20528	5.6	11110	2.8	5664	1.4	2846
12	1.50	10.3	14.5	29030	7.9	15711	4.0	8009	2.0	4024
14	1.75	13.8	19.5	39001	10.6	21107	5.4	10760	2.7	5406
16	2	17.8	25.2	50442	13.6	27299	7.0	13917	3.5	6992

SCALE: N.T.S.

CONCRETE THRUST BLOCKS

CONSTRUCTION NOTES:

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

CONSTRUCTION NOTES:

A. WATER MAIN. (SEE PLANS AND SPECIFICATION)

B. TAPPING SLEEVE (SIZE AS REQUIRED).

C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.

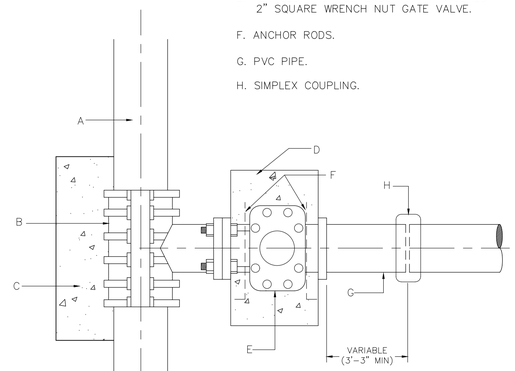
D. THRUST BLOCK AS PER SPECIFICATIONS.

E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.

F. ANCHOR RODS.

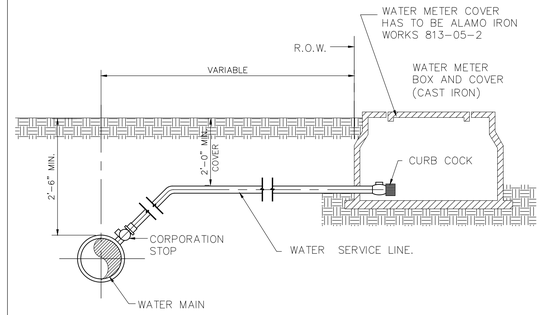
G. PVC PIPE.

H. SIMPLEX COUPLING.



SCALE: N.T.S.

WATER TAPPING SLEEVE AND VALVE INSTALLATION

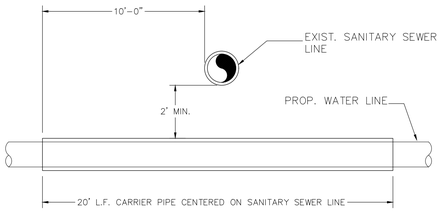


GENERAL NOTES:

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS SHALL HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX HAS TO BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

SCALE: N.T.S.

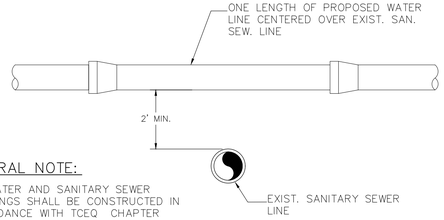
TYPICAL SERVICE CONNECTION WITH WATER METER BOX



WATER LINE CROSSING

UNDER EXIST. S.S. LINE

* WHERE POSSIBLE WATER LINE TO BE ADJUSTED OVER SANITARY LINE.



WATER LINE CROSSING

OVER EXIST. S.S. LINE

GENERAL NOTE:

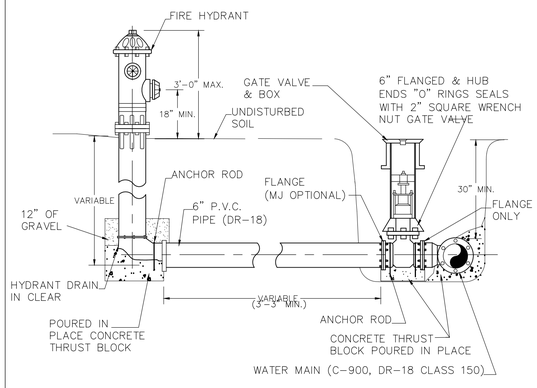
ALL WATER AND SANITARY SEWER CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ CHAPTER 217/317 DESIGN CRITERIA SEWERAGE SYSTEM.

SCALE: N.T.S.

WATER LINE CROSSING

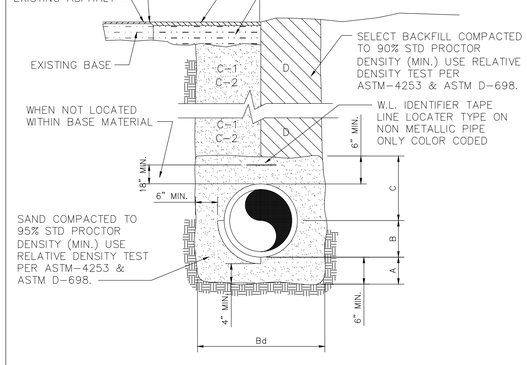
GENERAL NOTES:

1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
3. FLANGED GATE VALVE INSTALLATION TO BE USED WITH 8" WATER LINES OR GREATER.
4. BBF TEES TO BE USED WITH 8" WATER LINE OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES.
5. ACCEPTABLE HYDRANT BRANDS ARE MUELLER, AMERICAN DARLING AND KENNEDY.



SCALE: N.T.S.

TYPICAL FIRE HYDRANT INSTALLATION



NOTE:

SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVEL MUST BE RECEIVED BY CONTRACTOR FROM THE CITY OF McALLEN. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF EITHER.

SCALE: N.T.S.

TYPICAL WATER PIPE BEDDING DETAIL

GENERAL NOTES:

A. SANDBEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN THICKNESS=6")

B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED)Bd TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.

C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

C-1 (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACKFILL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

C-2 (STATE MANTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698

D. SELECT EARTH BACKFIELD COMPACTED TO 90% STD. (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

GENERAL NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

CITY OF MCALLEN	(956)972-7600
AEP	1-(877)-373-4858
TX, GAS	1-(800)-743-2945
SBC	(956)630-8261
TIME WARNER CABLE	(956)425-7880
US SPRINT CO.	(956)948-3100
TX. EXCAVATION SAFETY SYSYTEM	1-(800)-344-8377

2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
3. ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF McALLEN.
7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS
6521 N. 10TH STREET, SUITE "C"
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: WATER SYSTEM DETAILS

Project Title: NOLANA CROSSING, LOT 3 SUBDIVISION McALLEN, TEXAS

STATE OF TEXAS RENE BARRERA 86862 LICENSED PROFESSIONAL ENGINEER

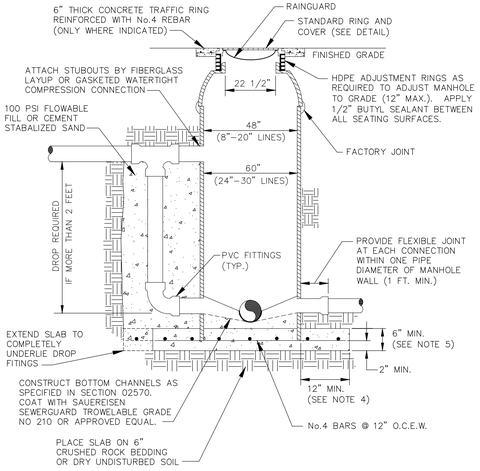
Revised 1/13/22

Rene Barrera
Licensed Professional Engineer # 86862

Date:
Scale: 1"=30'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No.:

Sheet 8 of

TYPICAL FIBERGLASS MANHOLE (EXTERIOR DROP STRUCTURE)

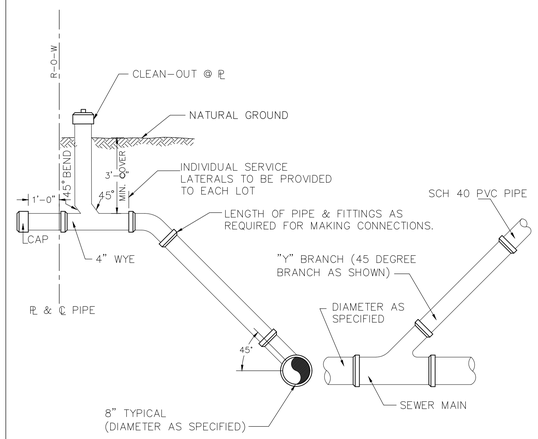


NOTES:

1. ALL INTERNAL CONCRETE, GROUT, MASONRY AND METALLIC SURFACES SHALL BE COATED WITH COAL TAR EPOXY (INERTOL).
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
3. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
5. SLAB THICKNESS SHALL BE 8" MINIMUM FOR 5 FT. MANHOLES AND LARGER.

SCALE: N.T.S.

STANDARD SERVICE CONNECTION

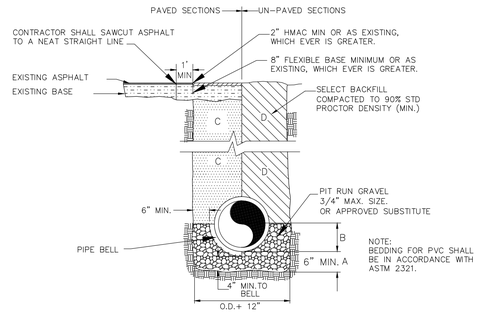


NOTES

SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTY-FAMILY, COMMERCIAL, AND INDUSTRIAL SHALL BE 6" MIN. OR GREATER AS REQUIRED.

SCALE: N.T.S.

TYPICAL STORM SEWER PIPE BEDDING DETAIL



A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") PIT RUN GRAVEL 3/4" MAX SIZE.

B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO THE SPRING LINE. PIT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.

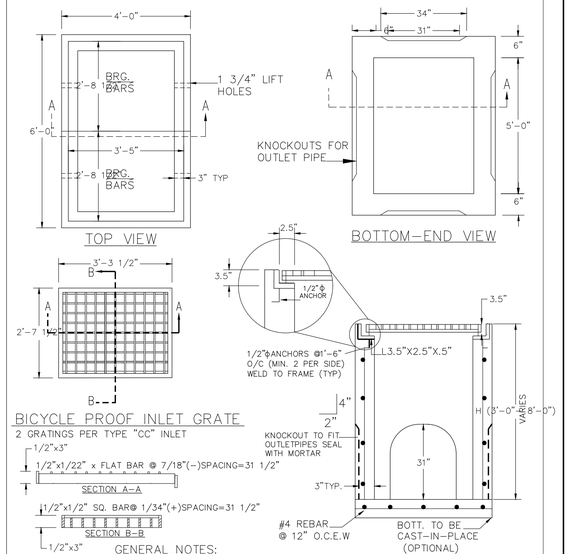
C. CITY STREETS PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 95% SPD, 8" LIFTS, MECHANICAL COMPACTION.

STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698

D. SELECT EARTH BACKFILL COMPACTED TO 90% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.

SCALE: N.T.S.

TYPE "CC" INLET



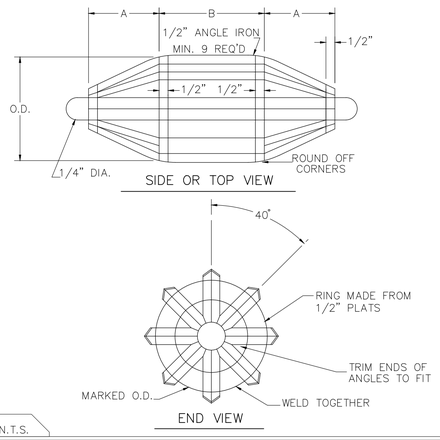
GENERAL NOTES:

1. REINFORCMENT: #4 BARS AT 12" O.C. EACH WAY.
2. CONCRETE TO HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
3. "H" DIMENSION AVAILABLE IN 6" INCREMENTS FROM 3'-0" TO 8'-0".
4. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
5. 6" GRAVEL BEDDING IS REQUIRED (3/4" MAX)

SCALE: N.T.S.

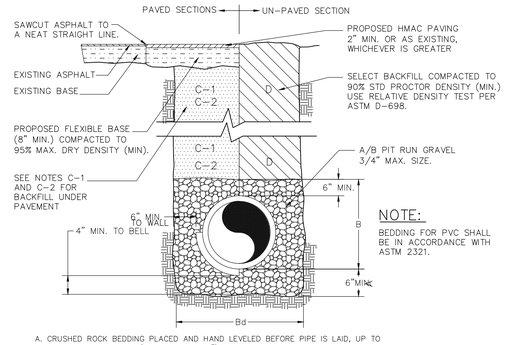
GO NO-GO DEFLECTION TESTING MANDREL DETAIL

SIZE	A	B	MANDREL O.D. PSM SDR-35	MANDREL O.D. PSM SDR-26	RING O.D. PSM SDR-35	RING O.D. PSM SDR-26
6	4.0"	4.5"	5.62	5.50	4.91	4.79
8	5.5"	6.0"	7.52	7.37	6.81	6.66
10	7.0"	7.5"	9.41	9.21	8.70	8.50
12	8.0"	9.0"	11.19	10.96	10.48	10.25
15	10.0"	11.0"	13.70	13.42	12.99	12.71
18	12.0"	13.5"	16.75		16.04	
21	14.0"	16.0"	19.74		19.03	
24	16.0"	18.0"	22.21		21.50	
27	18.0"	20.0"	25.03		24.32	



SCALE: N.T.S.

TYPICAL SANITARY SEWER (GRAVITY) PIPE BEDDING DETAIL



A. CRUSHED ROCK BEDDING PLACED AND HAND LEVELED BEFORE PIPE IS LAID, UP TO BOTTOM LINE OF PIPE (MIN.THICKNESS=6")

B. CRUSHED ROCK OR GRAVEL BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID,FROM BOTTOM OF PIPE TO 6" ABOVE THE TOPOF PIPE.WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE OF PIPE 6" MAX LIFTS.

Bd. MINIMUM TRENCH WIDTHS SHALL BE PIPE BELL O.D.+16" OR PIPE O.D. X 1.25+ 12",WHICHEVER IS GREATER FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.

C-1 (CITY STREET, PARKING AREA,DRIVEWAYS). SELECT EXCAVATED BACKFILL COMPACTED TO 95% STP. PROCTOR IN 8" LIFTS, MECHANICAL COMPACTION.
C-2 (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.

D. SELECT EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS TO 90% STANDARD PROCTOR DENSITY OUTSIDE ROW,OR 95% STANDARD PROCTOR DENSITY INSIDE R.O.W.

E. BEDDING FOR PVC PIPE SHALL BE IN ACCORDANCE WITH ASTM D-2321

F. OBTAIN WRITTEN APPROVAL BY ENGINEER FOR ANY EXPECTATIONS OR ALTERNATE METHODS PRIOR TO CONSTRUCTION.

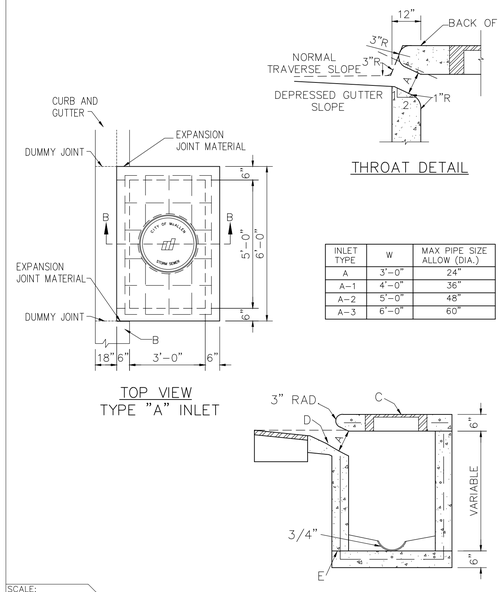
G. WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATIONS OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM MCALLEN PUBLIC UTILITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF EITHER.

H. FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

I. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYAERS, MOISTENED AS REQUIRED TO WITHIN 2% OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".

SCALE: N.T.S.

TYPE "A" INLET



INLET TYPE	W	MAX PIPE SIZE ALLOW (DIA.)
A	3'-0"	24"
A-1	4'-0"	36"
A-2	5'-0"	48"
A-3	6'-0"	60"

GENERAL NOTES:

1. TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3".
2. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
3. 6" GRAVEL BEDDING IS REQUIRED (3/4" MAX.)

CONSTRUCTION NOTES:

A. 5" CLEAR OPENINGS.

B. CURB & GUTTER SECTION.

C. C.I. MANHOLE RING & COVER SHALL BE ALAMO 860-22 OR EQUAL 20, 3/8"

D. DEPRESS 2" BELOW NORMAL GUTTER.

E. ALL REINFORCMENT NO. 4 BARS 12" O.C.E.W.

TYPE "A" INLET

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS
6521 N. 10TH STREET, SUITE "C"
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: SEWER SYSTEM & STORM DRAINAGE SYSTEM DETAILS

Project Title: NOLANA CROSSING, LOT 3 SUBDIVISION McALLEN, TEXAS

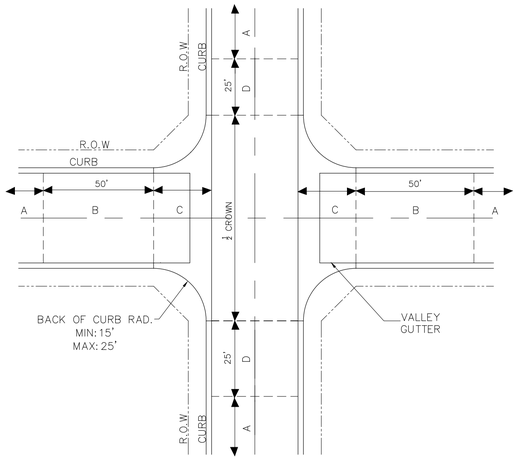
STATE OF TEXAS — RENE BARRERA — 86862 — LICENSED PROFESSIONAL ENGINEER

Revised 1/13/22

Rene Barrera
Licensed Professional
Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet 9 of



NOTE:
TYPICAL FOR THE INTERSECTION OF TWO LOCAL STREETS. ALL OTHER INTERSECTIONS SHALL BE APPROVED BY CITY ENGINEER.

GENERAL NOTES:

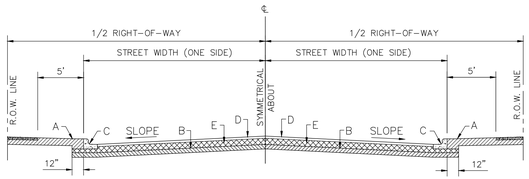
1. REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
2. REDUCE NORMAL CROWN TO HALF CROWN SECTION WHEN STREET IS PARALLED TO VALLEY GUTTER.
3. FOR "T" INTERSECTION THE THROUGH STREET WILL RETAIN NORMAL CROWN & THE LEG OF THE "T" WILL REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
4. CONSTRUCTION PLANS WILL DETAIL "T" INTERSECTION WHEN DRAINAGE FLOWS ACROSS THROUGH STREET OF INTERSECTION.
5. CONSTRUCTION PLANS WILL SPECIFY RADII CURB RETURNS.
6. VALLEY GUTTER SHALL BE 6 FEET WIDE.

CONSTRUCTION NOTES:

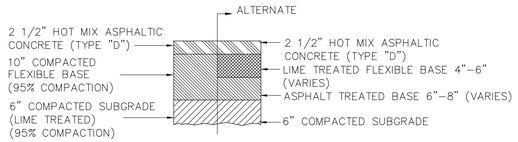
A. NORMAL CROWN FOR RESIDENTIAL STREET.
B. TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION.
C. NO CROWN SECTION.
D. TRANSITION SECTION FROM FULL CROWN TO HALF CROWN SECTION.

SCALE: N.T.S.

TYPICAL LOCAL STREET INTERSECTION



TYPICAL COLLECTOR STREET SECTION



PAVEMENT SECTION
ASPHALT CONCRETE

REINFORCED CONCRETE PAVEMENT MAY BE REQUIRED FOR HEAVY VEHICULAR TRAFFIC LOADS. DESIGN SHALL BE SUBMITTED TO CITY ENGINEER FOR APPROVAL.

GENERAL NOTES:

1. CROWN ON STREET SHALL BE 2% CROSS SLOPE.
2. ALL BASE COMPACTION FOR ROADWAY WILL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
3. ALL SUBGRADE COMPACTION FOR ROADWAY WILL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
4. SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVEPADS SHALL BE INCLUDED WITH THE PARTICULAR ITEMS.
5. FINISH GRADE AT PROPERTY LINE SHALL BE 2" MIN. ABOVE TOP OF CURB.

CONSTRUCTION NOTES:

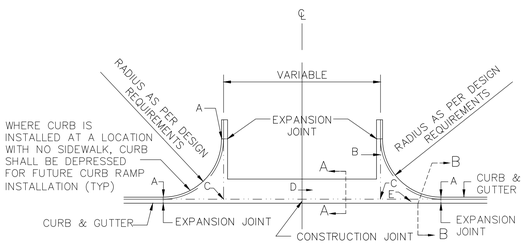
A. SIDEWALK.
B. COMPACTED SUBGRADE.
C. STANDARD CURB AND GUTTER.
D. ASPHALTIC CONCRETE PAVEMENT.
E. COMPACTED BASE.

SCALE: N.T.S.

COLLECTOR STREET SECTION

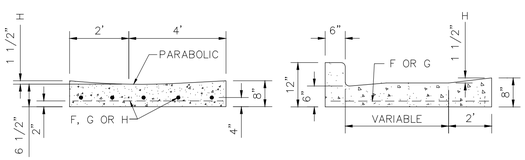
NOTES:

REFER TO SHEET 2 OF 2 FOR GENERAL AND CONSTRUCTION NOTES.



PLAN

WHERE CURB IS INSTALLED



SECTION A-A SECTION B-B

GENERAL NOTES:

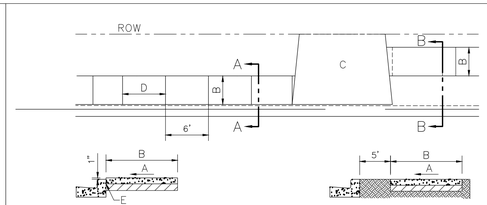
1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6"X 6" X NO. 6 GA. WIRE MESH. OR NO. 3 @ 12" O.C.E.W. OR NO. 4 @ 16" O.C.E.W.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
6. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
7. VALLEY GUTTER SHALL BE PLACED USING 3000 P.S.I CONCRETE.
8. FOR HANDICAP RAMP, SEE DETAIL.
9. EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

CONSTRUCTION NOTES:

A. END OF CURB RETURN, SEE NOTE 1.
B. PROJECTED FLOW LINE OF 1 1/2" INVERT SEE NOTE 2.
C. INTRSECTION OF FLOWLINES, SEE NOTE 1.
D. DIRECTION OF FLOW
E. FLOWLINE
F. 6" X 6" NO. 6 GA. WIRE MESH
G. NO. 3 BARS AT 12" O.C.E.W.
H. NO. 4 BARS AT 18" O.C.E.W.
I. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE DRIVEABILITY WITH APPROVAL FROM THE CITY ENGINEER.

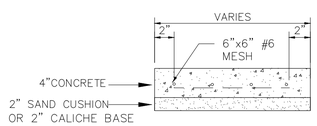
SCALE: N.T.S.

CONCRETE VALLEY GUTTER



SECTION A-A
SIDEWALK ADJACENT TO CURB

SECTION B-B
SIDEWALK OFFSET 5 FT FROM CURB



NOTE
1. CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. SUBGRADE SHALL BE COMPACTED TO 90% MAX DENSITY.

GENERAL NOTES:

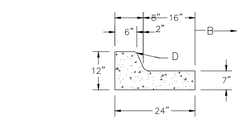
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SIDEWALK SHALL BE CONSTRUCTED WITHIN STREET R.O.W.
3. PROVIDE 5' X 5' PASSING SPACE AT A MAXIMUM 200' INTERVALS, IF SIDEWALK IS LESS THAN 5' ON WIDTH (DRIVEWAY IS CONSIDERED A PASSING SPACE)

CONSTRUCTION NOTES:

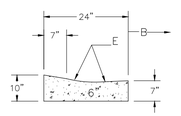
A. CROSS-SLOPE AT 1.5% USUAL AND 2.0% MAX.
B. SIDEWALK, WIDTH VARIES. 4 FT MINIMUM WHEN SETBACK 5 FT FROM THE CURB. 5 FT MINIMUM WHEN ADJACENT TO THE CURB.
C. SEE DRIVEWAY APRON DETAIL.
D. CONTRACTION JOINTS, EVERY 6 FT. EXPANSION JOINT EVERY 30 FT.
E. 1/2" EXPANSION JOINT.

SCALE: N.T.S.

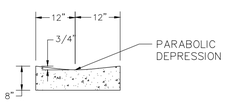
TYPICAL SIDEWALK DETAILS



STANDARD CURB & GUTTER TYPE A



LAYDOWN CURB & GUTTER



24" VALLEY GUTTER

GENERAL NOTES:

1. CURBS AND GUTTERS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
2. FOR NON-REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 25' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK. FOR REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS SHALL BE SPACED AT 120' O.C. MAX, AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS.
3. EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
4. A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/180 S.F. OF SURFACE AREA.

CONSTRUCTION NOTES:

A. DRIVE NO. 4 BARS 12" DEEP IN HOLES DRILLED 15' O.C. IN PAVEMENT.
B. TRAFFIC SIDE.
C. 1" RADIUS
D. 2" RADIUS
E. 24" RADIUS
F. NO. 3 LONGITUDINAL BARS.

SCALE: N.T.S.

CONCRETE CURB AND CURB & GUTTER

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS
6521 N. 10TH STREET, SUITE "C"
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: PAVING SYSTEM DETAILS

Project Title: NOLANA CROSSING, LOT 3 SUBDIVISION McALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Revised 1/13/22

Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet 10 of

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/1/2026

SUBDIVISION NAME: PLAZA MUZQUIZ

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Trenton Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: 65-85 ft. Curb & gutter: Both sides - Need to provide document numbers shown on the plat for staff review prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Applied
N.29th Street: Dedication as needed for 50 ft. centerline for 100 ft. Total R.O.W. Paving 65 ft. Curb & gutter : Both Sides Revisions needed: - Need to provide document numbers shown on the plat for staff review prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. Revisions Needed: -Provided for service drive easement on the plat. Alley or service drive easement cannot dead-end. **Subdivision Ordinance: Section 134-106	Applied

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

SETBACKS	
* Front: Trenton Road/N.29th Street: In accordance with Unified Development Code, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: *Revise plat note #3 as noted above. **Unified Development Code Section 2.2.5-1	Required
* Rear: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: **Unified Development Code Section 2.2.5-1	Required
* Sides: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: *Revise plat note #3 as noted above. **Unified Development Code Section 2.2.5-1	Required
* Corner: See front setback section above. Revisions Needed: -Add note as shown above. **Unified Development Code Section 2.2.5-1	Required
* Garage: Commercial Development **Unified Development Code Section 2.2.5-1	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Trenton Road and N. 29th Street. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Referenced as plat note #11	Applied

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-1 (Local Commercial District) Proposed: C-1 (Local Commercial District) *Property went through a rezoning application and was approved by City Commission on July 14, 2025. *Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC) **Unified Development Code Section 2.2.5-1	Applied
* Rezoning Needed Before Final Approval *Property went through a rezoning application and was approved by City Commission on July 14, 2025. *Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC)	Applied
PARKS	
* Land dedication in lieu of fee. - Property is for Commercial Development. Does not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Property is for Commercial Development. Does not apply to Parks.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Property is for Commercial Development. Does not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Add the parcel map information on the surrounding parcels of your subdivision. - Disclaimer: Any Abandonment of easements must be done by a separate instrument/document, cannot be done by plat. *Must comply with City's Access Management Policy.	Applied

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

RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL, SUBJECT TO CONDITIONS NOTED AND APPROVAL OF THE 6- MONTH EXT.	Applied

LLEN ISD AG FARM
SUBDIVISION
LOT 1
LOCATION
PROPOSED
PLAZA
MUZQUIZ
TRENTON RD
N 29TH ST
LA LOMITA HEIGHTS
SUBDIVISION
LOT 1
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
PHASE 2
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
No. 3
THREE LYNN'S
LOT
TRENTON
SUE
IVISION
ES SUBDIVISION
XENOPS AVE.
N
W
E
S

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Trevino 861416 Subdivision*
Owner Name	*Felix Eric Trevino & Jessica Ann Garza*
Engineering Firm	*Atlas Engineering Consultants, LLC*
Existing Zoning	*R-1 Single Family Residential*
Proposed Zoning	*R-1 Single Family Residential*
Number of Lots	*1*

City of McAllen Planning Department

HACKBERRY AVE.
N
W
E
S
LOCATION
GUMWOOD AVE
PROPOSED
TREVINO
861416
SUBDIVISION
TREVINO
SUBDIVISION
78
77
76
N. 35TH ST.
SALDIVAR
SUBDIVISION
N. 34TH ST.
TERRA
FIR

TREVINO 861416 SUBDIVISION

A 0.91-OF AN ACRE (39,840.1271 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 70 FEET, OF THE NORTH 240 FEET, OF THE WEST 162 FEET, AND THE NORTH 170 FEET, OF THE WEST 200 FEET OUT OF LOT 77, BLOCK 2, C.E. HAMMOND SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS TREVINO 861416 SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE 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.

FELIX E. TREVINO (OWNER) DATE
3409 GUMWOOD AVENUE
MCALLEN, TEXAS 78501

JESSICA A. GARZA (OWNER) DATE
3409 GUMWOOD AVENUE
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, FELIX E. TREVINO AND JESSICA A. GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES

ELIZABETH MORA
NOTARY PUBLIC, STATE OF TEXAS
COMM. EXPIRES 07-24-2027
NOTARY ID 130980490

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & 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 DATE
CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CLUB ADDITION AMENDED LOTS 1A AND 2A SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES

METES AND BOUNDS DESCRIPTION

BEING A GROSS: 0.91 (39,840.1271 SQ. FT.) OF AN ACRE, NET: 0.88 (38340.1271 SQ. FT.) OF AN ACRE TRACT OF LAND BEING ALL OF LOT 77, BLOCK 2, C.E. HAMMOND SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO FELIX E. TREVINO AND JESSICA A. GARZA, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 3671523, DEED RECORD OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; ATA CALCULATED POINT, BEING THE NORTHEAST CORNER OF SAID LOT 77, BLOCK 2, OF SAID C.E. HAMMOND SUBDIVISION, HAVING A GRID COORDINATE OF N=16603014.2572', E=1063775.5153', THENCE; NORTH 81°22'01" WEST, ALONG THE NORTH LINE OF SAID LOT 77, BLOCK 2, A DISTANCE OF 130.00 FEET, TO A SET PK NAIL ON ASPHALT, FOR THE POINT OF BEGINNING AND NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16603033.7705', E=1063646.9926',

THENCE; SOUTH 08°36'29" WEST, ALONG THE WEST LINE OF LOT 1, BLOCK 2, TREVINO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO FELIX TREVINO, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 1584148, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 10.00 FEET, PASSING A FOUND 1/2INCHIRON ROD WITH NO CAP, ALONG THE SOUTH RIGHT OF WAY LINE OF GUMWOOD AVENUE, CONTINUING FOR A TOTAL DISTANCE OF 170.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH NO CAP, BEING THE COMMON CORNER OF SAID LOT 1, BLOCK 2, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°22'01" WEST, ALONG THE NORTH LINE OF LOT 2, BLOCK 2, OF SAID TREVINO SUBDIVISION, AS DESCRIBED AND CONVEYED TO FELIX TREVINO, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENTNUMBER 1574148, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 38.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH NO CAP, BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°36'29" WEST, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 2, A DISTANCE OF 70.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH EAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°22'01" WEST, ALONG THE NORTH LINE OF LOT 4, BLOCK 2, OF SAID TREVINO SUBDIVISION, AS DESCRIBED AND CONVEYED TO MALISSA O. BENITEZ, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENTNUMBER 3327857, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 162.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", ALONG THE EAST RIGHT OF WAY LINE OF NORTH 35TH STREET, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°36'29" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH 35TH STREET, A DISTANCE OF 130.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°22'01" EAST, ALONG THE SOUTH LINE OF A 0.12 OF AN ACRE TRACT OF LAND BEING THE WEST 50.0 FEET, OF THE NORTH 110.0 FEET OF SAID LOT 77, BLOCK 2, OF SAID C.E. HAMMOND, AS DESCRIBED AND CONVEYED TO CESAR AND DORA AVILA, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 591808, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 50.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH NO CAP, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°36'29" EAST, ALONG THE EAST LINE OF SAID 0.12 OF AN ACRE TRACT OF LAND, A DISTANCE OF 100.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH NO CAP, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID GUMWOOD AVENUE, CONTINUINGA TOTAL DISTANCE OF 110.00 FEET, TO A SET PK NAILON ASPHALT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°22'01" EAST, ALONG THE NORTH LINE OF SAID LOT 77, BLOCK 2, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A GROSS: 0.91 (39,840.1271 SQ. FT.) OF AN ACRE, NET: 0.88 (38,340.1271 SQ. FT.) OF AN ACRE TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

LUCAS CASTILLO JR. DATE
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 119990

STATE OF TEXAS
LUCAS CASTILLO JR.
119990
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

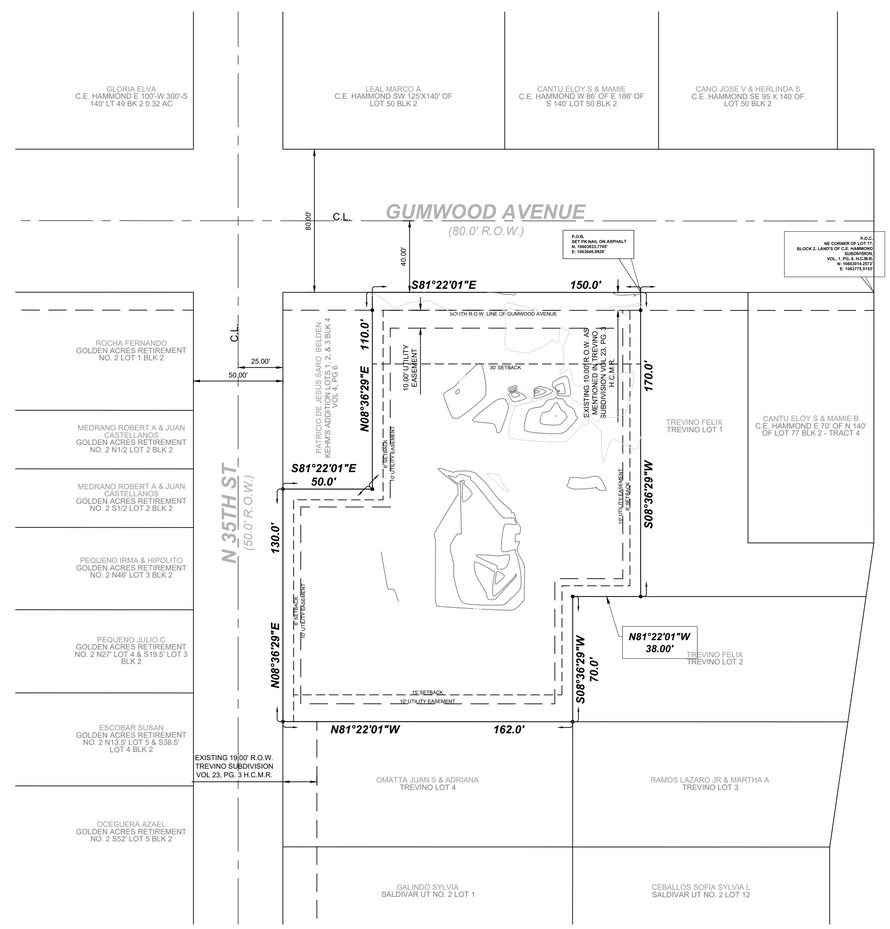
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SAMUEL D. MALDONADO DATE
REGISTERED PUBLIC SURVEYOR
RPLS NO. 6027

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

LEGEND

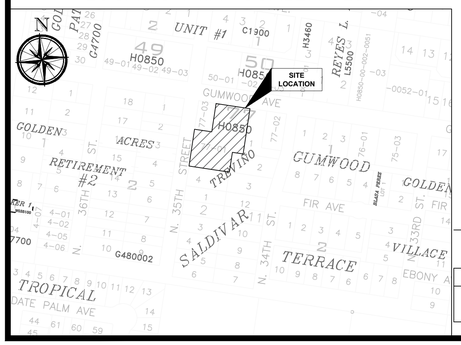
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
O.R.H.C.	OFFICIAL RECORDS OF HIDALGO COUNTY
●	FOUND 1/2" IRON ROD W/NO CAP
○	SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"



GENERAL NOTES

1. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
2. SETBACKS:
   - FRONT: GUMWOOD AVENUE & N. 35TH STREET - 25 FT. OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
   - REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   - SIDES: 6 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
4. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
5. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
6. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON GUMWOOD AVENUE & N. 35TH STREET.
7. DRAINAGE DETENTION IS 1195 CUBIC FEET. THE SUBDIVISION IS REQUIRED TO DETAIN 1195 CUBIC FEET.
8. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   STATION NAME: MC 76
   LOCATION: AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUS 83 & WARE ROAD
   TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP
   NORTHING: 16601127.0028 EASTING:1062624.19162
   HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
   ORTHEMETRIC HEIGHT: 131.44 FT
9. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
10. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

LOCATION MAP SCALE:1"=250'



ATLAS ENGINEERING

ATLAS ENGINEERING , LLC
TBPE FIRM NO. 17597
500 SOUTH 11TH ST.
McALLEN, TEXAS 78501

DATE PREPARED: FEBRUARY 24, 2026

DATES REVISED:	05/08/2026	
	05/14/2026	

THE COUNTY OF HIDALGO TEXAS

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

ON: _____ AT_____ AM/PM

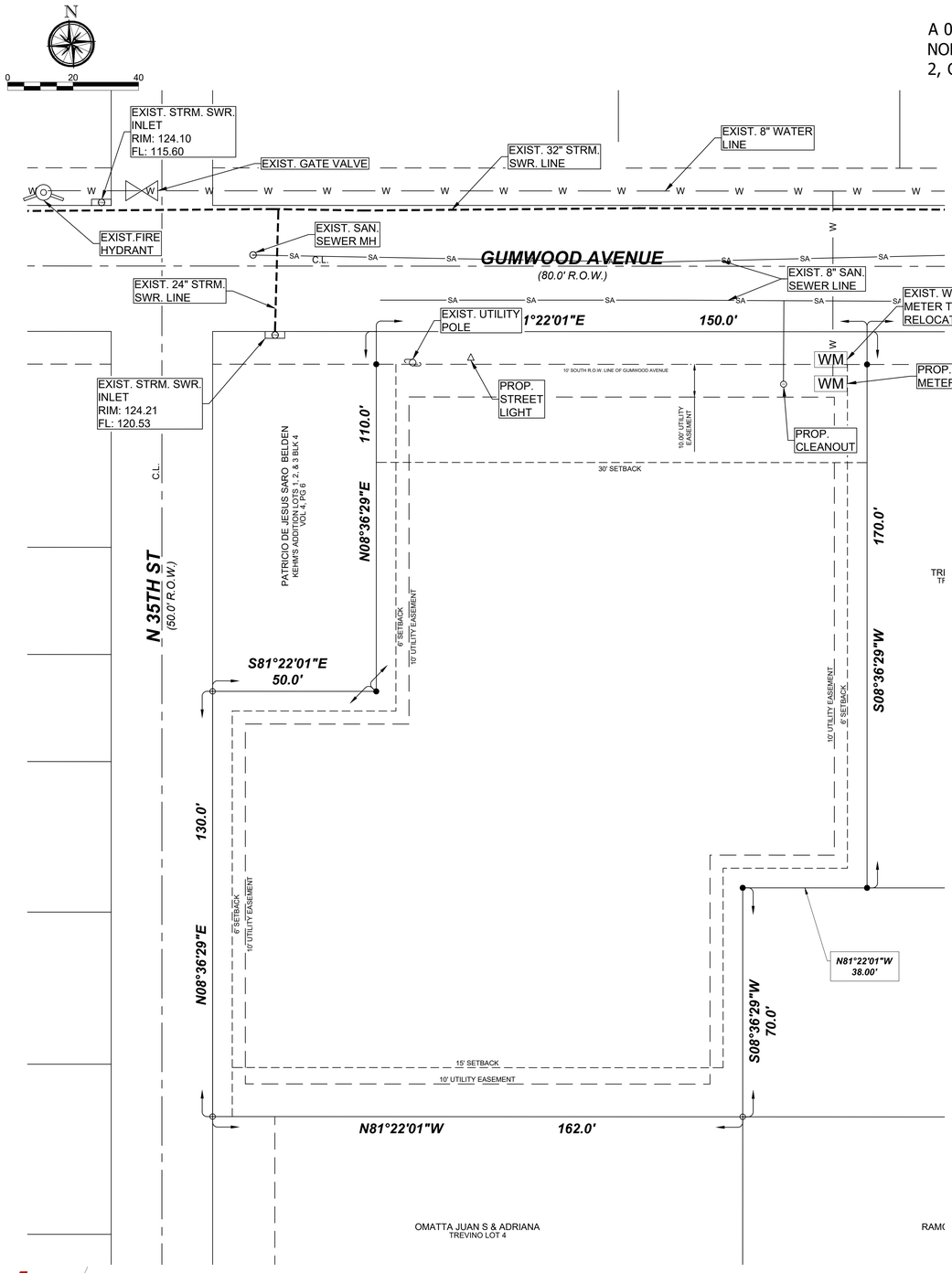
DOCUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

TREVINO 861416 SUBDIVISION

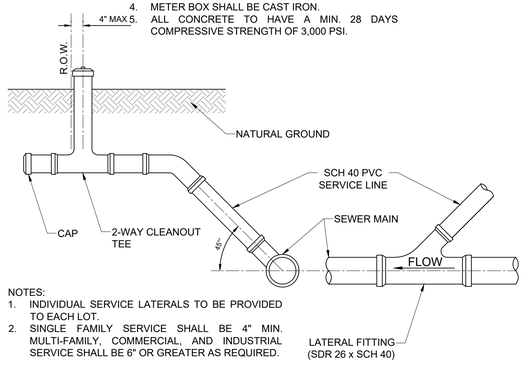
A 0.91-OF AN ACRE (39,840.1271 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 70 FEET, OF THE NORTH 240 FEET, OF THE WEST 162 FEET, AND THE NORTH 170 FEET, OF THE WEST 200 FEET OUT OF LOT 77, BLOCK 2, C.E. HAMMOND SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND

EXISTING SAN. SWR. LINE	SA
EXISTING WATER LINE	W
EXISTING STRM. SWR. LINE	
EXISTING WATER METER	WM
EXISTING SAN. SWR. MANHOLE	SS
EXISTING STRM. MANHOLE	STMH
EXISTING FIRE HYDRANT	
EXISTING GATE VALVE	
PROPOSED CLEANOUT	CO
EXISTING UTILITY POLE	
PROPOSED STREET LIGHT	

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 PSI.



