

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 17, 2025 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for the May 20, 2025 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop, at Lots 13 & 14, Lazy-A-Ranch Subdivision, Hidalgo County, Texas; 1406 North 24th Street, Suite 190. **(CUP2025-0049)**
2. Request of Sam R. Mohamed, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop, at Lot 1, The District Phase 1 Subdivision, Hidalgo County, Texas; 7913 North 10th Street, Suite 170. **(CUP2025-0053)**

b) REZONING:

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

Idela Park Subdivision, Unit I, Hidalgo County, Texas. **(REZ2025-0049):**

Lots 1-24, 4600-5108 South 26th Street
Lots 25-26 & 84-118, 4605-5105 South 27th Street
Lots 27-43 & 104-118, 2700-2805 Norma Avenue
Lots 44-67, 4601-5109 South 29th Street
Lots 68-83 & 137-151, 2700-2804 Judith Avenue
Lots 119-136, 4700-5016 South 28th Street
Lots 152-181, 2700-2757 Katrina Avenue
Lots 182-211, 2700-2757 Lucille Avenue
Lots 212-241, 2700-2757 Melba Avenue

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

Idela Park Subdivision, Unit 2, Hidalgo County, Texas. **(REZ2025-0052):**

Lots 1-24, 4600-5108 South 26th Street
Lots 25-26 & 82-101, 4605-5105 South 30th Street
Lots 27-42 & 102-115, 3000 - 3105 Norma Avenue
Lots 43-66, 4601-5109 South 33rd Street
Lots 67-81 & 134-147, 3000-3104 Judith Avenue
Lots 116-133, 4700-5016 South 31st Street
Lots 148-175, 3000-3054 Katrina Avenue
Lots 176-203, 3000-3053 Lucille Avenue
Lots 204-231, 3000-3054 Melba Avenue

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

Idela Park Unit 3 Subdivision, Hidalgo County, Texas. **(REZ2025-0050):**

Lots 1-24, 4600-5108 South 33rd Street
Lots 25-26 & 82-101 & 170, 4605-5101 South 34th Street
Lots 27-43 & 102-118, 3400-3529 Norma Avenue
Lots 44-63, 4700-5104 South 36th Street
Lots 64-81 & 221-237, 3400-3604 Judith Avenue
Lots 119-152, 3400-3529 Melba Avenue
Lots 153-169 & 171-186, 3401-3529 Lucille Avenue
Lots 187-220, 3400-3529 Katrina Avenue

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

Idela Park Unit IV Subdivision, Hidalgo County, Texas. **(REZ2025-0051):**

Lots 1-15, 2401-2513 Lucille Avenue
Lots 16-24, 4909-5105 South 26th Street
Lots 25 & 68-72, 5000-5020 South 25th Street
Lots 26-45, 2400-2437 Norma Avenue
Lots 46-67, 2400-2444 Melba Avenue

5. Rezone from C-3L (Light Commercial-OC) District to C-1 (Local Commercial-UDC) District: Being a triangularly shaped 1.62 acre tract of land, more or less, out of and forming a part of the South 10.0 acres of the North 30.0 acres of lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 2900 Trenton Road. **(REZ2025-0053)**

3) SITE PLAN:

- a) Site plan approval for LOT 25, Willow Ridge Subdivision, Hidalgo County, Texas; 2916 North McColl Road. **(SPR2025-0013)**

4) CONSENT:

- a) Parke at Nolana Subdivision, 3200 Nolana Avenue, Corporate Asset Partners, LLC **(SUB2023-0024) (REVISED FINAL) M&H**
- b) Lark Apartments Subdivision, 6324 North Taylor Road, Lark Heights Development, LLC **(SUB2025-0071) (FINAL) M2E**

5) SUBDIVISIONS:

- a) Los Encinos on Taylor Subdivision, 3324 North Taylor Road, Jorge Guerra **(SUB2024-0130) (REVISED PRELIMINARY) BRE**
- b) Las Palmas at Tres Lagos Phase I Subdivision, 13901 North Shary Road, Rhodes Development, Inc. **(SUB2025-0080) (PRELIMINARY) M&H**
- c) Taylor Villas Subdivision, 2021 South Taylor Road, Synergy a Real Estate Alliance, LLC **(SUB2024-0096) (REVISED FINAL) M&H**
- d) Barrera Subdivision, 5721 North Ware Road, SAMES, Inc. **(SUB2025-0088) (PRELIMINARY) SAMES**
- e) Los Ebanos Oaks Subdivision, 12220 North Los Ebanos Road, VSR Investments, LLC **(SUB2025-0083) (PRELIMINARY) BC**
- f) La Floresta Subdivision Phase III, 9300 North Bicentennial Boulevard, Gauchos Investments, LLC **(SUB2025-0082) (PRELIMINARY) JHE**
- g) Casa Corsica Lots 1A & 1B Subdivision, 3601 Nolana Avenue, Graco Real Estate Development **(SUB2025-0079) (PRELIMINARY) JHE**
- h) Shoppes at Ware Subdivision, 4800 North Ware Road, Rhodes Development, Inc. **(SUB2025-0084) (PRELIMINARY) M&H**

6) DISCUSSION:

- a) Election of Officers

7) 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.

**05/20/2025 MEETING
MINUTES
WILL BE UPLOADED ON
MONDAY 6/16/25.**

Memo

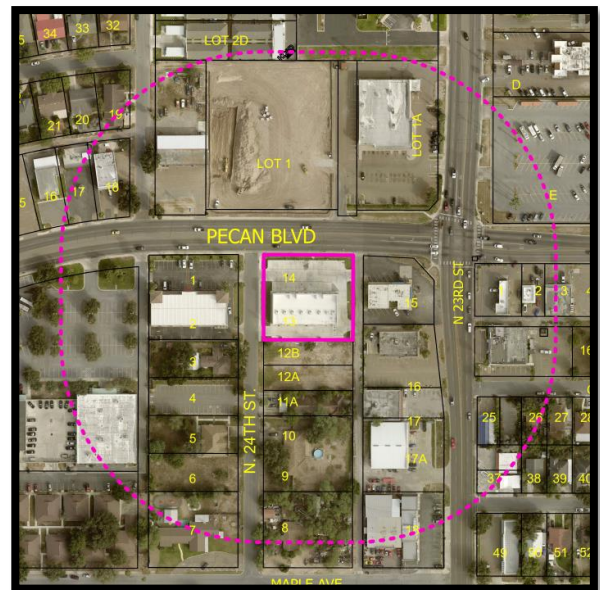
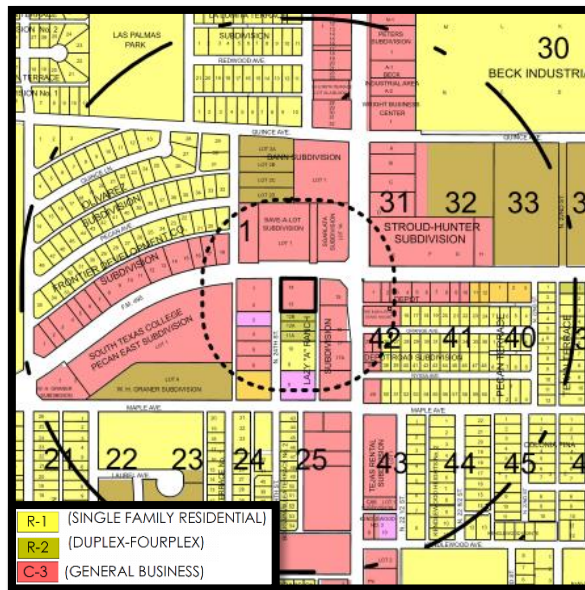
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 4, 2025

SUBJECT: REQUEST OF MELINDA MONTELONGO, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A VAPE SHOP, AT LOTS 13 & 14, LAZY-A-RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS; 1406 NORTH 24TH STREET, SUITE 190. (CUP2025-0049)

BRIEF DESCRIPTION: The property is located at the southeast corner of Pecan Boulevard and North 24th Street and is zoned C-3 (General Business - OC) District. The adjacent zoning is C-3 (General Business - OC) District to the north, east and west and there is R-2 (Duplex-Fourplex Residential - OC) District to the south. Surrounding land uses include EZ Pawn Shop, H&R Block tax service, a pharmacy, and residential dwellings. A vaporizer store is permitted in the C-3 (General Business - OC) District with a Conditional Use Permit and in compliance with requirements.



HISTORY: On February 26, 2024, City Commission approved a Conditional Use Permit (CUP) for a smoke shop for the subject property. A CUP application for a smoke shop was submitted May 9, 2025.

ANALYSIS: The applicant is proposing to operate a vaporizer store with retail sales only, with storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 10:00 a.m. to 6:00 p.m., Monday through Saturday.

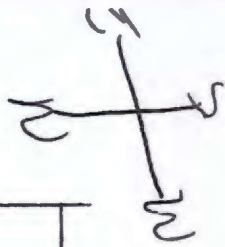
The Fire and Health Department have completed their inspection and the property is in compliance. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance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

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone to the south;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Pecan Boulevard;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The 1,782 square feet commercial suite requires five parking spaces, the property has 35 parking spaces and 43 parking spaces are required based on all the current uses for the retail plaza;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

RECOMMENDATION: Staff recommends disapproval of the request based on non-compliance with requirement listed above as #1 (distance to a residence or residentially zoned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance.

East



Parking

Suit 160

Parking

Suit 120

Parking

Suit 140

Parking

Suit 150

Parking

Suit 170

1406 N 24th St Suit

McAllen TX 78501 Suit

NE

190

NE

190

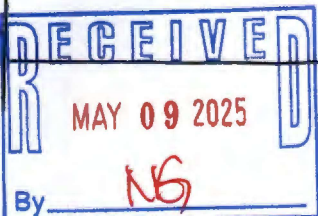
1/10/2024

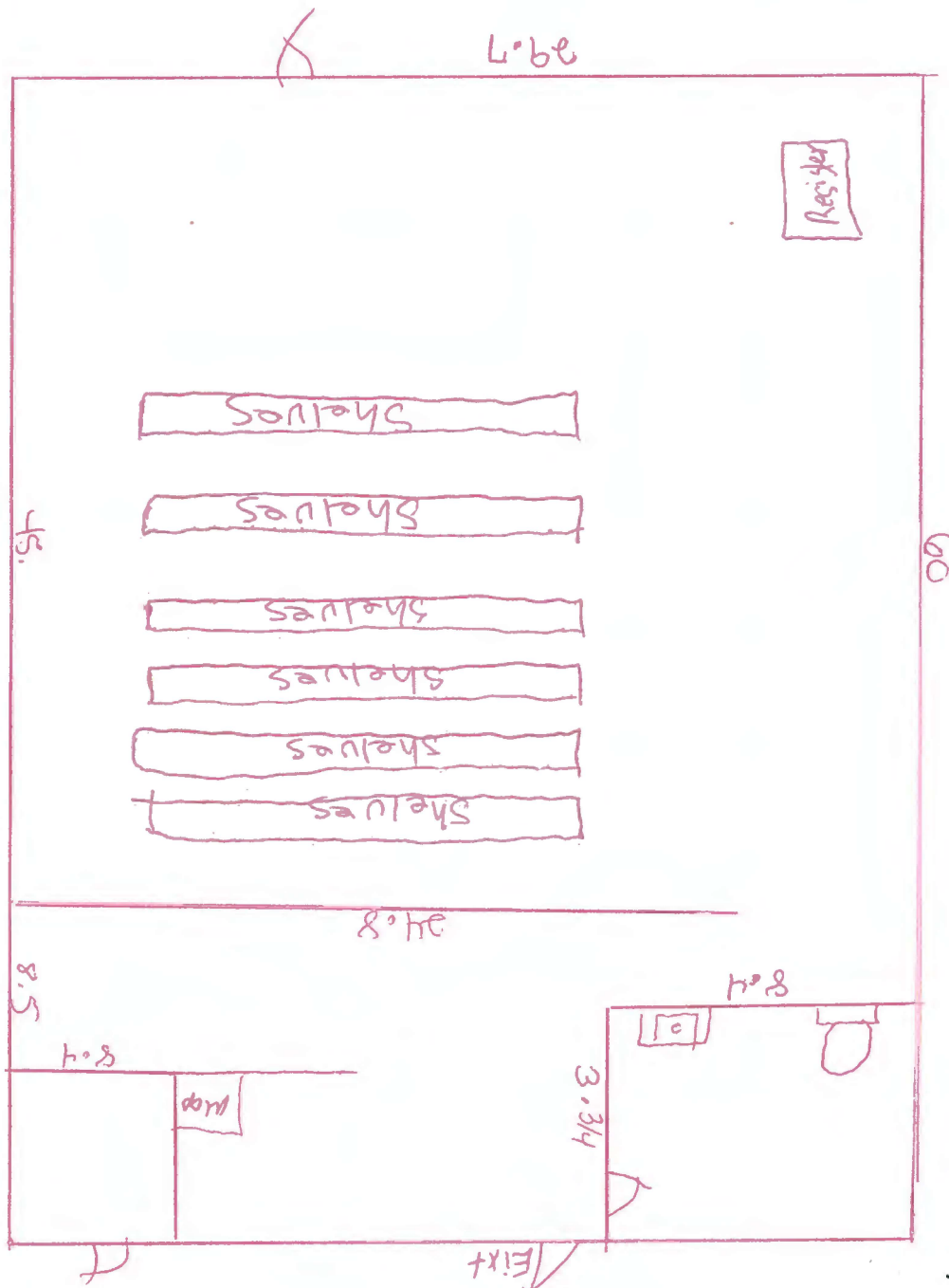
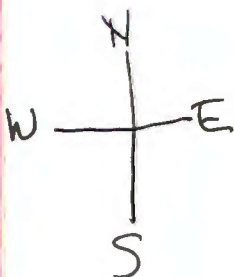
RIR

fire

South

West





Cage ± Plaza LLC

1406 N 24th St 190

McAllen TX 78501







**NOTICE
VAPE STORE
FOR
THIS PROPERTY
CUP2025-0049**

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET



Memo

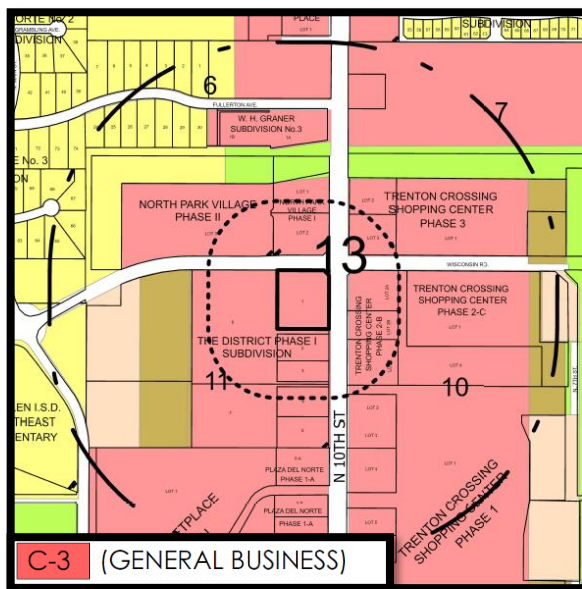
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 4, 2025

SUBJECT: REQUEST OF SAM R. MOHAMED, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A VAPE SHOP, AT LOT 1, THE DISTRICT PHASE 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 7913 NORTH 10TH STREET, SUITE 170. (CUP2025-0053)

BRIEF DESCRIPTION: The property is located at the southwest corner of Auburn Avenue and North 10th Street and is zoned C-3 (General Business - OC) District. The adjacent zoning is C-3 (General Business - OC) District in all directions. Surrounding land uses include commercial plazas including Security Service Federal Credit Union, First Community Bank, Spectrum, doctors offices, restaurants and retail stores. A vaporizer store is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.



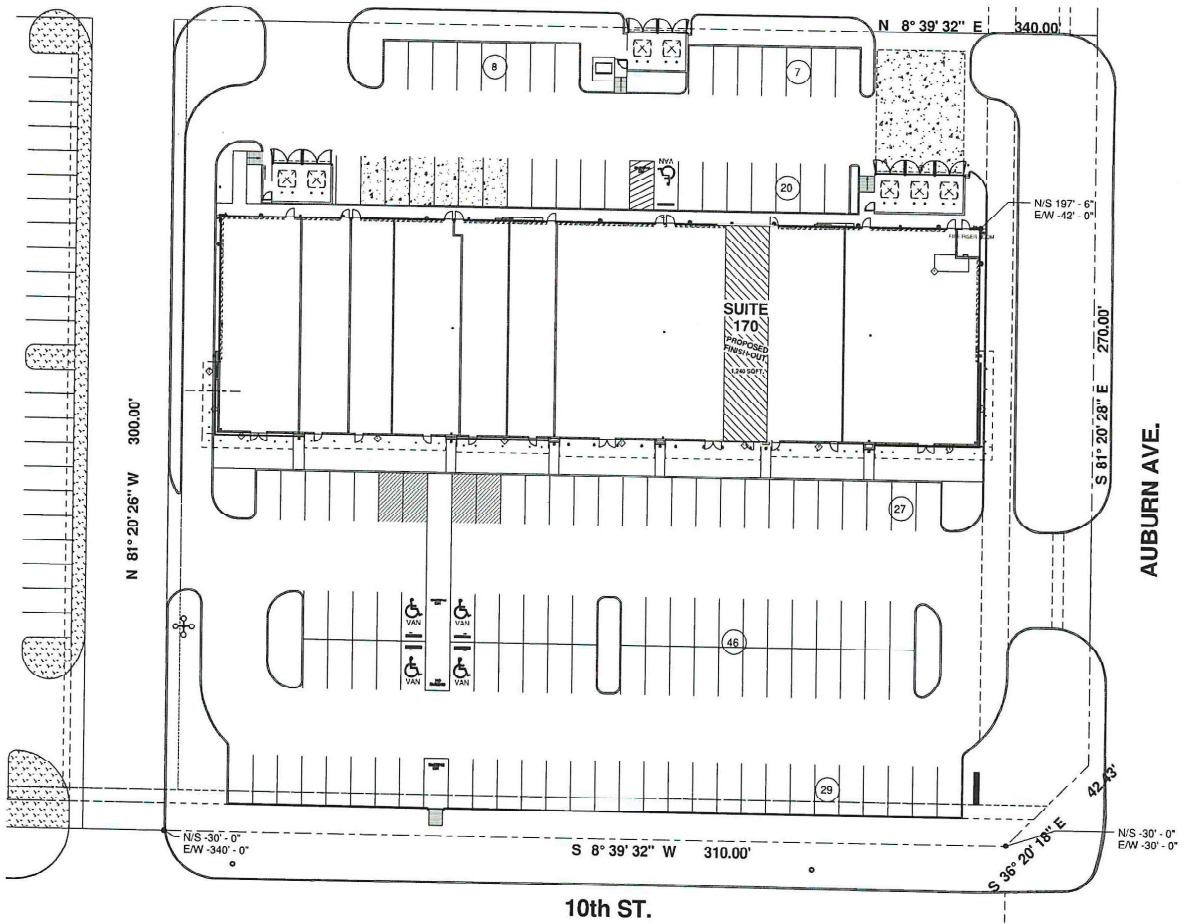
ANALYSIS: The applicant is proposing to operate a vaporizer store with retail sales only, from a 1,240 sq. ft. commercial suite with storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 7:00 a.m. to 11:00 p.m., Monday through Sunday.

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

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m.;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along North 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The 1,240 square feet commercial suite requires six parking spaces, the property has 137 parking spaces and 84 parking spaces are required based on all the current uses for the retail plaza;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

RECOMMENDATION: Staff recommends approval of the request subject to compliance of Section 138-118(a)(4)(a) of the Zoning Ordinance.



① SITE PLAN
1/16" = 1'-0"

ISSUES/REVISIONS



THE DISTRICT - BUILDING A
UR-VAPE
7913 N 10TH ST. SUITE 170, McALLEN TX.

SHEET

1.1

DATE:
3-25-25
PROJECT:
Project Manager
Checked By:
G.Z.
CHECKED BY:
FILE NAME:

REVISIONS



100 E. POLARIS DR. 133 WALLIN, TX 75084 956-661-8888

THE DISTRICT - BUILDING A
UR-VAPE
79°3'N 10TH ST. SUITE 170, McALLEN TX.

SHEET

1.2

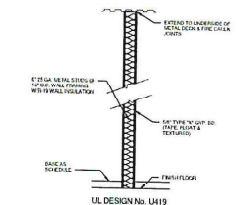
DATE: 3-25-25
PROJECT: Project Number
UNITS: 40.0
CHECKED BY:
FILE NAME:

ROOM FINISH						
ROOM #	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
01	RETAIL	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	
02	OFFICE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	
03	STORAGE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	
04	JAN	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	
05	HALL	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	1/2" POLISHED CONCRETE	

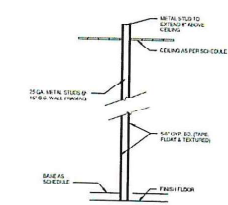
DOOR SCHEDULE						
DOOR #	TYPE	WIDTH	HEIGHT	THICKNESS	FINISH	COMMENTS
01	A	3'-0"	7'-0"	1-1/2"	GLASS	GLASS
02	A	3'-0"	7'-0"	1-1/2"	GLASS	GLASS
03	A	3'-0"	7'-0"	1-1/2"	GLASS	GLASS
04	A	3'-0"	7'-0"	1-1/2"	GLASS	GLASS



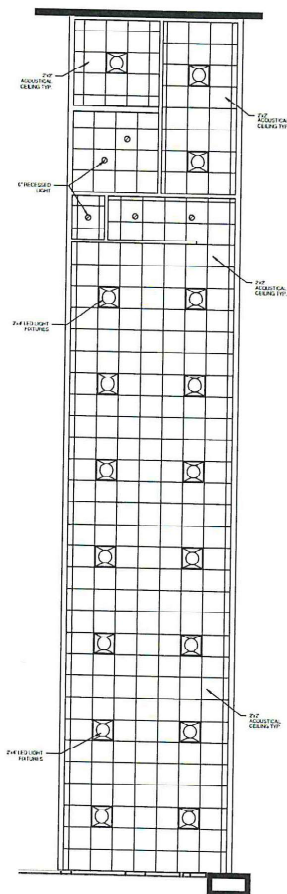
DOOR ELEVATIONS
1/4" = 1'-0"



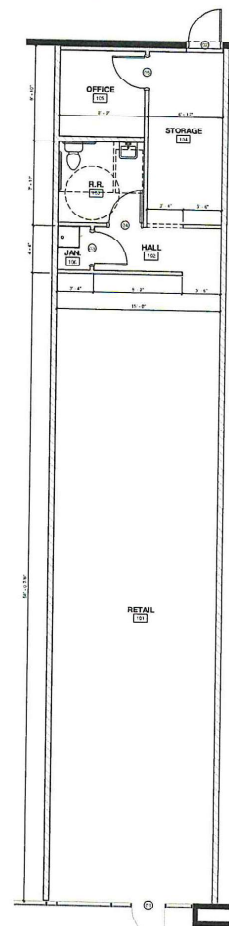
ONE HOUR WALL DETAIL
1/2" = 1'-0"



TYPICAL WALL SECTION
1/2" = 1'-0"



CEILING PLAN
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"





**NOTICE
VAPE SHOP
FOR
THIS PROPERTY
CUP2025-0053**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



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

ADJACENT ZONING: The adjacent zoning is A-O (Agricultural and open space) District on the southeast side and R-1 (Single-Family Residential-OC) District in all directions.

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

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

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

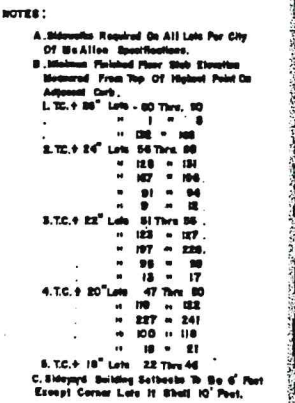
HISTORY: A city-initiated rezoning application for the subject properties was submitted May 20, 2025. The subject property is comprised of 241 lots. The mentioned lots were subdivided and recorded on February 13, 1978 under the name "Idela Park Unit I". The initial zoning designation for the property was R-1(single-family residential-OC) District.

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

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

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

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



Prepared by
CDE Community Development Engineering
P. O. Box 1388
Midland, Texas 79702

IDELA PARK
Mc ALLEN, TEXAS



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

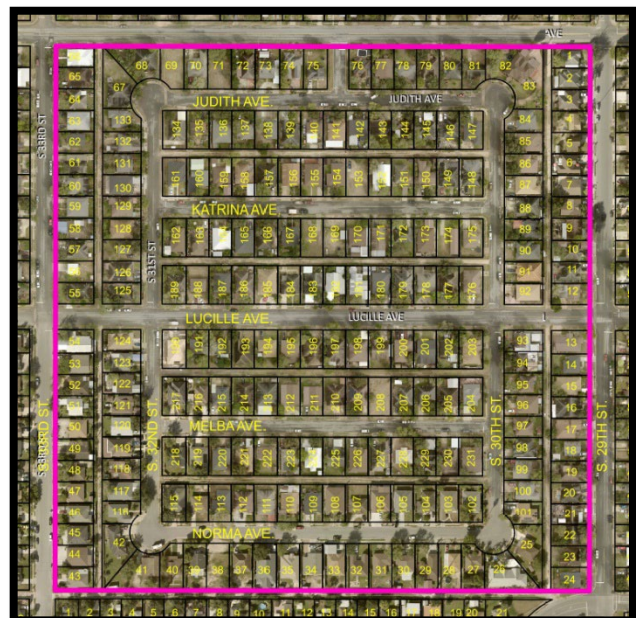
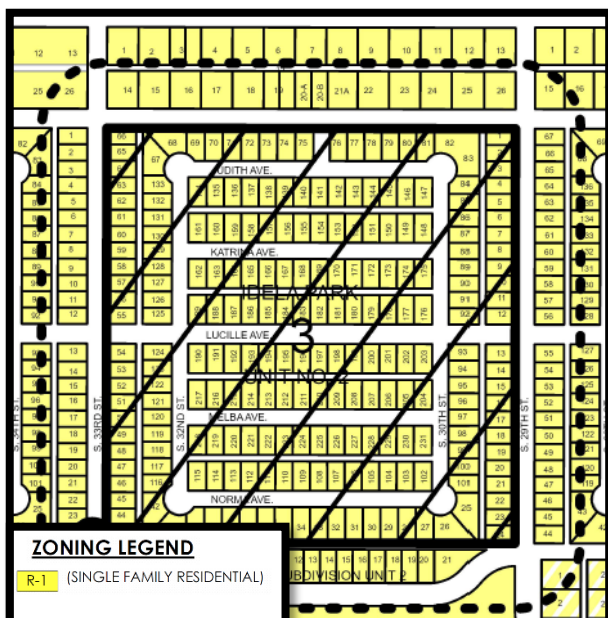
DATE: June 05, 2025

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

**IDELA PARK SUBDIVISION, UNIT 2, PHASE I, HIDALGO COUNTY, TEXAS.
(REZ2025-0052):**

**LOTS 1-24, 4600-5108 SOUTH 26TH STREET
LOTS 25-26 & 82-101, 4605-5105 SOUTH 30TH STREET
LOTS 27-42 & 102-115, 3000 - 3105 NORMA AVENUE
LOTS 43-66, 4601-5109 SOUTH 33RD STREET
LOTS 67-81 & 134-147, 3000-3104 JUDITH AVENUE
LOTS 116-133, 4700-5016 SOUTH 31ST STREET
LOTS 148-175, 3000-3054 KATRINA AVENUE
LOTS 176-203, 3000-3053 LUCILLE AVENUE
LOTS 204-231, 3000-3054 MELBA AVENUE**

LOCATION: The properties are located along the south side of Idela Avenue between South 29th Street and Sputh 33rd Street. The properties contain single-family dwellings and are zoned R-1 (Single Family Residential - OC) District and are collectively subdivided under the name "Idela Park Unit II Subdivison".