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.

1. STANDARD SEWER SERVICE CONNECTION

NTS.

UTILITY NOTES

1. CONTRACTOR SHALL MAINTAIN A MINIMUM THREE FEET OF COVER ON ALL WATER LINES AND FOUR FEET ON SANITARY SEWER LINES.
2. NO PUBLIC UTILITY LINES SHALL BE BUILT OUTSIDE DESIGNATED PUBLIC UTILITY EASEMENTS. ANY PRIVATE UTILITY LINES SHALL BE BUILT TO MEET THE MINIMUM REGULATING ENTITY REQUIREMENTS AND SPECIFICATIONS TO INCLUDE BEDDING MATERIAL.
3. PRIVATE SEWER LINES SHALL BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH APPLICABLE BUILDING AND PLUMBING CODES.
4. ALL WATER LINES SHALL BE PVC AND MEET THE MINIMUM WATER SUPPLIER SPECIFICATIONS. ALL WATER LINE FITTINGS SHALL EMPLOY THE USE OF MEGA LUGS AND OR CONCRETE THRUST BLOCKS WHEN INSTRUCTED IN WRITING BY THE ENGINEER AND OR UTILITY COMPANY.
5. CONTRACTOR SHALL ENSURE MINIMUM TCEQ SEPARATION REQUIREMENTS BETWEEN WATER AND SANITARY SEWER LINES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE MINIMUM TCEQ SEPARATION REQUIREMENTS.
6. CONTRACTOR SHALL NOTIFY ANY CONTAGIOUS PROPERTY OWNERS OF POTENTIAL DISRUPTIONS TO UTILITIES AND MITIGATE THE DISRUPTIONS. CONTRACTOR SHALL NOTIFY THE REGULATING ENTITIES OF ANY DISRUPTIONS BEFORE DISRUPTIONS OCCUR.
7. ALL FIRE SUPPRESSION SYSTEM SUPPLY-LINES SHALL BE INSTALLED BY A LICENSED SPRINKLER CONTRACTOR LICENSED BY THE JURISDICTIONAL AUTHORITY ON THE SITE AND IN ACCORDANCE TO GOVERNING CODES AND ORDINANCES.
8. CONTRACTOR SHALL NOT COMMENCE WORK ON ANY PUBLIC UTILITY SYSTEM WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND SAID UTILITY SYSTEM OWNER.
9. CONTRACTOR SHALL PROVIDE FOR THE NECESSARY ELECTRICAL, TELEPHONE, AND GAS EXTENSIONS AS NOTED ON THE PLANS AND AS PER THE UTILITY COMPANY INSTRUCTIONS.
10. CONTRACTOR SHALL EXCAVATE, EXPOSE, AND VERIFY ALL CONNECTIONS AND CROSSINGS PRIOR TO CONSTRUCTION OF ANY STORM DRAIN, WATER, SANITARY SEWER, AN OTHER UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OR OWNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR CONFLICTS ARISING FROM DIFFERENCES IN NOTED ELEVATION AND SHALL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF 48 WORKING HOURS (BASED ON 8 HOUR WORK DAYS) PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, PAY AND OBTAIN ALL PERMITS, AND CONFORM TO ALL APPLICABLE STATE AND FEDERAL CODES, RULES, AND REGULATIONS TO INCLUDE LOCAL ORDINANCES AND OBTAIN NECESSARY CLEARANCES FROM UTILITY SERVICE PROVIDER PRIOR TO COMMENCING ANY WORK ON ANY UTILITY LINES.
12. CONTRACTOR SHALL ENSURE COMPLIANCE OF UTILITY STUB-OUT CONNECTION IN ACCORDANCE WITH SITE MEP PLANS IF APPLICABLE.
13. THE CONTRACTOR SHALL STRICTLY ADHERE TO TCEQ RULES AND REGULATIONS WHICH REGULATE THE INSTALLATION AND TESTING OF DOMESTIC WATER AND WASTEWATER PROJECTS AS DETAILED IN 30 TAC. CHAPTER 317.1 OF THE TNRCC/TCEQ RULES. ALL MINIMUM SEPARATION DISTANCES AND CROSSING REQUIREMENTS ARE TO BE STRICTLY ADHERED TO. IT IS THE CONTRACTORS'S RESPONSIBILITY FOR THE ADHERENCE TO THESE REQUIREMENTS.

EXISTING UTILITIES

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN WITHIN UTILITY LAYOUT ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR PROTECTION DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION, ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL COVER PLATES WITH ANCHORING OR AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY.
5. ANY DAMAGE TO FENCES, SIDEWALKS OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL & DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING AND SURVEYING.
9. EXISTING POWER POLES, CONCRETE STAND PIPES, ETC., WILL NEED TO BE BRACED DURING ADJACENT CONSTRUCTION.
10. CONTRACTOR SHALL KEEP ALL WATER & SANITARY SEWER SERVICES OPERATIONAL.
11. THE ENGINEER WILL BE THE FINAL AUTHORITY OF ALL CONFLICTS, DISCREPANCIES, AND THE INTERPRETATIONS OF THE DRAWINGS OR SPECIFICATIONS.

UTILITY EXCAVATION WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS (IF ANY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

IF CULTURE MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, WORK SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER. THE OWNER OR ENGINEER SHALL CONTACT THE SECRETARY OF THE INTERIOR IN ACCORDANCE WITH 36 CFR 800. THE STATE HISTORIC PRESERVATION OFFICER SHALL ALSO BE NOTIFIED.

IF NO GEOTECHNICAL ENGINEERING REPORT IS PROVIDED FOR THIS PROJECT, ALL SOILS ARE UNCLASSIFIED MATERIAL. NO SPECIAL PAYMENT WILL MADE TO THE CONTRACTOR FOR UNFORESEEN UNCLASSIFIED SOILS ENCOUNTERED. NO SPECIAL PROVISIONS ARE BEING MADE FOR UNCLASSIFIED SOILS.

ATLAS ENGINEERING

ATLAS ENGINEERING, LLC
TBPE FIRM NO. 17057
500 SOUTH 11TH ST
McALLEN, TEXAS 78501

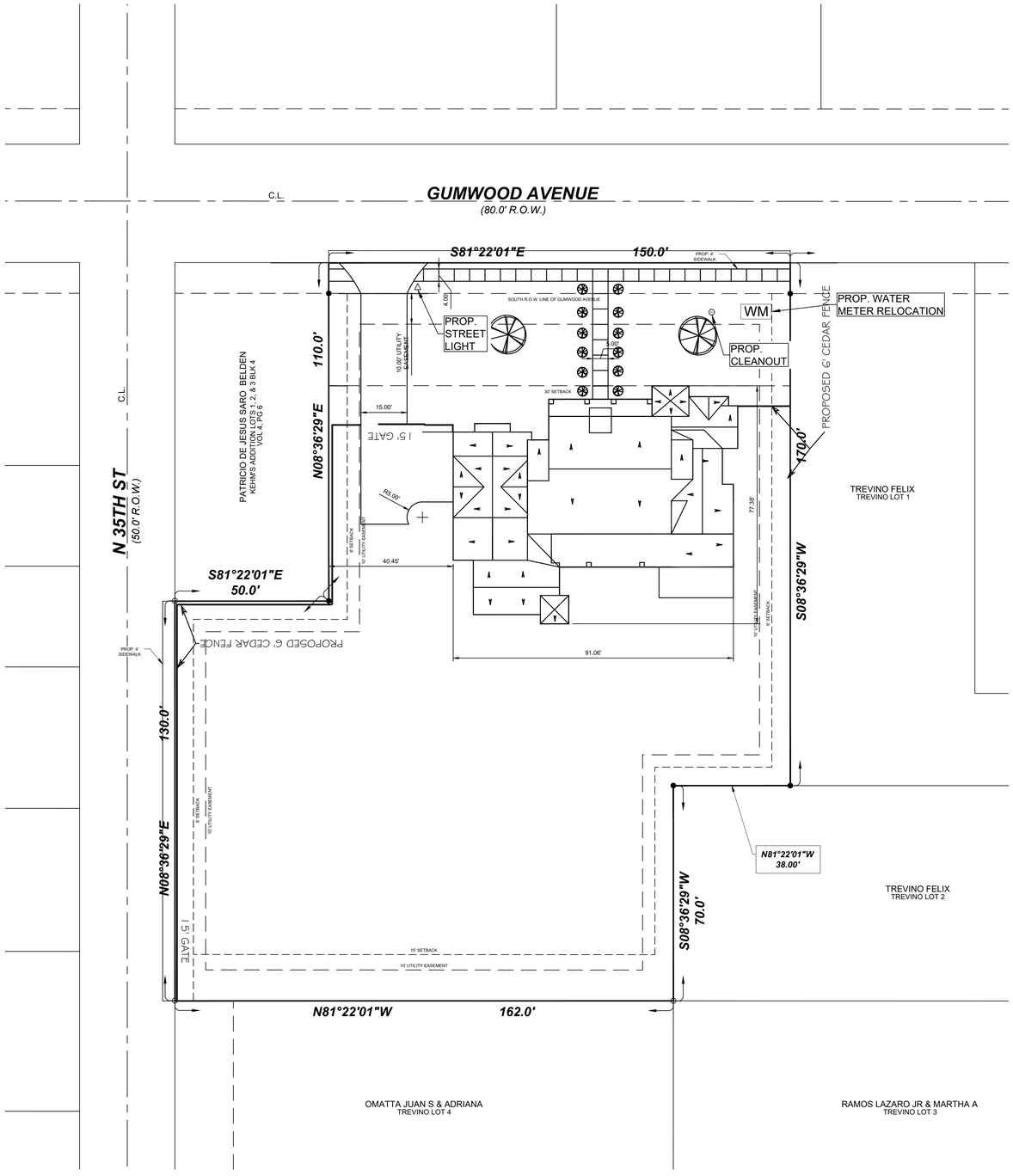
DATE PREPARED: MAY 08, 2026

DATES REVISED:	05/14/2026	

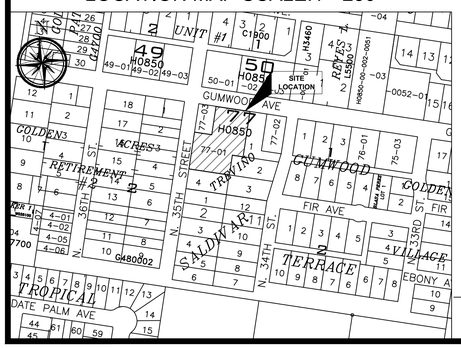
TREVINO 861416 SUBDIVISION

NORTH

SCALE 1"=20'



LOCATION MAP SCALE:1"=250'



ATLAS ENGINEERING

ATLAS ENGINEERING, LLC
TBPE FIRM NO. 17057
600 SOUTH 11TH ST.
MCALLEN, TEXAS 78501

DATE PREPARED: MAY 08, 2026

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/23/2026

SUBDIVISION NAME: TREVINO 861416 SUBDVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Gumwood Ave: 40 ft. from centerline for a total of 80 ft. ROW. Paving: 52 ft. - 65 f. Curb & gutter: Both Sides -Revise the ROW labeling to clearly show the required width from the centerline. The plat should reflect the full ROW width, including any additional dedication provided by this plat, prior to final. -Please clarify the 10 ft. R.O.W. shown on the plat referencing the adjacent subdivision. Revise the plat to show the total R.O.W. from centerline, including the existing 10 ft. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
N. 35th ST: 25 ft. from centerline for a total of 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Revise the ROW labeling to clearly show the required width from the centerline. The plat should reflect the full ROW width, including any additional dedication provided by this plat, prior to final. -Revise the plat annotations as necessary to clearly distinguish between existing and proposed right-of-way dedication prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

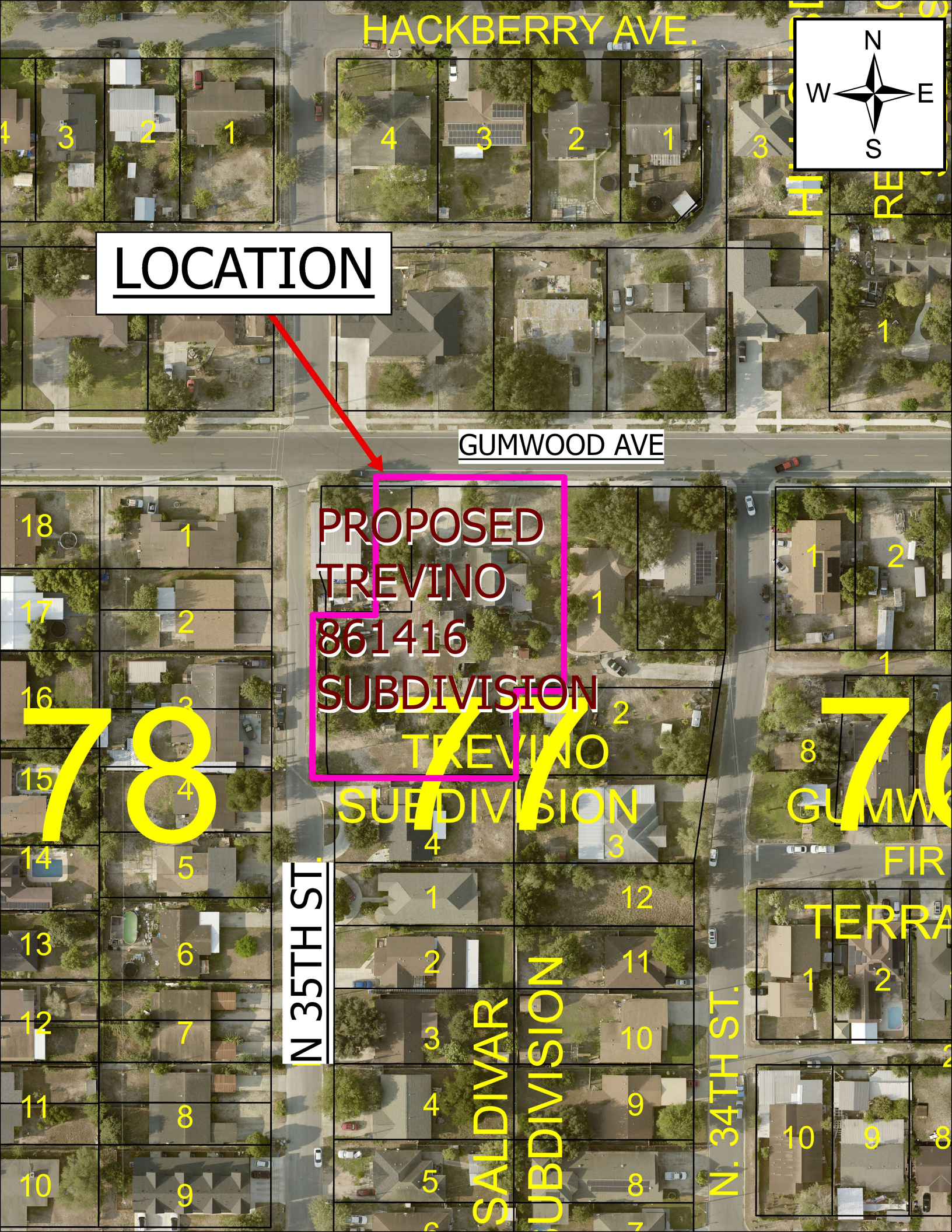
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ALLEYS	
ROW _____ Paving _____ *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: Gumwood Ave & N. 35th St- 25 ft. or greater for easements or in line with existing structures, whichever is greater. -Revise Plat Note #2 to read as stated above **Zoning Ordinance: Section 138-356	Compliance
* Rear: 10ft. or greater for easements, whichever greater applies. -Revise Plat Note #2 Rear to read as stated as above. **Zoning Ordinance: Section 138-356	Compliance
* Sides: 6 ft. or greater for easements, whichever greater applies. Revise plat note #2 Sides to read as stated above. **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	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Gumwood Ave & N. 35th St. -Revise plat note # 6 to read as stated above. **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	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	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	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
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **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 -If the owner elects to pursue a rezoning, it must be finalized prior to final plat approval and may establish additional requirements that must be addressed prior to finalizing the plat. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording $700 X 1= $700 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. -Trip Generation is being waived by Traffic for single family 1 lot subdivision.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
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 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

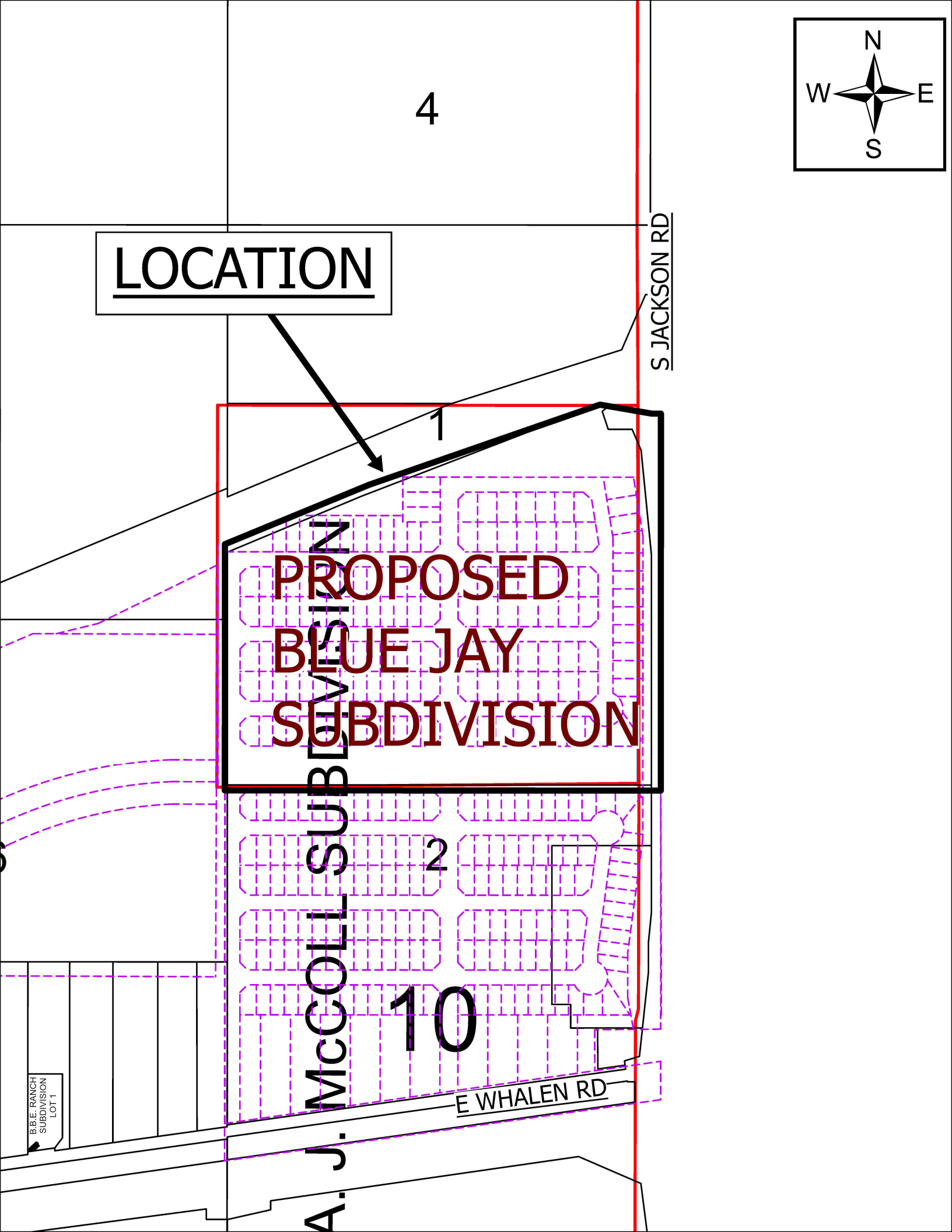

HACKBERRY AVE.
N
W
E
S
LOCATION
GUMWOOD AVE
PROPOSED
TREVINO
861416
SUBDIVISION
TREVINO
SUBDIVISION
78
77
76
N 35TH ST.
SALDIVAR
SUBDIVISION
N. 34TH ST.
GUMW
FIR
TERRA

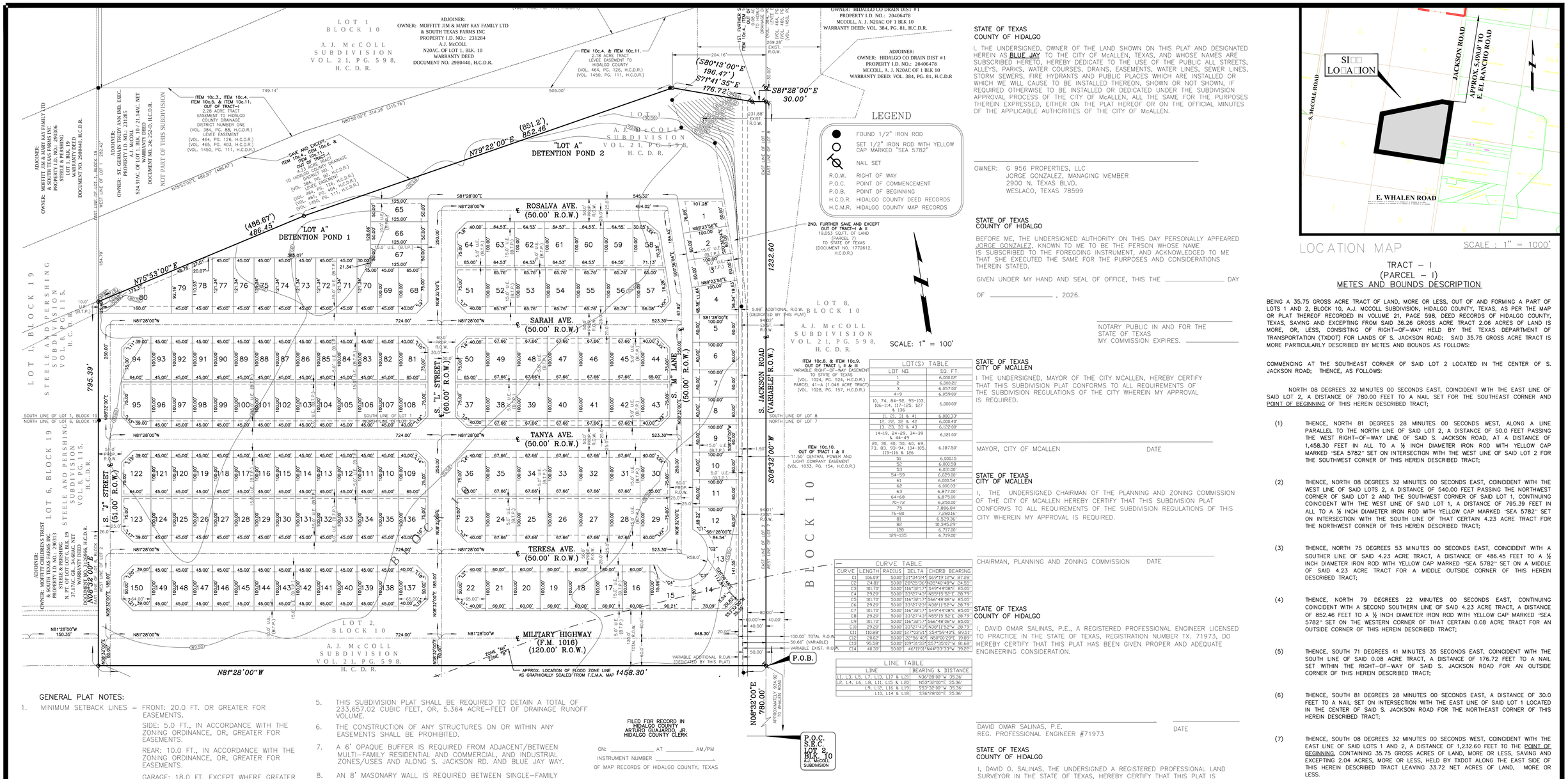
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Blue Jay Subdivision*
Owner Name	*Trudy Ann Doedyns*
Engineering Firm	*Salinas Engineering & Assoc.*
Existing Zoning	*R-1 (Low-Density Residential)*
Proposed Zoning	*R-1 (Low-Density Residential)*
Number of Lots	*150*

City of McAllen Planning Department


N
W
E
S
LOCATION
4
S JACKSON RD
1
PROPOSED
BLUE JAY
SUBDIVISION
J. A. McCOLL SUBDIVISION
2
10
E WHALEN RD
B.B.E. RANCH
SUBDIVISION
LOT 1



LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
⊘	NAIL SET
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

LOT(S) TABLE

LOT NO.	SQ. FT.
1	6,000.02'
2	6,000.21'
3	6,057.50'
4–5	6,059.00'
10, 74, 84–92, 95–103, 106–114, 117–125, 127 & 136	6,000.00'
11, 21, 31 & 41	6,000.33'
12, 22, 32 & 42	6,000.40'
13, 23, 33 & 43	6,122.00'
14–19, 24–29, 34–39 & 44–49	6,121.00'
20, 30, 40, 50, 60, 69, 73, 83, 93–94, 104–105, 115–116 & 126	6,187.50'
51	6,000.15
52	6,000.58
53	6,031.00'
54–59	6,029.00'
61	6,000.54'
62	6,000.03'
63	6,877.00'
64–68	6,875.00'
70–72	6,250.00'
75	7,886.84'
76–80	7,280.16'
81	6,529.36'
82	10,345.29'
128	6,717.00'
129–135	6,719.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	106.09'	50.00'	121°34'24"	S69°19'12"E 87.28'
C2	24.81'	50.00'	28°25'36"	N35°40'48"W 24.55'
C3	101.70'	50.00'	116°32'17"	S49°44'08"E 85.05'
C4	29.20'	50.00'	33°27'43"	N55°15'52"E 28.79'
C5	101.70'	50.00'	116°32'17"	S66°48'08"W 85.05'
C6	29.20'	50.00'	33°27'23"	N38°11'52"W 28.79'
C7	101.70'	50.00'	116°32'17"	S49°44'08"E 85.05'
C8	29.20'	50.00'	33°27'43"	N55°15'52"E 28.79'
C9	101.70'	50.00'	116°32'17"	S66°48'08"W 85.05'
C10	29.20'	50.00'	33°27'43"	N38°11'52"W 28.79'
C11	110.88'	50.00'	127°03'21"	S54°59'40"E 89.51'
C12	29.02'	50.00'	22°56'40"	N30°00'20"E 19.89'
C13	95.58'	50.00'	109°31'33"	S57°35'07"W 81.68'
C14	40.30'	50.00'	46°11'01"	N44°33'33"W 39.22'

LINE TABLE

LINE	BEARING & DISTANCE
L1, L3, L5, L7, L13, L17 & L21	N36°28'00"W 35.36'
L2, L4, L6, L8, L11, L15 & L20	N53°32'00"E 35.36'
L9, L12, L16 & L19	S53°32'00"W 35.36'
L10, L14 & L18	S36°28'00"E 35.36'

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BLUE JAY TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: G 956 PROPERTIES, LLC
JORGE GONZALEZ, MANAGING MEMBER
2900 N. TEXAS BLVD.
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORGE GONZALEZ, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2026.

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

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN DATE

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

LOCATION MAP SCALE : 1" = 1000'

TRACT – I
(PARCEL – I)
METES AND BOUNDS DESCRIPTION

BEING A 35.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAVING AND EXCEPTING FROM SAID 36.26 GROSS ACRE TRACT 2.06 ACRES OF LAND IS MORE, OR LESS, CONSISTING OF RIGHT–OF–WAY HELD BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR LANDS OF S. JACKSON ROAD; SAID 35.75 GROSS ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2 LOCATED IN THE CENTER OF S. JACKSON ROAD; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 32 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 780.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 50.0 FEET PASSING THE WEST RIGHT–OF–WAY LINE OF SAID S. JACKSON ROAD, AT A DISTANCE OF 1,458.30 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 32 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOTS 2, A DISTANCE OF 540.00 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 795.39 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN 4.23 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 75 DEGREES 53 MINUTES 00 SECONDS EAST, COINCIDENT WITH A SOUTHER LINE OF SAID 4.23 ACRE TRACT, A DISTANCE OF 486.45 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A MIDDLE OF SAID 4.23 ACRE TRACT FOR A MIDDLE OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 79 DEGREES 22 MINUTES 00 SECONDS EAST, CONTINUING COINCIDENT WITH A SECOND SOUTHERN LINE OF SAID 4.23 ACRE TRACT, A DISTANCE OF 852.46 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE WESTERN CORNER OF THAT CERTAIN 0.08 ACRE TRACT FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 71 DEGREES 41 MINUTES 35 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF SAID 0.08 ACRE TRACT, A DISTANCE OF 176.72 FEET TO A NAIL SET WITHIN THE RIGHT–OF–WAY OF SAID S. JACKSON ROAD FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, SOUTH 81 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.0 FEET TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 1 LOCATED IN THE CENTER OF SAID S. JACKSON ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, SOUTH 08 DEGREES 32 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 1,232.60 FEET TO THE POINT OF BEGINNING, CONTAINING 35.75 GROSS ACRES OF LAND, MORE OR LESS, SAVING AND EXCEPTING 2.04 ACRES, MORE OR LESS, HELD BY TXDOT ALONG THE EAST SIDE OF THIS HEREIN DESCRIBED TRACT LEAVING 33.72 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: A.J. MCCOLL SUBDIVISION, H.C.T.
N: \SUBDIVISIONPLATS\BLUEJAY\35.75.052926

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 20.0 FT. OR GREATER FOR EASEMENTS.
   SIDE: 5.0 FT., IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
   REAR: 10.0 FT., IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
   GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
   CORNER: 10.0 FT., OR, GREATER FOR EASEMENTS.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONES "AH" AND "B", ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C.
   ZONE "B", DEFINED AS AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
   ZONE "AH", AREAS OF 100–YEAR SHALLOW FLOODING WHERE ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM ELEVATION OF 92.0. (BFE 92.0) FOR LOTS LOCATED IN ZONE "AH", OR, 24" ABOVE TOP OF CURB, WHICHEVER IS GREATER.
4. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH JACKSON ROAD, MILITARY HIGHWAY, AND BOTH SIDES OF INTERIOR STREETS.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 233,657.02 CUBIC FEET, OR, 5.364 ACRE–FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
7. A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG S. JACKSON RD. AND BLUE JAY WAY.
8. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE–FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 101, LOCATED AT THE WEST BOUND LANE OF JACKSON ROAD, 54 FEET WEST OF THE EDGE OF PAVEMENT OF JACKSON ROAD AND ABOUT 2 MILES SOUTH OF EL RANCHO ROAD. THE MONUMENT WAS INSTALLED AT THE ENTRANCE OF AN ELEVATED LEVEE THAT RUNS EAST–WEST. ELEV. = 103.88. N: 16576673.92183, E: 1078055.06121.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. JACKSON ROAD AND MILITARY HIGHWAY.
13. COMMON AREAS, DETENTION POND, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
14. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.
15. FOR LOTS 14–22, AND, 137–150 DRIVEWAYS AND FRONTAGE WILL ONLY BE PERMITTED ALONG TERESA AVENUE.
16. FOR LOTS 1–14, DRIVEWAYS AND FRONTAGE SHALL BE PERMITTED ALONG S. "M" LANE, OR, TERESA AVE.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JORGE GONZALEZ	2900 N. TEXAS BLVD.	WESLACO, TEXAS 78599	(956) 533–1919	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489

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

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

BY: _____ DEPUTY

BLU□ □A□ SUBDIVISION

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

BEING A 35.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS,

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT ATTEST: SECRETARY

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JUNE 19, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BLU□ □A□ SUBDIVISION
PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JUNE 19, 2026.
JOB NUMBER: SP–24–26269
OWNER: G 956 PROPERTIES, LLC
JORGE GONZALEZ, MANAGING MEMBER
2900 N. TEXAS BLVD.
WESLACO, TEXAS 78599

SEA
SALINAS ENGINEERING & ASSOC.
(F–6675) (TBPLS–10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682–9081 (956) 686–1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC–230, AUSTIN, TEXAS 78573 (512) 239–5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2026

SUBDIVISION NAME: BLUE JAY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
South Jackson Road (F.M. 2061): Dedication as needed for 60 ft. from centerline for 120 ft. total ROW Paving: by the state Curb & gutter: by the state - Label the existing ROW, ROW dedications, total ROW, dimensions from centerline etc. - Add a range of dedication on "variable additional row" on Jackson Road. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Military Hwy (F.M 1016): Dedication as needed for 150 ft. total ROW Paving: 65 ft. - 105 ft. Curb & gutter: both sides - The Engineer Submitted a variance request to the ROW requesting 100 ft of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at the planning and Zoning meeting of April 21, 2026. - THE SUBDIVISION GOT APPROVED FOR A TOTAL OF 120 FT OF ROW AT THE CITY COMMISSION OF MAY 26, 2026. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
N/S Quarter Mile Collector (West Boundary): Dedication as needed for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. -The engineer submitted a variance request to allow collector to be shifted East with 50 ft. of R.O.W. and to allow a buffer on the west side and within the public R.O.W. Staff recommends disapproval of the buffer in the R.O.W., siding concerns regarding connectivity for the whole area, circulation of traffic for future development to the west, property to the west must have free access to a public street without restrictions and staff will acquire a 10 foot R.O.W dedication from the property to the west. -- Variance request was approved for the 1/4-mile collector on the west boundary and disapproved the variance request to the block wall. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Interior Streets: Dedication as needed for 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - City Street names will be established prior to final and plat will need to be revised accordingly. - Remove "proposed" from ROW annotation. - Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required

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

_____ 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/multi-family properties - If use other than single-family is proposed, requirements for alley/service drive, etc. will be reviewed. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20ft. or greater for easements. (Proposing) 20 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 10ft. or greater for easements. - Add plat note as stated above, prior to final. - (Proposing) In accordance with the Zoning Ordinance, or greater for easements **Zoning Ordinance: Section 138-356	Required
Sides: 5ft. or greater for easements. - revise plat note as stated above, prior to final. (Proposing) In accordance with the Zoning Ordinance, or greater for easements **Zoning Ordinance: Section 138-356	Required
* Corner: 10 ft. or greater for easements. - revise plat note as stated above - remove the comma after the word "or" **Zoning Ordinance: Section 138-356	Required
Garage: (Proposing) 18 ft. except where greater setback is required; greater setback applies	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South Jackson Road, Military Hwy, and both sides of interior streets. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Jackson Road and Military Highway (FM: 1016) - Revise plat note as shown above, plat note mentioned blue way, please revise. **Landscaping Ordinance: Section 110-46	Required

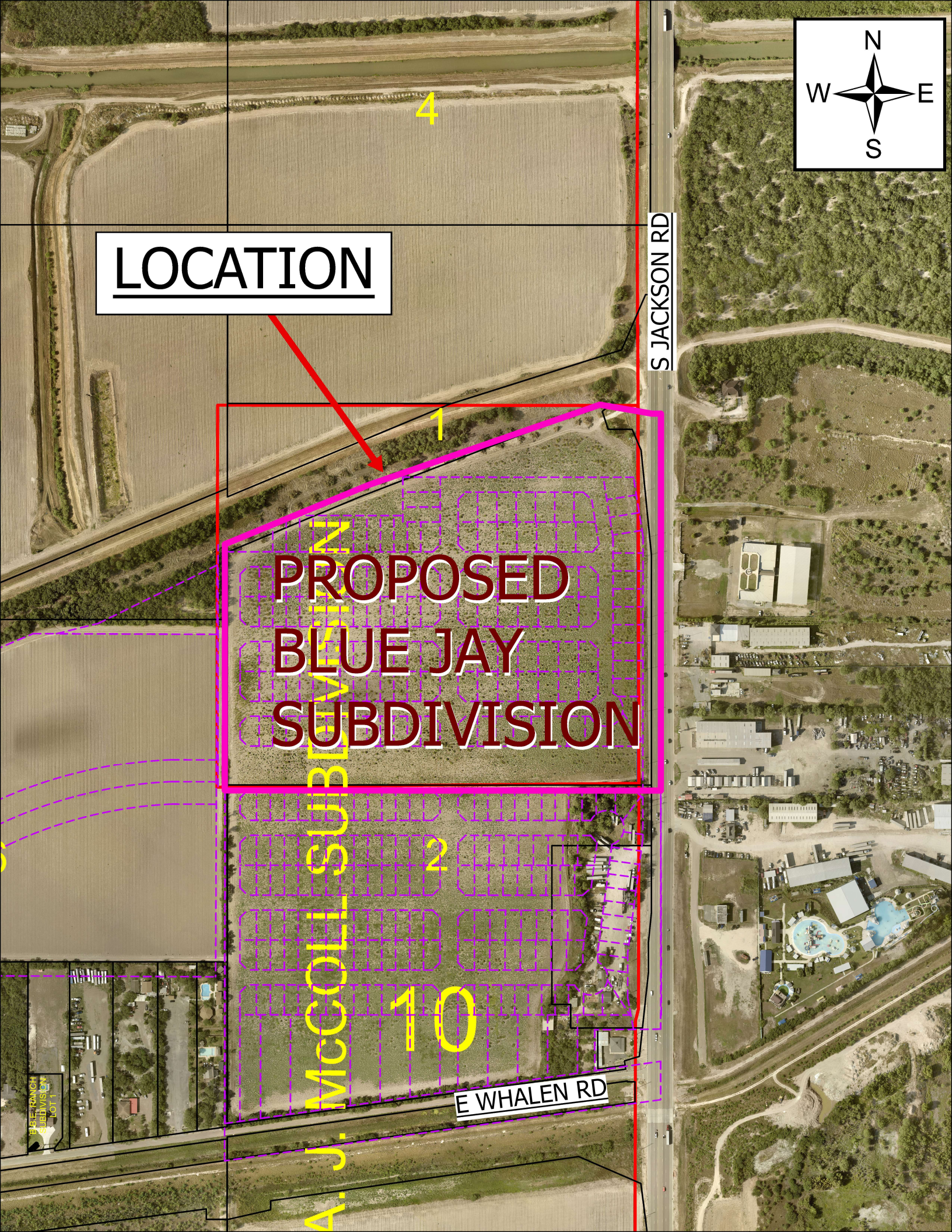
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
No curb cut, access, or lot frontage permitted along South Jackson Road and Military Hwy. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, detention pond, 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	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 - Detention pond must be designated and shown on the plat as a lot. as lot A, and Lot B. -- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. A variance request with the ZBOA had a meeting for some lots not meeting the 5,000 square feet minimum requirement and was approved. Therefore, some lots may have a min lot width of 4,500 that was approved on 03/05/2026 **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area - Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. A variance request with the ZBOA had a meeting for some lots not meeting the 5,000 square feet minimum requirement and was approved. Therefore some lots may have a min lot width of 4,500 that was approved on 03/05/2026 **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 (LOW DENSITY RESIDENTIAL) Proposed: R-1 (LOW- DENSITY RESDIENTIAL) - rezoning was approved by city commission on 08/25/2025. ***Zoning Ordinance: Article V	Applied

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

* Existing: R-1 (LOW DENSITY RESIDENTIAL) Proposed: R-1 (LOW- DENSITY RESDIENTIAL) - rezoning was approved by city commission on 08/25/2025. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. -PARK FEE WAS WAVIED AND APPROVED BY CITY COMMISSION DUE TO ANNEXATION TO THE CITY OF MCALLEN	Applied
* Land dedication in lieu of fee. -PARK FEE WAS WAVIED AND APPROVED BY CITY COMMISSION DUE TO ANNEXATION TO THE CITY OF MCALLEN	Applied
* Land dedication in lieu of fee. -PARK FEE WAS WAVIED AND APPROVED BY CITY COMMISSION DUE TO ANNEXATION TO THE CITY OF MCALLEN	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, a master Trip Generation must be submitted to determine if TIA is required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: - Any abandonment must be done by separate process and not by plat, prior to final. - the annexation and rezoning request was approved on 08/25/2025. - Variance request was approved for the 1/4-mile collector on the west boundary and disapproved the variance request to the block wall. - Please provide us with HOA documents, if HOA will be provided. - Detention pond should reference "Lot A" and "Lot B", Detention Pond should not have the same lot letter. - The Engineer Submitted a variance request to the ROW requesting 100 ft of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at the planning and Zoning meeting of April 21, 2026. -Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. A variance request with the ZBOA had a meeting for some lots not meeting the 5,000 square feet minimum requirement and was approved. Therefore some lots may have a min lot width of 4,500 that was approved on 03/05/2026 *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

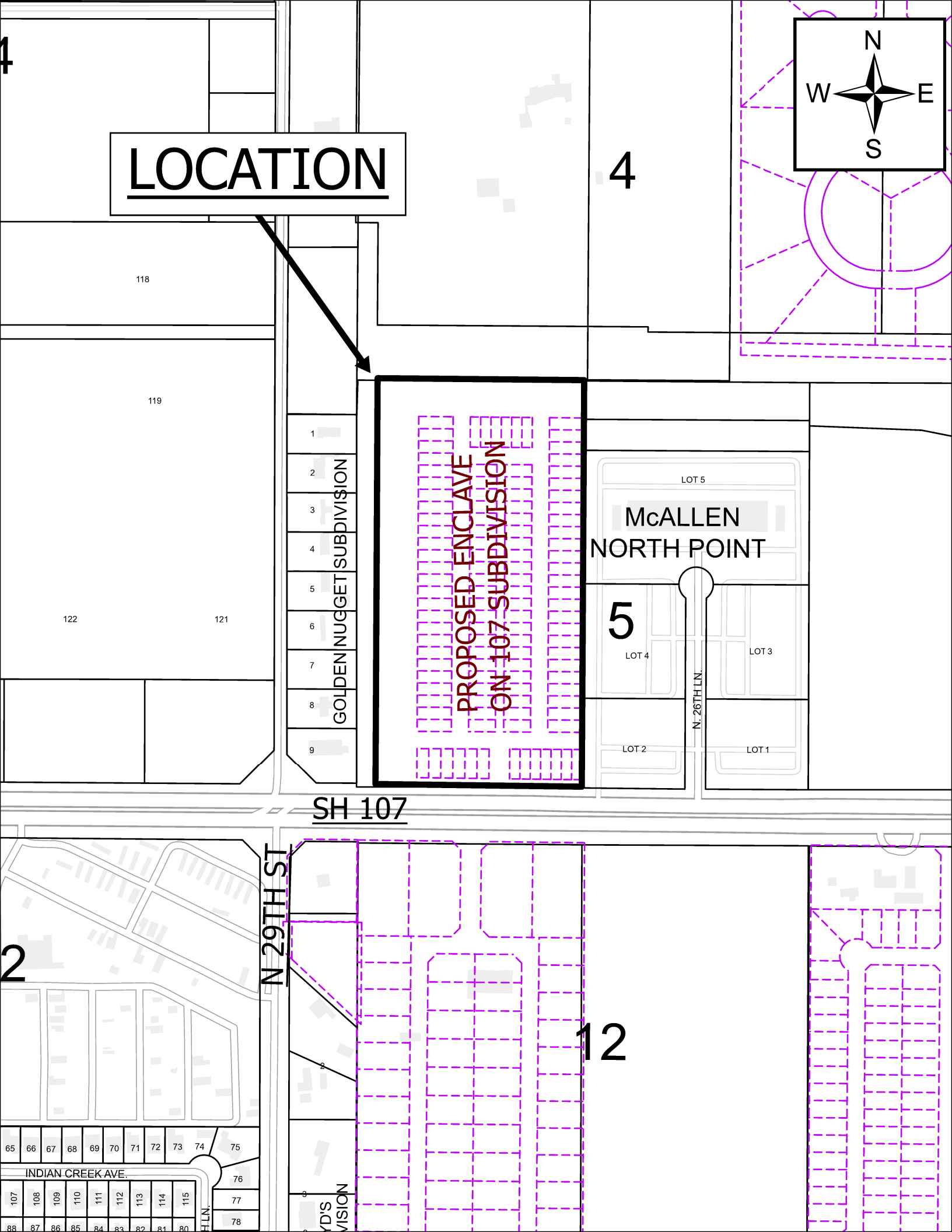

N
W
E
S
LOCATION
S JACKSON RD
4
1
PROPOSED
BLUE JAY
SUBDIVISION
2
10
E WHALEN RD
A. J. McCOLL SUBDIVISION
BLUE RANCH SUBDIVISION LOT 1

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Enclave on 107*
Owner Name	*Urban Landworks, LLC*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*R-3T Multifamily Residential Townhouse*
Proposed Zoning	*R-3T Multifamily Residential Townhouse*
Number of Lots	*120*

City of McAllen Planning Department


LOCATION
N
W
E
S
4
118
119
122
121
1
2
3
4
5
6
7
8
9
GOLDEN NUGGET SUBDIVISION
PROPOSED ENCLAVE ON 107 SUBDIVISION
LOT 5
McALLEN NORTH POINT
5
LOT 4
LOT 3
N. 26TH LN.
LOT 2
LOT 1
SH 107
N 29TH ST
2
12
65
66
67
68
69
70
71
72
73
74
75
76
77
78
INDIAN CREEK AVE.
107
108
109
110
111
112
113
114
115
88
87
86
85
84
83
82
81
80
H LN.
YD'S
VISION

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

June 3, 2026

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

Re: ENCLAVE ON 107 SUBDIVISION (Private Subdivision) – *Side Yard Setbacks*

Dear Mr. Sotelo:

On behalf of the developer, we respectfully request the following variance for the abovenamed subdivision.

1. **SIDE YARD SETBACK FOR R-3T ZONE**:
   Requirement: Zero feet with a firewall or six feet on each side
   Proposal: Zero feet with a firewall or five feet on each side

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

Respectfully,

6-3-26

Mario A. Reyna, P.E.
President
Melden & Hunt, Inc.

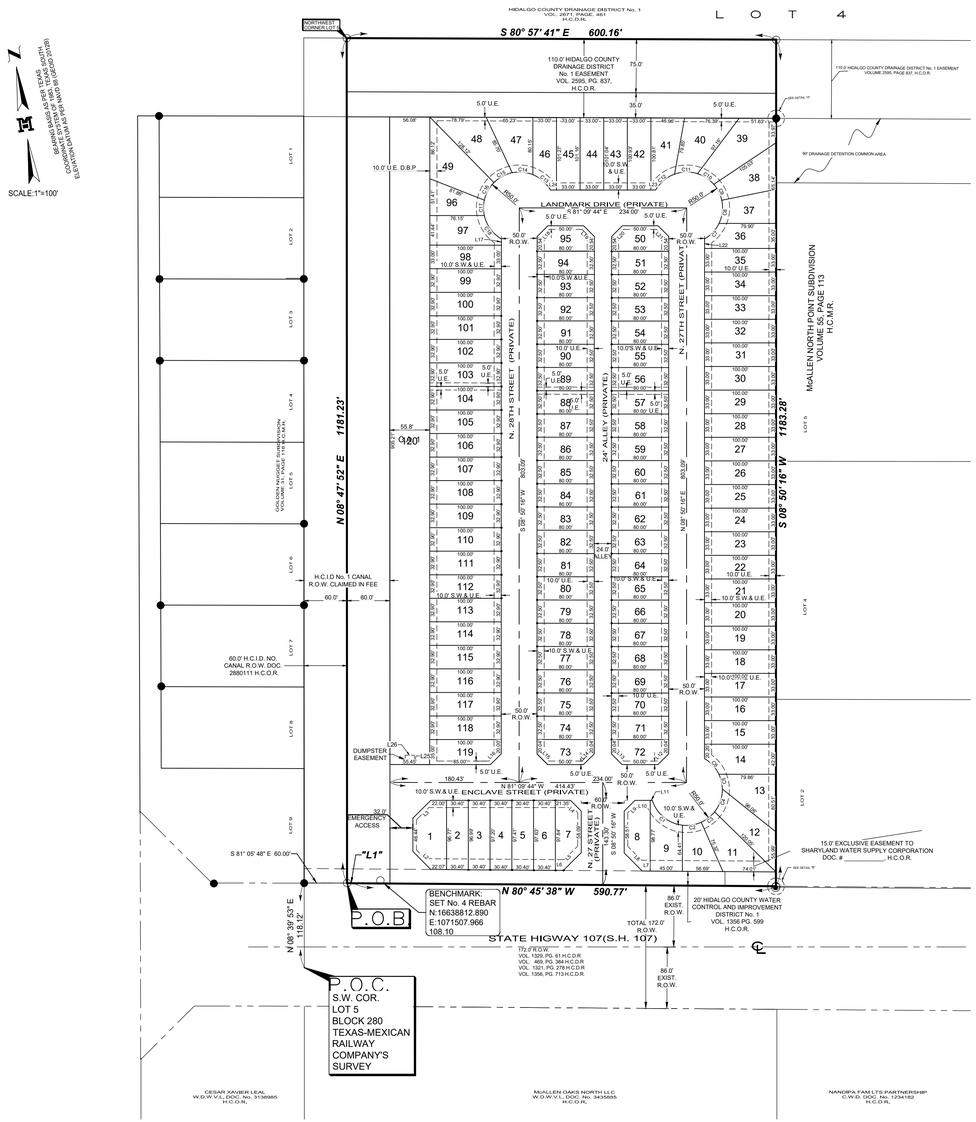
JUN 09 2026

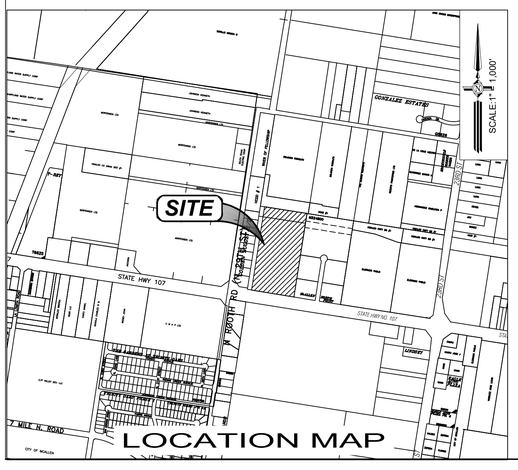
SUBDIVISION MAP OF

ENCLAVE ON 107 SUBDIVISION

(PRIVATE)

PLAT SHOWING 16.277 ACRES [709039.276 SQ. FT.] BEING LOT 5, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGE 168-171 H.C.D.R. CITY OF McALLEN HIDALGO COUNTY, TEXAS





Lot Area Table		
Lot #	SQ. FT.	Area
1	3918.85	0.090
2	2945.14	0.068
3	2951.62	0.068
4	2958.10	0.068
5	2964.58	0.068
6	2971.13	0.068
7	3132.65	0.072
8	3155.67	0.072
9	3425.73	0.079
10	2763.81	0.063
11	3925.39	0.090
12	3857.59	0.089
13	3822.36	0.088
14	3935.66	0.090
15	3300.00	0.076
16	3300.00	0.076
17	3300.00	0.076
18	3300.00	0.076
19	3300.00	0.076
20	3300.00	0.076
21	3300.00	0.076
22	3300.00	0.076
23	3300.00	0.076
24	3300.00	0.076
25	3300.00	0.076
26	3300.00	0.076
27	3300.00	0.076
28	3300.00	0.076
29	3300.00	0.076
30	3300.00	0.076
31	3300.00	0.076
32	3300.00	0.076
33	3300.00	0.076
34	3300.00	0.076
35	3300.00	0.076
36	3237.27	0.074
37	3050.42	0.070
38	3742.79	0.086
39	5153.99	0.118
40	4172.01	0.096

Lot Area Table		
Lot #	SQ. FT.	Area
41	3514.11	0.081
42	3328.63	0.076
43	3332.45	0.077
44	3336.27	0.077
45	3340.09	0.077
46	3028.16	0.070
47	3640.28	0.084
48	4791.66	0.110
49	4959.20	0.114
50	2618.05	0.060
51	2599.87	0.060
52	2599.88	0.060
53	2599.88	0.060
54	2599.89	0.060
55	2599.89	0.060
56	2599.90	0.060
57	2599.91	0.060
58	2599.91	0.060
59	2599.92	0.060
60	2599.92	0.060
61	2599.93	0.060
62	2599.94	0.060
63	2599.94	0.060
64	2599.95	0.060
65	2599.95	0.060
66	2599.96	0.060
67	2599.97	0.060
68	2599.97	0.060
69	2599.98	0.060
70	2599.98	0.060
71	2599.99	0.060
72	2578.39	0.059
73	2578.39	0.059
74	2600.00	0.060
75	2600.00	0.060
76	2600.00	0.060
77	2600.00	0.060
78	2600.00	0.060
79	2600.00	0.060
80	2600.00	0.060

Lot Area Table		
Lot #	SQ. FT.	Area
81	2600.00	0.060
82	2600.00	0.060
83	2600.00	0.060
84	2600.00	0.060
85	2600.00	0.060
86	2600.00	0.060
87	2600.00	0.060
88	2600.00	0.060
89	2600.00	0.060
90	2600.00	0.060
91	2600.00	0.060
92	2600.00	0.060
93	2600.00	0.060
94	2600.00	0.060
95	2618.20	0.060
96	2758.51	0.063
97	3638.40	0.084
98	3300.00	0.076
99	3290.00	0.076
100	3290.00	0.076
101	3290.00	0.076
102	3290.00	0.076
103	3290.00	0.076
104	3290.00	0.076
105	3290.00	0.076
106	3290.00	0.076
107	3290.00	0.076
108	3290.00	0.076
109	3290.00	0.076
110	3290.00	0.076
111	3290.00	0.076
112	3290.00	0.076
113	3290.00	0.076
114	3290.00	0.076
115	3290.00	0.076
116	3290.00	0.076
117	3290.00	0.076
118	3290.00	0.076
119	3387.50	0.078
C.A. 1	50474.49	1.159

LEGEND

- ● FOUND No.4 REBAR
- ◉ FOUND PIPE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC

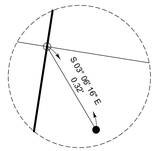
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
U.E.D.B.P.- UTILITY EASEMENTS DEDICATED BY PLAT
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
C.W.D. - CASH WARRANTY DEED
U.E. - UTILITY EASEMENT
N.T.S. - NOT TO SCALE
℄ - CENTER LINE
C.A. - COMMON AREA
S.W. - SIDE WALK

Line Table		
Line #	Direction	Length
"L1"	N 81° 05' 48" W	8.58'
L2	S 35° 57' 41" E	35.48'
L3	N 53° 50' 16" E	35.36'
L4	N 36° 09' 44" W	21.21'
L5	S 54° 02' 19" W	35.23'
L6	S 80° 45' 38" E	11.28'
L7	N 80° 45' 38" W	11.30'
L8	N 35° 57' 41" W	35.48'
L9	S 53° 50' 16" W	21.21'
L10	N 81° 09' 44" W	21.30'
L11	N 81° 09' 44" W	3.00'
L12	S 53° 50' 16" W	21.21'
L13	N 36° 09' 43" W	21.21'

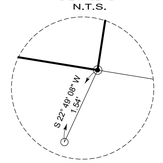
Line Table		
Line #	Direction	Length
L14	S 53° 50' 16" W	21.21'
L15	N 36° 09' 44" W	21.21'
L16	S 53° 50' 16" W	21.21'
L17	S 08° 50' 16" W	8.78'
L18	N 53° 50' 16" E	21.21'
L19	S 36° 09' 44" E	21.21'
L20	N 53° 50' 17" E	21.21'
L21	S 36° 09' 44" E	21.21'
L22	S 08° 50' 16" W	13.28'
L23	N 81° 09' 44" W	6.68'
L24	N 81° 09' 44" W	8.72'
L25	N 08° 52' 55" E	13.00'
L26	N 81° 07' 05" W	13.00'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	57.60'	50.00'	066° 00' 00"	S41° 37' 11"E	54.46'	32.47
C2	26.99'	50.00'	030° 55' 25"	N89° 55' 06"E	26.66'	13.83
C3	23.83'	50.00'	027° 18' 09"	N60° 48' 19"E	23.60'	12.14
C4	34.44'	50.00'	039° 27' 44"	N27° 25' 22"E	33.76'	17.93
C5	21.22'	50.00'	024° 19' 18"	N4° 28' 08"W	21.07'	10.77
C6	30.14'	50.00'	034° 31' 57"	N33° 53' 46"W	29.68'	15.54
C7	30.04'	50.00'	034° 25' 35"	N51° 37' 28"E	29.59'	15.49
C8	33.22'	50.00'	038° 03' 49"	N15° 22' 46"E	32.61'	17.25
C9	24.95'	50.00'	028° 35' 42"	N17° 57' 00"W	24.70'	12.74
C10	27.43'	50.00'	031° 26' 11"	N47° 57' 56"W	27.09'	14.07
C11	32.58'	50.00'	037° 20' 03"	N82° 21' 03"W	32.01'	16.89
C12	35.03'	50.00'	040° 08' 40"	S58° 54' 36"W	34.32'	18.27
C13	32.85'	50.00'	037° 38' 41"	N39° 59' 05"W	32.26'	17.04
C14	29.39'	50.00'	033° 40' 39"	N75° 38' 45"W	28.97'	15.13
C15	29.39'	50.00'	033° 40' 39"	S70° 40' 36"W	28.97'	15.13
C16	28.37'	50.00'	032° 30' 36"	S37° 34' 58"W	27.99'	14.58
C17	21.62'	50.00'	024° 46' 39"	S8° 56' 21"W	21.45'	10.98
C18	41.64'	50.00'	047° 42' 45"	S27° 18' 22"E	40.44'	22.11

DETAIL "A" N.T.S.



DETAIL "B" N.T.S.



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

DRAWN BY:	A.D. A.A.	DATE 06-20-2025
REVISED BY:	A.A.	DATE 02-02-2026
SURVEYED, CHECKED		DATE
FINAL CHECK		DATE

COUNTY CLERK
COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET: 1 OF 2

C:\Users\jcampos\Documents\Projects\ENCLAVE ON 107 SUBDIVISION\Drawings\ENCLAVE ON 107 SUBDIVISION.dwg, 2/2/2026 1:58:47 PM, DWG To PDF.pc3

SUBDIVISION MAP OF

ENCLAVE ON 107 SUBDIVISION

(PRIVATE)

PLAT SHOWING 16.277 ACRES [709039.276 SQ. FT.] BEING LOT 5, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGE 168-171 H.C.D.R. CITY OF McALLEN HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 17.904 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 5, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168-171, HIDALGO COUNTY DEED RECORDS, SAID 17.904 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO MOUAYAD DEVELOPMENT LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 3535913, HIDALGO COUNTY MAP RECORDS, SAID 17.904 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 280;

THENCE, N 08° 39' 53" E, A DISTANCE OF 118.12 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF A 60.00-FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT-OF-WAY CLAIMED IN FEE BY VIRTUE OF AN AFFIDAVIT RECORDED UNDER DOCUMENT NO 2880111, HIDALGO COUNTY OFFICIAL RECORDS, AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107 BY VIRTUE OF A ROAD RIGHT-OF-WAY DEED RECORDED IN VOLUME 1356, PAGE 713, HIDALGO COUNTY DEED RECORDS; AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 47' 52" E, ALONG THE WEST LINE OF SAID 60.00-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE, AND THE EAST LINE OF SAID GOLDEN NUGGET SUBDIVISION RECORDED UNDER VOLUME 31, PAGE 118, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 1071.37 FEET TO A NO. 4 REBAR FOUND AT THE EXISTING SOUTH LINE OF A 110.00-FOOT DRAINAGE DISTRICT EASEMENT RECORDED UNDER VOLUME 2595, PAGE 837, HIDALGO COUNTY OFFICIAL RECORDS, CONTINUING A TOTAL DISTANCE OF 1181.37 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 80° 57' 41" E, WITHIN THE SAID 110.00-FOOT DRAINAGE DISTRICT EASEMENT, AND THE NORTH LINE OF SAID LOT 5, SECTION 280, A DISTANCE OF 600.00 FEET, TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID MCALLEN NORTH POINT SUBDIVISION, RECORDED UNDER VOLUME 55, PAGE 113, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 50' 16" W, AT A DISTANCE OF 110.00 FEET TO A NO. 4 REBAR SET AT THE SOUTH LINE OF SAID 110.00-FOOT DRAINAGE DISTRICT EASEMENT, FROM WHICH A NO. 4 REBAR FOUND BEARS S 03° 06' 16" E, A DISTANCE OF 0.32 FEET, CONTINUING A TOTAL DISTANCE OF 1183.28 FEET TO A NO. 4 REBAR SET AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, FROM WHICH A PIPE FOUND BEARS S 22° 49' 08" W, A DISTANCE OF 1.54 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 80° 45' 38" W, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 590.77 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 81° 05' 48" W, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 68.58 FEET, TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 17.904 ACRES, OF WHICH 1.627 ACRES LIES IN THE SAVE AND EXCEPT, LEAVING 16.277 ACRES GROSS, OF WHICH 1.515 ACRES LIES IN THE 110.00-FOOT DRAINAGE DISTRICT EASEMENT, LEAVING A NET OF 14.515 ACRES OF LAND MORE OR LESS

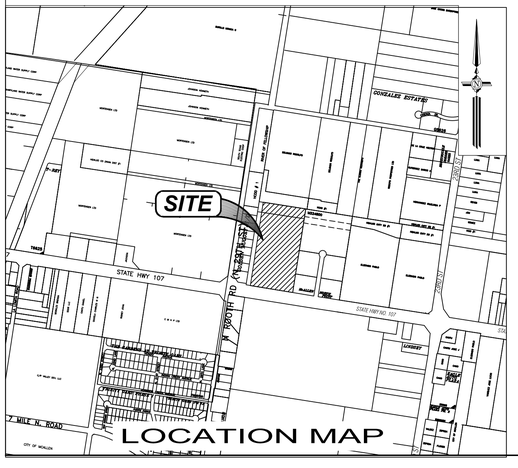
SAVE AND EXCEPT

A TRACT OF LAND CONTAINING 1.627 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 5, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168-171, HIDALGO COUNTY DEED RECORDS, SAID 1.627 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO MOUAYAD DEVELOPMENT LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 3535913, HIDALGO COUNTY MAP RECORDS, SAID 1.627 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 280;

THENCE, N 08° 39' 53" E, A DISTANCE OF 118.12 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF A 60.00-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE, AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. N 08° 47' 52" E, ALONG THE WEST LINE OF SAID 60.00-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE, AND THE EAST LINE OF SAID GOLDEN NUGGET SUBDIVISION, AT A DISTANCE OF 1071.37 FEET TO A NO. 4 REBAR FOUND AT THE EXISTING SOUTH LINE OF A 110.00-FOOT DRAINAGE DITCH, CONTINUING A TOTAL DISTANCE OF 1181.37 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT
2. THENCE, S 80° 57' 41" E, WITHIN THE SAID 110.00-FOOT DRAINAGE DISTRICT EASEMENT, AND THE NORTH LINE OF SAID LOT 5, SECTION 280, A DISTANCE OF 60.00 FEET, TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 47' 52" W, ALONG THE EAST LINE OF SAID 60.00-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE, AT A DISTANCE OF 110.00 FEET TO THE EXISTING SOUTH LINE A 110.00-FOOT DRAINAGE DITCH, CONTINUING A TOTAL DISTANCE OF 1181.23 FEET TO A NO. 4 REBAR SET AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 05' 48" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.627 FEET OF LAND MORE OR LESS.



GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 10 FT OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.

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

INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENT. WHICHEVER IS GREATER APPLIES.

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

GARAGE: 18 FT. OR IF GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. REQUIRED STORM SEWER RUNOFF FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT SHALL BE 117,211 C.F. 2.691 AC-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
5. CITY OF McALLEN BENCHMARK: PROPOSED SET No. 4 REBAR, THE MONUMENT IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF ROTH ROAD AND STATE HIGHWAY 107, APPROXIMATELY 335 FEET EAST OF THE BACK OF CURB OF ROTH ROAD AND 35 FEET NORTH OF THE BACK OF CURB OF STATE HIGHWAY 107. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16638812.890, E=1071507.966, ELEV.=108.10.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
10. SANITARY SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATED/ LOT OWNER(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN.
11. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
12. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG STATE HIGHWAY 107 AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG INTERIOR STREETS.
13. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN,
14. DEVELOPER/HOMEOWNERS' ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 IF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
15. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
16. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG STATE HIGHWAY 107
17. COMMON AREA 1 FOR DETENTION PURPOSES ONLY. IT SHALL BE MAINTAINED BY PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN
18. 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
19. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

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: 12-20-2024
DATE REVISED:
ENGINEERING JOB # 24168

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: 11/26/2024
SURVEY JOB # 24815.08

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGN, HOLDER(S),)OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEARIN AS ENCLAVE ON 107 SUBDIVISION, OF THE CITY OF McALLEN, TEXAS. DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT NAY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

_____
GEORGE CARDENAS, EXECUTIVE VICE-PRESIDENT
VANTAGE BANK OF TEXAS
1502 S. SUGAR ROAD
EDINBURG, TX 78539

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

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

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ENCLAVE ON 107 SUBDIVISION LOCATED IN McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE 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 AND WATER SUPPLY COPORATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ENCLAVE ON 107 , DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN. SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

URBAN LANDWORKS, LLC
A LIMITED LIABILITY COMPANY
BY: VISTA PROPERTY INVESTMENTS, LLC,
ITS MANAGING MEMBER
BY: TRU LIGHT CONSTRUCTION &DEVELOPMENT LLC,
ITS MANAGING MEMBER

_____ _____
MARCOS LOPEZ. MANAGER AND DIRECTOR DATE: .
VISTA PROPERTY INVESTMENTS
4406 SIERRA DRIVE
PALMHURST, TEXAS 78573

_____ _____
JOSE ANTONIO TRUJANO RAMIREZ DATE: .
MANAGING MEMBER OF
TRU LIGHT CONSTRUCTION & DEV. LLC
4900 WEST EXPRESSWAY 83, SUITE 134
McALLEN. TEXAS 78501

_____ _____
JOSE ANTONIO TRUJANO CASTILLA, DATE: .
MANAGING MEMBER OF
TRU LIGHT CONSTRUCTION& DEV. LLC
4900 WEST EXPRESSWAY 83, SUITE 134
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE ANTONIO TRUJANO CASTILLA 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:

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

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

DRAWN BY: A.D. A.A.	DATE 12-20-2024
REVISED BY: A.D.	DATE 07-22-2025
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

I:\Development\Subdivisions\McAllen\24168 - Vista Property Inv - Enclave on 107\Submittal Item\24168-01 SUB 2025 Aug 22\2025-7-22\2 7-22-25 FM 2XXX 1U PP.dgn

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2026

SUBDIVISION NAME: ENCLAVE ON 107 SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
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	Required
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.	Required
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.	Applied

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

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.	Applied
N. 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.	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T Zone Districts. **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
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	Applied
SETBACKS	
* Front: 10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. - 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. **Zoning Ordinance: Section 138-356	TBD

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

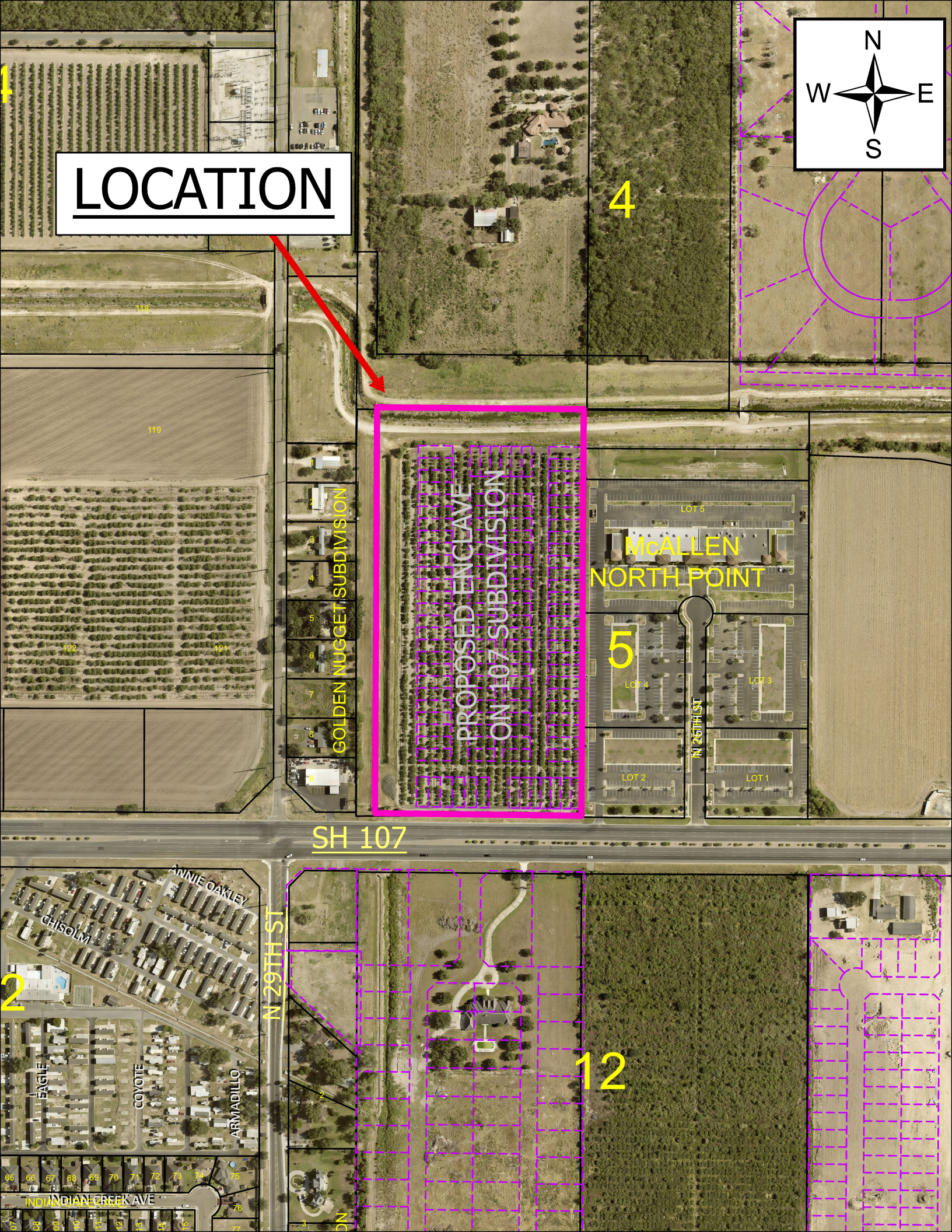
* Corner: 10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along State Highway 107 and a 4 ft. wide minimum sidewalk required along interior streets. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along State Highway 107. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. * 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	Required

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

LOT REQUIREMENTS	
* 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	Required
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; 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.	Required
* 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.	Required
* 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.	Required
TRAFFIC	
* As per Traffic Department, Trip Gen. Approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

COMMENTS	
Comments: - 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.	Required
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED AND APPROVAL OF THE VARIANCE REQUEST.	Applied

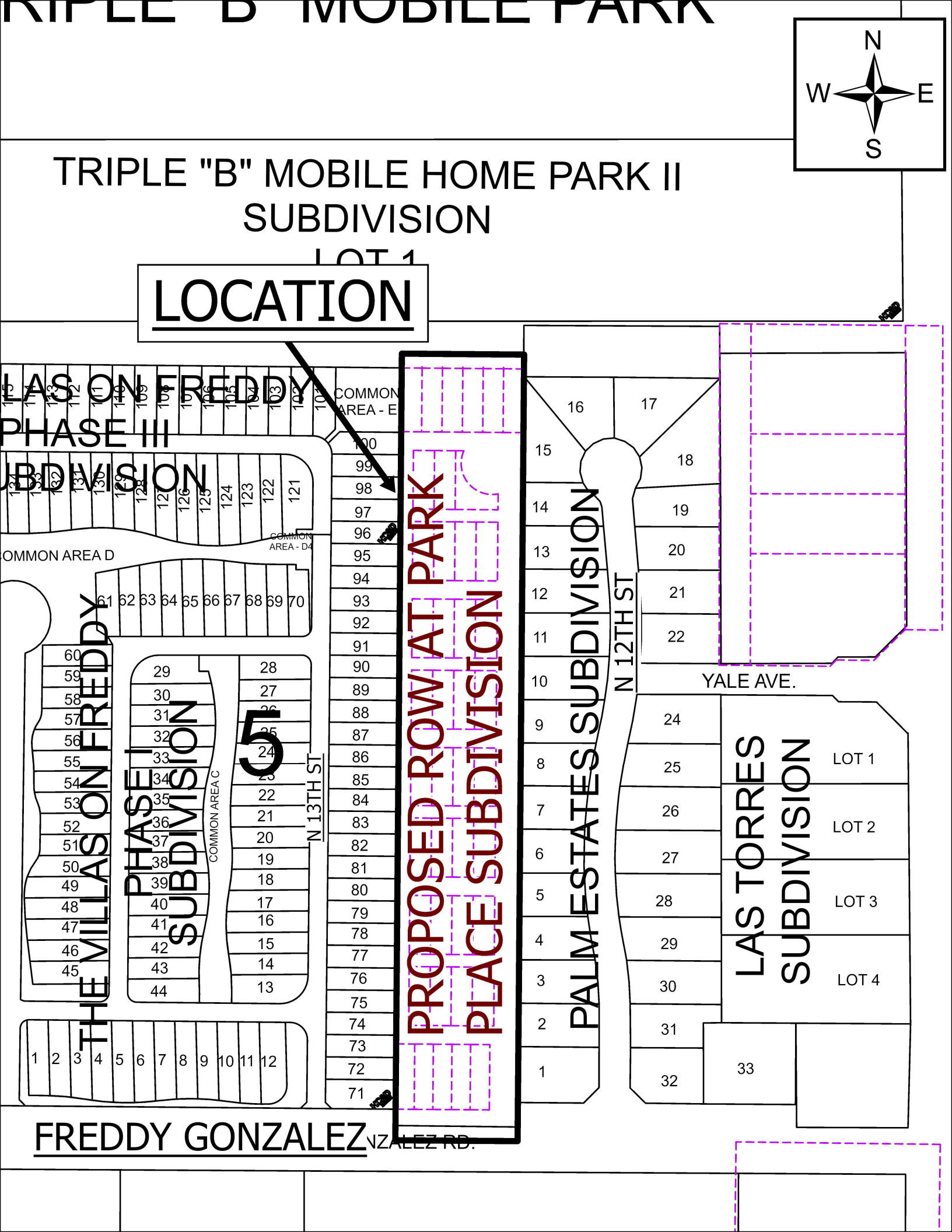

LOCATION
N
W
E
S
4
PROPOSED ENCLAVE ON 107 SUBDIVISION
GOLDEN NUGGET SUBDIVISION
McALLEN NORTH POINT
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
5
N 26TH ST
SH 107
N 29TH ST
ANNIE OAKLEY
CHISOLM
EAGLE
COYOTE
ARMADILLO
INDIAN CREEK AVE
2
12

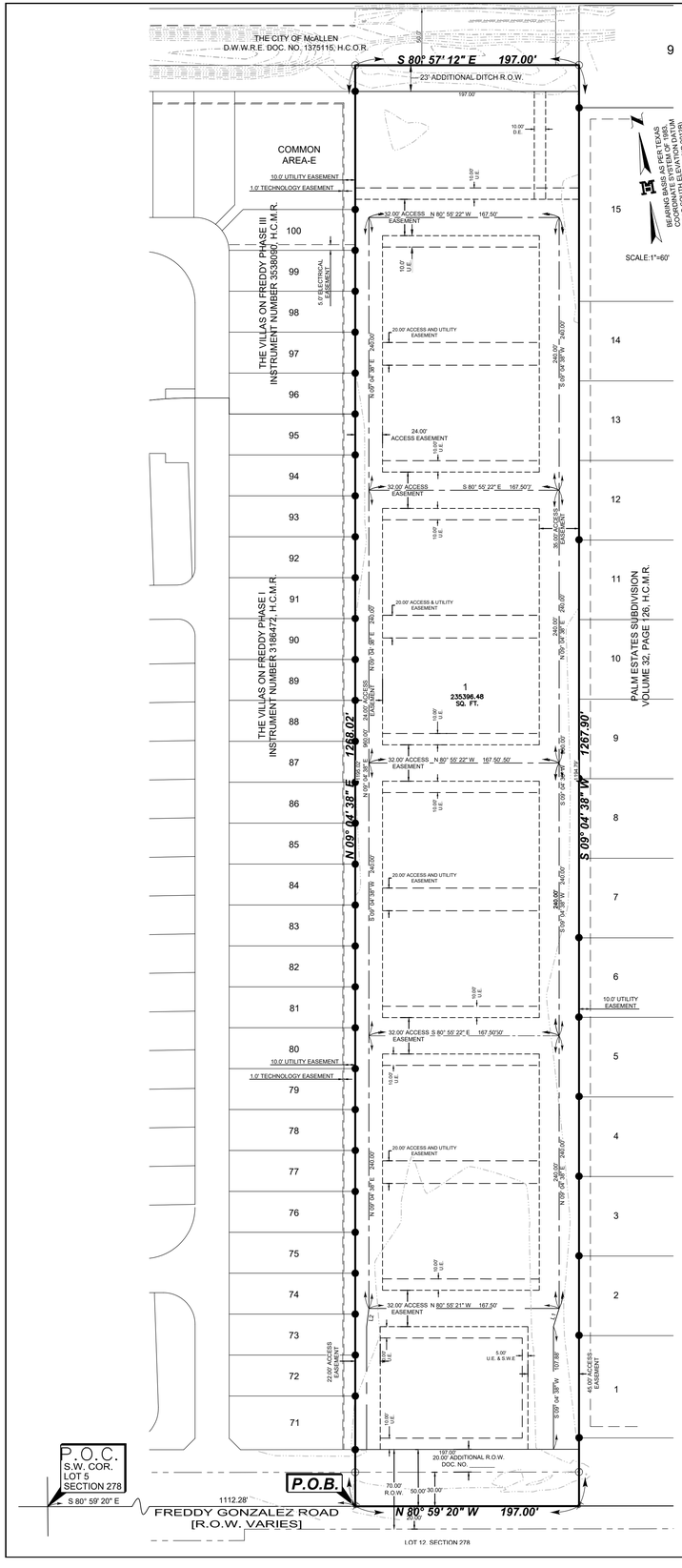
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Row at Park Place Subdivision*
Owner Name	*Domain Development Corp*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*R-3 High Density Residential*
Proposed Zoning	*R-3 High Density Residential*
Number of Lots	*1*

City of McAllen Planning Department


TRIPLE "B" MOBILE HOME PARK II
SUBDIVISION
LOT 1
LOCATION
N
W
E
S
PROPOSED ROW AT PARK PLACE SUBDIVISION
PALM ESTATES SUBDIVISION
N 12TH ST
YALE AVE.
LAS TORRES SUBDIVISION
LOT 1
LOT 2
LOT 3
LOT 4
THE MILLAS ON FREDDY PHASE I SUBDIVISION
N 13TH ST
COMMON AREA C
COMMON AREA - D4
COMMON AREA - E
FREDDY GONZALEZ



9

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480325 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL BE:

FRONT:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
REAR:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
ALLEY SIDE:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
INTERIOR SIDES:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
SIDE CORNER:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
GARAGE:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 42,885 C.F. (1.078 Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC 46, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE INTERSECTION OF N. 10TH STREET AND FREDDY GONZALEZ, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16632426.4526, E=1077730.38009, ELEV.=104.17.
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 AND ALONG FREDDY GONZALEZ ROAD.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. DEVELOPER / HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NO 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.
11. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
12. A 10 FOOT X 10 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
13. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
14. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
15. COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
16. NO LOT FRONTAGE PERMITTED ALONG FREDDY GONZALEZ ROAD..
17. DETENTION WILL BE COMMON AREA AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN.