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

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

LAND USE: Surrounding uses include single family residential dwellings and Sam Houston Elementary School.

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

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

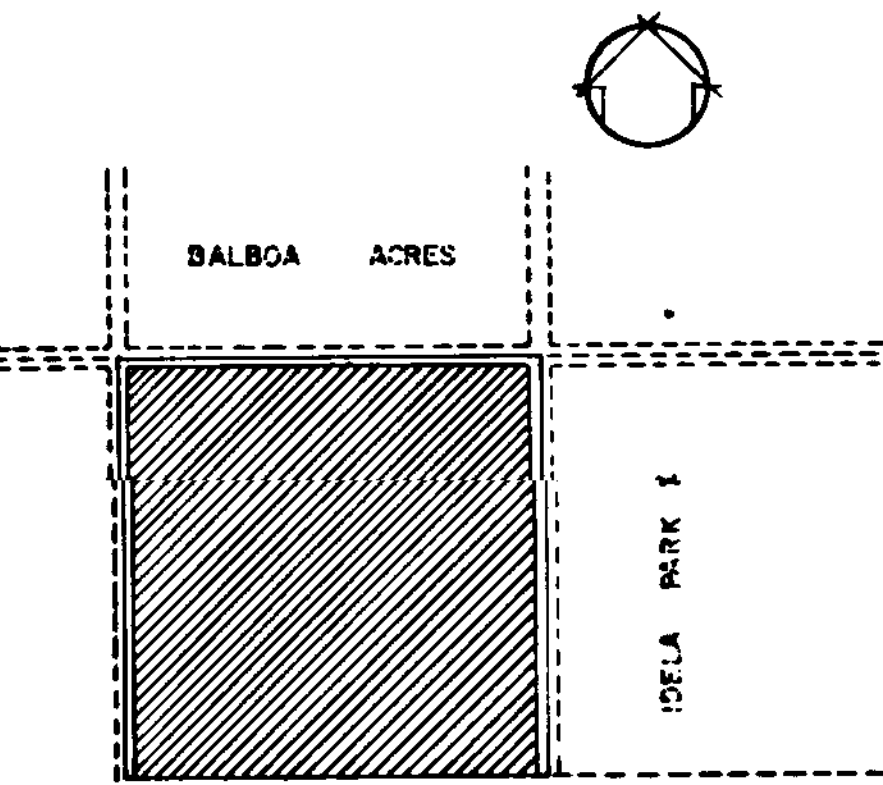
HISTORY: A city-initiated rezoning for the subject property was submitted May 20, 2025. The subject property is comprised of 231 lots. The mentioned lots were subdivided and recorded on July 25, 1978 under the name "Idela Park Unit 2 Subdivision". The initial zoning designation for the property was R-1(single-family residential-OC) District.

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

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

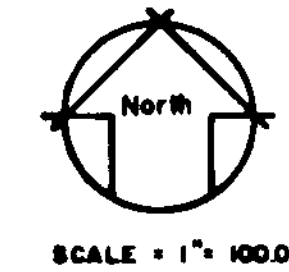
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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



location map

CURVE DATA					
CURVE NO.	SOL. TO	LENGTH	TANGENT	CHORD	PI
1, 2, 3, 4, 5, 6, 7, 8, 9, 10	50° 00' 00"	31.75'	10' 00"	31.25'	90°
11, 12	70° 00' 00"	31.75'	30' 00"	30' 00'	90°
13, 14	50° 00' 10"	31.75'	30' 00"	30' 00'	90°
15, 16	50° 00' 30"	31.75'	31' 00"	30' 00'	90°



1 Interview Reported On At Late For City Of McAllen Southwestern
El Paso Building Set Backs To 6 Feet Along On Corner Lots Where
Interview Releases Will Be 10 Feet
2 Interviews Photographs Released From The City Of El Paso
At Center Of Lots Shall Be As Follows:

1	70° x 60°	Lot 25	Thru 30.
		Lot 1	Thru 10
		Lot 125	Thru 130
2	70° x 60°	Lot 10	Thru 20
		Lot 110	Thru 120
		Lot 140	Thru 150
		Lot 160	Thru 170
		Lot 180	Thru 190
3	70° x 60°	Lot 5	Thru 15
		Lot 25	Thru 35
		Lot 125	Thru 135
		Lot 155	Thru 165
4	70° x 60°	Lot 40	Thru 50
		Lot 110	Thru 120
		Lot 140	Thru 150
		Lot 170	Thru 180
5	70° x 10°	Lot 15	Thru 21
		Lot 21	Thru 27

24704
IDELA PARK
(40 Ac.)
UNIT 2

Being A Subdivision Of Lots 3 Of Blk.3 Rio
Bravo Plantation Company Subdivision.
Hidalgo County, Texas

APP. OVER
FOR RECORDING
Hidalgo Co. Right of Way Dept
By Vona Walker
Date 2-24-78

Recorded in Book 20 Page 129
of the map records of Hidalgo
County, Texas
Charles L. Menden
County Surveyor

State Of Texas
County Of Hidalgo

I, The Undersigned, Owner, Of The Land Shown On This Plat, And Designated Herein As The IDEAL PARK Subdivision To The City Of McALLEN, TEXAS, And Whose Name Is Subscribed Herein, Hereby Dedicate To The Use Of The Public All Streets, Alleys, Parks, Water Courses, Drains, Easements And Public Places Thereon Shown For The Purpose Of Consideration Therein Expressed.

**IDELA DEVELOPMENT COMPANY
(A PARTNERSHIP)**

OWNER

State Of Texas
County Of Hidalgo

Before Me, The Undersigned Authority, On This Day Personally Appeared John Harold Known To Me To Be The Person Whose Name Is Subscribed To The Foregoing Instrument, And Acknowledge To Me That He Executed The Same For The Purposes And Consideration Therein Stated.

Given Under My Hand And Seal Of Office This The 14th Day Of May, 19 77.

Bela Franco
Notary Public, County Of Hidalgo

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 24th day of July 1978
SANTOS SALAZAR, County Clerk
Hidalgo County, Texas
By: Blanca DUEB

FILED FOR RECORD THIS DATE
At 8:12 o'clock AM

JUL 25 1978

DAVIDE BALDARI
Santo Domingo, 19 de Mayo de 1962

State Of Texas
County Of Hidalgo

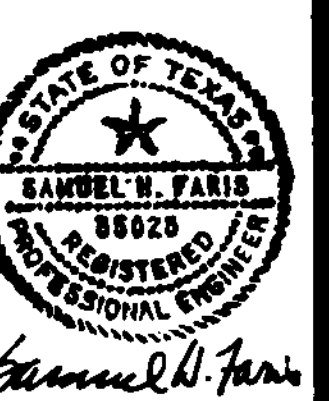
I, The Undersigned, A Registered Professional Engineer In The State Of Texas, Hereby Certify That This Plat Is True And Correctly Made Is Prepared From An Actual Survey On The Property Made Under My Supervision On The Ground, And Further Certify Proper Engineering Consideration Has Been Given To This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

Mayer

IDELA PARK UNIT No. 2 _____ McALLEN, TEXAS

C D E Community Development Engineering
P.O. Box 1385 Mission, Texas

REVISED :
SCALE :
JOB NO : E-70-103
DRAWN BY : R. G. J.



Samuel H. Farnis

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0052**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 9, 2025

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

Idela Park Unit 3 Subdivision, Hidalgo County, Texas. (REZ2025-0050):

Lots 1-24, 4600-5108 South 33rd Street

Lots 25-26 & 82-101 & 170, 4605-5101 South 34th Street

Lots 27-43 & 102-118, 3400-3529 Norma Avenue

Lots 44-63, 4700-5104 South 36th Street

Lots 64-81 & 221-237, 3400-3604 Judith Avenue

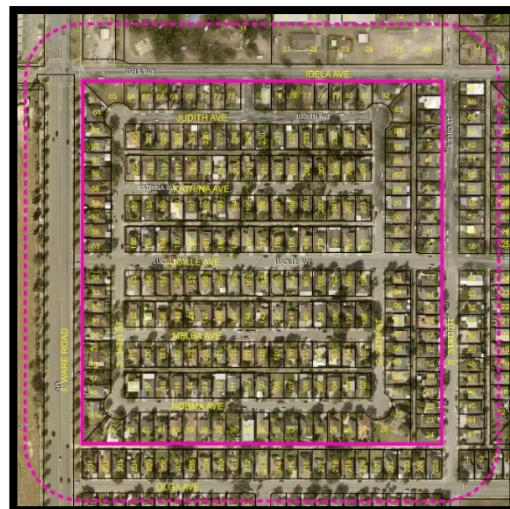
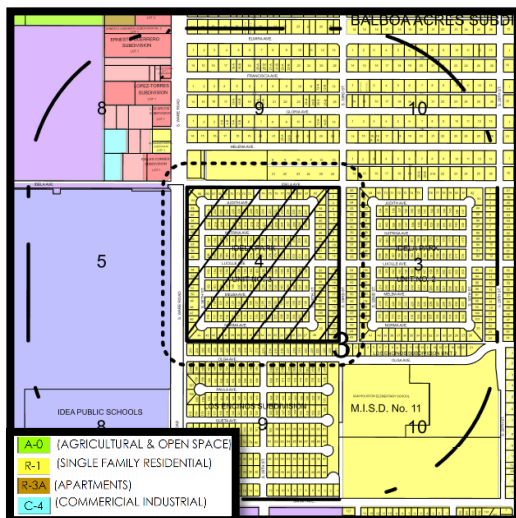
Lots 119-152, 3400-3529 Melba Avenue

Lots 153-169 & 171-186, 3401-3529 Lucille Avenue

Lots 187-220, 3400-3529 Katrina Avenue

LOCATION: The subject properties are located along the south side of Idela Avenue and north of Olga Avenue between South 33rd Street and South Ware Road. The properties contain single family dwellings and are zoned R-1 (Single Family Residential - OC) District.

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



ADJACENT ZONING: The adjacent properties to the north, south, and east are zoned R-1 (Single Family Residential - OC) District. The property to the west across South Ware Road is zoned I-2 (Heavy Industrial - OC) District.

LAND USE: Surrounding uses include Los Encinos Park, IDEA School Los Encinos, South Side Park, Sam Houston Elementary School, Police Community Network Center, and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along Idela Avenue, South 33rd Street, South Ware Road and Olga Avenue is single family residential.