LEGEND & ABBREVIATIONS

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ⅌ SET NAIL
- o CURVE PC AND PT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- 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.W. COR. - SOUTHWEST CORNER
- SQ.FT. - SQUARE FEET
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT
- D.E. - DRAINAGE EASEMENT

Lot Line Table		
Line #	Length	Direction
L1	16.76'	N26° 26' 01"E
L2	16.12'	S16° 12' 08"W

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

DRAWN BY: J.L.G. DATE 03/03/2025
REVISED BY: A.A DATE 04/17/2026
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

SUBDIVISION MAP OF

ROW AT PARK PLACE SUBDIVISION

BEING A SUBDIVISION OF 5.734 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGE 170, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.734 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 170, HIDALGO COUNTY DEED RECORDS, SAID 5.734 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 278;

THENCE, N 89° 59' 20" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING RIGHT-OF-WAY OF FREDDY GONZALEZ ROAD, A DISTANCE OF 1,112.28 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 09° 04' 38" E AT A DISTANCE OF 30.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,268.02 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 80° 57' 12" E A DISTANCE OF 197.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 09° 04' 38" W AT A DISTANCE OF 1,237.90 FEET PASS A NO. 4 REBAR SET, ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,267.90 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 5, SECTION 278, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 80° 59' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING RIGHT-OF-WAY OF FREDDY GONZALEZ ROAD, A DISTANCE OF 197.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.734 ACRES OF LAND, MORE OR LESS.

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

THIS THE ____ DAY OF _____ 20__.

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

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

_____ _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, LIENHOLDER(S) (OR DULLY AUTHORIZED OFFICERS OF THE HOLDERS OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HERE IN AS CONDOMINIUMS AT FREDDY GONZALEZ SUBDIVISION, OF THE CITY OF McALLEN, TEXAS HEREBY CONSENT TO THE SUBDIVISION OF THIS REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLAT OF THE PROPERTY AS DESCRIBED FOR HEREIN.

_____ _____
JOHN ROBERT KING – TRUSTEE DATE
3409 N. 10TH ST.
MCALLEN, TX 78501

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION 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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS _____ ROW AT _____ PARK PLACE SUBDIVISION _____, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF FREDDY GONZALEZ ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP.
A TEXAS CORPORATION

_____ _____
SHAVI MAHTANI, PRESIDENT DATE
1200 AUBURN STREET, SUITE 250
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS 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: 02/27/2025
REVISED ON:
ENGINEERING JOB # 25031.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE 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 THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

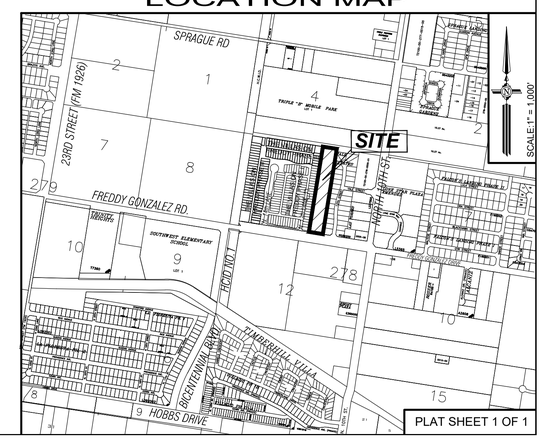
DATED THIS THE _____ DAY OF _____, 20 _____

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

DATE SURVEYED: 02/25/2025
T-, PG.
SURVEYING JOB No. 25343.08

ROBERTO N. TAMEZ
6238

LOCATION MAP



PLAT SHEET 1 OF 1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2026

SUBDIVISION NAME: ROW AT PARK PLACE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
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	Required
-Revised plat no longer shows interior private streets **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T Zone Districts -Revised plat no longer shows a block. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac -Revised plat no longer shows a cul-de-sac **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. -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	Required
SETBACKS	
Front: In Accordance with the Unified Development Code or greater for easements **Zoning Ordinance: Section 138-356	Required
* Rear: In Accordance with the Unified Development Code or greater for easements **Zoning Ordinance: Section 138-356	Required
* Sides: In Accordance with the Unified Development Code or greater for easements **Zoning Ordinance: Section 138-356	Required
* Corner: In Accordance with the Unified Development Code or greater for easements **Zoning Ordinance: Section 138-356	Required
* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Freddy Gonzalez road Revisions Needed: -Include note as shown above 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. 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	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	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Needs to finalize plat note prior to final.	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. 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	Applied
* 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	Applied
LOT REQUIREMENTS	
* 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	Applied
* Minimum lot width and lot area Revised plat shows 1 lot. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse 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 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	Required

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. Current application on file is showing 41 dwelling untits. 41 X $700 = $28,700	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	No
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	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. -Name change to Row at Park Place Subdivision- Will need to update application *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE NAME CHANGE.	Applied

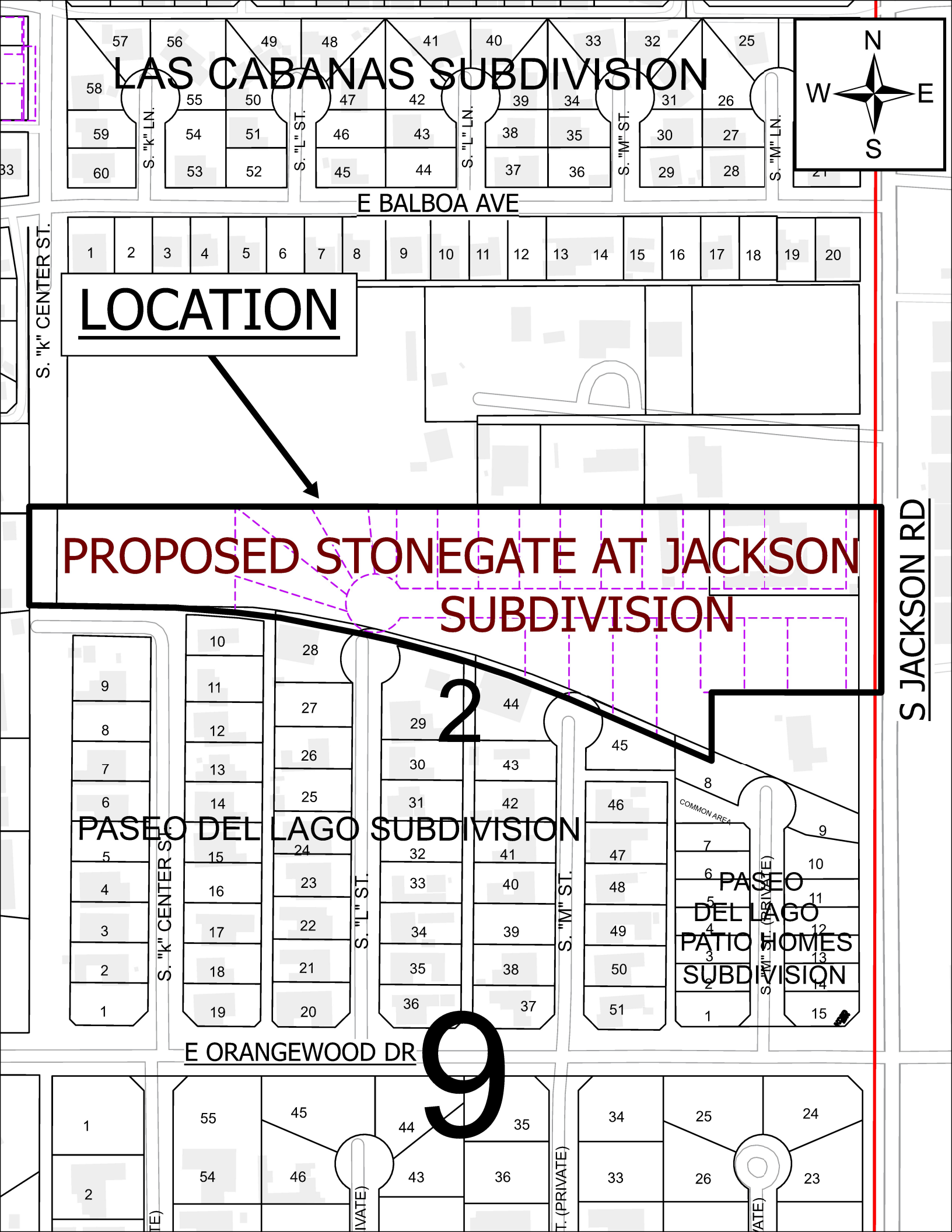
TRIPLE "B" MOBILE HOME PARK II
SUBDIVISION
LOT 1
LOCATION
PROPOSED ROW AT PARK PLACE SUBDIVISION
PALM ESTATES SUBDIVISION
N 12TH ST
N 13TH ST
YALE AVE.
LAS TORRES SUBDIVISION
LOT 1
LOT 2
LOT 3
LOT 4
THE VILLAS ON FREDDY PHASE I SUBDIVISION
LAS ON FREDDY PHASE III
BDIVISION
COMMON AREA - E
COMMON AREA - D
COMMON AREA - C
FREDDY GONZALEZ
N
W
E
S

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" (PRIVATE)
S. "M" (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

RECEIVED
MAY 26 2026
VR

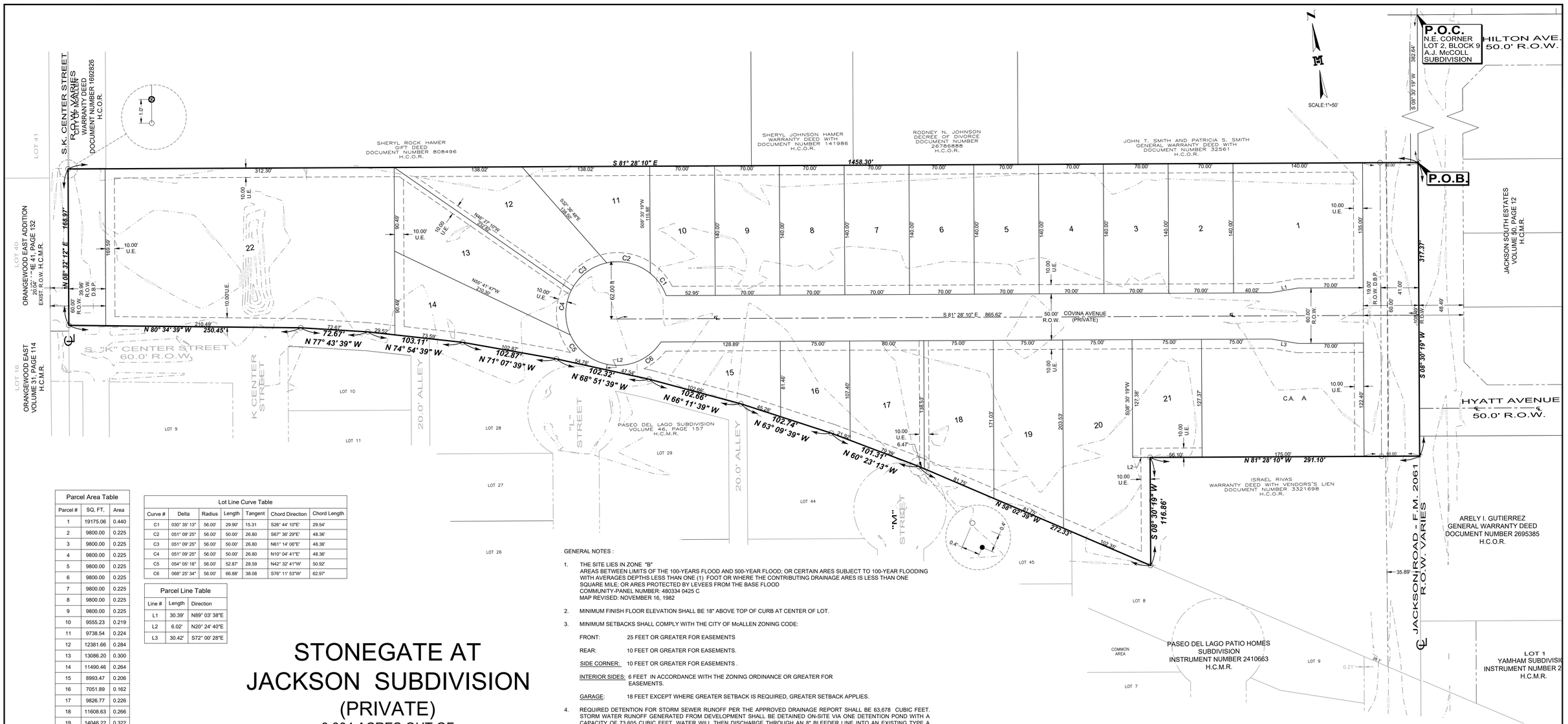
existent since the average lot size is approximately 9,500 square feet. These lot sizes will provide for large driveways and enough parking space for all cars within each lot.

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	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
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	8993.47	0.206
16	7051.89	0.162
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'
C3	051° 09' 25"	56.00'	50.00'	26.80	N61° 14' 06"E	48.36'
C4	051° 09' 25"	56.00'	50.00'	26.80	N10° 04' 41"E	48.36'
C5	054° 05' 18"	56.00'	52.87'	28.59	N42° 32' 41"W	50.92'
C6	068° 25' 34"	56.00'	66.88'	38.08	S76° 11' 53"W	62.97'

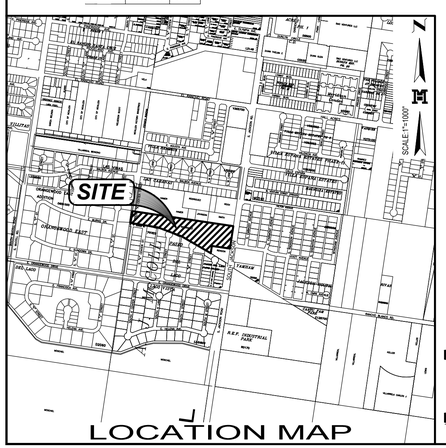
Parcel Line Table		
Line #	Length	Direction
L1	30.39'	N89° 03' 38"E
L2	6.02'	N20° 24' 40"E
L3	30.42'	S72° 00' 28"E

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
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
U.E. - UTILITY EASEMENT DEDICATE BY PLAT
D.B.P. - DEDICATE BY PLAT
℄ - CENTER LINE

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

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

GENERAL NOTES :

1. THE SITE LIES IN ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEARS FLOOD AND 500-YEAR FLOOD; OR CERTAIN ARES SUBJECT TO 100-YEAR FLOODING WITH AVERAGES DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARES IS LESS THAN ONE SQUARE MILE; OR ARES PROTECTED BY LEVEES FROM THE BASE FLOOD
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

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

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 25 FEET OR GREATER FOR EASEMENTS

REAR: 10 FEET OR GREATER FOR EASEMENTS.

SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS .

INTERIOR SIDES: 6 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 63,678 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA ONE DETENTION POND WITH A CAPACITY OF 73,605 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 8" BLEEDER LINE INTO AN EXISTING TYPE A INLET LOCATED ON THE EAST SIDE OF SOUTH JACKSON ROAD.

5. CITY OF McALLEN BENCHMARK: "MC 68" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. 30" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 111.23, NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88).

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG 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.

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

11. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.

12. COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

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

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.

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

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

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

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

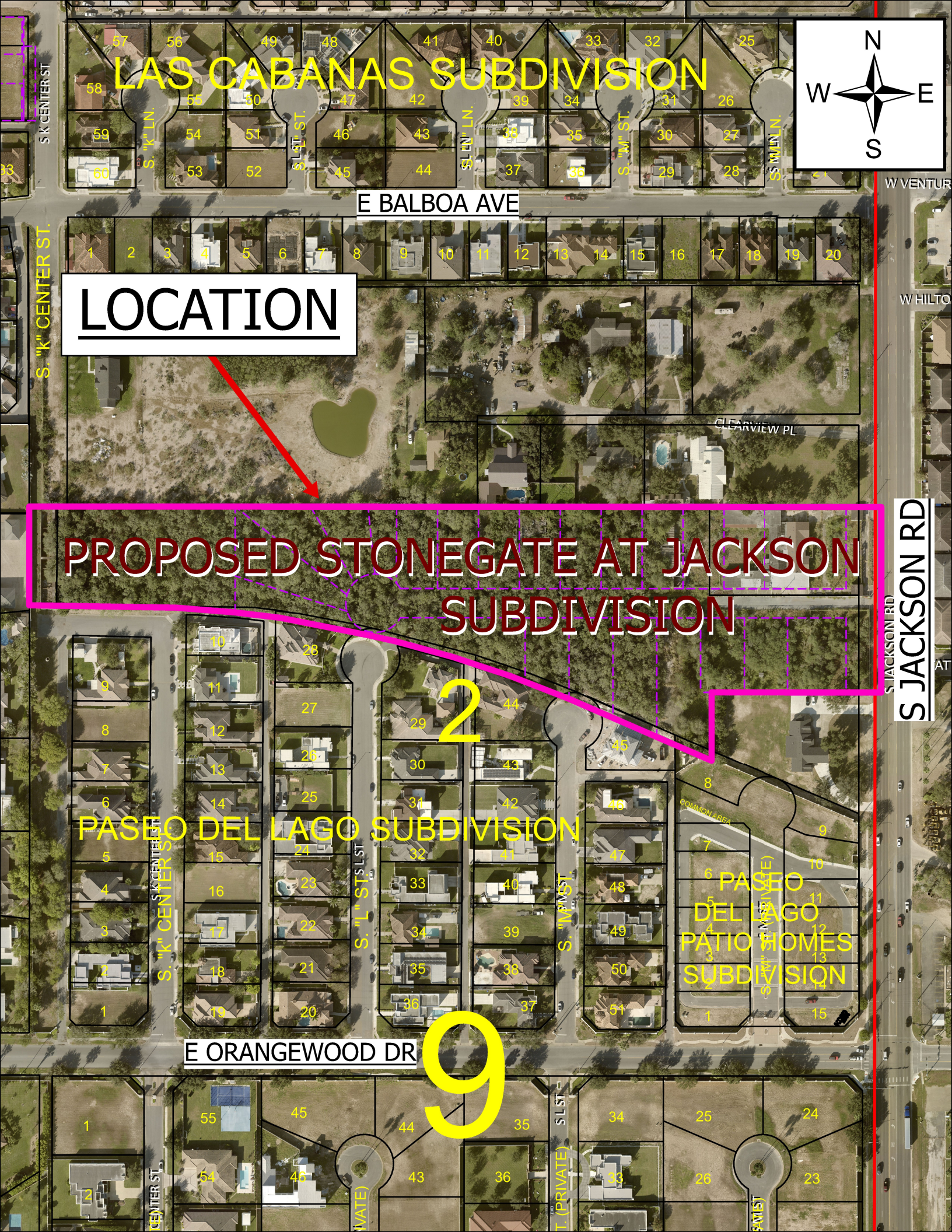
* Corner:10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	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
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
PASEO DEL LAGO PATIO HOMES SUBDIVISION
E ORANGEWOOD DR
9

N
W
E
S
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
ORANGEWOOD DR.
9
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

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Villas at Tres Lagos Phase II Subdivision*
Owner Name	*Rhodes Development, Inc*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-3T (Multifamily Townhouse)*
Proposed Zoning	*R-3T (Multifamily Townhouse)*
Number of Lots	*51*

City of McAllen Planning Department

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

June 1, 2026

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

Re: VILLAS AT TRES LAGOS SUBDIVISION PHASE II – Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, Rhodes Development Inc., Melden & Hunt, Inc. as Engineer's on record respectfully request a variance for the following items:

1. **INTERNAL ROW AND PAVING WIDTH:**
Requirement: 60 ft. ROW with 40 ft. of paving
Proposal: 32 ft. ROW/ 32 ft. paving with "40 ft. Utility and Sidewalk Easements" along both sides of all internal road. This private garden home subdivision within the Tres Lagos Community will be Phase II of the already existing Villas at Tres Lagos Subdivision Phase I. The exact ROW variance approved for Phase I in 2025. We are requesting the same variance to continue with the consistency of this master community. We would like for this variance to be approved for all 4 phases of the master plan.
This subdivision will be private and maintained by the HOA. Parking spaces will be provided throughout the development that will serve as parking for common areas and visitors parking.

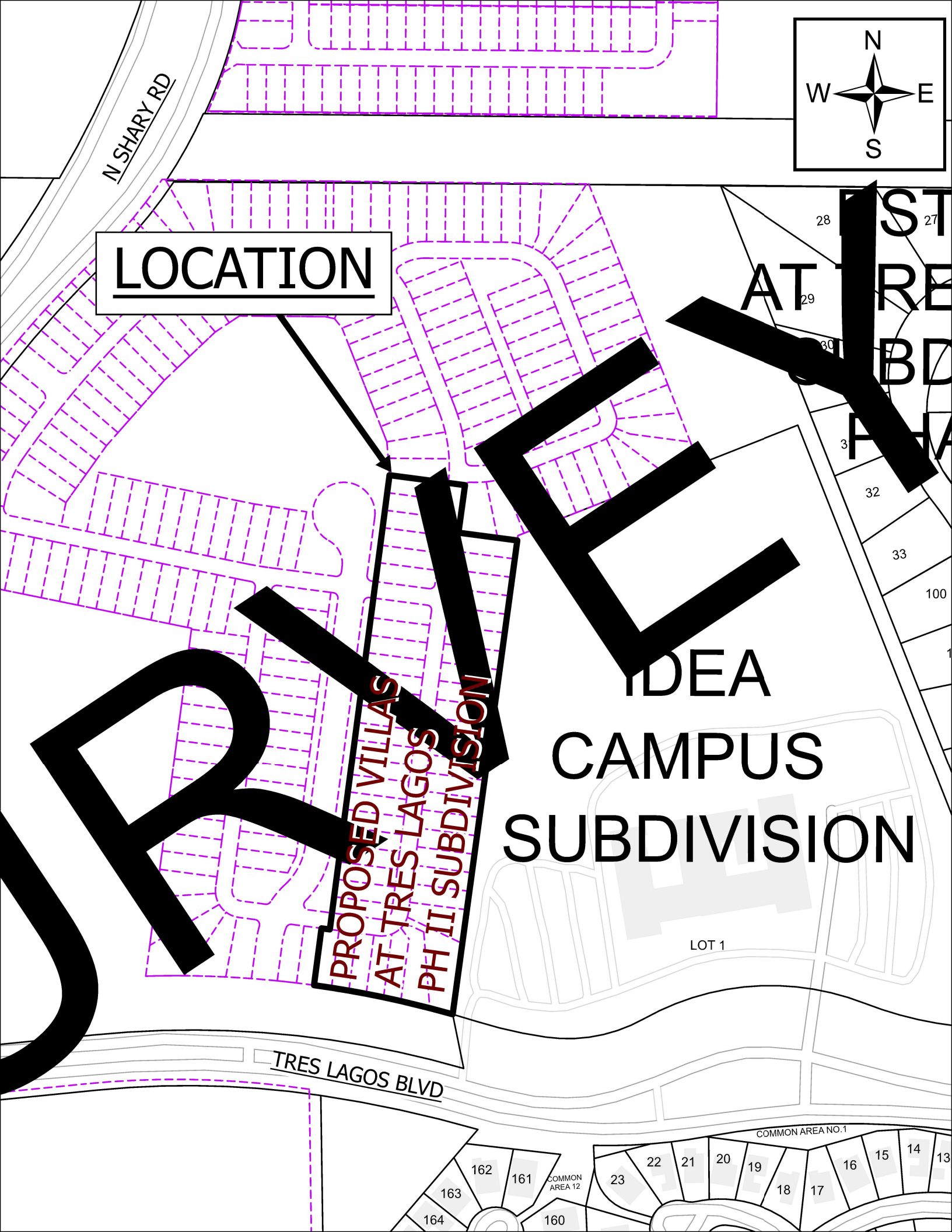
2. **SIDE YARD SETBACK:**
Requirement: Side yard setback requirement for R-3T zoned properties is either 0 ft. with a firewall or 6 ft.
Proposal: In line with the new side yard setbacks outlined in the recently adopted Unified Development Code, we would like to request side yard setbacks be set at 5 ft.

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

Respectfully,

6/1/26

Mario A. Reyna, P.E.
President
Melden & Hunt, Inc.


N
W
E
S
N SHARY RD
LOCATION
PROPOSED VILLAS AT TRES LAGOS PH II SUBDIVISION
IDEA CAMPUS SUBDIVISION
LOT 1
TRES LAGOS BLVD
COMMON AREA NO.1
COMMON AREA 12
28
27
29
32
33
100
162
161
163
164
160
23
22
21
20
19
18
17
16
15
14
13

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED MOSTLY IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000.

   ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN .

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

3. MINIMUM SETBACKS SHALL BE:

   FRONT: 10 FEET MINIMUM OR GREATER FOR EASEMENT

   REAR: 10 FEET, OR GREATER FOR EASEMENTS.

   INTERIOR SIDES: 5 FT. OR GRATER FOR EASEMENTS

   SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS.

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 94.599C.F. (2.172 Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. CITY OF McALLEN BENCHMARK: NUMBER MC21, TOP OF 30" ALUMINUM PIPE WITH A 3-14" WEST BRASS MONUMENT CAP TOP,LOCATED SOUTHBOUND OF FM1925, AT AN ORCHARD WALLACE ROAD AND FM 1925.
   GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16654181.474 E: 1058559.89987 ELEV.=150.58

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG TRES LAGOS BOULEVARD.

9. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.

15. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

16. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON TRES LAGOS BLVD AND BOTH SIDES OF INTERIOR STREETS.

17. UNITED IRRIGATION DISTRICT NOTES:
   - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
   - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
   - 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.
   - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
   - A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED

19. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT TRES LAGOS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

20. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

21. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

22. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

23. DEVELOPER/TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT/OWNER/HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF BOTH PAVED TEMPORARY TURN AROUNDS SHOWN ON PLAN.

24. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TRES LAGOS BOLUEVARD.

SUBDIVISION MAP OF

VILLAS AT TRES LAGOS PHASE II

(PRIVATE SUBDIVISION)

SUBDIVISION OF 5.827 ACRES
OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS HEREBY APPROVED BY 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 RIGHTS 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

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

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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 & ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERE IN AS VILLAS AT TRES LAGOS PHASE II SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEYS(S), AND EASEMENT(S) THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC A PORTION OF TRES LAGOS BOULEVARD FOR THE USE STREET RIGHT AWAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

_____ _____
RHODES DEVELOPMENT, INC. DATE:
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

_____ _____
NICK RHODES DATE
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS THE _____DAY_____,20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 10/31/2025
DATE REVISED:
ENGINEERING JOB No. 25180.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VILLAS AT TRES LAGOS PHASE II SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03/25/24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
DATED THIS THE _____DAY OF _____,20_____.

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL
LAND SURVEYOR No.6238

STATE OF TEXAS
DATE SURVEYED: 10-28-2025
T- , PAGE
SURVEY JOB No. 25180.00

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY: A.A. DATE 03-06-2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NICK RHODES	200 S. 10TH STREET STE. 1700	MCALLEN, TEXAS 78504		
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

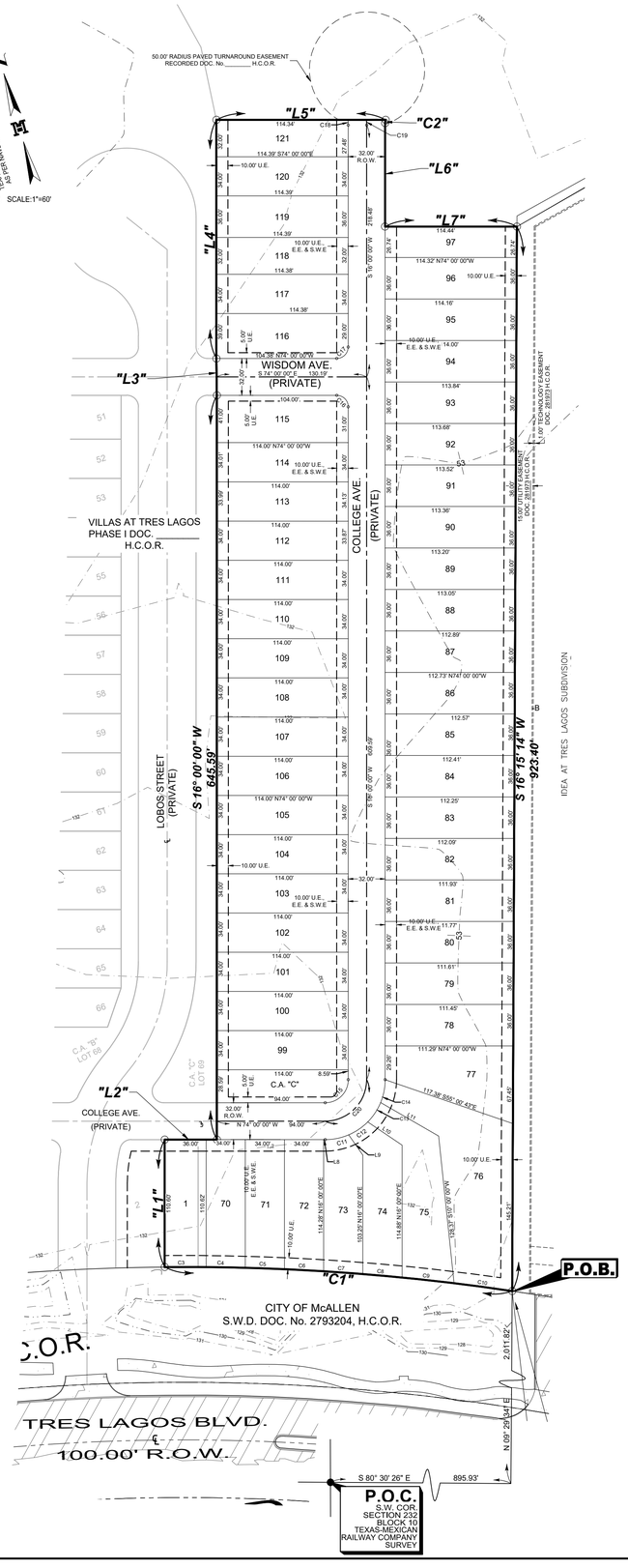
I:\Land Development\Subdivisions\Active\25180 - Rhodes - Villas at Tres Lagos 2\Autocad files\25180 PLAT.dwg 5/27/2026 2:48:19 PM CMD To PDF.pc3

SUBDIVISION MAP OF

VILLAS AT TRES LAGOS PHASE II

(PRIVATE SUBDIVISION)

SUBDIVISION OF 5.827 ACRES
OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS



Lot Area Table		
Lot #	SQ. FT.	AC.
1	3,979.87	0.091
70	3,769.93	0.087
71	3,801.34	0.087
72	3,852.95	0.088
73	3,895.72	0.089
74	4,379.23	0.101
75	5,683.92	0.130
76	10,214.33	0.234
77	5,377.28	0.123
78	4,009.51	0.092
79	4,014.88	0.092
80	4,020.81	0.092
81	4,026.56	0.092
82	4,032.30	0.093
83	4,038.30	0.093
84	4,043.53	0.093
85	4,049.53	0.093
86	4,055.27	0.093
87	4,061.01	0.093
88	4,066.76	0.093

Lot Area Table		
Lot #	SQ. FT.	AC.
89	4,072.50	0.093
90	4,078.24	0.094
91	4,083.98	0.094
92	4,089.73	0.094
93	4,095.47	0.094
94	4,101.21	0.094
95	4,106.96	0.094
96	4,112.70	0.094
97	3,058.41	0.070
99	3,875.99	0.089
100	3,875.99	0.089
101	3,875.98	0.089
102	3,875.98	0.089
103	3,875.97	0.089
104	3,875.97	0.089
105	3,875.96	0.089
106	3,875.96	0.089
107	3,875.95	0.089
108	3,875.95	0.089
109	3,875.94	0.089

Lot Area Table		
Lot #	SQ. FT.	AC.
110	3,875.93	0.089
111	3,875.93	0.089
112	3,868.50	0.089
113	3,883.01	0.089
114	3,876.24	0.089
115	4,652.43	0.107
116	4,439.33	0.102
117	3,888.98	0.089
118	3,660.44	0.084
119	4,117.79	0.095
120	3,889.25	0.089
121	3,660.44	0.084
C.A. "C"	3,173.25	0.073

Lot Line Table		
Line #	Length	Direction
"L1"	110.60'	S16° 00' 00"W
"L2"	45.23'	N74° 00' 00"W
"L3"	32.00'	S15° 19' 23"W
"L4"	207.00'	S16° 00' 00"W
"L5"	146.93'	N74° 00' 00"W
"L6"	89.31'	N16° 00' 00"E
"L7"	114.44'	N74° 00' 00"W
L8	1.23'	N74° 00' 00"W
L9	21.51'	S19° 00' 00"E
L10	36.05'	S40° 00' 00"E
L11	58.27'	S44° 00' 00"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	302.60'	1,950.00'	008° 53' 28"	N70° 03' 18"W	302.29'	151.60
"C2"	3.35'	10.00'	019° 10' 01"	N25° 35' 00"E	3.33'	1.69
C3	36.00'	1,949.91'	001° 03' 28"	N73° 58' 18"W	36.00'	18.00
C4	34.01'	1,949.91'	000° 59' 57"	N72° 56' 36"W	34.01'	17.00
C5	34.02'	1,949.91'	000° 59' 59"	N71° 56' 38"W	34.02'	17.01
C6	34.05'	1,949.91'	001° 00' 02"	N70° 56' 37"W	34.05'	17.02
C7	34.09'	1,949.91'	001° 00' 06"	N69° 56' 34"W	34.09'	17.04
C8	34.13'	1,949.91'	001° 00' 11"	N68° 56' 25"W	34.13'	17.07
C9	45.45'	1,949.91'	001° 20' 08"	N67° 46' 16"W	45.45'	22.73
C10	50.84'	1,949.91'	001° 29' 38"	N66° 21' 23"W	50.84'	25.42
C11	21.00'	52.00'	023° 08' 19"	S85° 34' 10"E	20.86'	10.65
C12	20.00'	52.00'	022° 02' 13"	S71° 50' 34"W	19.88'	10.13
C13	20.34'	52.00'	022° 24' 44"	N49° 37' 06"E	20.21'	10.30
C14	20.34'	52.00'	022° 24' 44"	N27° 12' 22"E	20.21'	10.30
C15	31.42'	20.00'	090° 00' 00"	N51° 00' 00"E	28.28'	20.00
C16	15.71'	10.00'	090° 00' 00"	N29° 00' 27"W	14.14'	10.00
C17	15.70'	10.00'	090° 00' 00"	N61° 00' 44"E	14.14'	10.00
C18	4.52'	1,673.63'	000° 09' 18"	N15° 21' 15"E	4.52'	2.26
C19	4.52'	300.00'	000° 51' 50"	N15° 34' 05"E	4.52'	2.26
C20	56.55'	36.00'	090° 00' 00"	N61° 00' 00"E	50.91'	36.00

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.827 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PATENT RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 5.827 ACRES OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775108, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.827 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;

THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232, AND WITHIN THE RIGHT-OF- WAY OF 9 MILE LINE ROAD, A DISTANCE OF 895.93 FEET TO A POINT BEING ON THE SOUTH LINE OF SAID SECTION 232;

THENCE, N 09° 29' 34" E A DISTANCE OF 2,011.82 FEET TO A NO. 4 REBAR SET [NORTHING: 16650073.590, EASTING: 1063435.960] ON THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO IDEA PUBLIC SCHOOLS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2696072, HIDALGO COUNTY OFFICIAL RECORD, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO LEFT WITH A CENTRAL ANGLE OF 08° 53' 29", A RADIUS OF 1,950.00 FEET, AN ARC LENGTH OF 302.61 FEET, A TANGENT OF 151.61 FEET, AND A CHORD THAT BEARS N 70° 03' 18" W A DISTANCE OF 302.30 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 16° 00' 00" E A DISTANCE OF 110.63 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

2. THENCE, S 74° 00' 00" E A DISTANCE OF 45.23 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, N 16° 00' 00" E DISTANCE OF 645.59 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER ON THIS TRACT;

4. THENCE, N 15° 19' 23" E DISTANCE OF 32.00 FEET TO A NO. 4 REBAR SET FOR A POINT ON THIS TRACT;

5. THENCE, N 16° 00' 00" E DISTANCE OF 207.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

6. THENCE, S 74° 00' 00" E A DISTANCE OF 146.93 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;

7. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 19° 10' 01", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 3.35 FEET, A TANGENT OF 1.69 FEET, AND A CHORD THAT BEARS S 25° 35' 00" W AT A DISTANCE OF 3.33 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

8. THENCE, S 16° 00' 00" W A DISTANCE OF 89.31 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, S 74° 00' 00" E A DISTANCE OF 114.44 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;

10. THENCE, S 16° 15' 14" W ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO IDEA PUBLIC SCHOOLS, A DISTANCE OF 923.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.827 ACRES OF LAND, MORE OR LESS.

LEGEND & ABBREVIATIONS

- ● FND. No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
R.O.W. - RIGHT-OF-WAY
S.W. COR. - SOUTHWEST CORNER
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
N.T.S. - NOT TO SCALE-DETAILS
SWSC - SHARYLAND WATER SUPPLY CORPORATION
S.W.D. - SPECIAL WARRANTY DEED
DOC. NO. - DOCUMENT NUMBER
℄ - ROAD CENTER LINE
∘ - INDICATOR FOR BEGIN AND END CURVE
C.A.- COMMON AREA
S.W.- SIDEWALK

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NICK RHODES	200 S. 10TH STREET STE. 1700	MCALLEN, TEXAS 78504		
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: A.A. DATE 03-06-2025
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

LOCATION MAP

SCALE: 1" = 2,000'

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/24/2026

SUBDIVISION NAME: VILLAS AT TRES LAGOS PHASE 2

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Tres Lagos Blvd: 100 ft. ROW Paving: 65 ft. B-B Curb & gutter: both sides - There is an existing "Special Warranty deed" noted on the plat. Please provide copy of this document regarding this special warranty deed for staff review, prior to final. - Plat states 9 mile Line Road, please revise that prior to final. - Provide ROW dedication on Tres Lagos Boulevard. - -Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d) **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Street: Dedications needed for 60 ft. minimum ROW Paving: 40 ft. Curb & gutter: both sides - Street names will be established prior to final. Finalize street name requirement prior to recording. - Paved temporary street turnaround, must be done through a separate instrument, prior to final/ recording. -Diameter of pavement to be of adequate size for City Turnarounds and City Services. -96 ft diameter with a 10 ft ROW back of curb. - A Variance was requested for internal road with and paving would be 32 ft. ROW with 32 ft. of paving with a 10 ft. utility and sidewalk easement along both sides of internal road. Variance will be heard at the planning and zoning meeting of July 7, 2026 and City Commission on 07/27/2026. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied

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

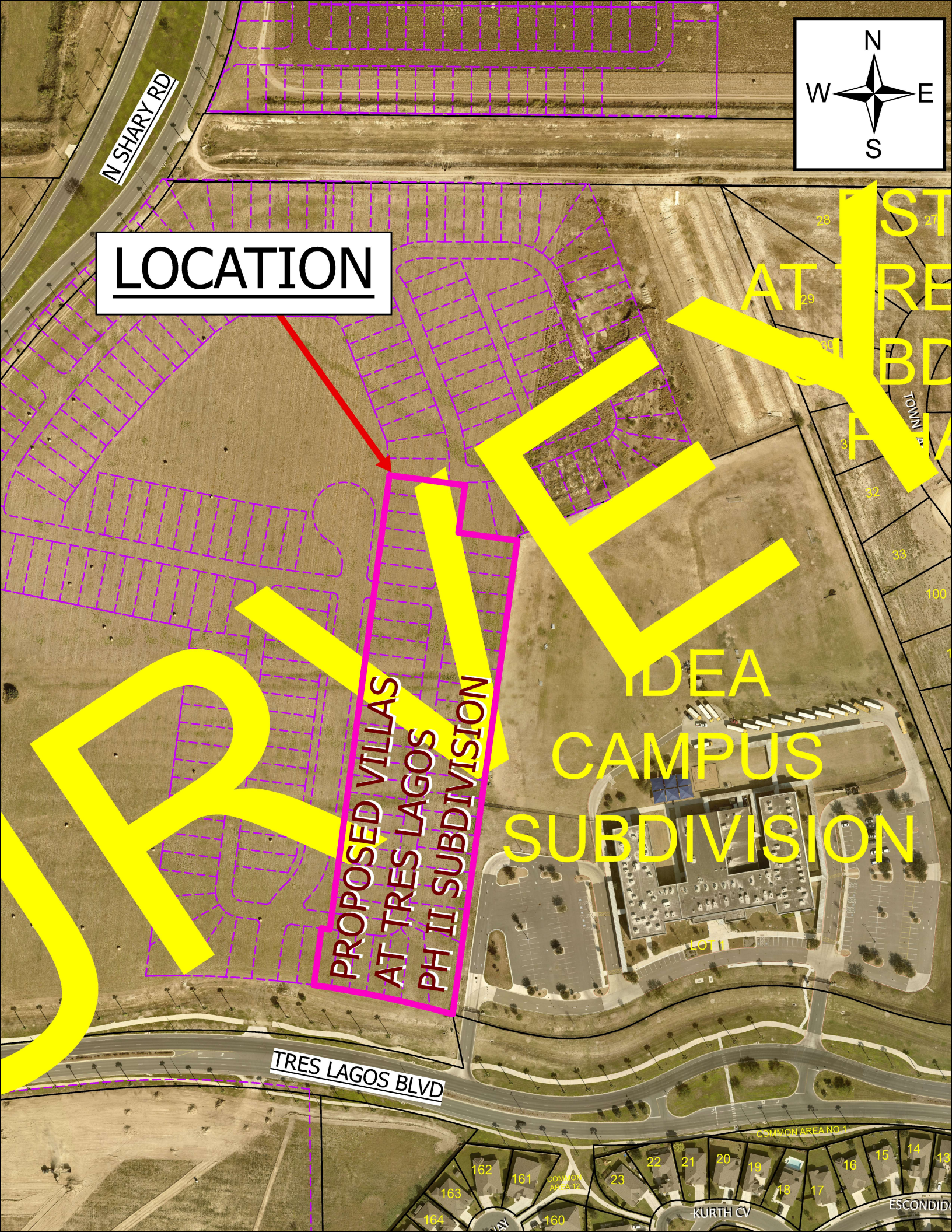
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105 -96 ft. diameter with a 10 ft. R.O.W back of curb.	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily development. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 10 ft. or greater for easements. (Proposing): 10 ft. minimum or (greater for easements) **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft or greater for easements. (Proposing): 11 ft or greater for easements. **Zoning Ordinance: Section 138-356	Non-compliance
* 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	Applied
* 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. (Proposing): 18 ft except where greater setbacks 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 Tres Lagos and both sides of interior streets. -If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. -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 may increase to 5 ft., prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Tres Lagos Boulevard. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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

NOTES	
* No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. - Access will be from the interior streets from Villas at Tres Lagos Phase I. - Please revise spelling from "Frontatge" to "Frontage" **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. -- Revisions required: -Plat notes referenced "Common areas A,B and C will be maintained by the property owners and HOA and not the city of McAllen" - Phase II has no common areas, please clarify prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
*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	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	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Plat submitted shows some lots not meeting the minimum lot width requirements, please clarify or adjust, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-3T (OC) Proposed: R-3T (OC) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - Engineer has not submitted a rezoning application for this property.	Applied
PARKS	
* Land dedication in lieu of fee. - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement	NA

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

* Pending review by the Parkland Dedication Advisory Board and CC. -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.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - 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.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMIARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE VARIANCE REQUESTS.	Applied

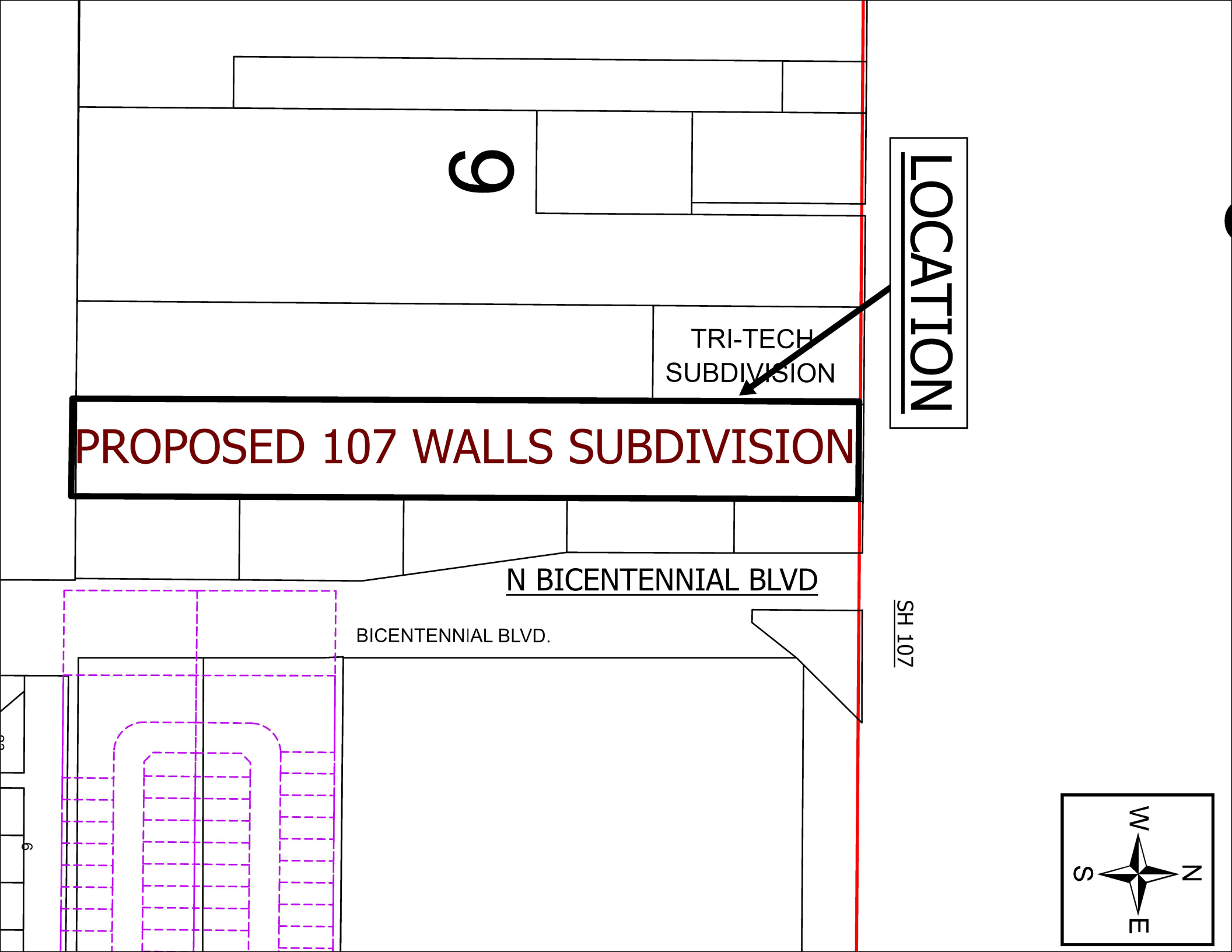

N
W
E
S
N SHARY RD
LOCATION
PROPOSED VILLAS AT TRES LAGOS PH II SUBDIVISION
IDEA CAMPUS SUBDIVISION
TRES LAGOS BLVD
KURTH CV
COMMON AREA NO 1
COMMON AREA 12
LOT 1

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*107 Walls*
Owner Name	*Dobi Martinez*
Engineering Firm	*Quintanilla, Headley & Associates, Inc.*
Existing Zoning	*C-4 Commercial Industrial*
Proposed Zoning	*C-4 Commercial Industrial*
Number of Lots	*1*

City of McAllen Planning Department


9
LOCATION
TRI-TECH
SUBDIVISION
PROPOSED 107 WALLS SUBDIVISION
N BICENTENNIAL BLVD
BICENTENNIAL BLVD.
SH 107
6
W
S
N
E

SUBDIVISION PLAT OF :

107 WALLS SUBDIVISION

A 4.81 ACRE TRACT OF LAND OUT OF LOT 9, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168–171, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO AFFIDAVIT OF HEIRSHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3245240, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 4.81 ACRE TRACT OF LAND OUT OF LOT 9, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168–171, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO AFFIDAVIT OF HEIRSHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3245240, 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 WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 9 FOR THE SOUTHWEST CORNER OF THE FOUR THIRTEEN RANCH, LLC TRACT (THE SOUTHEAST 1.0 ACRE OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3086143, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 80°34'17" W, 160.15 FEET FROM THE SOUTHEAST CORNER OF LOT 9.

THENCE; N 80°34'17" W, ALONG THE SOUTH LINE OF LOT 9, A DISTANCE 161.20 TO A 3/4" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE CAYCAM INVESTMENTS, LLC TRACT (A 12.66 ACRE TRACT OF LAND OUT OF LOT 9, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AND LOT "A", TRI–TECH SUBDIVISION, RECORDED IN VOLUME 27, PAGE 37B, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3678664, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°53'00" E, ALONG THE EAST LINE OF THE CAYCAM INVESTMENTS, LLC TRACT, A DISTANCE OF 1,299.82 FEET TO A 5/8" IRON ROD WITH CAP STAMPED RODS SURVEYING, INC. FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51'15" E, ALONG THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 161.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE ANITA MARTINEZ FROGOZA IRREVOCABLE TRUST TRACT (THE NORTH 1.0 ACRE OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3489449, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°53'00" W, ALONG THE WEST LINE OF THE ANITA MARTINEZ FROGOZA IRREVOCABLE TRUST TRACT, THE WEST LINE OF THE JULIAN FRAGOSO, III AND WIFE DIANA FRAGOSO TRACT (A 1.0 ACRE TRACT OF LAND OUT OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1115159, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE WEST LINE OF THE ANAID KASANDRA ALCOCER TRACT (A 1.0 ACRE TRACT OF LAND OUT OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3609425, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE WEST LINE OF THE HECTOR PERALEZ, SR. TRACT (THE NORTH 1.0 ACRE OF THE SOUTH 2.0 ACRES OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO AFFIDAVIT OF HEIRSHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3353945, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE WEST LINE OF THE FOUR THIRTEEN RANCH, LLC TRACT, A DISTANCE OF 1,300.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.81 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TRI–TECH SUBDIVISION, RECORDED IN VOLUME 27, PAGE 37B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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.

STATE OF TEXAS · ALFONSO QUINTANILLA · 4856 · REGISTERED PROFESSIONAL LAND SURVEYOR

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

MAY 4, 2026
DATE

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 107 WALLS SUBDIVISION 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

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.

_____ 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 THE **107 WALLS 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.

_____ _____
CUBIC WALLS LLC. DATE
MANAGING MEMBER: MAURICIO PAREDES
1800 INDUSTRIAL ST. HIDALGO, TEXAS 78557
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

CUBIC WALLS LLC., MANAGING MEMBER: MAURICIO PAREDES

proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

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

DANIELA QUINTANILLA · Notary ID #131129367 · My Commission Expires June 9, 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 AND 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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS · ALFONSO QUINTANILLA · 95534 · LICENSED PROFESSIONAL ENGINEER

_____ P.E. 6-16-26
ALFONSO QUINTANILLA DATE
P.E. No. 95534

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

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" (UN–SHADED)
"AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD–PLAIN"
COMMUNITY–PANEL NUMBER: 480338 0015 E
MAP REVISED: JUNE 6, 2000 LOMR DATED MAY 14, 2001

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

3.– SETBACKS:
FRONT .....75.00 FEET
REAR.....10.00 FEET
SIDE .....6.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

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

5.– BENCHMARK No. 1 : CITY OF MCALLEN No. MC 33, EAST SIDE OF NORTH WARE ROAD (FM 2220) BY THE WATER TREATMENT PLANT DRIVEWAY ABOUT 196.30 FEET NORTH AND 53.90 FEET EAST OF EAST RIGHT OF WAY LINE–ELEVATION 118.60. DATUM NAD83

BENCHMARK No. 2 B.M. ELEV.= 98.16 TOP OF TYPE A INLET LOCATED 40.4 FEET NORTH AND 73 FEET WEST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

6.– DRAINAGE DETENTION IS: _____C.F. LOT A DETENTION IS: _____C.F.
NOTE: THIS DETENTION IS FOR ALL THE SUBDIVISION BUT DOES NOT INCLUDE COMMERCIAL LOTS A. A DRAINAGE PLAN WITH ON SITE DETENTION WILL BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOT A.

7.– NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS

8.– NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

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

10.– A MINIMUM 5.00 FOOT SIDEWALK IS REQUIRED ON S.H. 107

11.– E.E. – DENOTES ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
U.E. – DENOTES UTILITY EASEMENT DEDICATED BY THIS PLAT
U. & S.W.E – DENOTES UTILITY AND SIDEWALK EASEMENT DEDICATED BY THIS PLAT

12.– 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.

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

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

16.– 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.

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

18.– FIVE (5.00) FOOT WIDE MINIMUM SIDEWALK WITH ADA RAMPS REQUIRED ALONG SH 107 (UNIVERSITY DRIVE).

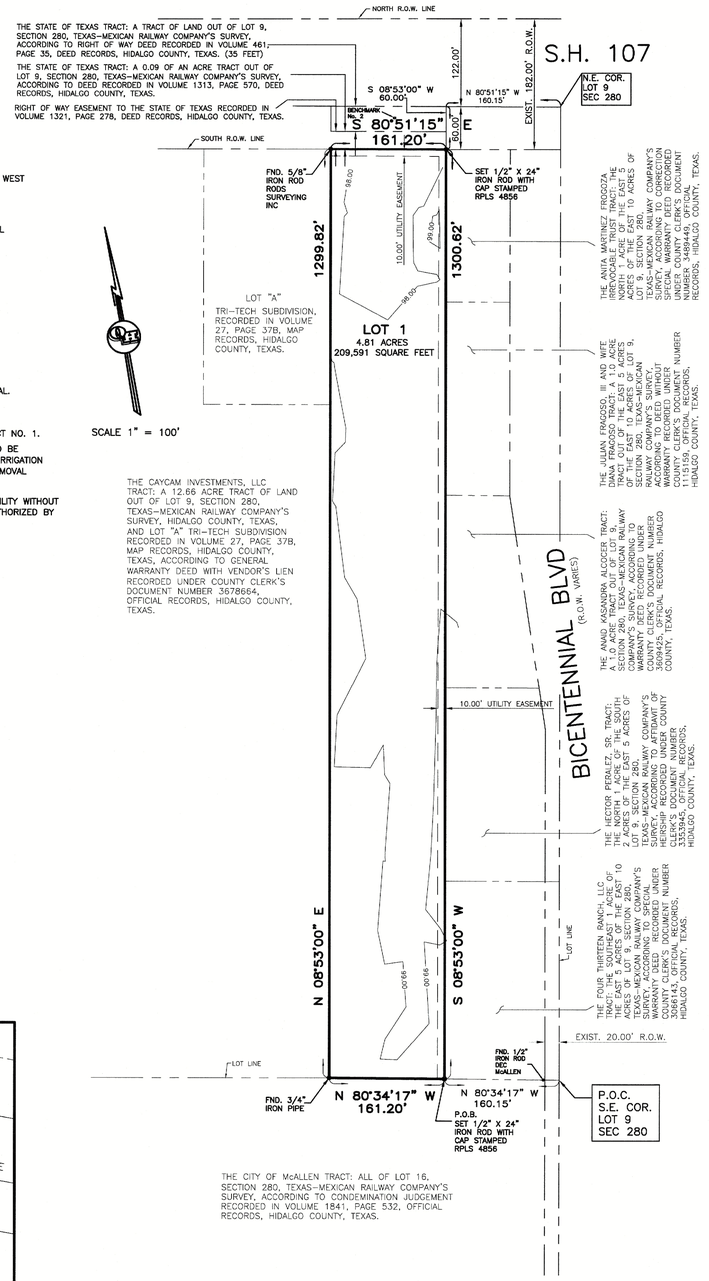
19.– 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

20.– 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

20.– ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

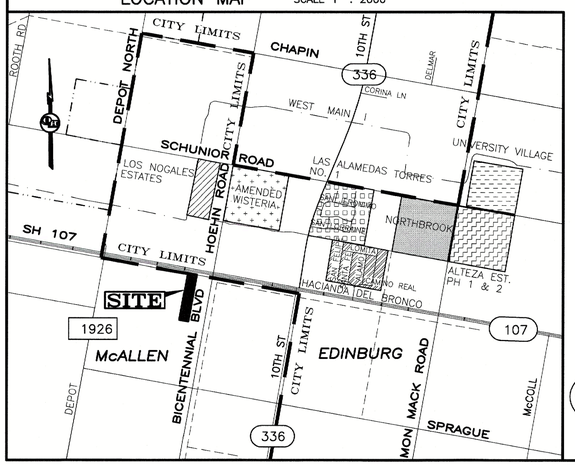
21.– TxDOT PERMIT REQUIRED FOR ACCESS ALONG TxDOT RIGHT–OF–WAYS.

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



SCALE 1" = 100'

LOCATION MAP SCALE 1" : 2000'



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

DATE OF PREPARATION MAY 12, 2026

FILENAME : F:\DATA\PRE\SUBD\MCALLEN\107 WALLS SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MAY 12, 2026	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
JUNE 01, 2026	JG		

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/24/2026

SUBDIVISION NAME: 107 WALLS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
State Highway 107: Dedication of 150 ft R.O.W. Paving: by the state Curb & gutter: by the state - Label centerline, include document numbers on plat, and provide any R.O.W documents as applicable for staff review prior to final. - Write out as "State Highway 107". **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 Boundary): Dedication of 60 ft total R.O.W. Paving: 40 ft Curb & gutter: on both sides - Provide E/W Quarter Mile Collector on plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft Paving: 16 ft - Clarify if alley or service drive will be provided prior to final. Alley or service drive cannot dead end. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance

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

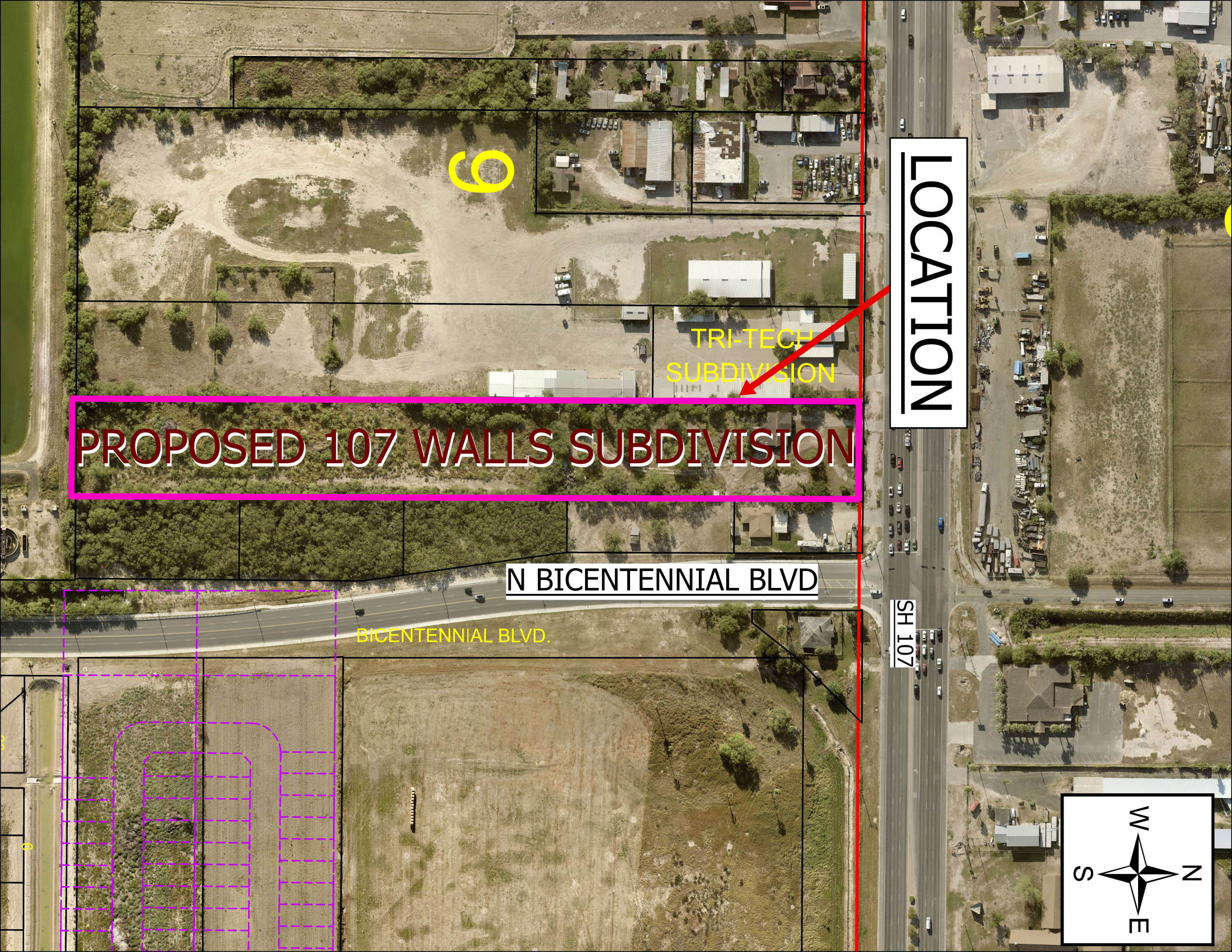
SETBACKS	
* Front: In accordance with Zoning Ordinance or greater for easements. (Proposing 75 ft) - If proposed setback remains, must read as "75 ft or greater for easements." **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with Zoning Ordinance or greater for easements. (Proposing 10 ft) - If proposed setback remains, must read as "10 ft or greater for easements." **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along State Highway 107. - Remove plat note 18 and spell out "State Highway 107" on plat note 10. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
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.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets: Plat is showing lot fronting State Highway 107. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: Minimum 50 ft of lot frontage and no minimum lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-4 Proposed: C-4 - No rezoning application has been submitted at this time. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - Park fees do not apply to commercial development.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Park fees do not apply to commercial development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Park fees do not apply to commercial development.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - 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.	Applied

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

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

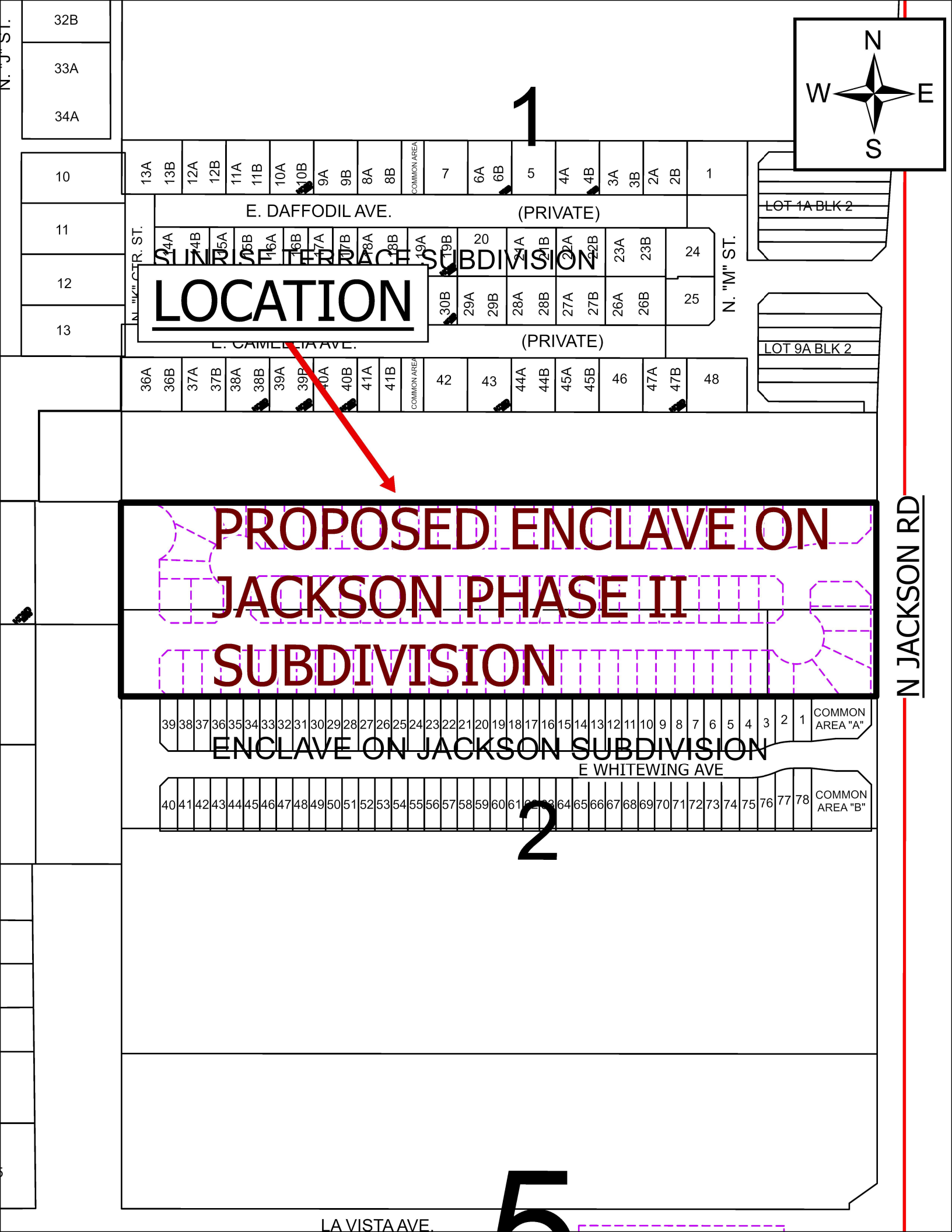

LOCATION
TRI-TECH
SUBDIVISION
PROPOSED 107 WALLS SUBDIVISION
N BICENTENNIAL BLVD
BICENTENNIAL BLVD.
SH 107
W
S
N
E

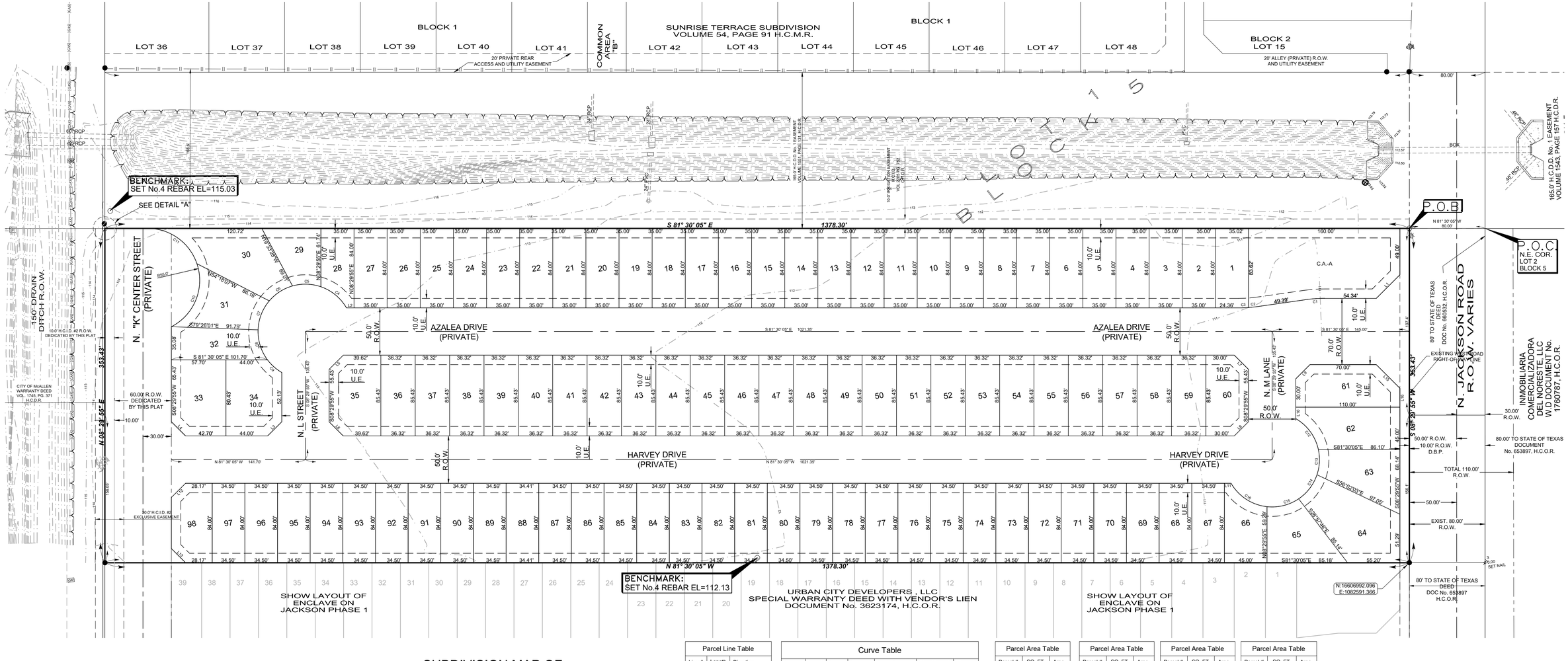
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Enclave on Jackson Phase II*
Owner Name	*Earl D. Beamsley*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*R-3A Multifamily Residential Apartments & C-3 General Business*
Proposed Zoning	*R-3 High-Density Residential*
Number of Lots	*99*

City of McAllen Planning Department


N
W
E
S
1
2
5
LOCATION
PROPOSED ENCLAVE ON JACKSON PHASE II SUBDIVISION
ENCLAVE ON JACKSON SUBDIVISION
SUNRISE TERRACE SUBDIVISION
E. DAFFODIL AVE.
(PRIVATE)
E. CAMELLIA AVE.
(PRIVATE)
N. "M" ST.
N. "K" CTR. ST.
N. J. ST.
N JACKSON RD
E WHITEWING AVE
LA VISTA AVE.
LOT 1A BLK 2
LOT 9A BLK 2
COMMON AREA "A"
COMMON AREA "B"
COMMON AREA



Parcel Line Table		
Line #	Length	Direction
L1	35.36'	N53° 29' 55"E
L2	8.03'	S81° 30' 05"E
L3	21.21'	N53° 29' 55"E
L4	21.21'	S36° 30' 05"E
L5	21.21'	S53° 29' 55"W
L6	21.21'	S36° 30' 05"E
L7	21.21'	N36° 30' 05"W
L8	21.21'	S53° 29' 55"W
L9	21.21'	N53° 29' 55"E
L10	12.13'	S08° 29' 55"W
L11	7.08'	N81° 30' 05"W
L12	21.21'	S53° 29' 55"W
L13	21.21'	N36° 30' 05"W
L15	35.36'	S36° 30' 05"E
L16	20.00'	S08° 29' 55"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	21.28'	150.00'	008° 07' 48"	N85° 33' 59"W	21.27'	10.66
C1	21.28'	150.00'	008° 07' 48"	N85° 33' 59"W	21.27'	10.66
C2	10.62'	150.00'	004° 03' 17"	S87° 36' 15"E	10.61'	5.31
C3	10.67'	150.00'	004° 04' 31"	S83° 32' 21"E	10.67'	5.34
C4	35.72'	50.00'	040° 56' 07"	N41° 58' 09"W	34.97'	18.66
C5	30.46'	50.00'	034° 54' 06"	N79° 53' 18"W	29.99'	15.72
C6	29.54'	50.00'	033° 51' 15"	S65° 44' 04"W	29.12'	15.22
C7	33.41'	50.00'	038° 17' 16"	S29° 39' 48"W	32.79'	17.36
C8	33.94'	50.00'	038° 53' 27"	S8° 55' 33"E	33.29'	17.65
C9	20.18'	50.00'	023° 07' 48"	S39° 56' 11"E	20.05'	10.23
C10	78.35'	55.00'	081° 37' 12"	N30° 30' 17"E	71.89'	47.49
C11	68.34'	55.00'	071° 11' 46"	N45° 54' 12"W	64.03'	39.37
C12	41.85'	50.00'	047° 57' 35"	N27° 31' 18"W	40.64'	22.24
C13	26.77'	50.00'	030° 40' 43"	N11° 47' 51"E	26.45'	13.72
C14	32.54'	50.00'	037° 17' 18"	N45° 46' 52"E	31.97'	16.87
C15	35.13'	50.00'	040° 15' 04"	N84° 33' 03"E	34.41'	18.32
C16	46.97'	50.00'	053° 49' 20"	S48° 24' 45"E	45.26'	25.38

Parcel Area Table		
Parcel #	SQ. FT,	Area
1	2940.16	0.067
2	2940.00	0.067
3	2940.00	0.067
4	2940.00	0.067
5	2940.00	0.067
6	2940.00	0.067
7	2940.00	0.067
8	2940.00	0.067
9	2940.00	0.067
10	2940.00	0.067
11	2940.00	0.067
12	2940.00	0.067
13	2940.00	0.067
14	2940.00	0.067
15	2940.00	0.067
16	2940.00	0.067
17	2940.00	0.067
18	2940.00	0.067
19	2940.00	0.067
20	2940.00	0.067
21	2940.00	0.067
22	2940.00	0.067
23	2940.00	0.067
24	2940.00	0.067
25	2940.00	0.067

Parcel Area Table		
Parcel #	SQ. FT,	Area
26	2940.00	0.067
27	2940.00	0.067
28	2565.80	0.059
29	2780.24	0.064
30	5541.20	0.127
31	3787.54	0.087
32	3160.19	0.073
33	4528.21	0.104
34	4519.52	0.104
35	4441.46	0.102
36	3102.98	0.071
37	3102.98	0.071
38	3102.98	0.071
39	3102.98	0.071
40	3102.98	0.071
41	3102.98	0.071
42	3102.98	0.071
43	3102.98	0.071
44	3102.98	0.071
45	3102.98	0.071
46	3102.98	0.071
47	3102.98	0.071
48	3102.98	0.071
49	3102.98	0.071
50	3102.98	0.071

Parcel Area Table		
Parcel #	SQ. FT,	Area
51	3102.98	0.071
52	3102.98	0.071
53	3102.98	0.071
54	3102.98	0.071
55	3102.98	0.071
56	3102.98	0.071
57	3102.98	0.071
58	3102.98	0.071
59	3102.98	0.071
60	3619.35	0.083
61	4525.00	0.104
62	4439.21	0.102
63	4090.79	0.094
64	6071.16	0.139
65	3797.90	0.087
66	3146.27	0.072
67	2898.00	0.067
68	2898.00	0.067
69	2898.00	0.067
70	2898.00	0.067
71	2898.00	0.067
72	2898.00	0.067
73	2898.00	0.067
74	2898.00	0.067
75	2898.00	0.067

Parcel Area Table		
Parcel #	SQ. FT,	Area
76	2898.00	0.067
77	2898.00	0.067
78	2898.00	0.067
79	2898.00	0.067
80	2898.00	0.067
81	2898.00	0.067
82	2898.00	0.067
83	2898.00	0.067
84	2898.00	0.067
85	2898.00	0.067
86	2898.00	0.067
87	2898.00	0.067
88	2890.66	0.066
89	2905.34	0.067
90	2898.00	0.067
91	2898.00	0.067
92	2898.00	0.067
93	2898.00	0.067
94	2898.00	0.067
95	2898.00	0.067
96	2898.00	0.067
97	2898.00	0.067
C.A.-A	11878.85	0.273

LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
D.B.P. - DEDICATED BY PLAT
C.A. - COMMON AREA
S.W.E. - SIDEWALK EASEMENT
℄ - CENTER LINE
N.E.COR. - NORTHEAST CORNER
G.W.D - GENERAL WARRANTY DEED
NO. - NUMBER
U.E. - UTILITY EASEMENT

BEARINGS AS PER TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) (2022) SOUTH ZONE (4205) ELEVATIONS DATUM AS PER NAVD 88 (GEOID 2003)

SCALE:1"= 60'

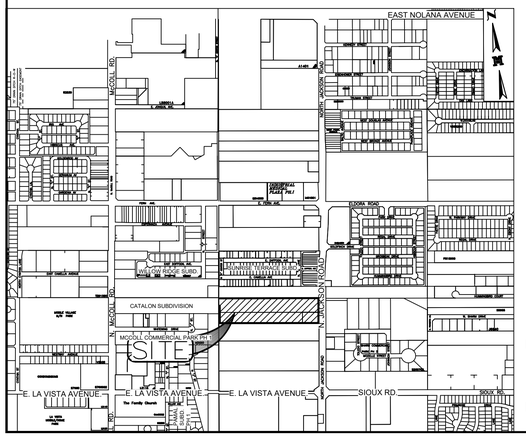
SUBDIVISION MAP OF

ENCLAVE ON JACKSON PHASE II SUBDIVISION

(PRIVATE SUBDIVISION)

PLAT SHOWING 11.183 ACRES OUT OF LOT 2, BLOCK 5 A.J. McCOLL SUBDIVISION VOLUME 21, PAGES 597-598, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

LOCATION MAP
SCALE: 1"=1000'



DRAWN BY: A.A DATE 06-04-2026
REVISED BY: DATE
SURVEYED, CHECKED DATE
FINAL CHECK DATE

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

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	URBAN CITY DEVELOPERS, LLC C/O MARCO LOPEZ	615 S. 1ST LANE	McALLEN, TEXAS 78501		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

J:\Land Development\Enclave\Enclave Jackson\Jackson Phase 2\Autocad files\2026\Enclave On Jackson PH II.dwg 1/4/2026 3:55:56 PM CMG To PDF.pc3

SUBDIVISION MAP OF
ENCLAVE ON JACKSON PHASE II SUBDIVISION

(PRIVATE SUBDIVISION)

PLAT SHOWING 11.183 ACRES OUT OF LOT 2, BLOCK 5 A.J.
McCOLL SUBDIVISION VOLUME 21, PAGES 597-598, H.C.D.R. CITY
OF McALLEN, HIDALGO COUNTY, TEXAS

GENERAL NOTES :

1. THE SITE LIES IN ZONE "B". ZONE "B" IS DEFINED AS " AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
ZONE "B" SHOWN ON:
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

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

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

   FRONT: 10 FEET OR GREATER FOR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
   CORNER: 10 FEET OR GREATER FOR EASEMENTS
   SIDES: 0 FT. WITH FIRE WALL OR 5 FT., OR GREATER FOR EASEMENTS.
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 62,353 CUBIC FEET / 1.431 ACRE FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 62.353 CUBIC FEET / 1.431 ACRE FEET. WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING TXDOT STORM SEWER NETWORK LOCATED ON THE SOUTHEAST SIDE OF THE PROPERTY ALONG JACKSON ROAD

5. CITY OF McALLEN BENCHMARK: "MC 68" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & ELDORA ROAD. 30" ALUM. PIPE WITH A 3 $\frac{1}{2}$" BRASS MONUMENT CAP ON TOP AT ELEVATION = 111.23, NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88).