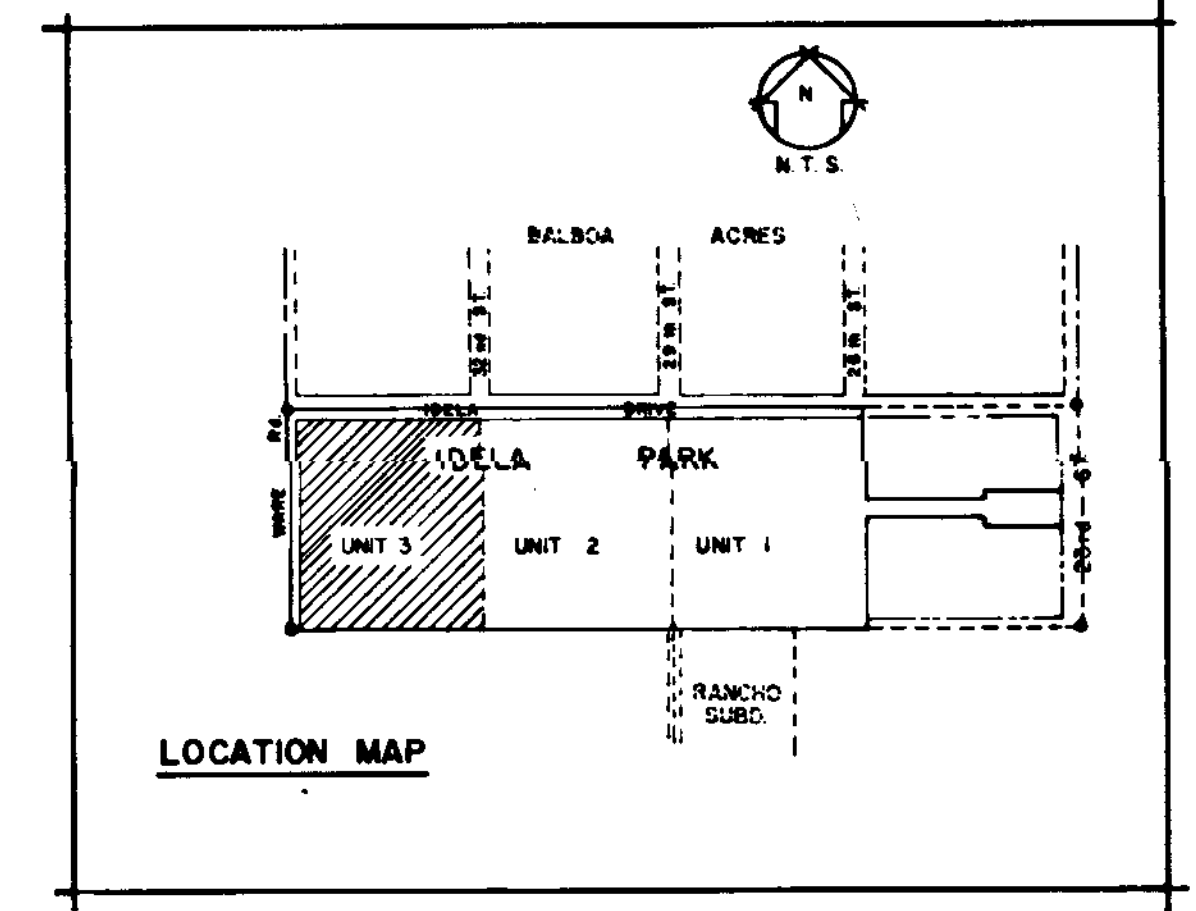
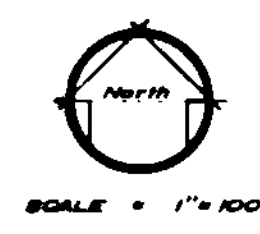
HISTORY: Idela Park Unit 3 was recorded February 13, 1979. The earliest zoning record found for this property, indicating an R-1 zoning designation, dates back to 1979. A city-initiated rezoning application for the subject property was submitted on May 20, 2025.

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

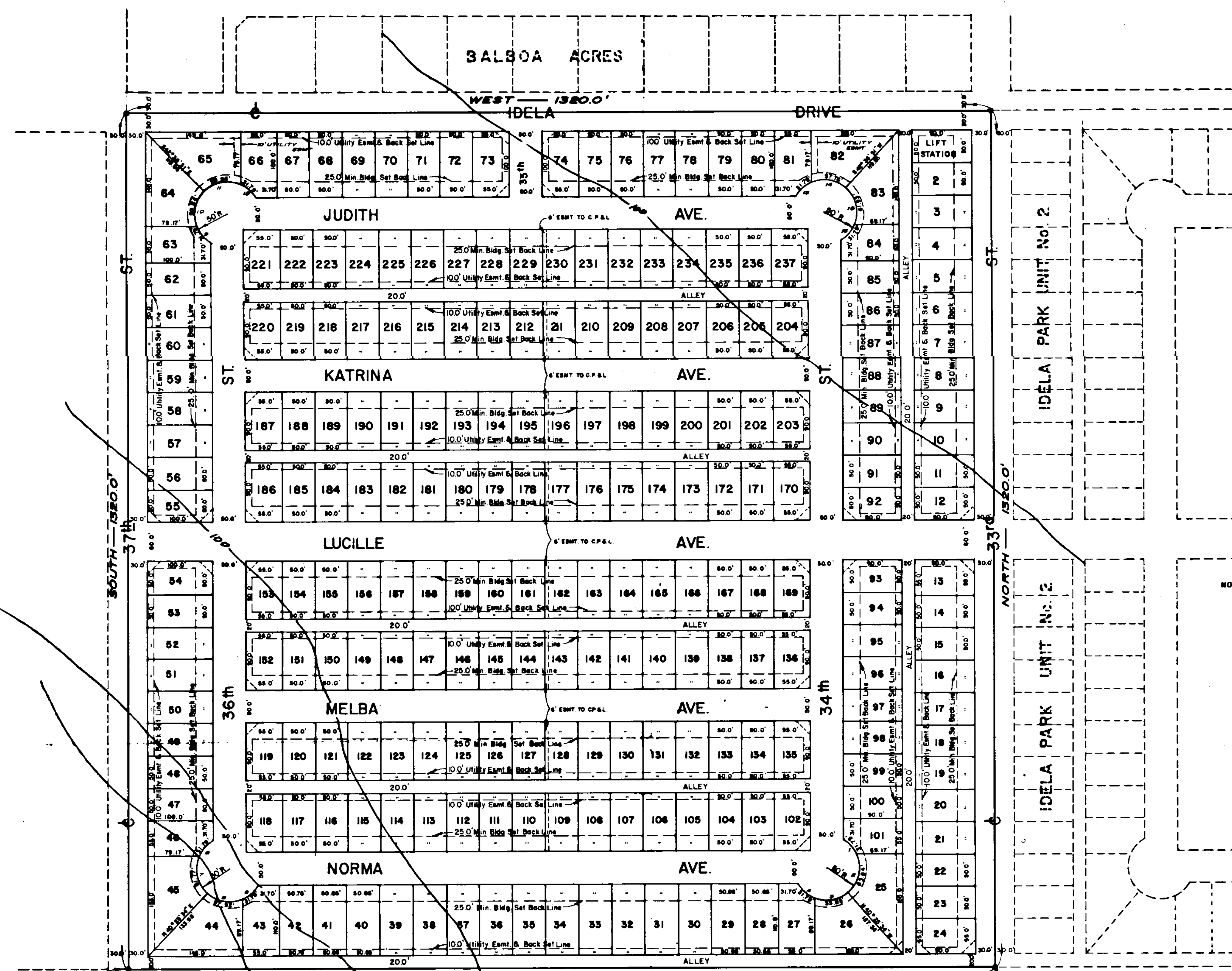
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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

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



CITY OF McALLEN
LOT 5



- NOTES:
- 1. SIDEWALKS REQUIRED ON ALL LOTS PER CITY OF McALLEN SPECIFICATIONS
 - 2. SIDEYARD SETBACKS TO BE 6 FEET EXCEPT ON CORNER LOTS WHERE SIDEYARD SETBACK SHALL BE 10 FEET
 - 3. MINIMUM FINISHED FLOOR SLAB ELEVATION MEASURED FROM TOP OF CURB AT CENTER OF LOT SHALL BE:

TC + 26"	LOTS 1 THRU 8
TC + 24"	LOTS 9 THRU 12
TC + 22"	LOTS 13 THRU 17
TC + 20"	LOTS 18 THRU 21
TC + 18"	LOTS 22 THRU 45

CURVE DATA				
CURVE NO.	DELTA	TANGENT	LENGTH	CHORD
1 & 4	36°25'43"	16.45'	31.79'	31.26'
2	73°09'19"	37.10'	63.84'	59.59'
3	63°59'58"	31.24'	55.85'	52.99'
5	36°25'43"	16.45'	31.79'	31.26'
6	66°22'17"	32.70'	57.92'	54.74'
7	70°47'	35.52'	61.77'	57.92'
8 & 9	36°25'43"	16.45'	31.79'	31.26'
10	66°34'18"	34.09'	59.84'	56.33'
11	66°34'18"	34.09'	59.84'	56.33'
12	36°25'43"	16.45'	31.79'	31.26'
13	36°25'43"	16.45'	31.79'	31.26'
14	66°11'17"	32.59'	57.76'	54.60'
15	70°58'	36.84'	61.93'	58.05'
16	36°25'43"	16.45'	31.79'	31.26'

05085
MAP OF
IDEALA PARK
UNIT 3
BEING A SUBDIVISION OF LOT 4,
BLOCK 3 OF RIO BRAVO
PLANTATION COMPANY SUBDIVISION
McALLEN, HIDALGO, COUNTY, TEXAS
(40 ACRES)

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By *[Signature]*
Date 2-12-79

I, The Undersigned, Owner, Of The Land Shown On This Plat, And Designated Herein As The IDEALA PARK Unit 3 Subdivision To The City Of McALLEN, TEXAS, And Whose Name Is Subscribed Herein, Herby Dedicate To The Use Of The Public All Streets, Alleys, Parks, Water Courses, Drains, Easements And Public Places Thereon Shown For The Purpose Of Consideration Therein Expressed.

IDEALA DEVELOPMENT COMPANY
(A PARTNERSHIP)
[Signature] (PARTNER)

Before Me, The Undersigned Authority, On This Day Personally Appeared *[Signature]* Known To Me To Be The Person Whose Name Is Subscribed To The Foregoing Instrument, And Acknowledge To Me That He Executed The Purposes And Consideration Therein Stated Given Under My Hand And Seal Of Office This The *16th* Day Of *July*, 1978.

[Signature]
Notary Public, County Of Hidalgo

I, The Undersigned, Chairman Of Planning And Zoning Commission Of The City Of McALLEN, Herby Certify That This Subdivision Plat Conforms To All Requirements Of The Subdivision Regulations Of This City Wherein My Approvals Required.

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

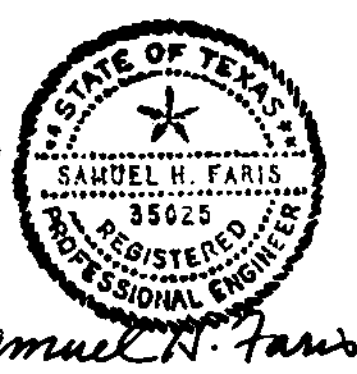
FILED FOR RECORD THIS DATE
At 10:29 AM
FEB 13 1979
[Signature]

RECORDED FOR RECORDING
BY
COMMISSIONERS' COURT
This 18th Day of Feb 1979
SANTOS SALVANA, County Clerk
Hidalgo County, Texas
[Signature]

[Signature]
Mayor
Recorded in Book *20* page *186*
of the map records of Hidalgo
County, Texas
Charles L. Madson
County Surveyor

State Of Texas
County Of Hidalgo

I, The Undersigned, A Registered Professional Engineer In The State Of Texas, Herby Certify That This Plat Is True And Correctly Made Is Prepared From An Actual Survey On The Property Made Under My Supervision On The Ground, And Further Certify Proper Engineering Consideration Has Been Given To This Plat.



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0050**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

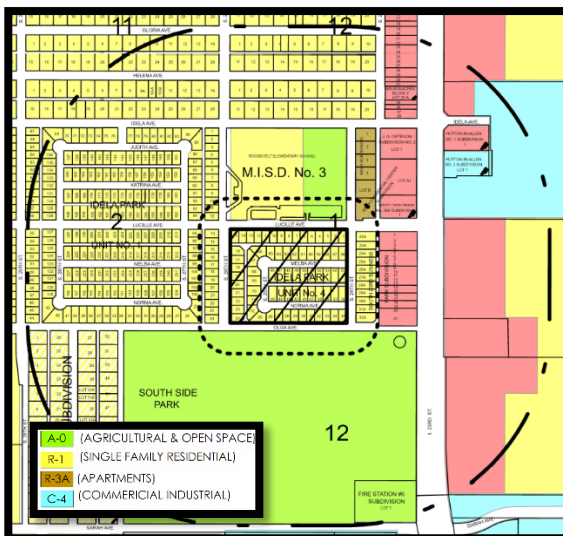
DATE: June 9, 2025

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

Idela Park Unit IV Subdivision, Hidalgo County, Texas. (REZ2025-0051):
Lots 1-15, 2401-2513 Lucille Avenue
Lots 16-24, 4909-5105 South 26th Street
Lots 25 & 68-72, 5000-5020 South 25th Street
Lots 26-45, 2400-2437 Norma Avenue
Lots 46-67, 2400-2444 Melba Avenue

LOCATION: The subject properties are located along the south side of Lucille Avenue and north of Olga Avenue between South 24th Street and South 26th Street. The properties contain single family dwellings and are zoned R-1 (Single Family Residential - OC) District.

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



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

LAND USE: Surrounding uses include South Side Park, Roosevelt Elementary School, Multifamily Apartments, and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along Lucille Avenue, South 26th Street and Olga Avenue is single family residential.