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

7. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS

8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. JACKSON ROAD, 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG OF N. "K" CENTER STREET AND BOTH SIDES OF ALL INTERIOR STREETS.

9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG NORTH JACKSON ROAD AND N. "K" CENTER STREET

10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

11. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.

12. COMMON OR DETENTION AREAS, ANY PRIVATE STREET, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/ HOA AND NOT THE CITY OF McALLEN.

13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH JACKSON ROAD AND NORTH "K" CENTER STREET.

14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE ENCLAVE ON JACKSON PHASE II 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 SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, ENCLAVE ON JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA "A", WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON AREAS "A" TRANSFER OF TITLE TO THE ENCLAVE ON JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE ENCLAVE ON JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON AREAS "A" ARE THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT NO._____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

16. ALL EASEMENTS TO BE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
GEORGE CARDENAS., PRESIDENT DATE
VANTAGE BANK OF TEXAS
1502 SOUTH SUGAR RD,
EDINBURG, TEXAS, 78539

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 11.183 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 5, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, HIDALGO COUNTY DEED RECORDS, WHICH SAID 11.183 ACRES CONSISTS OF: 6.245 ACRES OUT OF A CERTAIN TRACT DESIGNATED AS (TRACT IV DEED CALL) CONVEYED TO EARL DONOVAN BEAMSLEY AND 4.938 ACRES OUT OF A CERTAIN TRACT DESIGNATED AS (TRACT V DEED CALL) CONVEYED TO LELAND LEROY BEAMSLEY, ALL BY VIRTUE OF PARTITION DEED RECORDED UNDER VOLUME 3409, PAGE 427, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.183 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5;

THENCE, N 81° 30' 05" W ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 5 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. JACKSON ROAD, A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 29' 55" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID N. JACKSON ROAD, AT A DISTANCE OF 197.40 PASS THE SOUTH LINE OF SAID (TRACT IV DEED CALL) AND THE NORTH LINE OF SAID (TRACT V DEED CALL), CONTINUING A TOTAL DISTANCE OF 353.43 FEET TO A NO. 4 REBAR FOUND [N:16606992.096 E: 1082591.366], FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81° 30' 05" W ALONG THE SOUTH LINE OF SAID (TRACT V DEED CALL) DISTANCE OF 1378.30 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID (TRACT V DEED CALL), AND ON THE WEST LOT LINE OF SAID LOT 2, BLOCK 5, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 08° 29' 55" E ALONG THE WEST LINE OF SAID LOT 2, BLOCK 5, AT A DISTANCE OF 156.05 FEET PASS THE NORTHWEST CORNER OF SAID (TRACT V DEED CALL) AND THE SOUTHWEST CORNER OF SAID (TRACT IV DEED CALL), CONTINUING A TOTAL DISTANCE OF 353.43 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID (TRACT IV DEED CALL), FOR THE NORTHWEST CORNER OF THIS TRACT, TO WHICH A NO. 4 REBAR FOUND BEARS N 01° 44' 17" E A DISTANCE OF 5.08 FEET;

4. THENCE, S 81° 30' 05" E ALONG THE NORTH LINES OF SAID LOT 2, BLOCK 5 AND OF SAID (TRACT IV DEED CALL), A DISTANCE OF 1378.30 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD AND POINT OF BEGINNING AND CONTAINING 11.183 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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ENCLAVE ON JACKSON PH II SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. JACKSON ROAD AND N. "K" CENTER STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

URBAN CITY DEVELOPERS, LLC
615 S 1ST LANE
McALLEN, TEXAS 78501

_____ _____
ROXANA LOPEZ, DIRECTOR DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS THE _____ DAY OF _____, 20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____ _____
MARIO A. REYNA, P.E. # 117368 DATE:
DATE PREPARED: 06-04-2026
STATE OF TEXAS
REVISED:
ENGINEERING JOB No. 26086

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF ENCLAVE ON JACKSON PH II SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-07-24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
DATED THIS THE _____ DAY OF _____, 20_____.

_____ _____
RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE:
STATE OF TEXAS
DATE SURVEYED: 05-23-2025
SURVEY JOB No. 25438.08

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

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	URBAN CITY DEVELOPERS, LLC	615 S. 1ST LANE	McALLEN, TEXAS 78501		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: A.A DATE 06-04-2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

J:\Land Development\Residential\McAllen\26086 Enclave On Jackson PH II\Dwg\ 6/5/2026 1:07:26 PM (JWC) By (YSP pc)

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2026

SUBDIVISION NAME: ENCLAVE ON JACKSON PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Jackson Road (FM 3362): Dedication of 60 ft from centerline for a total R.O.W. of 120 ft Paving: by state Curb & gutter: by state - Label centerline and lot line to finalize R.O.W. dedication requirements prior to final. - Provide a copy of the documents referenced on the plat for staff review prior to final. - Include in parenthesis (FM 3362) beneath road name and remove "R.O.W. VARIES." - Ensure that R.O.W. complies with State plans for North Jackson Road. Any acquisitions should be included with document number, dimensions, and labeling. Finalize prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
North "K" Center Street: Dedication of 60 ft total R.O.W. Paving: 40 ft Curb & gutter: both sides - Label centerline. - 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. - Clarify if this street will be private. Subdivision to the south shows this to be public. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Internal Road: Dedication of 60 ft total R.O.W. Paving: 40 ft Curb & gutter: both sides - Plat currently shows 50 ft R.O.W. - Show radius for the proposed cul-de-sac corners of Azalea Drive/North L Street and Harvey Drive/North M Lane. - Provide R.O.W. width for proposed North L Street. - Name of street will be finalized by staff prior to final. 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
_____ 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

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 _____ - If rezoning is approved, 900 ft would not be complying with block length requirements. **Subdivision Ordinance: Section 134-118	Non-compliance
* 600 ft. Maximum Cul-de-Sac _____ - As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Alley/service drive easement required for multi-family development/commercial properties. - Must comply with Public Works Department requirements prior to final. **Subdivision Ordinance: Section 134-106 and/or UDC	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements. - Subject to change, pending rezoning approval. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements. - Subject to change, pending rezoning approval. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements. - Subject to change, pending rezoning approval. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the Zoning Ordinance or greater for easements. - Subject to change, pending rezoning approval. **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 on North Jackson Road and 4 ft. wide minimum sidewalk required on North "K" Center Street and along both sides of interior streets. **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 on North Jackson Road and North "K" Center Street. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	TBD

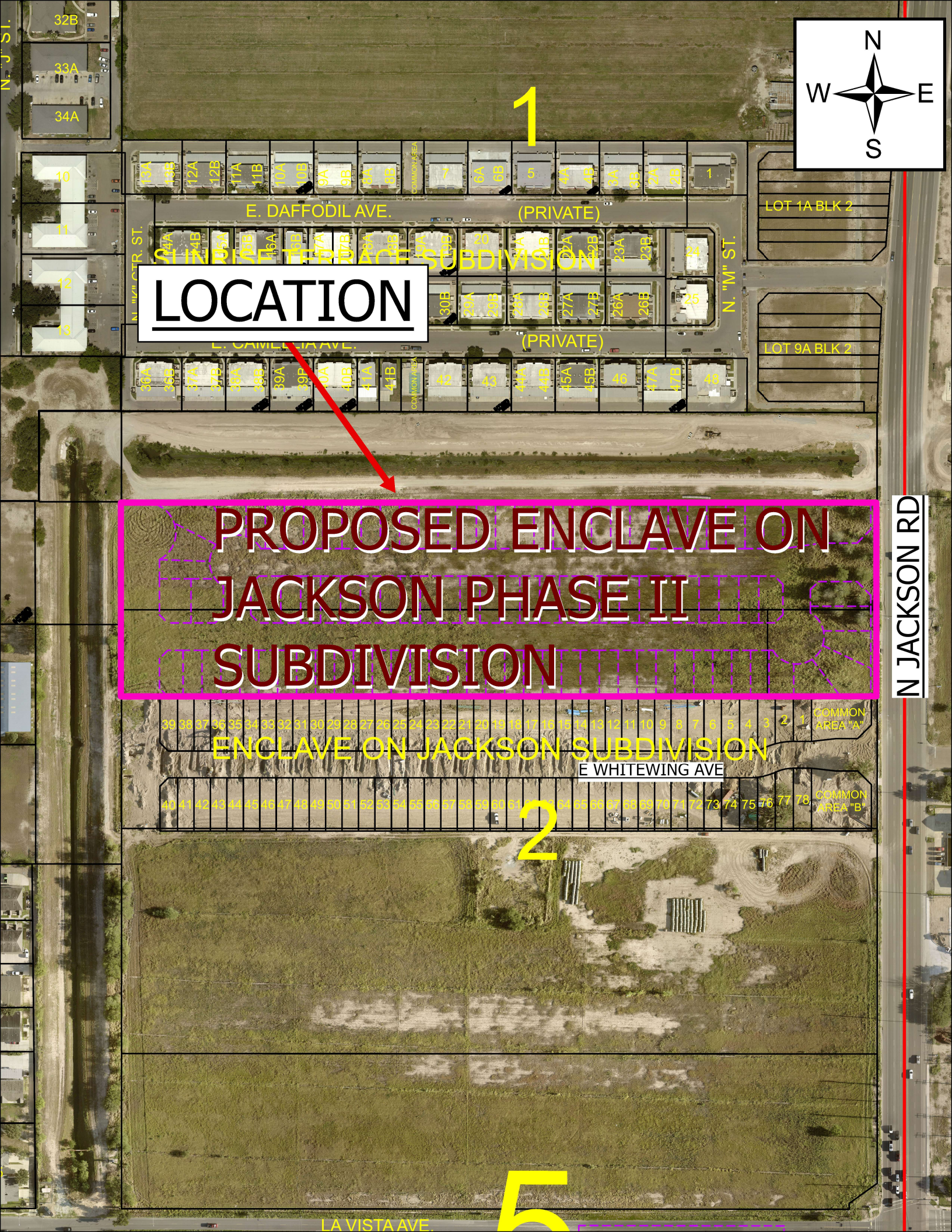
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	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 prior to final.	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	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area 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.	Applied
ZONING/CUP	
* Existing: R-3A & C-3 Proposed: R-3 ***Zoning Ordinance: Article V - Rezoning was submitted on May 15, 2026. Will be heard before the Planning & Zoning Commission on July 7, 2026, and before City Commission on July 27, 2026.	TBD
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - Rezoning was submitted on May 15, 2026. Will be heard before the Planning & Zoning Commission on July 7, 2026, and before City Commission on July 27, 2026.	TBD
PARKS	
* 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.	Required
* 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	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
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."	Applied
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage, and utilities approvals.	Applied

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

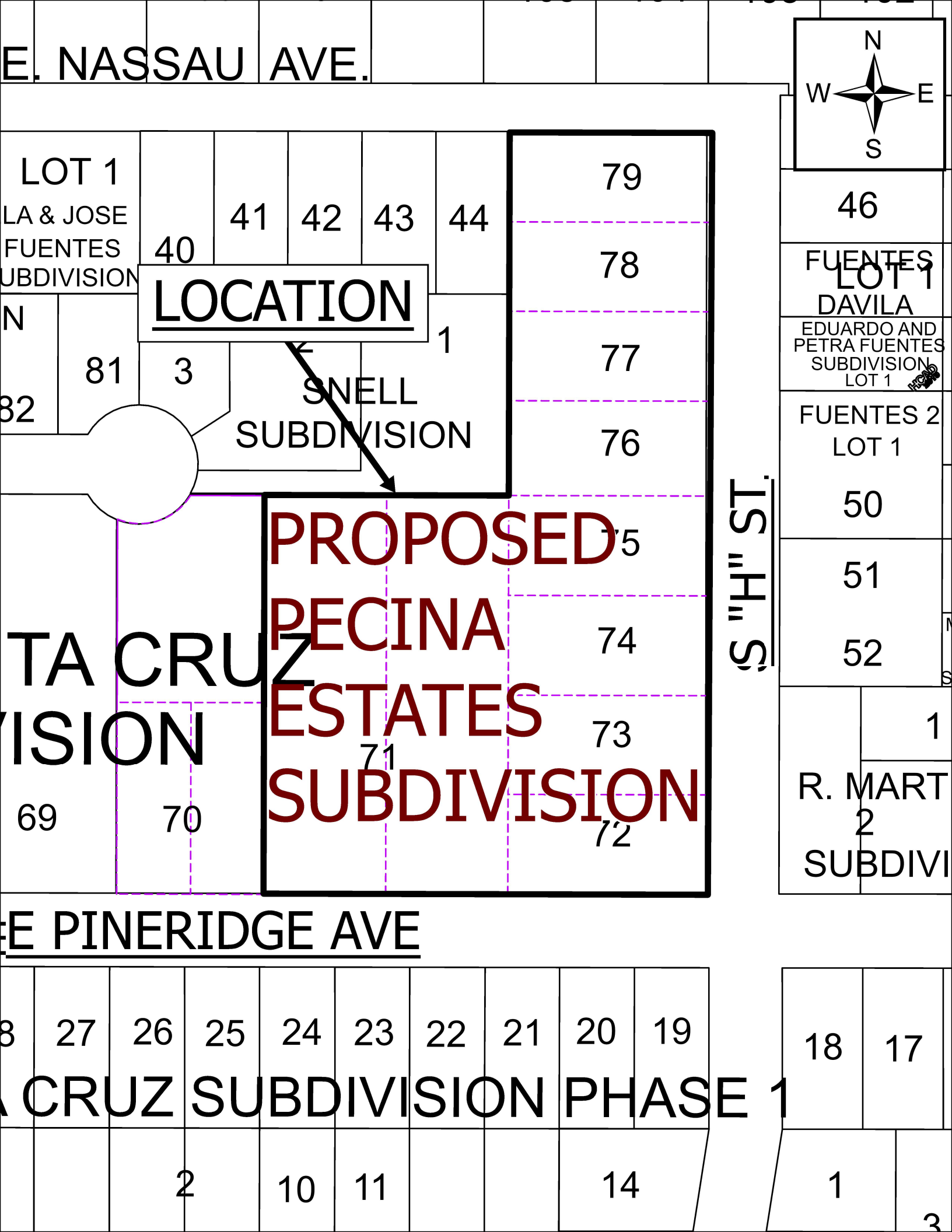

LOCATION
PROPOSED ENCLAVE ON JACKSON PHASE II SUBDIVISION
ENCLAVE ON JACKSON SUBDIVISION
E WHITEWING AVE
E. DAFFODIL AVE.
(PRIVATE)
N. "M" ST.
N. "K" CTR. ST.
LOT 1A BLK 2
LOT 9A BLK 2
N JACKSON RD
LA VISTA AVE.
COMMON AREA "A"
COMMON AREA "B"
N
S
E
W

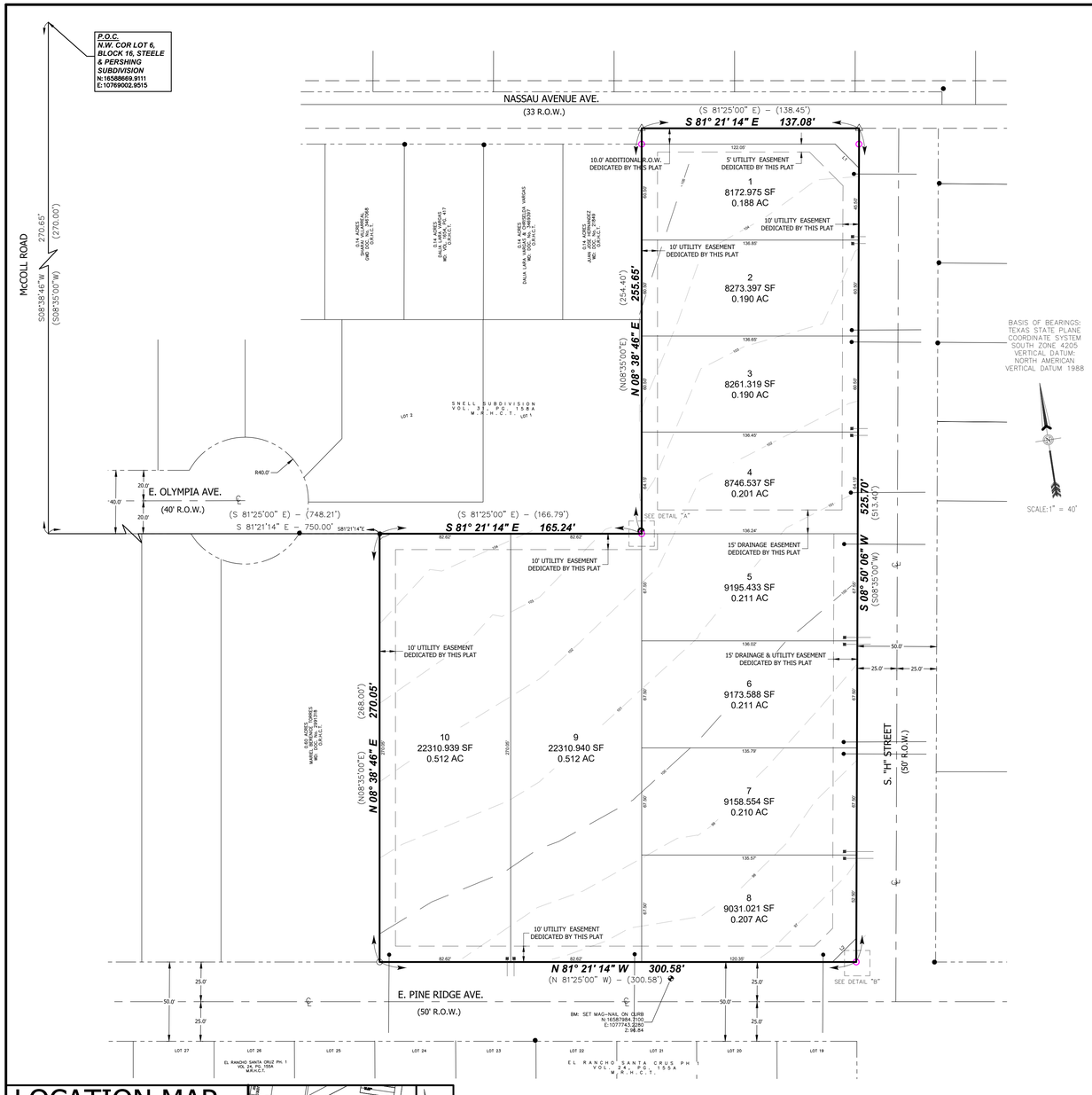
CITY OF McALLEN

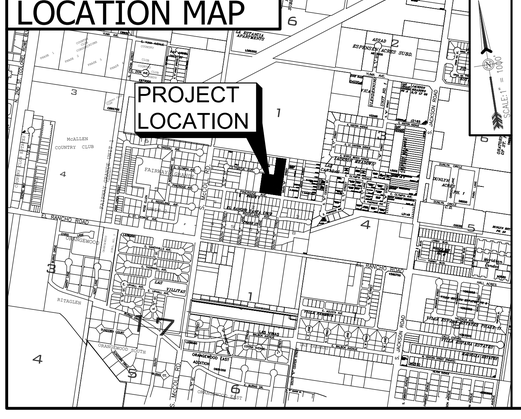
Planning & Zoning Commission Meeting

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


E. NASSAU AVE.
N
W
E
S
LOT 1
LA & JOSE
FUENTES
UBDIVISION
40
41
42
43
44
79
78
77
76
75
74
73
72
71
46
FUENTES
LOT 1
DAVILA
EDUARDO AND
PETRA FUENTES
SUBDIVISION
LOT 1
FUENTES 2
LOT 1
50
51
52
1
R. MART
2
SUBDIVI
LOCATION
1
SNELL
SUBDIVISION
N
81
3
82
PROPOSED
PECINA
ESTATES
SUBDIVISION
TA CRUZ
ISION
69
70
S "H" ST.
E PINERIDGE AVE
8
27
26
25
24
23
22
21
20
19
18
17
A CRUZ SUBDIVISION PHASE 1
2
10
11
14
1
3




LOCATION MAP
PROJECT LOCATION
N. RANCHO ROAD
McALLEN COUNTRY CLUB
FALCON ESTATES
TIERRA ALTA
TIERRA ALTA ESTATES
ZOLITAS
RITAVILLE
LA VISTA
LA VISTA ESTATES
LA VISTA ESTATES PHASE II
LA VISTA ESTATES PHASE III
LA VISTA ESTATES PHASE IV
LA VISTA ESTATES PHASE V
LA VISTA ESTATES PHASE VI
LA VISTA ESTATES PHASE VII
LA VISTA ESTATES PHASE VIII
LA VISTA ESTATES PHASE IX
LA VISTA ESTATES PHASE X
LA VISTA ESTATES PHASE XI
LA VISTA ESTATES PHASE XII
LA VISTA ESTATES PHASE XIII
LA VISTA ESTATES PHASE XIV
LA VISTA ESTATES PHASE XV
LA VISTA ESTATES PHASE XVI
LA VISTA ESTATES PHASE XVII
LA VISTA ESTATES PHASE XVIII
LA VISTA ESTATES PHASE XIX
LA VISTA ESTATES PHASE XX
LA VISTA ESTATES PHASE XXI
LA VISTA ESTATES PHASE XXII
LA VISTA ESTATES PHASE XXIII
LA VISTA ESTATES PHASE XXIV
LA VISTA ESTATES PHASE XXV
LA VISTA ESTATES PHASE XXVI
LA VISTA ESTATES PHASE XXVII
LA VISTA ESTATES PHASE XXVIII
LA VISTA ESTATES PHASE XXIX
LA VISTA ESTATES PHASE XXX
LA VISTA ESTATES PHASE XXXI
LA VISTA ESTATES PHASE XXXII
LA VISTA ESTATES PHASE XXXIII
LA VISTA ESTATES PHASE XXXIV
LA VISTA ESTATES PHASE XXXV
LA VISTA ESTATES PHASE XXXVI
LA VISTA ESTATES PHASE XXXVII
LA VISTA ESTATES PHASE XXXVIII
LA VISTA ESTATES PHASE XXXIX
LA VISTA ESTATES PHASE XL
LA VISTA ESTATES PHASE XLI
LA VISTA ESTATES PHASE XLII
LA VISTA ESTATES PHASE XLIII
LA VISTA ESTATES PHASE XLIV
LA VISTA ESTATES PHASE XLV
LA VISTA ESTATES PHASE XLVI
LA VISTA ESTATES PHASE XLVII
LA VISTA ESTATES PHASE XLVIII
LA VISTA ESTATES PHASE XLIX
LA VISTA ESTATES PHASE L
LA VISTA ESTATES PHASE LI
LA VISTA ESTATES PHASE LII
LA VISTA ESTATES PHASE LIII
LA VISTA ESTATES PHASE LIV
LA VISTA ESTATES PHASE LV
LA VISTA ESTATES PHASE LVI
LA VISTA ESTATES PHASE LVII
LA VISTA ESTATES PHASE LVIII
LA VISTA ESTATES PHASE LIX
LA VISTA ESTATES PHASE LX
LA VISTA ESTATES PHASE LXI
LA VISTA ESTATES PHASE LXII
LA VISTA ESTATES PHASE LXIII
LA VISTA ESTATES PHASE LXIV
LA VISTA ESTATES PHASE LXV
LA VISTA ESTATES PHASE LXVI
LA VISTA ESTATES PHASE LXVII
LA VISTA ESTATES PHASE LXVIII
LA VISTA ESTATES PHASE LXIX
LA VISTA ESTATES PHASE LXX
LA VISTA ESTATES PHASE LXXI
LA VISTA ESTATES PHASE LXXII
LA VISTA ESTATES PHASE LXXIII
LA VISTA ESTATES PHASE LXXIV
LA VISTA ESTATES PHASE LXXV
LA VISTA ESTATES PHASE LXXVI
LA VISTA ESTATES PHASE LXXVII
LA VISTA ESTATES PHASE LXXVIII
LA VISTA ESTATES PHASE LXXIX
LA VISTA ESTATES PHASE LXXX
LA VISTA ESTATES PHASE LXXXI
LA VISTA ESTATES PHASE LXXXII
LA VISTA ESTATES PHASE LXXXIII
LA VISTA ESTATES PHASE LXXXIV
LA VISTA ESTATES PHASE LXXXV
LA VISTA ESTATES PHASE LXXXVI
LA VISTA ESTATES PHASE LXXXVII
LA VISTA ESTATES PHASE LXXXVIII
LA VISTA ESTATES PHASE LXXXIX
LA VISTA ESTATES PHASE XC
LA VISTA ESTATES PHASE XCI
LA VISTA ESTATES PHASE XCII
LA VISTA ESTATES PHASE XCIII
LA VISTA ESTATES PHASE XCIV
LA VISTA ESTATES PHASE XCV
LA VISTA ESTATES PHASE XCVI
LA VISTA ESTATES PHASE XCVII
LA VISTA ESTATES PHASE XCVIII
LA VISTA ESTATES PHASE XCIX
LA VISTA ESTATES PHASE C
LA VISTA ESTATES PHASE CI
LA VISTA ESTATES PHASE CII
LA VISTA ESTATES PHASE CIII
LA VISTA ESTATES PHASE CIV
LA VISTA ESTATES PHASE CV
LA VISTA ESTATES PHASE CVI
LA VISTA ESTATES PHASE CVII
LA VISTA ESTATES PHASE CVIII
LA VISTA ESTATES PHASE CIX
LA VISTA ESTATES PHASE CX
LA VISTA ESTATES PHASE CXI
LA VISTA ESTATES PHASE CXII
LA VISTA ESTATES PHASE CXIII
LA VISTA ESTATES PHASE CXIV
LA VISTA ESTATES PHASE CXV
LA VISTA ESTATES PHASE CXVI
LA VISTA ESTATES PHASE CXVII
LA VISTA ESTATES PHASE CXVIII
LA VISTA ESTATES PHASE CXIX
LA VISTA ESTATES PHASE CXX
LA VISTA ESTATES PHASE CXXI
LA VISTA ESTATES PHASE CXXII
LA VISTA ESTATES PHASE CXXIII
LA VISTA ESTATES PHASE CXXIV
LA VISTA ESTATES PHASE CXXV
LA VISTA ESTATES PHASE CXXVI
LA VISTA ESTATES PHASE CXXVII
LA VISTA ESTATES PHASE CXXVIII
LA VISTA ESTATES PHASE CXXIX
LA VISTA ESTATES PHASE CXXX
LA VISTA ESTATES PHASE CXXXI
LA VISTA ESTATES PHASE CXXXII
LA VISTA ESTATES PHASE CXXXIII
LA VISTA ESTATES PHASE CXXXIV
LA VISTA ESTATES PHASE CXXXV
LA VISTA ESTATES PHASE CXXXVI
LA VISTA ESTATES PHASE CXXXVII
LA VISTA ESTATES PHASE CXXXVIII
LA VISTA ESTATES PHASE CXXXIX
LA VISTA ESTATES PHASE CXL
LA VISTA ESTATES PHASE CXLI
LA VISTA ESTATES PHASE CXLII
LA VISTA ESTATES PHASE CXLIII
LA VISTA ESTATES PHASE CXLIV
LA VISTA ESTATES PHASE CXLV
LA VISTA ESTATES PHASE CXLVI
LA VISTA ESTATES PHASE CXLVII
LA VISTA ESTATES PHASE CXLVIII
LA VISTA ESTATES PHASE CXLIX
LA VISTA ESTATES PHASE CL
LA VISTA ESTATES PHASE CLI
LA VISTA ESTATES PHASE CLII
LA VISTA ESTATES PHASE CLIII
LA VISTA ESTATES PHASE CLIV
LA VISTA ESTATES PHASE CLV
LA VISTA ESTATES PHASE CLVI
LA VISTA ESTATES PHASE CLVII
LA VISTA ESTATES PHASE CLVIII
LA VISTA ESTATES PHASE CLIX
LA VISTA ESTATES PHASE CLX
LA VISTA ESTATES PHASE CLXI
LA VISTA ESTATES PHASE CLXII
LA VISTA ESTATES PHASE CLXIII
LA VISTA ESTATES PHASE CLXIV
LA VISTA ESTATES PHASE CLXV
LA VISTA ESTATES PHASE CLXVI
LA VISTA ESTATES PHASE CLXVII
LA VISTA ESTATES PHASE CLXVIII
LA VISTA ESTATES PHASE CLXIX
LA VISTA ESTATES PHASE CLXX
LA VISTA ESTATES PHASE CLXXI
LA VISTA ESTATES PHASE CLXXII
LA VISTA ESTATES PHASE CLXXIII
LA VISTA ESTATES PHASE CLXXIV
LA VISTA ESTATES PHASE CLXXV
LA VISTA ESTATES PHASE CLXXVI
LA VISTA ESTATES PHASE CLXXVII
LA VISTA ESTATES PHASE CLXXVIII
LA VISTA ESTATES PHASE CLXXIX
LA VISTA ESTATES PHASE CLXXX
LA VISTA ESTATES PHASE CLXXXI
LA VISTA ESTATES PHASE CLXXXII
LA VISTA ESTATES PHASE CLXXXIII
LA VISTA ESTATES PHASE CLXXXIV
LA VISTA ESTATES PHASE CLXXXV
LA VISTA ESTATES PHASE CLXXXVI
LA VISTA ESTATES PHASE CLXXXVII
LA VISTA ESTATES PHASE CLXXXVIII
LA VISTA ESTATES PHASE CLXXXIX
LA VISTA ESTATES PHASE CXC
LA VISTA ESTATES PHASE CXCI
LA VISTA ESTATES PHASE CXCII
LA VISTA ESTATES PHASE CXCIII
LA VISTA ESTATES PHASE CXCIV
LA VISTA ESTATES PHASE CXCV
LA VISTA ESTATES PHASE CXCVI
LA VISTA ESTATES PHASE CXCVII
LA VISTA ESTATES PHASE CXCVIII
LA VISTA ESTATES PHASE CXCIX
LA VISTA ESTATES PHASE CC
LA VISTA ESTATES PHASE CCI
LA VISTA ESTATES PHASE CCII
LA VISTA ESTATES PHASE CCIII
LA VISTA ESTATES PHASE CCIV
LA VISTA ESTATES PHASE CCV
LA VISTA ESTATES PHASE CCVI
LA VISTA ESTATES PHASE CCVII
LA VISTA ESTATES PHASE CCVIII
LA VISTA ESTATES PHASE CCIX
LA VISTA ESTATES PHASE CCX
LA VISTA ESTATES PHASE CCXI
LA VISTA ESTATES PHASE CCXII
LA VISTA ESTATES PHASE CCXIII
LA VISTA ESTATES PHASE CCXIV
LA VISTA ESTATES PHASE CCXV
LA VISTA ESTATES PHASE CCXVI
LA VISTA ESTATES PHASE CCXVII
LA VISTA ESTATES PHASE CCXVIII
LA VISTA ESTATES PHASE CCXIX
LA VISTA ESTATES PHASE CCXX
LA VISTA ESTATES PHASE CCXXI
LA VISTA ESTATES PHASE CCXXII
LA VISTA ESTATES PHASE CCXXIII
LA VISTA ESTATES PHASE CCXXIV
LA VISTA ESTATES PHASE CCXXV
LA VISTA ESTATES PHASE CCXXVI
LA VISTA ESTATES PHASE CCXXVII
LA VISTA ESTATES PHASE CCXXVIII
LA VISTA ESTATES PHASE CCXXIX
LA VISTA ESTATES PHASE CCXXX
LA VISTA ESTATES PHASE CCXXXI
LA VISTA ESTATES PHASE CCXXXII
LA VISTA ESTATES PHASE CCXXXIII
LA VISTA ESTATES PHASE CCXXXIV
LA VISTA ESTATES PHASE CCXXXV
LA VISTA ESTATES PHASE CCXXXVI
LA VISTA ESTATES PHASE CCXXXVII
LA VISTA ESTATES PHASE CCXXXVIII
LA VISTA ESTATES PHASE CCXXXIX
LA VISTA ESTATES PHASE CCXL
LA VISTA ESTATES PHASE CCXLI
LA VISTA ESTATES PHASE CCXLII
LA VISTA ESTATES PHASE CCXLIII
LA VISTA ESTATES PHASE CCXLIV
LA VISTA ESTATES PHASE CCXLV
LA VISTA ESTATES PHASE CCXLVI
LA VISTA ESTATES PHASE CCXLVII
LA VISTA ESTATES PHASE CCXLVIII
LA VISTA ESTATES PHASE CCXLIX
LA VISTA ESTATES PHASE CCL
LA VISTA ESTATES PHASE CCLI
LA VISTA ESTATES PHASE CCLII
LA VISTA ESTATES PHASE CCLIII
LA VISTA ESTATES PHASE CCLIV
LA VISTA ESTATES PHASE CCLV
LA VISTA ESTATES PHASE CCLVI
LA VISTA ESTATES PHASE CCLVII
LA VISTA ESTATES PHASE CCLVIII
LA VISTA ESTATES PHASE CCLIX
LA VISTA ESTATES PHASE CCLX
LA VISTA ESTATES PHASE CCLXI
LA VISTA ESTATES PHASE CCLXII
LA VISTA ESTATES PHASE CCLXIII
LA VISTA ESTATES PHASE CCLXIV
LA VISTA ESTATES PHASE CCLXV
LA VISTA ESTATES PHASE CCLXVI
LA VISTA ESTATES PHASE CCLXVII
LA VISTA ESTATES PHASE CCLXVIII
LA VISTA ESTATES PHASE CCLXIX
LA VISTA ESTATES PHASE CCLXX
LA VISTA ESTATES PHASE CCLXXI
LA VISTA ESTATES PHASE CCLXXII
LA VISTA ESTATES PHASE CCLXXIII
LA VISTA ESTATES PHASE CCLXXIV
LA VISTA ESTATES PHASE CCLXXV
LA VISTA ESTATES PHASE CCLXXVI
LA VISTA ESTATES PHASE CCLXXVII
LA VISTA ESTATES PHASE CCLXXVIII
LA VISTA ESTATES PHASE CCLXXIX
LA VISTA ESTATES PHASE CCLXXX
LA VISTA ESTATES PHASE CCLXXXI
LA VISTA ESTATES PHASE CCLXXXII
LA VISTA ESTATES PHASE CCLXXXIII
LA VISTA ESTATES PHASE CCLXXXIV
LA VISTA ESTATES PHASE CCLXXXV
LA VISTA ESTATES PHASE CCLXXXVI
LA VISTA ESTATES PHASE CCLXXXVII
LA VISTA ESTATES PHASE CCLXXXVIII
LA VISTA ESTATES PHASE CCLXXXIX
LA VISTA ESTATES PHASE CCXC
LA VISTA ESTATES PHASE CCXCI
LA VISTA ESTATES PHASE CCXCII
LA VISTA ESTATES PHASE CCXCIII
LA VISTA ESTATES PHASE CCXCIV
LA VISTA ESTATES PHASE CCXCV
LA VISTA ESTATES PHASE CCXCVI
LA VISTA ESTATES PHASE CCXCVII
LA VISTA ESTATES PHASE CCXCVIII
LA VISTA ESTATES PHASE CCXCIX
LA VISTA ESTATES PHASE CCC
LA VISTA ESTATES PHASE CCCI
LA VISTA ESTATES PHASE CCCII
LA VISTA ESTATES PHASE CCCIII
LA VISTA ESTATES PHASE CCCIV
LA VISTA ESTATES PHASE CCCV
LA VISTA ESTATES PHASE CCCVI
LA VISTA ESTATES PHASE CCCVII
LA VISTA ESTATES PHASE CCCVIII
LA VISTA ESTATES PHASE CCCIX
LA VISTA ESTATES PHASE CCCX
LA VISTA ESTATES PHASE CCCXI
LA VISTA ESTATES PHASE CCCXII
LA VISTA ESTATES PHASE CCCXIII
LA VISTA ESTATES PHASE CCCXIV
LA VISTA ESTATES PHASE CCCXV
LA VISTA ESTATES PHASE CCCXVI
LA VISTA ESTATES PHASE CCCXVII
LA VISTA ESTATES PHASE CCCXVIII
LA VISTA ESTATES PHASE CCCXIX
LA VISTA ESTATES PHASE CCCXX
LA VISTA ESTATES PHASE CCCXXI
LA VISTA ESTATES PHASE CCCXXII
LA VISTA ESTATES PHASE CCCXXIII
LA VISTA ESTATES PHASE CCCXXIV
LA VISTA ESTATES PHASE CCCXXV
LA VISTA ESTATES PHASE CCCXXVI
LA VISTA ESTATES PHASE CCCXXVII
LA VISTA ESTATES PHASE CCCXXVIII
LA VISTA ESTATES PHASE CCCXXIX
LA VISTA ESTATES PHASE CCCXXX
LA VISTA ESTATES PHASE CCCXXXI
LA VISTA ESTATES PHASE CCCXXXII
LA VISTA ESTATES PHASE CCCXXXIII
LA VISTA ESTATES PHASE CCCXXXIV
LA VISTA ESTATES PHASE CCCXXXV
LA VISTA ESTATES PHASE CCCXXXVI
LA VISTA ESTATES PHASE CCCXXXVII
LA VISTA ESTATES PHASE CCCXXXVIII
LA VISTA ESTATES PHASE CCCXXXIX
LA VISTA ESTATES PHASE CCCXL
LA VISTA ESTATES PHASE CCCXLI
LA VISTA ESTATES PHASE CCCXLII
LA VISTA ESTATES PHASE CCCXLIII
LA VISTA ESTATES PHASE CCCXLIV
LA VISTA ESTATES PHASE CCCXLV
LA VISTA ESTATES PHASE CCCXLVI
LA VISTA ESTATES PHASE CCCXLVII
LA VISTA ESTATES PHASE CCCXLVIII
LA VISTA ESTATES PHASE CCCXLIX
LA VISTA ESTATES PHASE CCCL
LA VISTA ESTATES PHASE CCCLI
LA VISTA ESTATES PHASE CCCLII
LA VISTA ESTATES PHASE CCCLIII
LA VISTA ESTATES PHASE CCCLIV
LA VISTA ESTATES PHASE CCCLV
LA VISTA ESTATES PHASE CCCLVI
LA VISTA ESTATES PHASE CCCLVII
LA VISTA ESTATES PHASE CCCLVIII
LA VISTA ESTATES PHASE CCCLIX
LA VISTA ESTATES PHASE CCCLX
LA VISTA ESTATES PHASE CCCLXI
LA VISTA ESTATES PHASE CCCLXII
LA VISTA ESTATES PHASE CCCLXIII
LA VISTA ESTATES PHASE CCCLXIV
LA VISTA ESTATES PHASE CCCLXV
LA VISTA ESTATES PHASE CCCLXVI
LA VISTA ESTATES PHASE CCCLXVII
LA VISTA ESTATES PHASE CCCLXVIII
LA VISTA ESTATES PHASE CCCLXIX
LA VISTA ESTATES PHASE CCCLXX
LA VISTA ESTATES PHASE CCCLXXI
LA VISTA ESTATES PHASE CCCLXXII
LA VISTA ESTATES PHASE CCCLXXIII
LA VISTA ESTATES PHASE CCCLXXIV
LA VISTA ESTATES PHASE CCCLXXV
LA VISTA ESTATES PHASE CCCLXXVI
LA VISTA ESTATES PHASE CCCLXXVII
LA VISTA ESTATES PHASE CCCLXXVIII
LA VISTA ESTATES PHASE CCCLXXIX
LA VISTA ESTATES PHASE CCCLXXX
LA VISTA ESTATES PHASE CCCLXXXI
LA VISTA ESTATES PHASE CCCLXXXII
LA VISTA ESTATES PHASE CCCLXXXIII
LA VISTA ESTATES PHASE CCCLXXXIV
LA VISTA ESTATES PHASE CCCLXXXV
LA VISTA ESTATES PHASE CCCLXXXVI
LA VISTA ESTATES PHASE CCCLXXXVII
LA VISTA ESTATES PHASE CCCLXXXVIII
LA VISTA ESTATES PHASE CCCLXXXIX
LA VISTA ESTATES PHASE CCCXC
LA VISTA ESTATES PHASE CCCXCI
LA VISTA ESTATES PHASE CCCXCII
LA VISTA ESTATES PHASE CCCXCIII
LA VISTA ESTATES PHASE CCCXCIV
LA VISTA ESTATES PHASE CCCXCV
LA VISTA ESTATES PHASE CCCXCVI
LA VISTA ESTATES PHASE CCCXCVII
LA VISTA ESTATES PHASE CCCXCVIII
LA VISTA ESTATES PHASE CCCXCIX
LA VISTA ESTATES PHASE CD
LA VISTA ESTATES PHASE CDI
LA VISTA ESTATES PHASE CDII
LA VISTA ESTATES PHASE CDIII
LA VISTA ESTATES PHASE CDIV
LA VISTA ESTATES PHASE CDV
LA VISTA ESTATES PHASE CDVI
LA VISTA ESTATES PHASE CDVII
LA VISTA ESTATES PHASE CDVIII
LA VISTA ESTATES PHASE CDIX
LA VISTA ESTATES PHASE CDX
LA VISTA ESTATES PHASE CDXI
LA VISTA ESTATES PHASE CDXII
LA VISTA ESTATES PHASE CDXIII
LA VISTA ESTATES PHASE CDXIV
LA VISTA ESTATES PHASE CDXV
LA VISTA ESTATES PHASE CDXVI
LA VISTA ESTATES PHASE CDXVII
LA VISTA ESTATES PHASE CDXVIII
LA VISTA ESTATES PHASE CDXIX
LA VISTA ESTATES PHASE CDXX
LA VISTA ESTATES PHASE CDXXI
LA VISTA ESTATES PHASE CDXXII
LA VISTA ESTATES PHASE CDXXIII
LA VISTA ESTATES PHASE CDXXIV
LA VISTA ESTATES PHASE CDXXV
LA VISTA ESTATES PHASE CDXXVI
LA VISTA ESTATES PHASE CDXXVII
LA VISTA ESTATES PHASE CDXXVIII
LA VISTA ESTATES PHASE CDXXIX
LA VISTA ESTATES PHASE CDXXX
LA VISTA ESTATES PHASE CDXXXI
LA VISTA ESTATES PHASE CDXXXII
LA VISTA ESTATES PHASE CDXXXIII
LA VISTA ESTATES PHASE CDXXXIV
LA VISTA ESTATES PHASE CDXXXV
LA VISTA ESTATES PHASE CDXXXVI
LA VISTA ESTATES PHASE CDXXXVII
LA VISTA ESTATES PHASE CDXXXVIII
LA VISTA ESTATES PHASE CDXXXIX
LA VISTA ESTATES PHASE CDXL
LA VISTA ESTATES PHASE CDXLI
LA VISTA ESTATES PHASE CDXLII
LA VISTA ESTATES PHASE CDXLIII
LA VISTA ESTATES PHASE CDXLIV
LA VISTA ESTATES PHASE CDXLV
LA VISTA ESTATES PHASE CDXLVI
LA VISTA ESTATES PHASE CDXLVII
LA VISTA ESTATES PHASE CDXLVIII
LA VISTA ESTATES PHASE CDXLIX
LA VISTA ESTATES PHASE CDL
LA VISTA ESTATES PHASE CDLI
LA VISTA ESTATES PHASE CDLII
LA VISTA ESTATES PHASE CDLIII
LA VISTA ESTATES PHASE CDLIV
LA VISTA ESTATES PHASE CDLV
LA VISTA ESTATES PHASE CDLVI
LA VISTA ESTATES PHASE CDLVII
LA VISTA ESTATES PHASE CDLVIII
LA VISTA ESTATES PHASE CDLIX
LA VISTA ESTATES PHASE CDLX
LA VISTA ESTATES PHASE CDLXI
LA VISTA ESTATES PHASE CDLXII
LA VISTA ESTATES PHASE CDLXIII
LA VISTA ESTATES PHASE CDLXIV
LA VISTA ESTATES PHASE CDLXV
LA VISTA ESTATES PHASE CDLXVI
LA VISTA ESTATES PHASE CDLXVII
LA VISTA ESTATES PHASE CDLXVIII
LA VISTA ESTATES PHASE CDLXIX
LA VISTA ESTATES PHASE CDLXX
LA VISTA ESTATES PHASE CDLXXI
LA VISTA ESTATES PHASE CDLXXII
LA VISTA ESTATES PHASE CDLXXIII
LA VISTA ESTATES PHASE CDLXXIV
LA VISTA ESTATES PHASE CDLXXV
LA VISTA ESTATES PHASE CDLXXVI
LA VISTA ESTATES PHASE CDLXXVII
LA VISTA ESTATES PHASE CDLXXVIII
LA VISTA ESTATES PHASE CDLXXIX
LA VISTA ESTATES PHASE CDLXXX
LA VISTA ESTATES PHASE CDLXXXI
LA VISTA ESTATES PHASE CDLXXXII
LA VISTA ESTATES PHASE CDLXXXIII
LA VISTA ESTATES PHASE CDLXXXIV
LA VISTA ESTATES PHASE CDLXXXV
LA VISTA ESTATES PHASE CDLXXXVI
LA VISTA ESTATES PHASE CDLXXXVII
LA VISTA ESTATES PHASE CDLXXXVIII
LA VISTA ESTATES PHASE CDLXXXIX
LA VISTA ESTATES PHASE CDXC
LA VISTA ESTATES PHASE CDXCI
LA VISTA ESTATES PHASE CDXCII
LA VISTA ESTATES PHASE CDXCIII
LA VISTA ESTATES PHASE CDXCIV
LA VISTA ESTATES PHASE CDXCV
LA VISTA ESTATES PHASE CDXCVI
LA VISTA ESTATES PHASE CDXCVII
LA VISTA ESTATES PHASE CDXCVIII
LA VISTA ESTATES PHASE CDXCIX
LA VISTA ESTATES PHASE CM
LA VISTA ESTATES PHASE CMI
LA VISTA ESTATES PHASE CMII
LA VISTA ESTATES PHASE CMIII
LA VISTA ESTATES PHASE CMIV
LA VISTA ESTATES PHASE CMV
LA VISTA ESTATES PHASE CMVI
LA VISTA ESTATES PHASE CMVII
LA VISTA ESTATES PHASE CMVIII
LA VISTA ESTATES PHASE CMIX
LA VISTA ESTATES PHASE CMX
LA VISTA ESTATES PHASE CMXI
LA VISTA ESTATES PHASE CMXII
LA VISTA ESTATES PHASE CMXIII
LA VISTA ESTATES PHASE CMXIV
LA VISTA ESTATES PHASE CMXV
LA VISTA ESTATES PHASE CMXVI
LA VISTA ESTATES PHASE CMXVII
LA VISTA ESTATES PHASE CMXVIII
LA VISTA ESTATES PHASE CMXIX
LA VISTA ESTATES PHASE CMXX
LA VISTA ESTATES PHASE CMXXI
LA VISTA ESTATES PHASE CMXXII
LA VISTA ESTATES PHASE CMXXIII
LA VISTA ESTATES PHASE CMXXIV
LA VISTA ESTATES PHASE CMXXV
LA VISTA ESTATES PHASE CMXXVI
LA VISTA ESTATES PHASE CMXXVII
LA VISTA ESTATES PHASE CMXXVIII
LA VISTA ESTATES PHASE CMXXIX
LA VISTA ESTATES PHASE CMXXX
LA VISTA ESTATES PHASE CMXXXI
LA VISTA ESTATES PHASE CMXXXII
LA VISTA ESTATES PHASE CMXXXIII
LA VISTA ESTATES PHASE CMXXXIV
LA VISTA ESTATES PHASE CMXXXV
LA VISTA ESTATES PHASE CMXXXVI
LA VISTA ESTATES PHASE CMXXXVII
LA VISTA ESTATES PHASE CMXXXVIII
LA VISTA ESTATES PHASE CMXXXIX
LA VISTA ESTATES PHASE CMXL
LA VISTA ESTATES PHASE CMXLI
LA VISTA ESTATES PHASE CMXLII
LA VISTA ESTATES PHASE CMXLIII
LA VISTA ESTATES PHASE CMXLIV
LA VISTA ESTATES PHASE CMXLV
LA VISTA ESTATES PHASE CMXLVI
LA VISTA ESTATES PHASE CMXLVII
LA VISTA ESTATES PHASE CMXLVIII
LA VISTA ESTATES PHASE CMXLIX
LA VISTA ESTATES PHASE CML
LA VISTA ESTATES PHASE CMLI
LA VISTA ESTATES PHASE CMLII
LA VISTA ESTATES PHASE CMLIII
LA VISTA ESTATES PHASE CMLIV
LA VISTA ESTATES PHASE CMLV
LA VISTA ESTATES PHASE CMLVI
LA VISTA ESTATES PHASE CMLVII
LA VISTA ESTATES PHASE CMLVIII
LA VISTA ESTATES PHASE CMLIX
LA VISTA ESTATES PHASE CMLX
LA VISTA ESTATES PHASE CMLXI
LA VISTA ESTATES PHASE CMLXII
LA VISTA ESTATES PHASE CMLXIII
LA VISTA ESTATES PHASE CMLXIV
LA VISTA ESTATES PHASE CMLXV
LA VISTA ESTATES PHASE CMLXVI
LA VISTA ESTATES PHASE CMLXVII
LA VISTA ESTATES PHASE CMLXVIII
LA VISTA ESTATES PHASE CMLXIX
LA VISTA ESTATES PHASE CMLXX
LA VISTA ESTATES PHASE CMLXXI
LA VISTA ESTATES PHASE CMLXXII
LA VISTA ESTATES PHASE CMLXXIII
LA VISTA ESTATES PHASE CMLXXIV
LA VISTA ESTATES PHASE CMLXXV
LA VISTA ESTATES PHASE CMLXXVI
LA VISTA ESTATES PHASE CMLXXVII
LA VISTA ESTATES PHASE CMLXXVIII
LA VISTA ESTATES PHASE CMLXXIX
LA VISTA ESTATES PHASE CMLXXX
LA VISTA ESTATES PHASE CMLXXXI
LA VISTA ESTATES PHASE CMLXXXII
LA VISTA ESTATES PHASE CMLXXXIII
LA VISTA ESTATES PHASE CMLXXXIV
LA VISTA ESTATES PHASE CMLXXXV
LA VISTA ESTATES PHASE CMLXXXVI
LA VISTA ESTATES PHASE CMLXXXVII
LA VISTA ESTATES PHASE CMLXXXVIII
LA VISTA ESTATES PHASE CMLXXXIX
LA VISTA ESTATES PHASE CMXC
LA VISTA ESTATES PHASE CMXCI
LA VISTA ESTATES PHASE CMXCII
LA VISTA ESTATES PHASE CMXCIII
LA VISTA ESTATES PHASE CMXCIV
LA VISTA ESTATES PHASE CMXCV
LA VISTA ESTATES PHASE CMXCVI
LA VISTA ESTATES PHASE CMXCVII
LA VISTA ESTATES PHASE CMXCVIII
LA VISTA ESTATES PHASE CMXCIX
LA VISTA ESTATES PHASE CMC
LA VISTA ESTATES PHASE CMCI
LA VISTA ESTATES PHASE CMCII
LA VISTA ESTATES PHASE CMCIII
LA VISTA ESTATES PHASE CMCIV
LA VISTA ESTATES PHASE CMCV
LA VISTA ESTATES PHASE CMCVI
LA VISTA ESTATES PHASE CMCVII
LA VISTA ESTATES PHASE CMCVIII
LA VISTA ESTATES PHASE CMCIX
LA VISTA ESTATES PHASE CMCX
LA VISTA ESTATES PHASE CMCXI
LA VISTA ESTATES PHASE CMCXII
LA VISTA ESTATES PHASE CMCXIII
LA VISTA ESTATES PHASE CMCXIV
LA VISTA ESTATES PHASE CMCXV
LA VISTA ESTATES PHASE CMCXVI
LA VISTA ESTATES PHASE CMCXVII
LA VISTA ESTATES PHASE CMCXVIII
LA VISTA ESTATES PHASE CMCXIX
LA VISTA ESTATES PHASE CMCXX
LA VISTA ESTATES PHASE CMCXXI
LA VISTA ESTATES PHASE CMCXXII
LA VISTA ESTATES PHASE CMCXXIII
LA VISTA ESTATES PHASE CMCXXIV
LA VISTA ESTATES PHASE CMCXXV
LA VISTA ESTATES PHASE CMCXXVI
LA VISTA ESTATES PHASE CMCXXVII
LA VISTA ESTATES PHASE CMCXXVIII
LA VISTA ESTATES PHASE CMCXXIX
LA VISTA ESTATES PHASE CMCXXX
LA VISTA ESTATES PHASE CMCXXXI
LA VISTA ESTATES PHASE CMCXXXII
LA VISTA ESTATES PHASE CMCXXXIII
LA VISTA ESTATES PHASE CMCXXXIV
LA VISTA ESTATES PHASE CMCXXXV
LA VISTA ESTATES PHASE CMCXXXVI
LA VISTA ESTATES PHASE CMCXXXVII
LA VISTA ESTATES PHASE CMCXXXVIII
LA VISTA ESTATES PHASE CMCXXXIX
LA VISTA ESTATES PHASE CMCXL
LA VISTA ESTATES PHASE CMCXLI
LA VISTA ESTATES PHASE CMCXLII
LA VISTA ESTATES PHASE CMCXLIII
LA VISTA ESTATES PHASE CMCXLIV
LA VISTA ESTATES PHASE CMCXLV
LA VISTA ESTATES PHASE CMCXLVI
LA VISTA ESTATES PHASE CMCXLVII
LA VISTA ESTATES PHASE CMCXLVIII
LA VISTA ESTATES PHASE CMCXLIX
LA VISTA ESTATES PHASE CMCL
LA VISTA ESTATES PHASE CMCLI
LA VISTA ESTATES PHASE CMCLII
LA VISTA ESTATES PHASE CMCLIII
LA VISTA ESTATES PHASE CMCLIV
LA VISTA ESTATES PHASE CMCLV
LA VISTA ESTATES PHASE CMCLVI
LA VISTA ESTATES PHASE CMCLVII
LA VISTA ESTATES PHASE CMCLVIII
LA VISTA ESTATES PHASE CMCLIX
LA VISTA ESTATES PHASE CMCLX
LA VISTA ESTATES PHASE CMCLXI
LA VISTA ESTATES PHASE CMCLXII
LA VISTA ESTATES PHASE CMCLXIII
LA VISTA ESTATES PHASE CMCLXIV
LA VISTA ESTATES PHASE CMCLXV
LA VISTA ESTATES PHASE CMCLXVI
LA VISTA ESTATES PHASE CMCLXVII
LA VISTA ESTATES PHASE CMCLXVIII
LA VISTA EST

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/24/2026

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. **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	NA

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

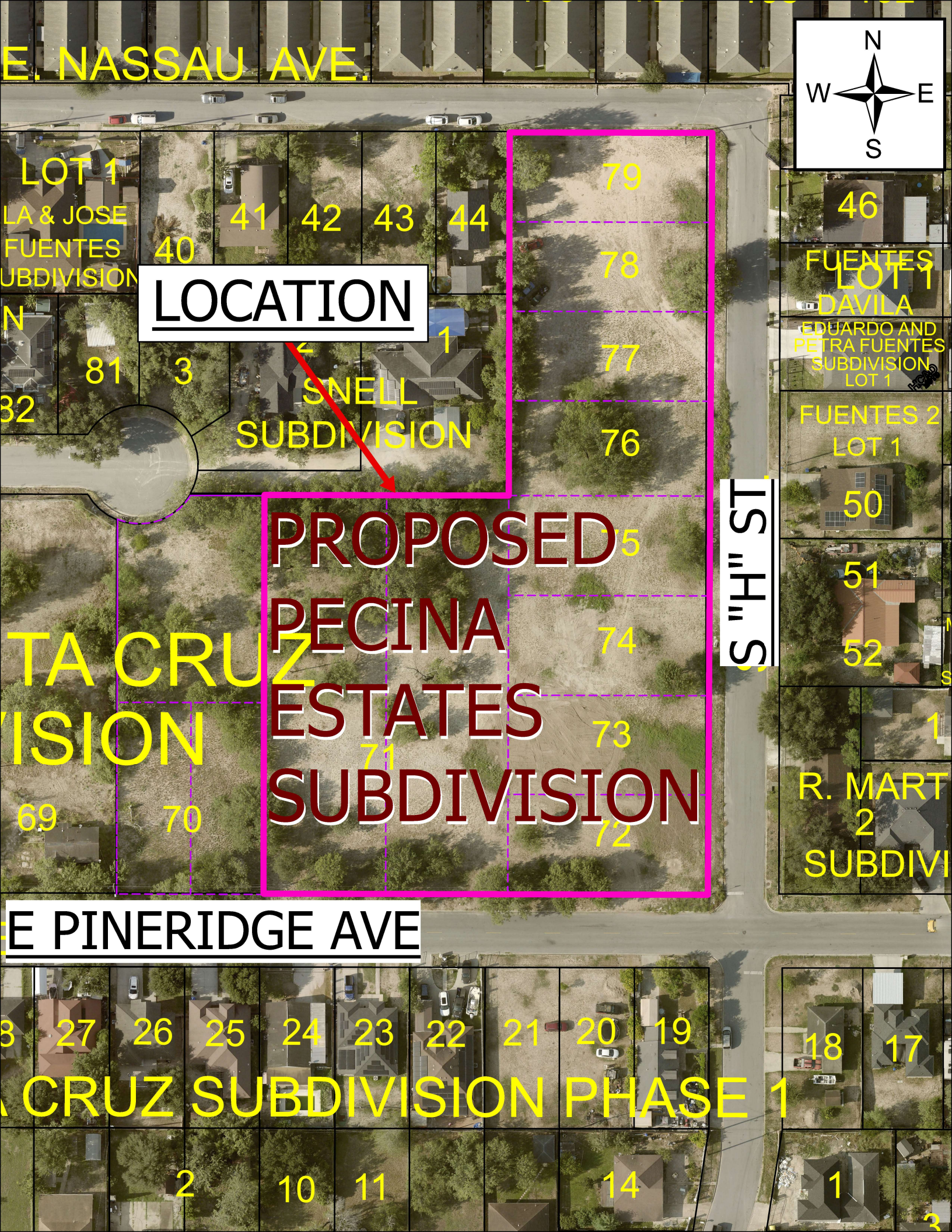
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW _____ Paving _____ -The current application indicates the proposed use as R-1 Single-Family Residential. Please note that if the proposed land use changes to include multifamily residential development, alley requirements 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
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	TBD

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	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 Preliminary Form subject to the conditions noted, drainage & utilities approval.	Applied

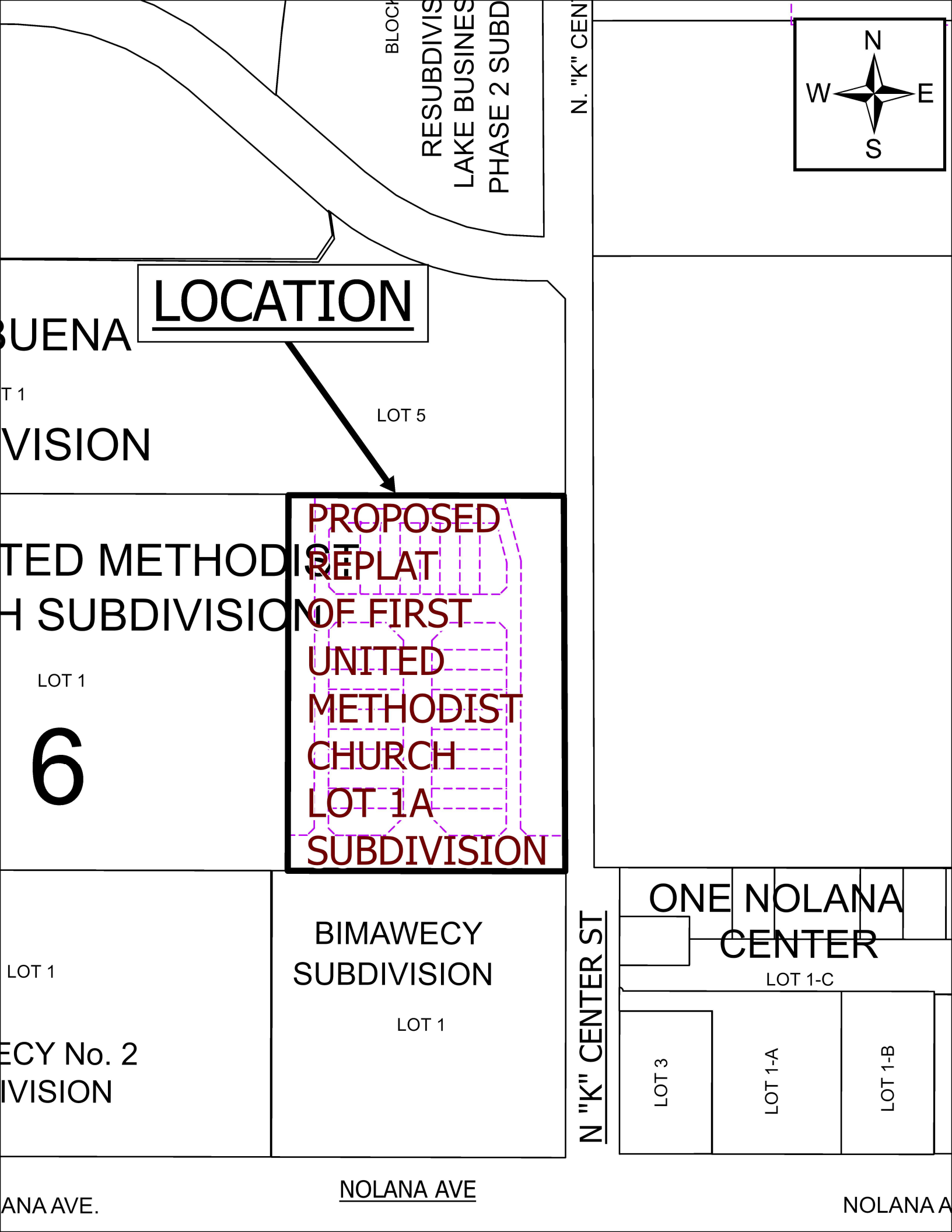

E. NASSAU AVE.
N
W
E
S
LOT 1
LA & JOSE
FUENTES
UBDIVISION
40
41
42
43
44
79
78
77
76
46
FUENTES
LOT 1
DAVILA
EDUARDO AND
PETRA FUENTES
SUBDIVISION
LOT 1
LOCATION
N
81
3
32
1
SNELL
SUBDIVISION
FUENTES 2
LOT 1
50
PROPOSED
PECINA
ESTATES
SUBDIVISION
75
74
73
71
72
S "H" ST
51
52
TA CRUZ
ISION
69
70
1
R. 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

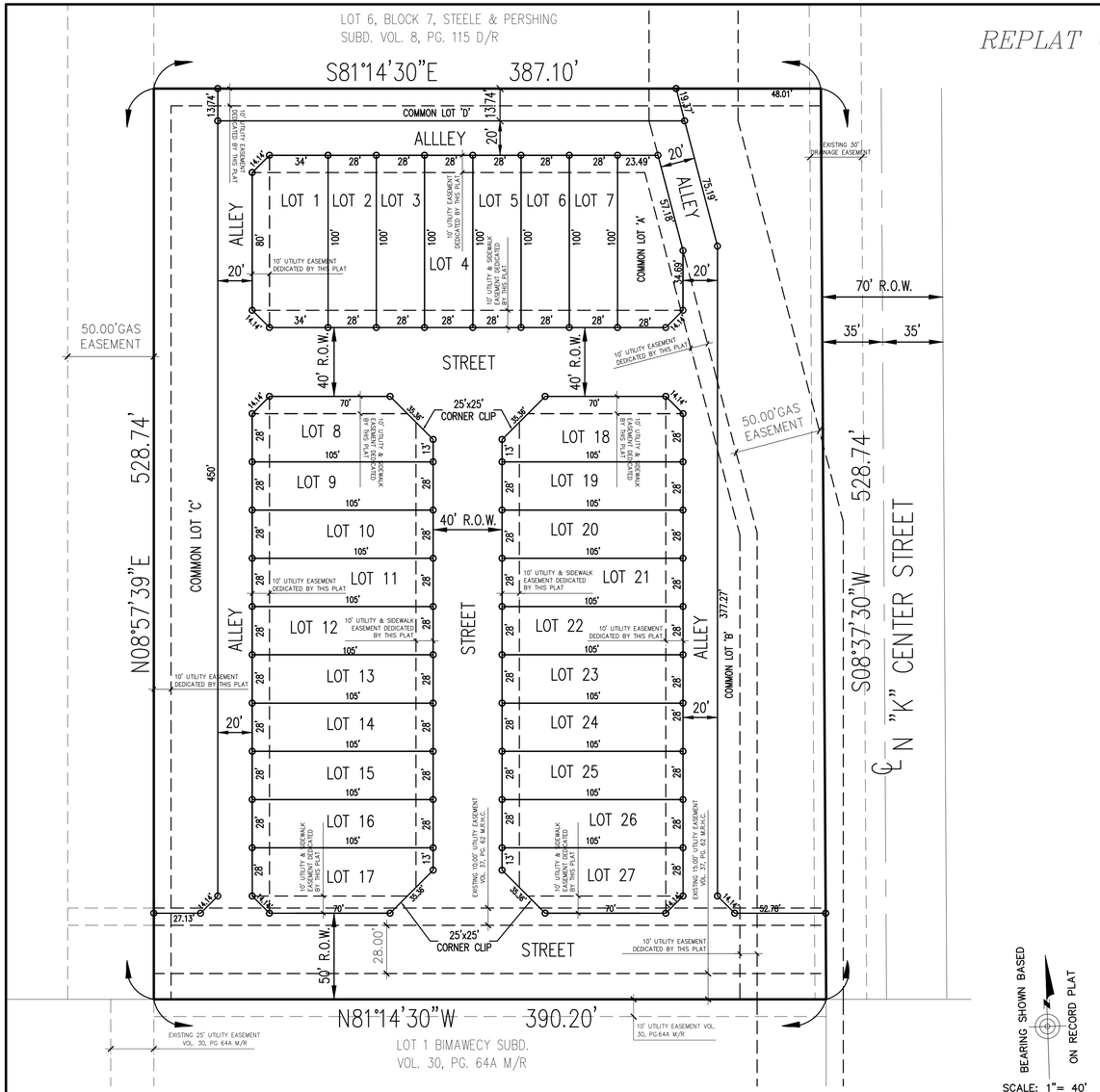
Subdivision Name	*Replat of First United Methodist Church Lot 1A*
Owner Name	*Cantu Properties, LLC*
Engineering Firm	*CHLH Engineering, LLC*
Existing Zoning	*R-3 High Density Residential*
Proposed Zoning	*R-3 High Density Residential*
Number of Lots	*31*

City of McAllen Planning Department


LOCATION
PROPOSED REPLAT OF FIRST UNITED METHODIST CHURCH LOT 1A SUBDIVISION
LOT 5
LOT 1
6
LOT 1
BIMAWECY SUBDIVISION
LOT 1
ONE NOLANA CENTER
LOT 1-C
LOT 3
LOT 1-A
LOT 1-B
N "K" CENTER ST
N. "K" CEN
RESUBDIVIS
LAKE BUSINES
PHASE 2 SUBD
BLOCK
N
W
E
S
NOLANA AVE
NOLANA A
ANA AVE.

REPLAT OF FIRST UNITED METHODIST CHURCH LOT 1A

MCALLEN TEXAS


LOT 6, BLOCK 7, STEELE & PERSHING
SUBD. VOL. 8, PG. 115 D/R
S81°14'30"E 387.10'
COMMON LOT 'D'
ALLLEY
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7
COMMON LOT 'A'
ALLEY
STREET
40' R.O.W.
70' R.O.W.
35' 35'
50.00'GAS EASEMENT
EXISTING 30' DRAINAGE EASEMENT
LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17
LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27
25'x25' CORNER CLIP
COMMON LOT 'C'
COMMON LOT 'B'
N08°57'39"E 528.74'
S08°37'30"W 528.74'
"K" CENTER STREET
N81°14'30"W 390.20'
LOT 1 BIMAWECY SUBD.
VOL. 30, PG. 64A M/R
EXISTING 25' UTILITY EASEMENT VOL. 30, PG 64A M/R
10' UTILITY EASEMENT VOL. 30, PG.64A M/R
EXISTING 15.00' UTILITY EASEMENT VOL. 37, PG. 62 M.R.H.C.
EXISTING 10.00' UTILITY EASEMENT VOL. 37, PG. 62 M.R.H.C.
10' UTILITY EASEMENT DEDICATED BY THIS PLAT
10' UTILITY & SIDEWALK EASEMENT DEDICATED BY THIS PLAT
10' UTILITY & SIDEWALK EASEMENT DEDICATED BY THIS PLAT
10' UTILITY EASEMENT DEDICATED BY THIS PLAT
10' UTILITY & SIDEWALK EASEMENT DEDICATED BY THIS PLAT
10' UTILITY & SIDEWALK EASEMENT DEDICATED BY THIS PLAT
10' UTILITY & SIDEWALK EASEMENT DEDICATED BY THIS PLAT
10' UTILITY EASEMENT DEDICATED BY THIS PLAT
10' UTILITY EASEMENT DEDICATED BY THIS PLAT
10' UTILITY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2026

SUBDIVISION NAME: REPLAT OF FIRST UNITED METHODIST CHURCH LOT 1A

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. K Center Street: 35 ft. dedication for a total of 70 ft. ROW Paving: 44 ft. Curb & gutter: Boths Sides -Clarify if existing for being dedicated. -Clarify how the east half of ROW is dedicated. Provide documents for staff review. Existing plat references 35 ft. ROW by instrument for future. -Escrow for paving drainage and sidewalks along N. K Center Street as per engineering. -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
Interior Streets: Total of 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides -Clarify the proposed street along the south boundary. The original recorded plat does not reflect an existing street in this location. Provide supporting documentation or justification for the proposed roadway. -Clarify whether the proposed south roadway is intended to be a public or private street. Revise the plat accordingly. If the roadway is proposed as a private street, clearly identify the location of all proposed gates and submit gate details for staff review. -Demonstrate that the proposed south roadway is designed in accordance with applicable City standards. Provide any additional exhibits or engineering details necessary for staff review. -Clarify how the proposed south roadway will connect to the existing, unbuilt right-of-way at the west (N. K Center Street). Provide sufficient detail to demonstrate a continuous and functional street connection. -Clarify whether the proposed right-of-way along the south boundary is being dedicated as a private street or intended to function as a service drive/access easement. Revise the plat and labeling accordingly. -Clarify the proposed access to the existing church property. Demonstrate how vehicular access will be maintained following the proposed subdivision. -The proposed interior streets appear to terminate into alleys and do not appear to provide the required turnaround facilities. Revise the plat to provide compliant turnarounds for all applicable dead-end streets and clearly identify the turnaround improvements on the plat. Cul-de-sac minimum requirement for fire department is 96' in diameter, face to face unobstructed. - 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. **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
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
* 600 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 5.3.6 C2	Applied
* 300 ft. Maximum Cul-de-Sac _____. - Interior street can not dead end into an alley, subdivision layout must be revised to provide a cul-de-sac. - A cul-de-sac street shall be constructed with a concrete paved cul-de-sac at the closed end having a turnaround with a minimum outside paving diameter of at least 100 ft. and a minimum street right-of-way diameter of at least 120 ft. **Subdivision Ordinance: Section 134-105/UDC	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties -Interior street can not dead end into an alley, subdivision layout must be revised to provide a cul-de-sac. **Subdivision Ordinance: Section 134-106 and/or UDC - 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. -Clarify the proposed alley located within the existing gas easement. Demonstrate that the proposed improvements are permitted and do not conflict with the existing easement. -Submit written approval or an executed agreement from the gas utility authorizing the proposed alley within the gas easement for staff review. -Provide the recording information (document number and/or volume and page, as applicable) for the existing gas easement and reference it on the plat. -Provide a minimum 20' x 20' corner clip at all alley intersections. Revise the plat accordingly and provide dimensions.	Non-compliance
SETBACKS	

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

* Front: Proposed - 45 ft. or in line with average setback of existing structures, or easement, whichever is higher -The proposed plat reflects changes to the setback requirements established by the recorded First United Methodist Church plat. As currently proposed, the subdivision will require processing as a Vacate and Replat. **Does not reflect existing plat setback notations of First United Methodist Church Subdivision. - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Please coordinate with staff. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Rear: Proposing- 10 ft or greater for easements. -The proposed plat reflects changes to the setback requirements established by the recorded First United Methodist Church plat. As currently proposed, the subdivision will require processing as a Vacate and Replat. **Does not reflect existing plat setback notations of First United Methodist Church Subdivision. - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Please coordinate with staff. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Sides: Proposing- 6 ft. or greater for easements, whichever is greater. -The proposed plat reflects changes to the setback requirements established by the recorded First United Methodist Church plat. As currently proposed, the subdivision will require processing as a Vacate and Replat. **Does not reflect existing plat setback notations of First United Methodist Church Subdivision. - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Please coordinate with staff. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Corner: -The proposed plat reflects changes to the setback requirements established by the recorded First United Methodist Church plat. As currently proposed, the subdivision will require processing as a Vacate and Replat. **Does not reflect existing plat setback notations of First United Methodist Church Subdivision. - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Please coordinate with staff. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Garage -The proposed plat reflects changes to the setback requirements established by the recorded First United Methodist Church plat. As currently proposed, the subdivision will require processing as a Vacate and Replat. **Does not reflect existing plat setback notations of First United Methodist Church Subdivision. - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Please coordinate with staff. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. "K" Center Street and both sides of interior streets. - Sidewalk will be required along North "K" Center Street and both sides of the interior streets **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
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as shown above prior to final	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. -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	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 _____ The proposed lots appear to front an undeveloped right-of-way (N. K Center Street). Staff is currently evaluating whether this configuration satisfies the public street frontage requirements of the Subdivision Ordinance. A variance request may be required if the proposed lots are determined not to comply. This item remains under internal review, and additional comments may follow. **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 _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3 Proposed: R-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* 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.	Required
* 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	Required
* 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.	Required
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: - 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.	Required
RECOMMENDATION	
Recommendation: Staff recommendes approval of the subdivision in Preliminary Form subject to the conditions noted, drainage and utilities approval.	Applied

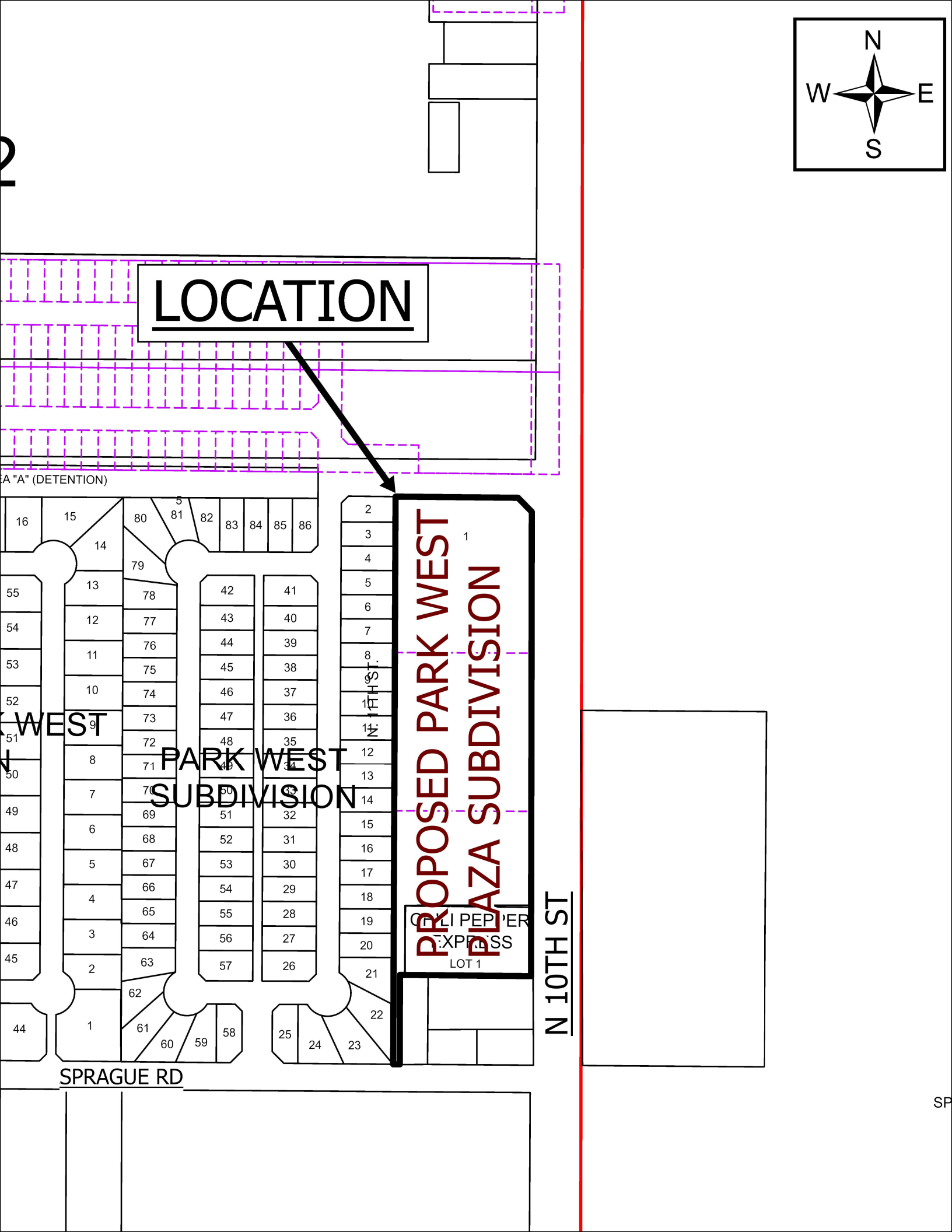
LOCATION
PROPOSED REPLAT OF FIRST UNITED METHODIST CHURCH LOT 1A SUBDIVISION
LOT 5
LOT 1
LOT 1
6
BIMAWECY SUBDIVISION
LOT 1
ONE NOLANA CENTER
LOT 1-C
LOT 3
LOT 1-A
LOT 1-B
N "K" CENTER ST
NOLANA AVE
N
W
E
S

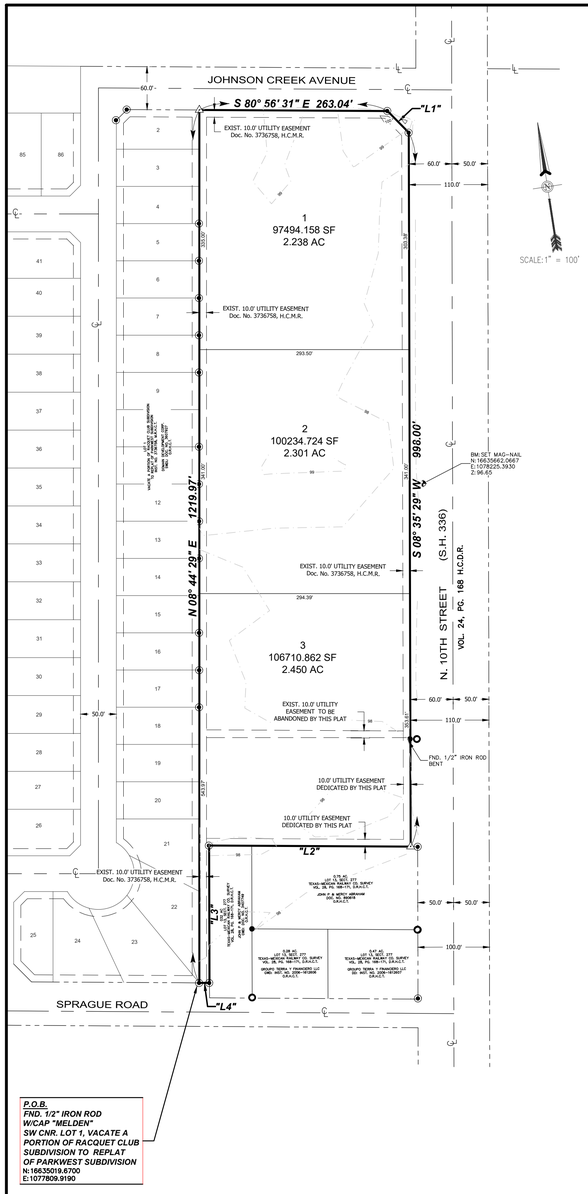
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Park West Plaza Subdivision*
Owner Name	*Domain Development Corp.*
Engineering Firm	*Rioplex Engineering, LLC*
Existing Zoning	*C-3 General Business*
Proposed Zoning	*C-2 Regional Commercial*
Number of Lots	*3*

City of McAllen Planning Department


N
W
E
S
LOCATION
A "A" (DETENTION)
PROPOSED PARK WEST PLAZA SUBDIVISION
PARK WEST SUBDIVISION
N 11TH ST
N 10TH ST
CHILI PEPPER EXPRESS
LOT 1
SPRAGUE RD



SUBDIVISION MAP OF
PARK WEST PLAZA SUBDIVISION

BEING A SUBDIVISION OF A 6.989 ACRE TRACT OF LAND COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND: LOT ONE (1), CHILI PEPPER EXPRESS, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92B, MAP RECORDS, HIDALGO COUNTY, TEXAS. LOT ONE (1), VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION (PRIVATE SUBDIVISION), ACCORDING TO T HE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3736758, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 6.989 ACRE TRACT OF LAND COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:
LOT ONE (1), CHILI PEPPER EXPRESS, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT ONE (1), VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION (PRIVATE SUBDIVISION), ACCORDING TO T HE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3736758, MAP RECORDS OF HIDALGO COUNTY, TEXAS:

SAID 6.989 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND [N:16635019.6700, E:1077809.9190] AT THE SOUTHWEST CORNER OF SAID LOT 1, VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION BEING ON THE NORTH RIGHT OF WAY LINE OF SPRAGUE ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, NORTH 08 DEGREES 44 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 1,219.97 FEET TO A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID LOT 1 ON THE SOUTH RIGHT OF WAY LINE OF JOHNSON CREEK AVENUE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 56 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 ON AND THE SOUTH RIGHT OF WAY LINE OF SAID JOHNSON CREEK AVENUE A DISTANCE OF 263.04 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT THE NORTHERLY NORTHEAST CORNER OF SAID LOT 1 FOR THE NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 35 DEGREES 47 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 ON AND THE SOUTH RIGHT OF WAY LINE OF SAID JOHNSON CREEK AVENUE A DISTANCE OF 42.31 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT THE SOUTHERLY NORTHEAST COMER OF SAID LOT 1 BEING ON THE WEST RIGHT OF WAY LINE OF N. 10TH STREET (S.H. 336) FOR THE SOUTHERLY NORTHEAST COMER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 35 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT OF WAY LINE OF SAID N. 10" STREET (S.H. 336), AT A DISTANCE OF 847.20 FEET PASS A 1/2" IRON ROD BENT FOUND AT THE NORTHERLY SOUTHEAST CORNER OF CORNER OF SAID LOT 1, VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION, SAME BEING THE NORTHEAST COMER OF SAID LOT 1, CHILI PEPPER EXPRESS, CONTINUING A TOTAL DISTANCE OF 998.00 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID LOT 1, CHILI PEPPER EXPRESS FOR THE NORTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 56 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, CHILI PEPPER EXPRESS, AT A DISTANCE OF 269.95 FEET PASS A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT THE SOUTHWEST COMER OF SAID LOT 1, CHILI PEPPER EXPRESS, SAME BEING AN EXTERNAL COMER OF SAID LOT 1, VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 281.57 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT AN INTERNAL CORNER OF SAID LOT 1, VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION, FOR AN INTERNAL COMER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 35 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 191.99 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1 BEING ON THE NORTH RIGHT OF WAY LINE OF SAID SPRAGUE ROAD FOR THE SOUTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 56 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT OF WAY LINE OF SAID SPRAGUE ROAD A DISTANCE OF 14.25 FEET TO THE POINT OF BEGINNING, CONTAINING 6.989 ACRES OF LAND, MORE OR LESS.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____DAY OF _____, 20 _____.