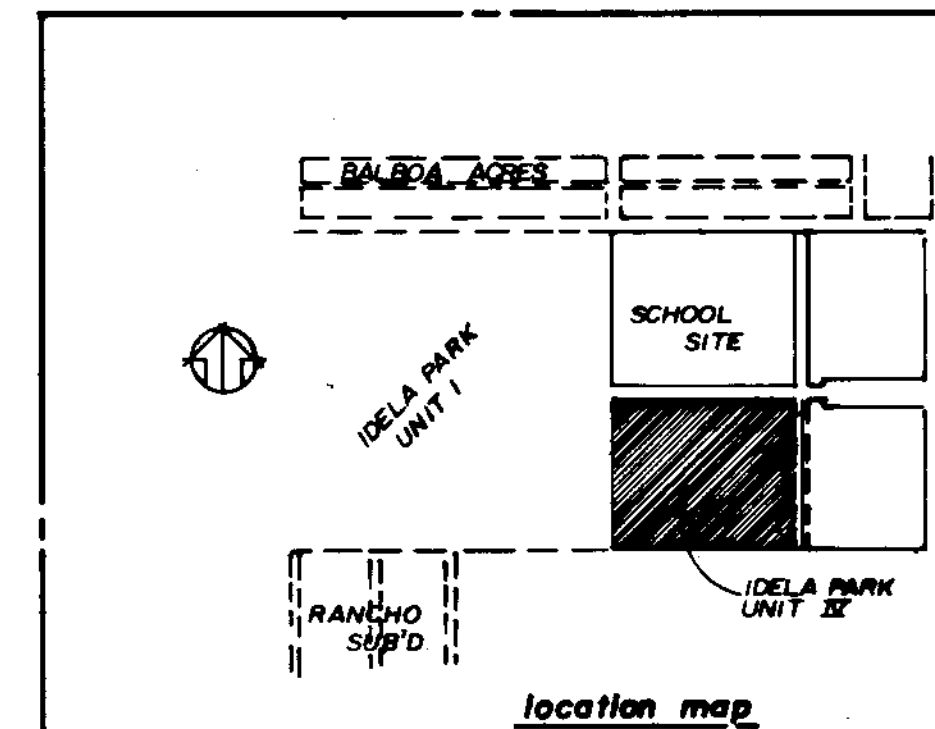
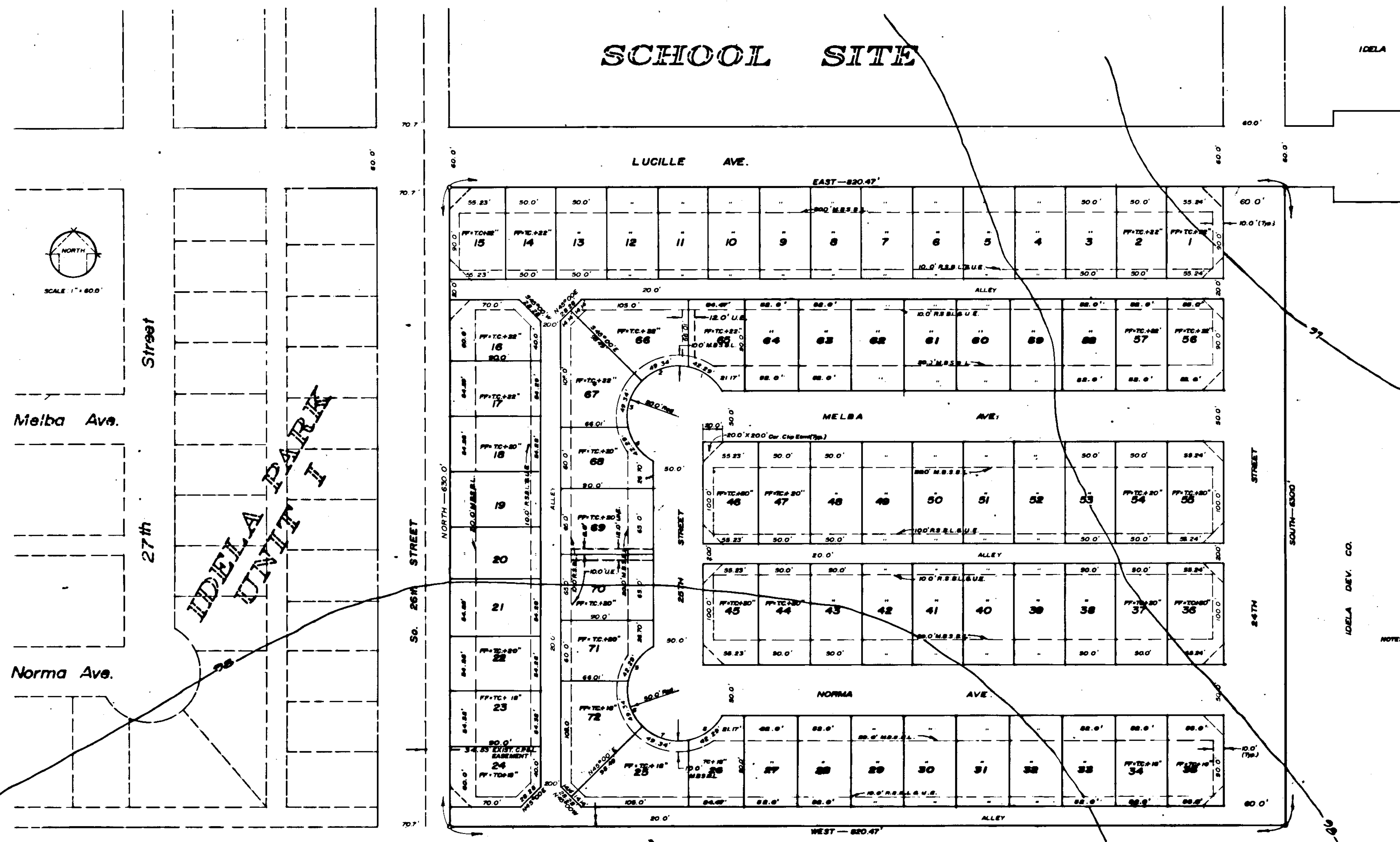
HISTORY: Idela Park Unit IV was recorded February 25, 1980. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979. A city-initiated rezoning application for the subject property was submitted on May 20, 2025.

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

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

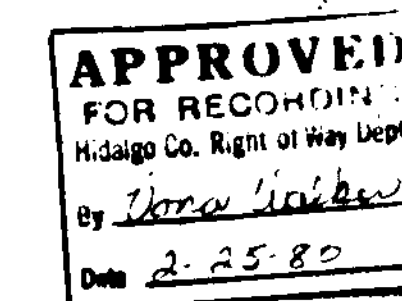
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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



CURVE DATA				
CURVE NUMBER	DELTA	TANGENT	LENGTH	RADIUS
1	48°27'47"	22.50'	42.29'	41.04'
2	56°32'13"	24.89'	49.34'	47.38'
3	56°32'13"	24.89'	49.34'	47.38'
4	48°27'47"	22.50'	42.29'	41.04'
5	56°32'13"	24.89'	49.34'	47.38'
6	56°32'13"	24.89'	49.34'	47.38'
7	56°32'13"	24.89'	49.34'	47.38'
8	48°27'47"	22.50'	42.29'	41.04'

NOTES:
 1. SIDEWALKS REQUIRED ON LUCILLE AVE., 24th STREET AND 26th STREET.
 2. SIDEWALK SETBACKS TO BE 5 FEET EXCEPT ON CORNER LOTS WHERE SIDEWALK SETBACK WILL BE 10 FEET.
 3. MINIMUM FINISHED FLOOR SLAB ELEVATION MEASURED FROM TOP OF CURVE AT CENTER OF LOTS SHALL BE AS INDICATED BY PP+TC+X.XX"



APPROVED FOR RECORDING
 BY

COMMISSIONERS' COURT
 This the 25th day of Feb. 1980
 SANTOS SALDAMA, County Clerk
 Hidalgo County, Texas

Charles L. Malden
 County Surveyor

Recorded In Book 21 Page 69
 of the map records of Hidalgo
 County, Texas
 Charles L. Malden
 County Surveyor

CITY OF MCALLEN

IDELA PARK UNIT IV

BEING A SUBDIVISION OF 11.888 ACRES OUT OF THE SOUTHEAST
 17.489 ACRES OF LOT-1 BLOCK 3 OF THE RIO BRAVO PLANTATION
 COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS

6104

State of Texas
 County of Hidalgo

I, The Undersigned, Owner Of The Land Shown On This Plat, And Designated Herein As "IDELA PARK UNIT IV" Subdivision To The City Of McAllen, Texas, And Whose Name Is Subscribed Herein, Hereby Dedicate To The Use Of The Public All Streets, Alleys, Parks, Water Courses, Drains, Easements, And Public Places, Thereon Shown For The Purpose And Consideration Therein Expressed.

IDELA DEVELOPMENT COMPANY
 (A PARTNERSHIP)

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 Filing This Instrument, And Acknowledge To Me That He Executed The Same For The Purpose And Consideration Therein Stated.
 Given Under My Hand And Seal Of Office, This _____ Day Of _____ 19____.

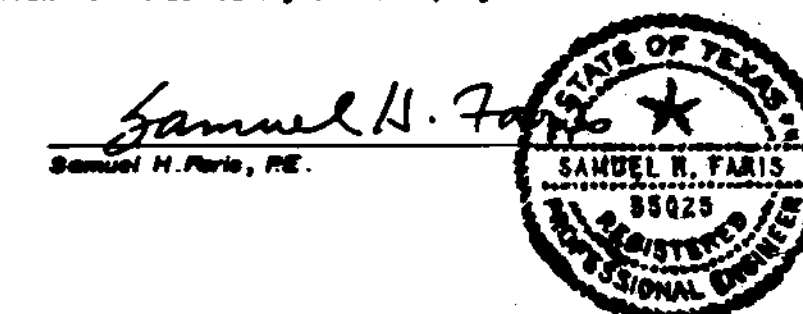
Notary Public In And For Hidalgo County, Texas

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

Chairman Of Planning & Zoning

State of Texas
 County of Hidalgo

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



Mayor

FILED FOR RECORD THE DATE
 11-22-2018
 11:22 AM
 2018

Prepared By
 PHASE II ENGINEERING
 P.O. BOX 1385
 581-2718
 McALLEN, TEXAS

E-79-124

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2025-0051**

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



Planning Department

Memo

TO: Planning and Zoning Commission

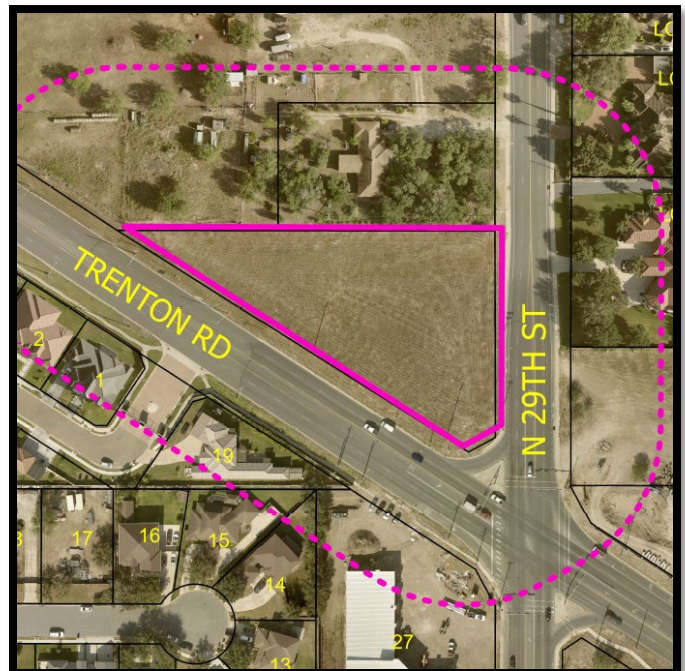
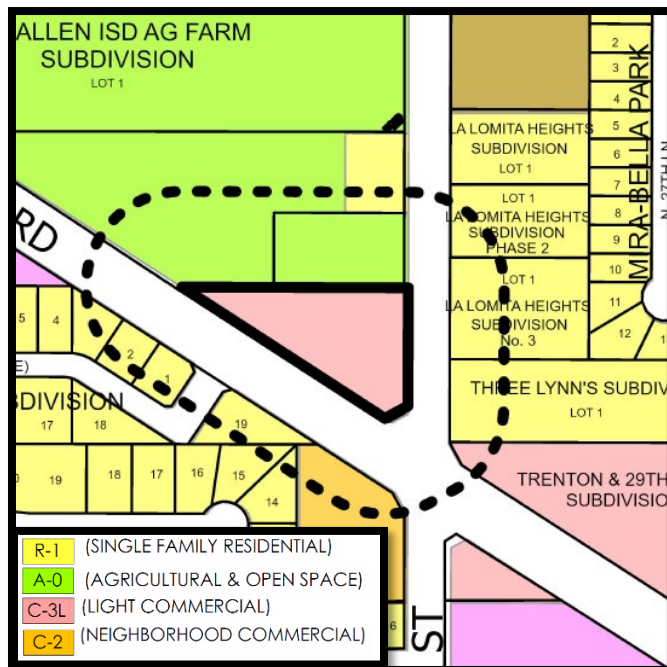
FROM: Planning Staff

DATE: June 10, 2025

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: BEING A TRIANGULARLY SHAPED 1.62 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE SOUTH 10.0 ACRES OF THE NORTH 30.0 ACRES OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 2900 TRENTON ROAD.(REZ2025-0053)

LOCATION: The subject property is located at the northwest corner of Trenton Road, and North 29th street and is zoned C-3L (Light Commercial-OC) District.