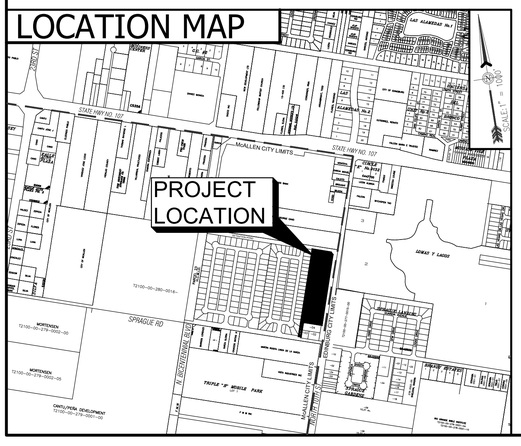
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

_____ PRESIDENT

_____ SECRETARY

LOCATION MAP


PROJECT LOCATION
McALLEN CITY LIMITS
STATE HWY NO. 107
SPRAGUE RD
N. 10TH STREET
N. ROOSEVELT AVE
LORAX Y LADOS
TRIPLE "P" MOBILE PARK
CAMELOT II
CAMELOT III
CAMELOT IV
CAMELOT V
CAMELOT VI
CAMELOT VII
CAMELOT VIII
CAMELOT IX
CAMELOT X
CAMELOT XI
CAMELOT XII
CAMELOT XIII
CAMELOT XIV
CAMELOT XV
CAMELOT XVI
CAMELOT XVII
CAMELOT XVIII
CAMELOT XIX
CAMELOT XX
CAMELOT XXI
CAMELOT XXII
CAMELOT XXIII
CAMELOT XXIV
CAMELOT XXV
CAMELOT XXVI
CAMELOT XXVII
CAMELOT XXVIII
CAMELOT XXIX
CAMELOT XXX
CAMELOT XXXI
CAMELOT XXXII
CAMELOT XXXIII
CAMELOT XXXIV
CAMELOT XXXV
CAMELOT XXXVI
CAMELOT XXXVII
CAMELOT XXXVIII
CAMELOT XXXIX
CAMELOT XL
CAMELOT XLI
CAMELOT XLII
CAMELOT XLIII
CAMELOT XLIV
CAMELOT XLV
CAMELOT XLVI
CAMELOT XLVII
CAMELOT XLVIII
CAMELOT XLIX
CAMELOT L
CAMELOT LI
CAMELOT LII
CAMELOT LIII
CAMELOT LIV
CAMELOT LV
CAMELOT LVI
CAMELOT LVII
CAMELOT LVIII
CAMELOT LIX
CAMELOT LX
CAMELOT LXI
CAMELOT LXII
CAMELOT LXIII
CAMELOT LXIV
CAMELOT LXV
CAMELOT LXVI
CAMELOT LXVII
CAMELOT LXVIII
CAMELOT LXIX
CAMELOT LXX
CAMELOT LXXI
CAMELOT LXXII
CAMELOT LXXIII
CAMELOT LXXIV
CAMELOT LXXV
CAMELOT LXXVI
CAMELOT LXXVII
CAMELOT LXXVIII
CAMELOT LXXIX
CAMELOT LXXX
CAMELOT LXXXI
CAMELOT LXXXII
CAMELOT LXXXIII
CAMELOT LXXXIV
CAMELOT LXXXV
CAMELOT LXXXVI
CAMELOT LXXXVII
CAMELOT LXXXVIII
CAMELOT LXXXIX
CAMELOT XC
CAMELOT XCI
CAMELOT XCII
CAMELOT XCIII
CAMELOT XCIV
CAMELOT XCV
CAMELOT XCVI
CAMELOT XCVII
CAMELOT XCVIII
CAMELOT XCIX
CAMELOT C
CAMELOT CI
CAMELOT CII
CAMELOT CIII
CAMELOT CIV
CAMELOT CV
CAMELOT CVI
CAMELOT CVII
CAMELOT CVIII
CAMELOT CIX
CAMELOT CX
CAMELOT CXI
CAMELOT CXII
CAMELOT CXIII
CAMELOT CXIV
CAMELOT CXV
CAMELOT CXVI
CAMELOT CXVII
CAMELOT CXVIII
CAMELOT CXIX
CAMELOT CXX
CAMELOT CXXI
CAMELOT CXXII
CAMELOT CXXIII
CAMELOT CXXIV
CAMELOT CXXV
CAMELOT CXXVI
CAMELOT CXXVII
CAMELOT CXXVIII
CAMELOT CXXIX
CAMELOT CXXX
CAMELOT CXXXI
CAMELOT CXXXII
CAMELOT CXXXIII
CAMELOT CXXXIV
CAMELOT CXXXV
CAMELOT CXXXVI
CAMELOT CXXXVII
CAMELOT CXXXVIII
CAMELOT CXXXIX
CAMELOT CXL
CAMELOT CXLI
CAMELOT CXLII
CAMELOT CXLIII
CAMELOT CXLIV
CAMELOT CXLV
CAMELOT CXLVI
CAMELOT CXLVII
CAMELOT CXLVIII
CAMELOT CXLIX
CAMELOT CL
CAMELOT CLI
CAMELOT CLII
CAMELOT CLIII
CAMELOT CLIV
CAMELOT CLV
CAMELOT CLVI
CAMELOT CLVII
CAMELOT CLVIII
CAMELOT CLIX
CAMELOT CLX
CAMELOT CLXI
CAMELOT CLXII
CAMELOT CLXIII
CAMELOT CLXIV
CAMELOT CLXV
CAMELOT CLXVI
CAMELOT CLXVII
CAMELOT CLXVIII
CAMELOT CLXIX
CAMELOT CLXX
CAMELOT CLXXI
CAMELOT CLXXII
CAMELOT CLXXIII
CAMELOT CLXXIV
CAMELOT CLXXV
CAMELOT CLXXVI
CAMELOT CLXXVII
CAMELOT CLXXVIII
CAMELOT CLXXIX
CAMELOT CLXXX
CAMELOT CLXXXI
CAMELOT CLXXXII
CAMELOT CLXXXIII
CAMELOT CLXXXIV
CAMELOT CLXXXV
CAMELOT CLXXXVI
CAMELOT CLXXXVII
CAMELOT CLXXXVIII
CAMELOT CLXXXIX
CAMELOT CXC
CAMELOT CXCI
CAMELOT CXCII
CAMELOT CXCIII
CAMELOT CXCIV
CAMELOT CXCV
CAMELOT CXCVI
CAMELOT CXCVII
CAMELOT CXCVIII
CAMELOT CXCIX
CAMELOT CC
CAMELOT CCI
CAMELOT CCII
CAMELOT CCIII
CAMELOT CCIV
CAMELOT CCV
CAMELOT CCVI
CAMELOT CCVII
CAMELOT CCVIII
CAMELOT CCIX
CAMELOT CCX
CAMELOT CCXI
CAMELOT CCXII
CAMELOT CCXIII
CAMELOT CCXIV
CAMELOT CCXV
CAMELOT CCXVI
CAMELOT CCXVII
CAMELOT CCXVIII
CAMELOT CCXIX
CAMELOT CCXX
CAMELOT CCXXI
CAMELOT CCXXII
CAMELOT CCXXIII
CAMELOT CCXXIV
CAMELOT CCXXV
CAMELOT CCXXVI
CAMELOT CCXXVII
CAMELOT CCXXVIII
CAMELOT CCXXIX
CAMELOT CCXXX
CAMELOT CCXXXI
CAMELOT CCXXXII
CAMELOT CCXXXIII
CAMELOT CCXXXIV
CAMELOT CCXXXV
CAMELOT CCXXXVI
CAMELOT CCXXXVII
CAMELOT CCXXXVIII
CAMELOT CCXXXIX
CAMELOT CCXL
CAMELOT CCXLI
CAMELOT CCXLII
CAMELOT CCXLIII
CAMELOT CCXLIV
CAMELOT CCXLV
CAMELOT CCXLVI
CAMELOT CCXLVII
CAMELOT CCXLVIII
CAMELOT CCXLIX
CAMELOT CCL
CAMELOT CCLI
CAMELOT CCLII
CAMELOT CCLIII
CAMELOT CCLIV
CAMELOT CCLV
CAMELOT CCLVI
CAMELOT CCLVII
CAMELOT CCLVIII
CAMELOT CCLIX
CAMELOT CCLX
CAMELOT CCLXI
CAMELOT CCLXII
CAMELOT CCLXIII
CAMELOT CCLXIV
CAMELOT CCLXV
CAMELOT CCLXVI
CAMELOT CCLXVII
CAMELOT CCLXVIII
CAMELOT CCLXIX
CAMELOT CCLXX
CAMELOT CCLXXI
CAMELOT CCLXXII
CAMELOT CCLXXIII
CAMELOT CCLXXIV
CAMELOT CCLXXV
CAMELOT CCLXXVI
CAMELOT CCLXXVII
CAMELOT CCLXXVIII
CAMELOT CCLXXIX
CAMELOT CCLXXX
CAMELOT CCLXXXI
CAMELOT CCLXXXII
CAMELOT CCLXXXIII
CAMELOT CCLXXXIV
CAMELOT CCLXXXV
CAMELOT CCLXXXVI
CAMELOT CCLXXXVII
CAMELOT CCLXXXVIII
CAMELOT CCLXXXIX
CAMELOT CCXC
CAMELOT CCXCI
CAMELOT CCXCII
CAMELOT CCXCIII
CAMELOT CCXCIV
CAMELOT CCXCV
CAMELOT CCXCVI
CAMELOT CCXCVII
CAMELOT CCXCVIII
CAMELOT CCXCIX
CAMELOT CCC
CAMELOT CCCI
CAMELOT CCCII
CAMELOT CCCIII
CAMELOT CCCIV
CAMELOT CCCV
CAMELOT CCCVI
CAMELOT CCCVII
CAMELOT CCCVIII
CAMELOT CCCIX
CAMELOT CCCX
CAMELOT CCCXI
CAMELOT CCCXII
CAMELOT CCCXIII
CAMELOT CCCXIV
CAMELOT CCCXV
CAMELOT CCCXVI
CAMELOT CCCXVII
CAMELOT CCCXVIII
CAMELOT CCCXIX
CAMELOT CCCXX
CAMELOT CCCXXI
CAMELOT CCCXXII
CAMELOT CCCXXIII
CAMELOT CCCXXIV
CAMELOT CCCXXV
CAMELOT CCCXXVI
CAMELOT CCCXXVII
CAMELOT CCCXXVIII
CAMELOT CCCXXIX
CAMELOT CCCXXX
CAMELOT CCCXXXI
CAMELOT CCCXXXII
CAMELOT CCCXXXIII
CAMELOT CCCXXXIV
CAMELOT CCCXXXV
CAMELOT CCCXXXVI
CAMELOT CCCXXXVII
CAMELOT CCCXXXVIII
CAMELOT CCCXXXIX
CAMELOT CCCXL
CAMELOT CCCXLI
CAMELOT CCCXLII
CAMELOT CCCXLIII
CAMELOT CCCXLIV
CAMELOT CCCXLV
CAMELOT CCCXLVI
CAMELOT CCCXLVII
CAMELOT CCCXLVIII
CAMELOT CCCXLIX
CAMELOT CCCL
CAMELOT CCCLI
CAMELOT CCCLII
CAMELOT CCCLIII
CAMELOT CCCLIV
CAMELOT CCCLV
CAMELOT CCCLVI
CAMELOT CCCLVII
CAMELOT CCCLVIII
CAMELOT CCCLIX
CAMELOT CCCLX
CAMELOT CCCLXI
CAMELOT CCCLXII
CAMELOT CCCLXIII
CAMELOT CCCLXIV
CAMELOT CCCLXV
CAMELOT CCCLXVI
CAMELOT CCCLXVII
CAMELOT CCCLXVIII
CAMELOT CCCLXIX
CAMELOT CCCLXX
CAMELOT CCCLXXI
CAMELOT CCCLXXII
CAMELOT CCCLXXIII
CAMELOT CCCLXXIV
CAMELOT CCCLXXV
CAMELOT CCCLXXVI
CAMELOT CCCLXXVII
CAMELOT CCCLXXVIII
CAMELOT CCCLXXIX
CAMELOT CCCLXXX
CAMELOT CCCLXXXI
CAMELOT CCCLXXXII
CAMELOT CCCLXXXIII
CAMELOT CCCLXXXIV
CAMELOT CCCLXXXV
CAMELOT CCCLXXXVI
CAMELOT CCCLXXXVII
CAMELOT CCCLXXXVIII
CAMELOT CCCLXXXIX
CAMELOT CCCXC
CAMELOT CCCXCI
CAMELOT CCCXCII
CAMELOT CCCXCIII
CAMELOT CCCXCIV
CAMELOT CCCXCV
CAMELOT CCCXCVI
CAMELOT CCCXCVII
CAMELOT CCCXCVIII
CAMELOT CCCXCIX
CAMELOT CD
CAMELOT CDI
CAMELOT CDII
CAMELOT CDIII
CAMELOT CDIV
CAMELOT CDV
CAMELOT CDVI
CAMELOT CDVII
CAMELOT CDVIII
CAMELOT CDIX
CAMELOT CDX
CAMELOT CDXI
CAMELOT CDXII
CAMELOT CDXIII
CAMELOT CDXIV
CAMELOT CDXV
CAMELOT CDXVI
CAMELOT CDXVII
CAMELOT CDXVIII
CAMELOT CDXIX
CAMELOT CDXX
CAMELOT CDXXI
CAMELOT CDXXII
CAMELOT CDXXIII
CAMELOT CDXXIV
CAMELOT CDXXV
CAMELOT CDXXVI
CAMELOT CDXXVII
CAMELOT CDXXVIII
CAMELOT CDXXIX
CAMELOT CDXXX
CAMELOT CDXXXI
CAMELOT CDXXXII
CAMELOT CDXXXIII
CAMELOT CDXXXIV
CAMELOT CDXXXV
CAMELOT CDXXXVI
CAMELOT CDXXXVII
CAMELOT CDXXXVIII
CAMELOT CDXXXIX
CAMELOT CDXL
CAMELOT CDXLI
CAMELOT CDXLII
CAMELOT CDXLIII
CAMELOT CDXLIV
CAMELOT CDXLV
CAMELOT CDXLVI
CAMELOT CDXLVII
CAMELOT CDXLVIII
CAMELOT CDXLIX
CAMELOT CDL
CAMELOT CDLI
CAMELOT CDLII
CAMELOT CDLIII
CAMELOT CDLIV
CAMELOT CDLV
CAMELOT CDLVI
CAMELOT CDLVII
CAMELOT CDLVIII
CAMELOT CDLIX
CAMELOT CDLX
CAMELOT CDLXI
CAMELOT CDLXII
CAMELOT CDLXIII
CAMELOT CDLXIV
CAMELOT CDLXV
CAMELOT CDLXVI
CAMELOT CDLXVII
CAMELOT CDLXVIII
CAMELOT CDLXIX
CAMELOT CDLXX
CAMELOT CDLXXI
CAMELOT CDLXXII
CAMELOT CDLXXIII
CAMELOT CDLXXIV
CAMELOT CDLXXV
CAMELOT CDLXXVI
CAMELOT CDLXXVII
CAMELOT CDLXXVIII
CAMELOT CDLXXIX
CAMELOT CDLXXX
CAMELOT CDLXXXI
CAMELOT CDLXXXII
CAMELOT CDLXXXIII
CAMELOT CDLXXXIV
CAMELOT CDLXXXV
CAMELOT CDLXXXVI
CAMELOT CDLXXXVII
CAMELOT CDLXXXVIII
CAMELOT CDLXXXIX
CAMELOT CDXC
CAMELOT CDXCI
CAMELOT CDXCII
CAMELOT CDXCIII
CAMELOT CDXCIV
CAMELOT CDXCV
CAMELOT CDXCVI
CAMELOT CDXCVII
CAMELOT CDXCVIII
CAMELOT CDXCIX
CAMELOT D
CAMELOT DI
CAMELOT DII
CAMELOT DIII
CAMELOT DIV
CAMELOT DV
CAMELOT DVI
CAMELOT DVII
CAMELOT DVIII
CAMELOT DIX
CAMELOT DX
CAMELOT DXI
CAMELOT DXII
CAMELOT DXIII
CAMELOT DXIV
CAMELOT DXV
CAMELOT DXVI
CAMELOT DXVII
CAMELOT DXVIII
CAMELOT DXIX
CAMELOT DXX
CAMELOT DXXI
CAMELOT DXXII
CAMELOT DXXIII
CAMELOT DXXIV
CAMELOT DXXV
CAMELOT DXXVI
CAMELOT DXXVII
CAMELOT DXXVIII
CAMELOT DXXIX
CAMELOT DXXX
CAMELOT DXXXI
CAMELOT DXXXII
CAMELOT DXXXIII
CAMELOT DXXXIV
CAMELOT DXXXV
CAMELOT DXXXVI
CAMELOT DXXXVII
CAMELOT DXXXVIII
CAMELOT DXXXIX
CAMELOT DXL
CAMELOT DXLI
CAMELOT DXLII
CAMELOT DXLIII
CAMELOT DXLIV
CAMELOT DXLV
CAMELOT DXLVI
CAMELOT DXLVII
CAMELOT DXLVIII
CAMELOT DXLIX
CAMELOT DL
CAMELOT DLI
CAMELOT DLII
CAMELOT DLIII
CAMELOT DLIV
CAMELOT DLV
CAMELOT DLVI
CAMELOT DLVII
CAMELOT DLVIII
CAMELOT DLIX
CAMELOT DLX
CAMELOT DLXI
CAMELOT DLXII
CAMELOT DLXIII
CAMELOT DLXIV
CAMELOT DLXV
CAMELOT DLXVI
CAMELOT DLXVII
CAMELOT DLXVIII
CAMELOT DLXIX
CAMELOT DLXX
CAMELOT DLXXI
CAMELOT DLXXII
CAMELOT DLXXIII
CAMELOT DLXXIV
CAMELOT DLXXV
CAMELOT DLXXVI
CAMELOT DLXXVII
CAMELOT DLXXVIII
CAMELOT DLXXIX
CAMELOT DLXXX
CAMELOT DLXXXI
CAMELOT DLXXXII
CAMELOT DLXXXIII
CAMELOT DLXXXIV
CAMELOT DLXXXV
CAMELOT DLXXXVI
CAMELOT DLXXXVII
CAMELOT DLXXXVIII
CAMELOT DLXXXIX
CAMELOT DXC
CAMELOT DXCI
CAMELOT DXCII
CAMELOT DXCIII
CAMELOT DXCIV
CAMELOT DXCV
CAMELOT DXCVI
CAMELOT DXCVII
CAMELOT DXCVIII
CAMELOT DXCIX
CAMELOT DC
CAMELOT DCI
CAMELOT DCII
CAMELOT DCIII
CAMELOT DCIV
CAMELOT DCV
CAMELOT DCVI
CAMELOT DCVII
CAMELOT DCVIII
CAMELOT DCIX
CAMELOT DCX
CAMELOT DCXI
CAMELOT DCXII
CAMELOT DCXIII
CAMELOT DCXIV
CAMELOT DCXV
CAMELOT DCXVI
CAMELOT DCXVII
CAMELOT DCXVIII
CAMELOT DCXIX
CAMELOT DCXX
CAMELOT DCXXI
CAMELOT DCXXII
CAMELOT DCXXIII
CAMELOT DCXXIV
CAMELOT DCXXV
CAMELOT DCXXVI
CAMELOT DCXXVII
CAMELOT DCXXVIII
CAMELOT DCXXIX
CAMELOT DCXXX
CAMELOT DCXXXI
CAMELOT DCXXXII
CAMELOT DCXXXIII
CAMELOT DCXXXIV
CAMELOT DCXXXV
CAMELOT DCXXXVI
CAMELOT DCXXXVII
CAMELOT DCXXXVIII
CAMELOT DCXXXIX
CAMELOT DCXL
CAMELOT DCXLI
CAMELOT DCXLII
CAMELOT DCXLIII
CAMELOT DCXLIV
CAMELOT DCXLV
CAMELOT DCXLVI
CAMELOT DCXLVII
CAMELOT DCXLVIII
CAMELOT DCXLIX
CAMELOT DCL
CAMELOT DCLI
CAMELOT DCLII
CAMELOT DCLIII
CAMELOT DCLIV
CAMELOT DCLV
CAMELOT DCLVI
CAMELOT DCLVII
CAMELOT DCLVIII
CAMELOT DCLIX
CAMELOT DCLX
CAMELOT DCLXI
CAMELOT DCLXII
CAMELOT DCLXIII
CAMELOT DCLXIV
CAMELOT DCLXV
CAMELOT DCLXVI
CAMELOT DCLXVII
CAMELOT DCLXVIII
CAMELOT DCLXIX
CAMELOT DCLXX
CAMELOT DCLXXI
CAMELOT DCLXXII
CAMELOT DCLXXIII
CAMELOT DCLXXIV
CAMELOT DCLXXV
CAMELOT DCLXXVI
CAMELOT DCLXXVII
CAMELOT DCLXXVIII
CAMELOT DCLXXIX
CAMELOT DCLXXX
CAMELOT DCLXXXI
CAMELOT DCLXXXII
CAMELOT DCLXXXIII
CAMELOT DCLXXXIV
CAMELOT DCLXXXV
CAMELOT DCLXXXVI
CAMELOT DCLXXXVII
CAMELOT DCLXXXVIII
CAMELOT DCLXXXIX
CAMELOT DCXC
CAMELOT DCXCI
CAMELOT DCXCII
CAMELOT DCXCIII
CAMELOT DCXCIV
CAMELOT DCXCV
CAMELOT DCXCVI
CAMELOT DCXCVII
CAMELOT DCXCVIII
CAMELOT DCXCIX
CAMELOT DCC
CAMELOT DCCI
CAMELOT DCCII
CAMELOT DCCIII
CAMELOT DCCIV
CAMELOT DCCV
CAMELOT DCCVI
CAMELOT DCCVII
CAMELOT DCCVIII
CAMELOT DCCIX
CAMELOT DCCX
CAMELOT DCCXI
CAMELOT DCCXII
CAMELOT DCCXIII
CAMELOT DCCXIV
CAMELOT DCCXV
CAMELOT DCCXVI
CAMELOT DCCXVII
CAMELOT DCCXVIII
CAMELOT DCCXIX
CAMELOT DCCXX
CAMELOT DCCXXI
CAMELOT DCCXXII
CAMELOT DCCXXIII
CAMELOT DCCXXIV
CAMELOT DCCXXV
CAMELOT DCCXXVI
CAMELOT DCCXXVII
CAMELOT DCCXXVIII
CAMELOT DCCXXIX
CAMELOT DCCXXX
CAMELOT DCCXXXI
CAMELOT DCCXXXII
CAMELOT DCCXXXIII
CAMELOT DCCXXXIV
CAMELOT DCCXXXV
CAMELOT DCCXXXVI
CAMELOT DCCXXXVII
CAMELOT DCCXXXVIII
CAMELOT DCCXXXIX
CAMELOT DCCXL
CAMELOT DCCXLI
CAMELOT DCCXLII
CAMELOT DCCXLIII
CAMELOT DCCXLIV
CAMELOT DCCXLV
CAMELOT DCCXLVI
CAMELOT DCCXLVII
CAMELOT DCCXLVIII
CAMELOT DCCXLIX
CAMELOT DCCL
CAMELOT DCCLI
CAMELOT DCCLII
CAMELOT DCCLIII
CAMELOT DCCLIV
CAMELOT DCCLV
CAMELOT DCCLVI
CAMELOT DCCLVII
CAMELOT DCCLVIII
CAMELOT DCCLIX
CAMELOT DCCLX
CAMELOT DCCLXI
CAMELOT DCCLXII
CAMELOT DCCLXIII
CAMELOT DCCLXIV
CAMELOT DCCLXV
CAMELOT DCCLXVI
CAMELOT DCCLXVII
CAMELOT DCCLXVIII
CAMELOT DCCLXIX
CAMELOT DCCLXX
CAMELOT DCCLXXI
CAMELOT DCCLXXII
CAMELOT DCCLXXIII
CAMELOT DCCLXXIV
CAMELOT DCCLXXV
CAMELOT DCCLXXVI
CAMELOT DCCLXXVII
CAMELOT DCCLXXVIII
CAMELOT DCCLXXIX
CAMELOT DCCLXXX
CAMELOT DCCLXXXI
CAMELOT DCCLXXXII
CAMELOT DCCLXXXIII
CAMELOT DCCLXXXIV
CAMELOT DCCLXXXV
CAMELOT DCCLXXXVI
CAMELOT DCCLXXXVII
CAMELOT DCCLXXXVIII
CAMELOT DCCLXXXIX
CAMELOT DCCXC
CAMELOT DCCXCI
CAMELOT DCCXCII
CAMELOT DCCXCIII
CAMELOT DCCXCIV
CAMELOT DCCXCV
CAMELOT DCCXCVI
CAMELOT DCCXCVII
CAMELOT DCCXCVIII
CAMELOT DCCXCIX
CAMELOT DCCC
CAMELOT DCCCI
CAMELOT DCCCII
CAMELOT DCCCIII
CAMELOT DCCCIV
CAMELOT DCCCV
CAMELOT DCCCVI
CAMELOT DCCCVII
CAMELOT DCCCVIII
CAMELOT DCCCIX
CAMELOT DCCCX
CAMELOT DCCCXI
CAMELOT DCCCXII
CAMELOT DCCCXIII
CAMELOT DCCCXIV
CAMELOT DCCCXV
CAMELOT DCCCXVI
CAMELOT DCCCXVII
CAMELOT DCCCXVIII
CAMELOT DCCCXIX
CAMELOT DCCCXX
CAMELOT DCCCXXI
CAMELOT DCCCXXII
CAMELOT DCCCXXIII
CAMELOT DCCCXXIV
CAMELOT DCCCXXV
CAMELOT DCCCXXVI
CAMELOT DCCCXXVII
CAMELOT DCCCXXVIII
CAMELOT DCCCXXIX
CAMELOT DCCCXXX
CAMELOT DCCCXXXI
CAMELOT DCCCXXXII
CAMELOT DCCCXXXIII
CAMELOT DCCCXXXIV
CAMELOT DCCCXXXV
CAMELOT DCCCXXXVI
CAMELOT DCCCXXXVII
CAMELOT DCCCXXXVIII
CAMELOT DCCCXXXIX
CAMELOT DCCCXL
CAMELOT DCCCXLI
CAMELOT DCCCXLII
CAMELOT DCCCXLIII
CAMELOT DCCCXLIV
CAMELOT DCCCXLV
CAMELOT DCCCXLVI
CAMELOT DCCCXLVII
CAMELOT DCCCXLVIII
CAMELOT DCCCXLIX
CAMELOT DCCCL
CAMELOT DCCCLI
CAMELOT DCCCLII
CAMELOT DCCCLIII
CAMELOT DCCCLIV
CAMELOT DCCCLV
CAMELOT DCCCLVI
CAMELOT DCCCLVII
CAMELOT DCCCLVIII
CAMELOT DCCCLIX
CAMELOT DCCCLX
CAMELOT DCCCLXI
CAMELOT DCCCLXII
CAMELOT DCCCLXIII
CAMELOT DCCCLXIV
CAMELOT DCCCLXV
CAMELOT DCCCLXVI
CAMELOT DCCCLXVII
CAMELOT DCCCLXVIII
CAMELOT DCCCLXIX
CAMELOT DCCCLXX
CAMELOT DCCCLXXI
CAMELOT DCCCLXXII
CAMELOT DCCCLXXIII
CAMELOT DCCCLXXIV
CAMELOT DCCCLXXV
CAMELOT DCCCLXXVI
CAMELOT DCCCLXXVII
CAMELOT DCCCLXXVIII
CAMELOT DCCCLXXIX
CAMELOT DCCCLXXX
CAMELOT DCCCLXXXI
CAMELOT DCCCLXXXII
CAMELOT DCCCLXXXIII
CAMELOT DCCCLXXXIV
CAMELOT DCCCLXXXV
CAMELOT DCCCLXXXVI
CAMELOT DCCCLXXXVII
CAMELOT DCCCLXXXVIII
CAMELOT DCCCLXXXIX
CAMELOT DCCCXC
CAMELOT DCCCXCI
CAMELOT DCCCXCII
CAMELOT DCCCXCIII
CAMELOT DCCCXCIV
CAMELOT DCCCXCV
CAMELOT DCCCXCVI
CAMELOT DCCCXCVII
CAMELOT DCCCXCVIII
CAMELOT DCCCXCIX
CAMELOT CM
CAMELOT CMI
CAMELOT CMII
CAMELOT CMIII
CAMELOT CMIV
CAMELOT CMV
CAMELOT CMVI
CAMELOT CMVII
CAMELOT CMVIII
CAMELOT CMIX
CAMELOT CMX
CAMELOT CMXI
CAMELOT CMXII
CAMELOT CMXIII
CAMELOT CMXIV
CAMELOT CMXV
CAMELOT CMXVI
CAMELOT CMXVII
CAMELOT CMXVIII
CAMELOT CMXIX
CAMELOT CMXX
CAMELOT CMXXI
CAMELOT CMXXII
CAMELOT CMXXIII
CAMELOT CMXXIV
CAMELOT CMXXV
CAMELOT CMXXVI
CAMELOT CMXXVII
CAMELOT CMXXVIII
CAMELOT CMXXIX
CAMELOT CMXXX
CAMELOT CMXXXI
CAMELOT CMXXXII
CAMELOT CMXXXIII
CAMELOT CMXXXIV
CAMELOT CMXXXV
CAMELOT CMXXXVI
CAMELOT CMXXXVII
CAMELOT CMXXXVIII
CAMELOT CMXXXIX
CAMELOT CMXL
CAMELOT CMXLI
CAMELOT CMXLII
CAMELOT CMXLIII
CAMELOT CMXLIV
CAMELOT CMXLV

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/24/2026

SUBDIVISION NAME: PARK WEST PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 10th Street (S.H.336): Dedication of 60 ft. from centerline for a total ROW of 120 ft. Paving: by state Curb & gutter: by state -Please label "total" or "existing" etc. on ROW, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
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	Applied
Sprague Road: Dedication of 40 ft. from centerline for a total ROW of 80 ft. Paving: 52 ft. Curb & gutter: both sides - Please provide the ROW on Sprague Road. - Please show distance from centerline and provide "total, or "existing" on plat. - There is no table that references the "L4" that is on the submitted plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

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

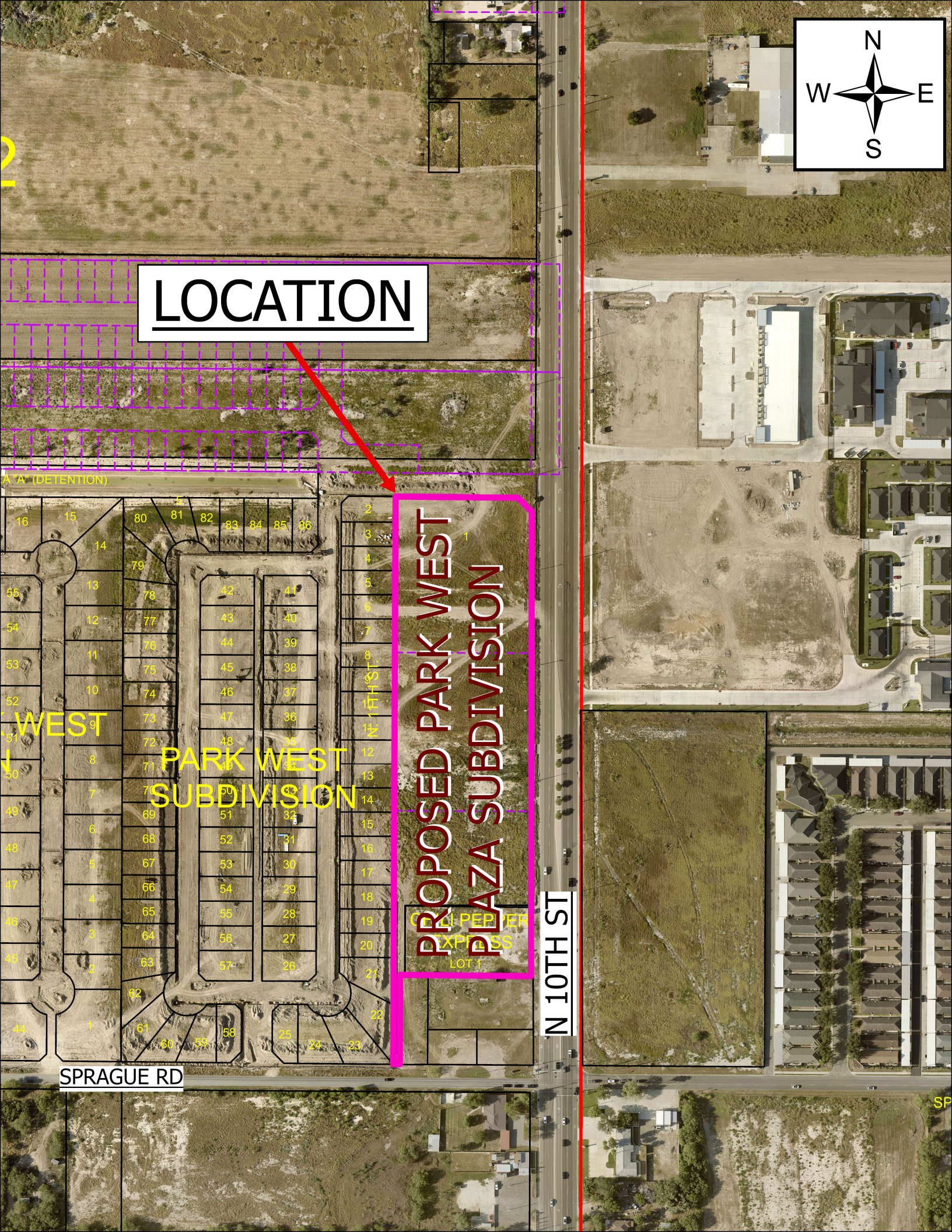
ALLEYS	
ROW __20ft.__ Paving __16ft.__ *Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 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: 60 ft or in line with existing structure, whichever is greater. - Add plat note as stated above, or a vacate and replat will be required. (Proposing)- In accordance with the zoning ordinance or greater for easements or in line with existing structures whichever is greater. **Zoning Ordinance: Section 138-356	Non-compliance
*Rear: 5 ft. - Add plat not as stated above, or a vacate and replat will be required. - (Proposing) In accordance with the zoning ordinance or greater for approves site plan or easements. **Greater for easements will apply to this but original plat does not state that. **Zoning Ordinance: Section 138-356	Non-compliance
Sides: To the zoning ordinance time of building permit. - Add plat note as stated above or a vacate and replat will be required. - (Proposing) In accordance with the zoning ordinance or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 10th Street, Sprague Road and Johnson Creek Avenue. -Staff is clarifying sidewalk requirements. - May increase to 5 ft. as per engineering dept. **Subdivision Ordinance: Section 134-120	TBD
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along, - Pending Traffics comments regarding curb cut access. **Must comply with City Access Management Policy	TBD
* Site plan/ common area plan must be approved by the Planning and zoning commission prior to building permits. - Must add plat note as stated above prior to final. Original plats note as stated on recorded plat of Chili Pepper Express. - If removing this restriction, this will require a vacate and replat	Non-compliance
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat notes as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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	Applied
LOT REQUIREMENTS	
* Lots fronting public streets - lots are facing north 10th street **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-2 - A rezoning was submitted for this property, and the hearing are P&Z 08/04/2026 And City commission ON 08/24/2026. Subdivision cannot be approved until rezoning has been approved. (REZ2026-0107) ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - A rezoning was submitted for this property, and the hearing are P&Z 08/04/2026 And City commission ON 08/24/2026. Subdivision cannot be approved until rezoning has been approved. (REZ2026-0107)	Non-compliance
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: - 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.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied


LOCATION
PROPOSED PARK WEST PLAZA SUBDIVISION
PARK WEST SUBDIVISION
N 10TH ST
SPRAGUE RD
N
W
E
S