PROPOSAL: The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a commercial development. C-3L (Light Commercial-OC) is equivalent to C-1 (Local Commercial-UDC) District under the new UDC.



ADJACENT ZONING: The adjacent zoning is A-O (Agricultural and open space-OC) District to the north, R-1 (Single-Family Residential-OC) District to the east and west, C-2 (Neighborhood Commercial-OC) and R-1 (Single-Family Residential-OC) District to the south.

LAND USE: The property is currently vacant. Surrounding land uses include commercial

development, single-family dwellings and vacant land.

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

DEVELOPMENT TRENDS: The development trend of this area along Trenton and North 29th Street is single-family residential and commercial development.

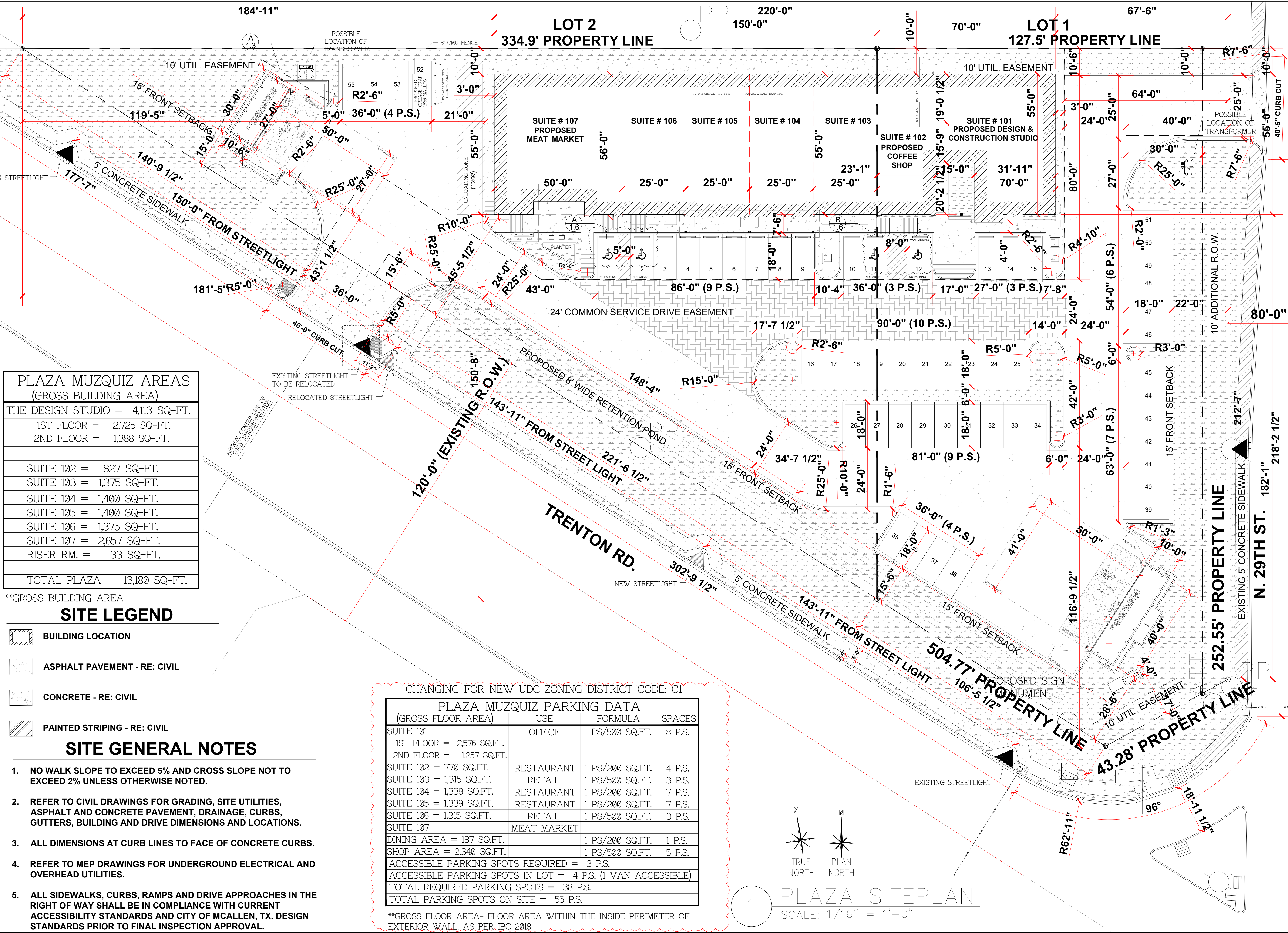
ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed rezoning is compatible with the existing zoning and development trend for this area.

The property is being subdivided under the name of "Plaza Muzquiz Subdivision" which received Planning and Zoning Commission Preliminary approval on February 18, 2025.

If the zoning change is approved, any future development must comply with subdivision requirements, site plan and building permit requirements of the zoning district in which it is located.

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

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



PLAZA MUZQUIZ AREAS (GROSS BUILDING AREA)	
THE DESIGN STUDIO = 4,113 SQ-FT.	
1ST FLOOR =	2,725 SQ-FT.
2ND FLOOR =	1,388 SQ-FT.
SUITE 102 =	827 SQ-FT.
SUITE 103 =	1,375 SQ-FT.
SUITE 104 =	1,400 SQ-FT.
SUITE 105 =	1,400 SQ-FT.
SUITE 106 =	1,375 SQ-FT.
SUITE 107 =	2,657 SQ-FT.
RISER RM. =	33 SQ-FT.
TOTAL PLAZA = 13,180 SQ-FT.	

**GROSS BUILDING AREA

SITE LEGEND

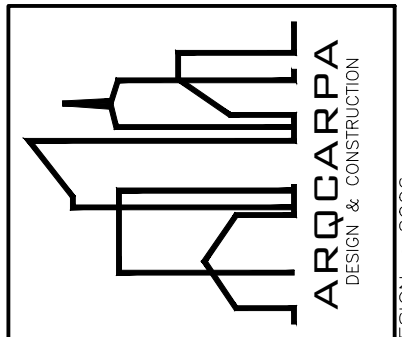
-  BUILDING LOCATION
-  ASPHALT PAVEMENT - RE: CIVIL
-  CONCRETE - RE: CIVIL
-  PAINTED STRIPING - RE: CIVIL

SITE GENERAL NOTES

- NO WALK SLOPE TO EXCEED 5% AND CROSS SLOPE NOT TO EXCEED 2% UNLESS OTHERWISE NOTED.
- REFER TO CIVIL DRAWINGS FOR GRADING, SITE UTILITIES, ASPHALT AND CONCRETE PAVEMENT, DRAINAGE, CURBS, GUTTERS, BUILDING AND DRIVE DIMENSIONS AND LOCATIONS.
- ALL DIMENSIONS AT CURB LINES TO FACE OF CONCRETE CURBS.
- REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL AND OVERHEAD UTILITIES.
- ALL SIDEWALKS, CURBS, RAMPS AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT ACCESSIBILITY STANDARDS AND CITY OF MCALLEN, TX. DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

CHANGING FOR NEW UDC ZONING DISTRICT CODE: C1			
PLAZA MUZQUIZ PARKING DATA			
(GROSS FLOOR AREA)	USE	FORMULA	SPACES
SUITE 101	OFFICE	1 PS/500 SQ.FT.	8 P.S.
1ST FLOOR = 2,576 SQ.FT.			
2ND FLOOR = 1,257 SQ.FT.			
SUITE 102 = 770 SQ.FT.	RESTAURANT	1 PS/200 SQ.FT.	4 P.S.
SUITE 103 = 1,315 SQ.FT.	RETAIL	1 PS/500 SQ.FT.	3 P.S.
SUITE 104 = 1,339 SQ.FT.	RESTAURANT	1 PS/200 SQ.FT.	7 P.S.
SUITE 105 = 1,339 SQ.FT.	RESTAURANT	1 PS/200 SQ.FT.	7 P.S.
SUITE 106 = 1,315 SQ.FT.	RETAIL	1 PS/500 SQ.FT.	3 P.S.
SUITE 107	MEAT MARKET		
DINING AREA = 187 SQ.FT.		1 PS/200 SQ.FT.	1 P.S.
SHOP AREA = 2,340 SQ.FT.		1 PS/500 SQ.FT.	5 P.S.
ACCESSIBLE PARKING SPOTS REQUIRED = 3 P.S.			
ACCESSIBLE PARKING SPOTS IN LOT = 4 P.S. (1 VAN ACCESSIBLE)			
TOTAL REQUIRED PARKING SPOTS = 38 P.S.			
TOTAL PARKING SPOTS ON SITE = 55 P.S.			

**GROSS FLOOR AREA- FLOOR AREA WITHIN THE INSIDE PERIMETER OF EXTERIOR WALL AS PER IBC 2018



ARQCARPA
DESIGN MANAGEMENT
& CONSTRUCTION

PROJECT #:
DATE: 06/4/25
DRAWN BY:
C.C. & N.C.
CHECKED BY: C. CARDENAS
REVISIONS:
1: 2: 3: 4: 5: 6:
SUBDIVISION: LOT 1 AND 2, PLAZA MUZQUIZ SUBD., MCALLEN, TX.
OWNER: ARQCARPA DESIGN & CONSTRUCTION LLC

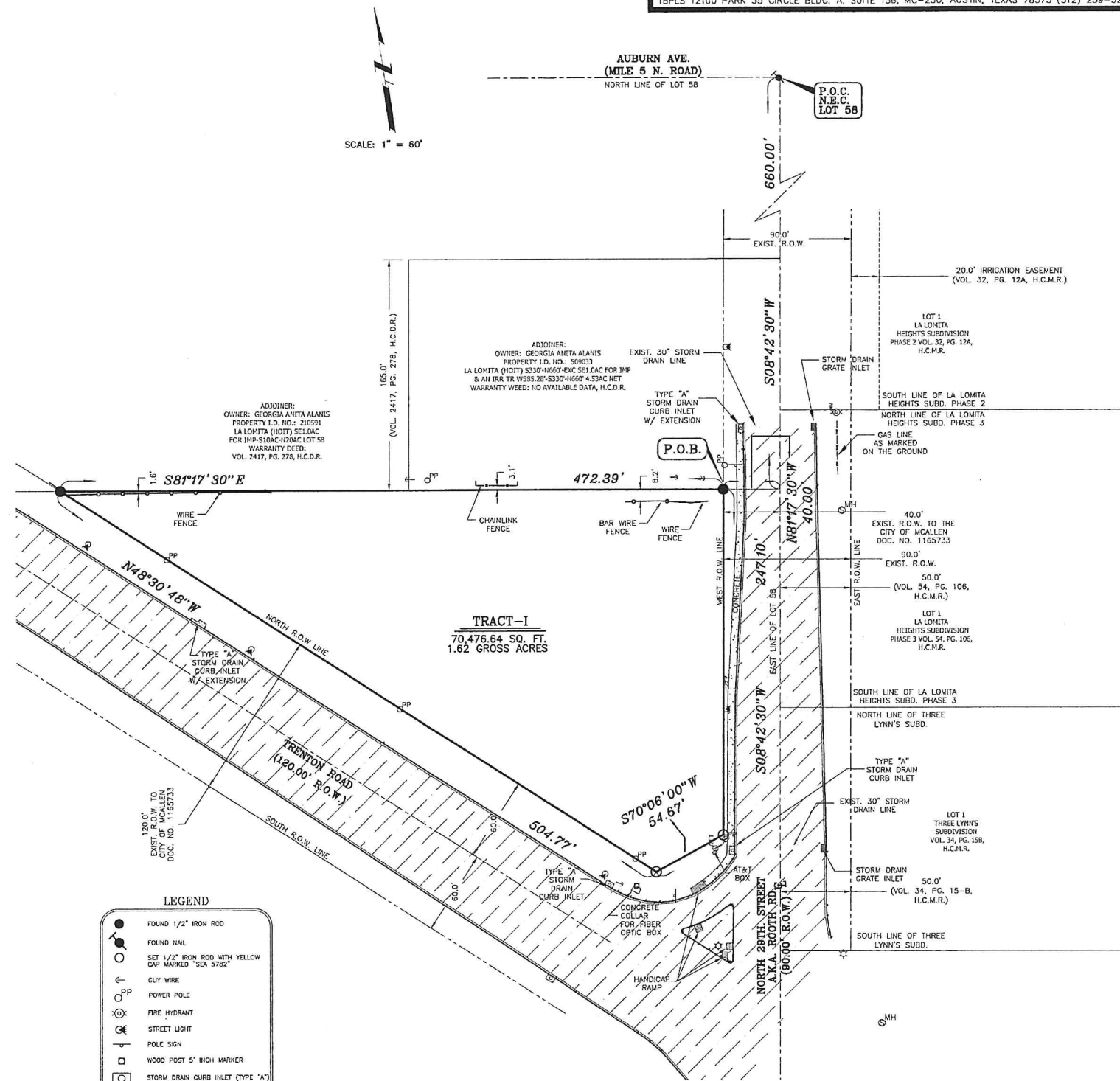
THESE DRAWINGS AND SPECIFICATIONS
AND SHALL NOT BE USED
REPRODUCED OR COPIED IN
ANY FORM OR MANNER WITHOUT THE
EXPRESS WRITTEN PERMISSION, CONSENT,
AND DUE COMPENSATION TO ARQCARPA.

214 N. 16TH ST. STE. 101, MCALLEN, TEXAS 78501 TEL: 956.358.3643 FAX: 956.661.9921

SHEET:
1.0

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263



LEGEND

- FOUND 1/2" IRON ROD
- FOUND NAIL
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- GLY WIRE
- POWER POLE
- FIRE HYDRANT
- STREET LIGHT
- POLE SIGN
- WOOD POST 5" INCH MARKER
- STORM DRAIN CURB INLET (TYPE "A")
- AT&T MARKER
- TRAFFIC LIGHT
- 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
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- N.E.C. NORTHEAST CORNER
- INST. NO. INSTRUMENT NUMBER

GENERAL PLAT NOTES:

- Bearing Basis: Recorded plat of DEED OF RECORD (DOC. NO. 3299148, H.C.O.R.), Hidalgo County, Texas.
- This survey was prepared without the benefit of a title policy. The research of any documents is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
- There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted herein.
- The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; Nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
- The surveyor has made no attempt to locate or define archaeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; Nor does this survey make any representations of being an archaeological or historical survey of the tract of land shown herein.
- The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown herein; Nor has the surveyor made any attempt to research some with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
- This is a standard survey and does not include a subsurface utility or topographic investigation.
- If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the Professional Land Surveying Practices Act enacted under the 52626, Vernon's Texas Civil Statutes.

METES AND BOUNDS DESCRIPTION

BEING A TRIANGULARLY SHAPED 1.62 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE SOUTH 10.0 ACRES OF THE NORTH 30.0 ACRES OF LOT 58, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING ALL OF THAT TRACT OF LAND CONVEYED ON A WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE RECORDED IN DOCUMENT NO. 3299148, HIDALGO COUNTY OFFICIAL RECORDS; SAID 1.62 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 58 LOCATED IN THE CENTER OF N. 29TH. STREET (AKA ROTH ROAD); THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 58, A DISTANCE OF 660.0 FEET, AND, THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ROAD FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 247.10 FEET TO 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE BEGINNING OF CORNER CLIP FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 70 DEGREES 06 MINUTES 00 SECONDS WEST, CONTINUING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID ROAD BEING WITH SAID CORNER CLIP, A DISTANCE OF 54.67 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE END OF SAID CORNER CLIP AND BEING ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 48 DEGREES 30 MINUTES 48 SECONDS WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TRENTON ROAD, A DISTANCE OF 504.77 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 472.39 FEET (472.40 FEET - DEED) TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE RECORDED IN DOCUMENT NO. 3299148, HIDALGO COUNTY OFFICIAL RECORDS.

N: \2024\M&B.2024\1.62.080224

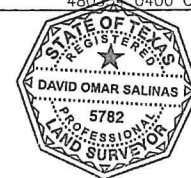
This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at SEE ABOVE in CITY OR HIDALGO COUNTY, Texas, described as follows: A 1.62 AC. TRACT OUT OF THE SOUTH 10.0 AC. OF THE NORTH 30.0 AC. OUT OF

(SEE METES AND BOUNDS DESCRIPTION)
Lots 58, Block - , of LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO CO.

Texas, according to the plat recorded in Volume 24, Pages 68, of the DEED Records of Hidalgo County, Texas. I further certify that this property lies in Zone C as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 4800 0400 C

DRN. BY
8/12/2024
DATE

S-24-26205
JOB NO.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

Memo

TO: Planning and Zoning Commission

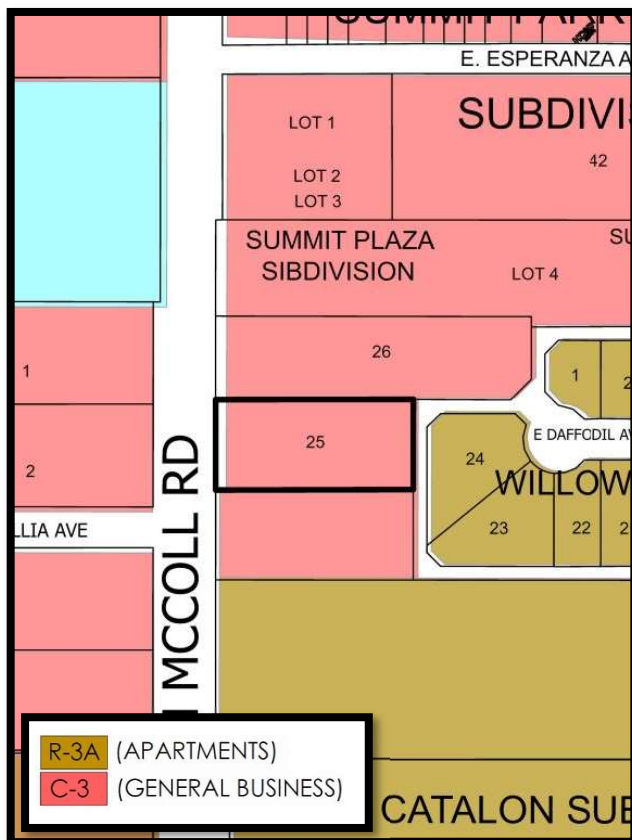
FROM: Planning Staff

DATE: June 11, 2025

SUBJECT: SITE PLAN APPROVAL FOR LOT 25, WILLOW RIDGE SUBDIVISION, HIDALGO COUNTY, TEXAS; 2916 N. MCCOLL ROAD. (SPR2025-0013)

LOCATION: The subject property is located on the west side of North McColl Road. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 (general business-OC) District in all direction except to the east across the alley which is R-3A (multifamily residential apartment-OC) District. Surrounding land uses include multifamily family residential, commercial and office uses.

PROPOSAL: The applicant is proposing to construct a 1,903 square foot building and three padel courts.



ANALYSIS:

Access:

Access to the site is from North McColl Road. No alley is proposed in this development.

Parking Requirements:

Based on 1,903 square-foot that will be used for to operate a Racquet/Padel Court Club, 8 parking spaces are required for the site. 10 parking spaces are proposed. Moreover, 1 of the proposed regular parking spaces must be van accessible with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

Landscape Requirements:

3,696 square feet of green area is required for the new development. The tree requirement is as follows: 14 two-and-a half-inch-caliper trees, 7 four-inch caliper trees, 4 six-inch caliper trees, or 4 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, an 6-foot opaque buffer required from adjacent/between commercial and residential zones/uses. The applicant is meeting landscaping requirements for green area and trees.

Other Planning Requirements:

There is a 50-foot front yard setback along McColl Road or greater for approved site plan or easements, a 10-foot rear yard setback or greater for approved site plan or easements and other setbacks as per Zoning Ordinance or greater for easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot-wide minimum sidewalk is required on North McColl Road as per recorded subdivision plat.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet.

RECOMMENDATION: Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements and the subdivision and zoning ordinances.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WILLOW RIDGE SUBDIVISION, AN ADDITION 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 AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATIONS THEREIN EXPRESSED

CREATIVE HOLDINGS INC
DANIEL FLORES PRESIDENT
708 N. 10TH ST
MCALLEN, TEXAS 78501

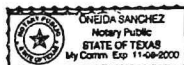
RUBEN ALFARO, J. & R.A.
315 WEST UNIVERSITY
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL FLORES AND RUBEN ALFARO KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF 1999

NOTARY PUBLIC



I, THE UNDERSIGNED, HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE WILLOW RIDGE SUBDIVISION TO 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

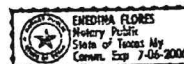
FIRST NATIONAL BANK
AURELIO GARZA PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 1999

NOTARY PUBLIC



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

DATED THIS THE 3rd DAY OF December 1999

MAYOR
CITY OF McALLEN, TEXAS

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 REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

DATED THIS THE 14th DAY OF December 1999

CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF McALLEN, TEXAS

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

PABLO F. PENA JR.
P.E. NO. 34985
956-682-8812

09-28-98
DATE OF PREPARATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY

PABLO F. PENA JR.
R.P.L.S. NO. 2-115
(956) 682-8812

09-28-98
DATE OF PREPARATION

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

BY

I, THE UNDERSIGNED, HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE WILLOW RIDGE SUBDIVISION TO 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

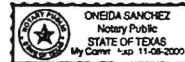
COASTAL BANK
DAVID ROWLAND V.P.

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF 1999

NOTARY PUBLIC



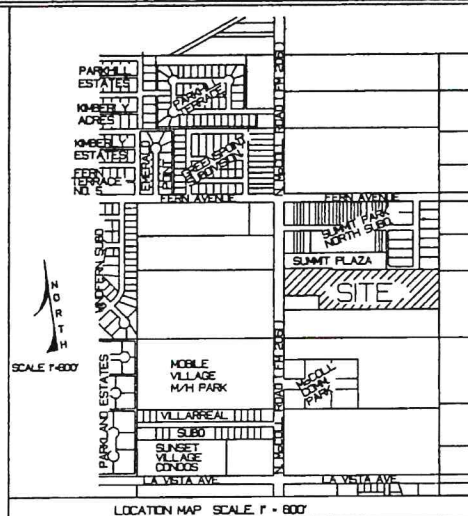
NORTHWEST CORNER LOT 1 BLK 9
& PRIMARY CONTROL POINT

NOTE: BASIS OF BEARING IS THE
WEST LINE OF LOT 1 BLK 9 STEELE
AND PERSHING SUBDIVISION Vol. 8
Pg. 114 MAP RECORDS HIDALGO CO
TEXAS

SUMMIT PLAZA SUBD
VOL. 33 PG. 60 MR

LEGAL DESCRIPTION
LOT 2, BLOCK 9,
STEELE AND PERSHING
SUBD VOL. 8 PG. 114 MR

N McCOLL ROAD
(F.M. 2061)



SCALE 1"=100'
GCAD-CREAT12

CURVE	Δ	R	L	CH
A'	51° 14' 30"	50.00	44.72	43.24
B	58° 21' 41"	50.00	50.93	48.76
C	45° 23' 30"	50.00	39.81	38.58
D	65° 01' 46"	50.00	56.75	53.75

LEGEND

- S - SET 1/2" DIAMETER IRON ROD
- F1 - FOUND 1/2" DIAMETER IRON ROD
- F2 - FOUND 1-1/4" DIAMETER IRON PIPE
- F3 - FOUND 1" DIAMETER IRON PIPE
- G - GAS LINE
- I - IRRIGATION LINE
- ROW - RIGHT-OF-WAY
- D - 6" X 6" EASEMENT TO CP&L FOR TRANSFORMER
- U - UTILITY EASEMENT
- SET ONE-HALF INCH DIAMETER IRON ROD AT EACH LOT CORNER

PLAT NOTES

- THIS SUBDIVISION IS LOCATED IN ZONE "B". THIS DATA WAS OBTAINED FROM COMMUNITY-PANEL NUMBER 480343 0005 C (MAP REVISED NOVEMBER 2 1982) SEE PLAT NOTE NUMBER 3 FOR MINIMUM FINISHED FLOOR ELEVATIONS

EXPLANATION OF FLOOD ZONE DESIGNATIONS SHOWN HEREON

ZONE "B" - AREAS BETWEEN 100 YEAR FLOOD AND 500 YEAR FLOOD AREAS SUBJECT TO 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS

- LOTS 1 THROUGH 24
- FRONT 20.0 FEET
- REAR 10.0 FEET EXCEPT LOTS 10 THROUGH 13 SHALL BE 65.0 FEET
- CORNERS 10.0 FEET
- ALLEYS 10.0 FEET

INTERIOR SIDES 6.0 FEET EXCEPT 27 FEET ON EAST SIDE OF LOT 7, 26 FEET ON WEST SIDE OF LOT 8, 27 FEET ON WEST SIDE OF LOT 15, AND 25 FEET ON EAST SIDE OF LOT 16

- LOTS 25 & 26

McCOLL ROAD 50.0 FEET OR GREATER FOR APPROVED SITE PLAN
REAR 10.0 FEET OR GREATER FOR SITE PLAN
ALLEY 10.0 FEET OR GREATER FOR SITE PLAN
OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR SITE PLAN OR EASEMENTS

GARAGE - 18.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED

- MINIMUM FINISH FLOOR ELEVATION SHALL BE 16 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT
- 4' SIDEWALK IS REQUIRED ON N McCOLL ROAD BOTH SIDES OF N "J" STREET AND BOTH SIDES OF EAST DAFFODIL AVE
- DRAINAGE DETENTION PLAN IS REQUIRED FOR ENGINEERING DEPT. APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS
- AN ENGINEERED DETENTION PLAN IS REQUIRED FOR ENGINEERING DEPT. APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS EACH LOT SHALL DETAIN 1778 CUBIC FEET OF RUNOFF
- SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT
- 6' BUFFER IS REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL ZONE/USE
- BEFORE DIGGING OR ANY CONSTRUCTION CONTACT THE TEXAS EXCAVATION SAFETY SYSTEMS AT 1-800-344-8377
- HIDALGO COUNTY IRRIGATION DISTRICT No. 2 SHALL BE CONTACTED PRIOR TO COMMENCING ANY CONSTRUCTION ON LOTS 25 AND 26 FOR IRRIGATION LINE LOCATION TELEPHONE NO. 956-787-1422
- BLANKET EASEMENT TO TRUCKLINE GAS SUPPLY COMPANY VOL. 693 PAGE 533 MAP RECORDS
- BLANKET EASEMENT ADA SIGRIST TO COASTAL TRANSMISSION CORPORATION VOL. 928 PAGE 425 DEED RECORDS

METES AND BOUNDS

THAT 11.89 ACRE PORTION OF TRACTS THREE (3) AND FOUR (4) OF THE PARTITION OF LOT ONE (1) BLOCK NINE (9) STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 8 PAGE 114 OF THE DEED RECORDS OF SAID COUNTY, SAID PARTITION BEING ONE (1) ACRE OF PARTITION RECORDED IN VOLUME 978 PAGE 145 OF THE DEED RECORDS OF SAID COUNTY, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

WITH THE WEST LINE OF SAID LOT, THE CENTERLINE OF McCOLL ROAD, (F.W. 2061) SOUTH SOUTH 08 DEGREES 46 MINUTES WEST 670.00 FEET TO THE NORTHWEST CORNER, HEREOF AND PLACE OF BEGINNING

THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT SOUTH 81 DEGREES 14 MINUTES EAST AT 50.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE EAST; RIGHT-OF-WAY OF SAID ROAD AT 502.30 FEET IN ALL FOUND A ONE (1) INCH DIAMETER IRON PIPE FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF.

THENCE SOUTH 08 DEGREES 46 MINUTES WEST AT 15.00 FEET FOUND A ONE AND ONE-QUARTER (1-1/4) INCH DIAMETER IRON PIPE FOR AN INSIDE CORNER HEREOF

THENCE SOUTH 81 DEGREES 14 MINUTES EAST 989.92 FEET IN ALL TO A SET ONE-HALF (1/2) INCH DIAMETER IRON ROD FOR THE NORTHEAST CORNER HEREOF

THENCE WITH THE EAST LINE OF SAID LOT SOUTH 08 DEGREES 38 MINUTES WEST 371.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF

THENCE NORTH 81 DEGREES 14 MINUTES WEST 1183.07 FEET IN ALL TO A (1/2) INCH DIAMETER IRON ROD SET AT THE SOUTHEAST CORNER OF A ONE (1) ACRE TRACT RECORDED IN VOLUME 1291 PAGE 855 DEED RECORDS FOR THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF

THENCE NORTH 08 DEGREES 46 MINUTES EAST 132.00 FEET TO THE NORTHEAST CORNER OF SAID ONE (1) ACRE FOR AN INSIDE CORNER HEREOF, WHENCE A FOUND ONE-HALF (1/2) INCH DIAMETER IRON ROD BEARS SOUTH 81 DEGREES 14 MINUTES EAST 150 FEET,

THENCE NORTH 81 DEGREES 14 MINUTES WEST AT 280.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE EAST RIGHT-OF-WAY OF SAID ROAD, AT 330.00 FEET IN ALL TO THE NORTHWEST CORNER OF SAID ONE (1) ACRE TRACT FOR THE MOST NORTHERLY SOUTHWEST CORNER HEREOF.

THENCE WITH THE WEST LINE OF SAID LOT, NORTH 08 DEGREES 46 MINUTES EAST 254.00 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING ELEVEN AND NINE HUNDREDTHS (11.89) ACRES MORE OR LESS

LEGAL DESCRIPTION
PART OF LOT 1, BLOCK 9,
STEELE AND PERSHING
SUBD VOL. 8 PG. 114 MR

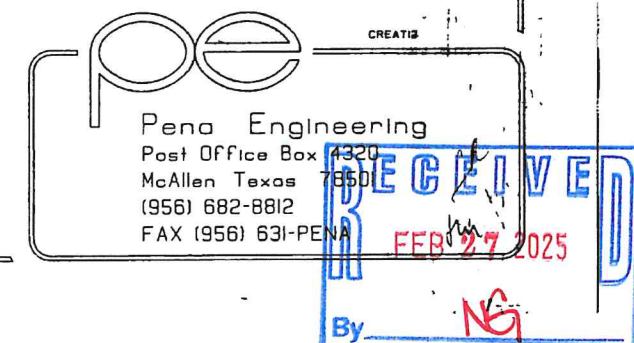
35 58
the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.

WILLOW RIDGE SUBDIVISION

SCALE 1" = 100'

BEING A RESUBDIVISION OF AN 11.89 ACRE TRACT OF LAND IN LOT 1 BLOCK 9, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOL. 8 PG. 114 OF THE DEED RECORDS OF SAID COUNTY

Filed for Record
Hidalgo County
By County Clerk
On Dec 09, 1999 at 04:07P
DAB - LARSEN
Record Number - 68333
Filer Chavez



PROPERTY LINE

10' UTILITY EASEMENT

GREEN AREA

CONCRETE SLAB

FIELD 1

FIELD 2

FIELD 3

PROPOSED BUILDING 1,903 SQFT

EXISTING BUILDING

EXISTING BUILDING 1,745 SQFT

EXISTING PARKING

PROPOSED PARKING

NO PARKING

VAN ACCESSIBLE

CLEAN-OUT

SANITARY SEWER

ALLEY

SIDEWAY

EXISTING PARKING

10' ACCESS & UTILITY EASEMENT

EXISTING WATER METER

WATER LINE

DETENTION POND AS PER ENGINEERING

PROPERTY LINE

EXISTING CURB CUT

19	10
18	9
17	8
16	7
15	6
14	5
13	4
12	3
11	2
10	1

N McCOLL RD.

G.R. LOERA
DESIGN
(956) 570 04 96
geraleroa@hotmail.com

1,903 SQFT TOTAL

SITE PLAN

DATE: 05/26/25

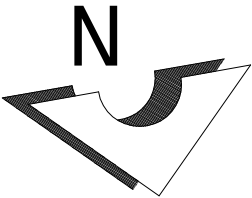
PROJECT:

WILLOW RIDGE
SBDV.
LOT 25

SCALE: N.T.S.

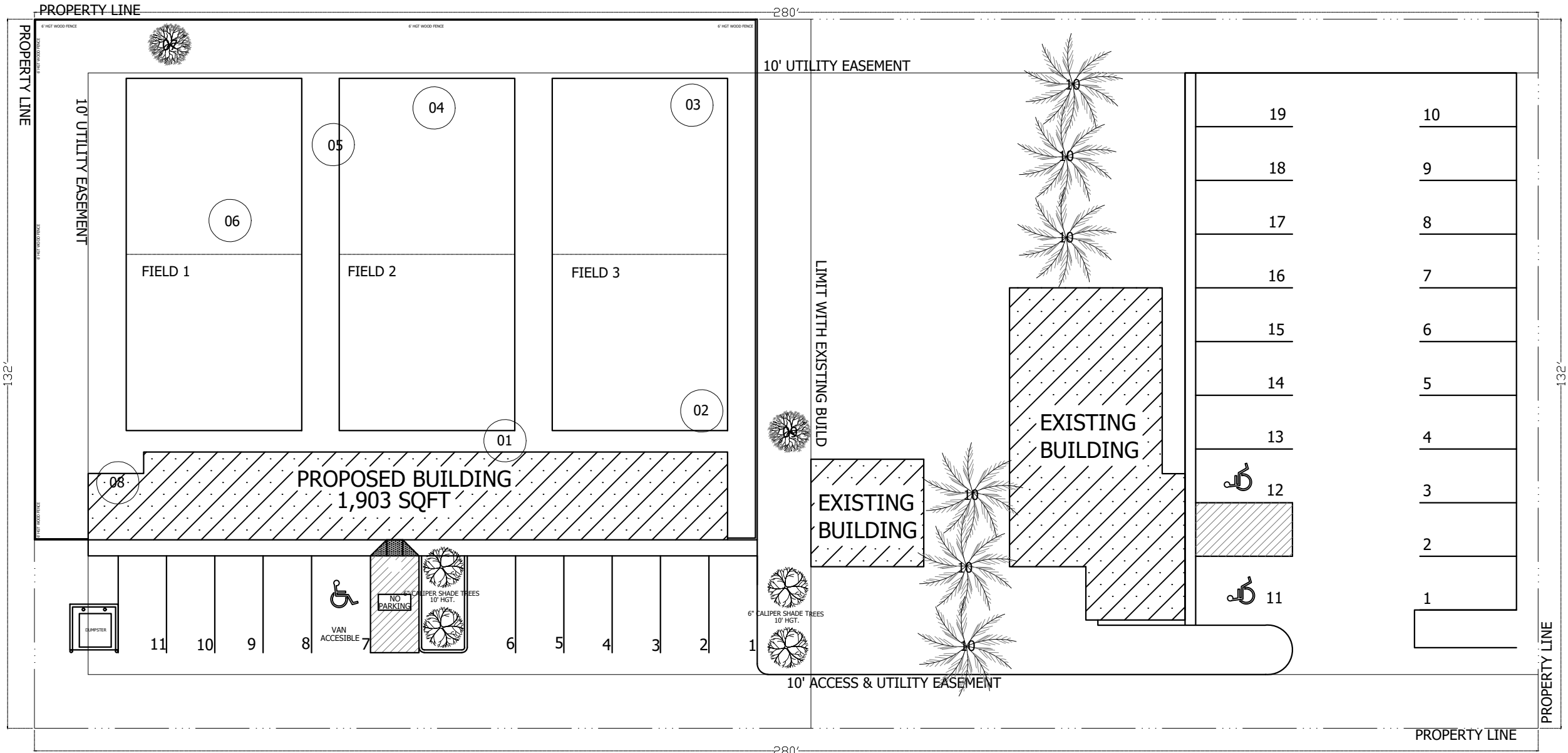
7

WILLOW RIDGE SBDV.
LOT 25
MCALLEN, TX.



EXISTING TREES

- 1. 87 INCH CALIBER/ STAYS
- 2. 67 INCH CALIBER/ DEAD/ CUT
- 3. 86 INCH CAL/ CUT
- 4. 73 INCH/ CUT
- 5. 87 INCH/ CUT
- 6. 68 INCH/ CUT
- 7. 86 INCH/ STAYS
- 8. 80 INCH/ STAYS
- 9. 90 INCH/ STAYS
- 10. 6 PALMS/ STAYS



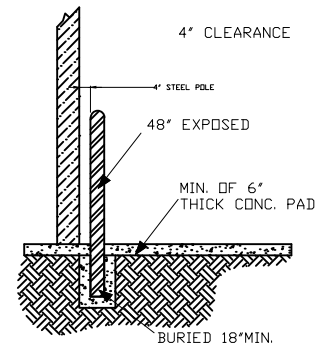
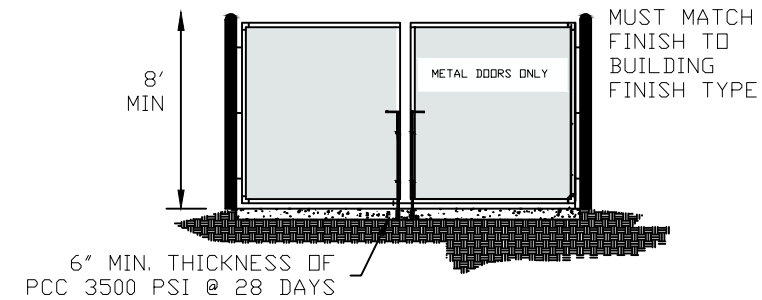
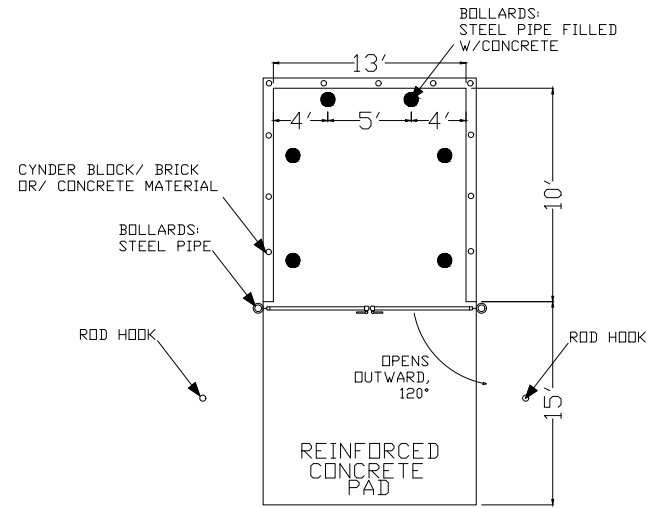
LOT SQ.F.T. = 36,960
GREEN AREA SQ.F.T. = 13,067.36
GREEN AREA % = 35.35%

N MCCOLL RD.

G.R. LOERA
DESIGN
(956) 570 04 96
geralora@hotmail.com

LANDSCAPE
PLAN
1,903 SQFT TOTAL

DATE: 04/10/25
PROJECT:
WILLOW RIDGE
SBDV.
LOT 25
SCALE: N.T.S.

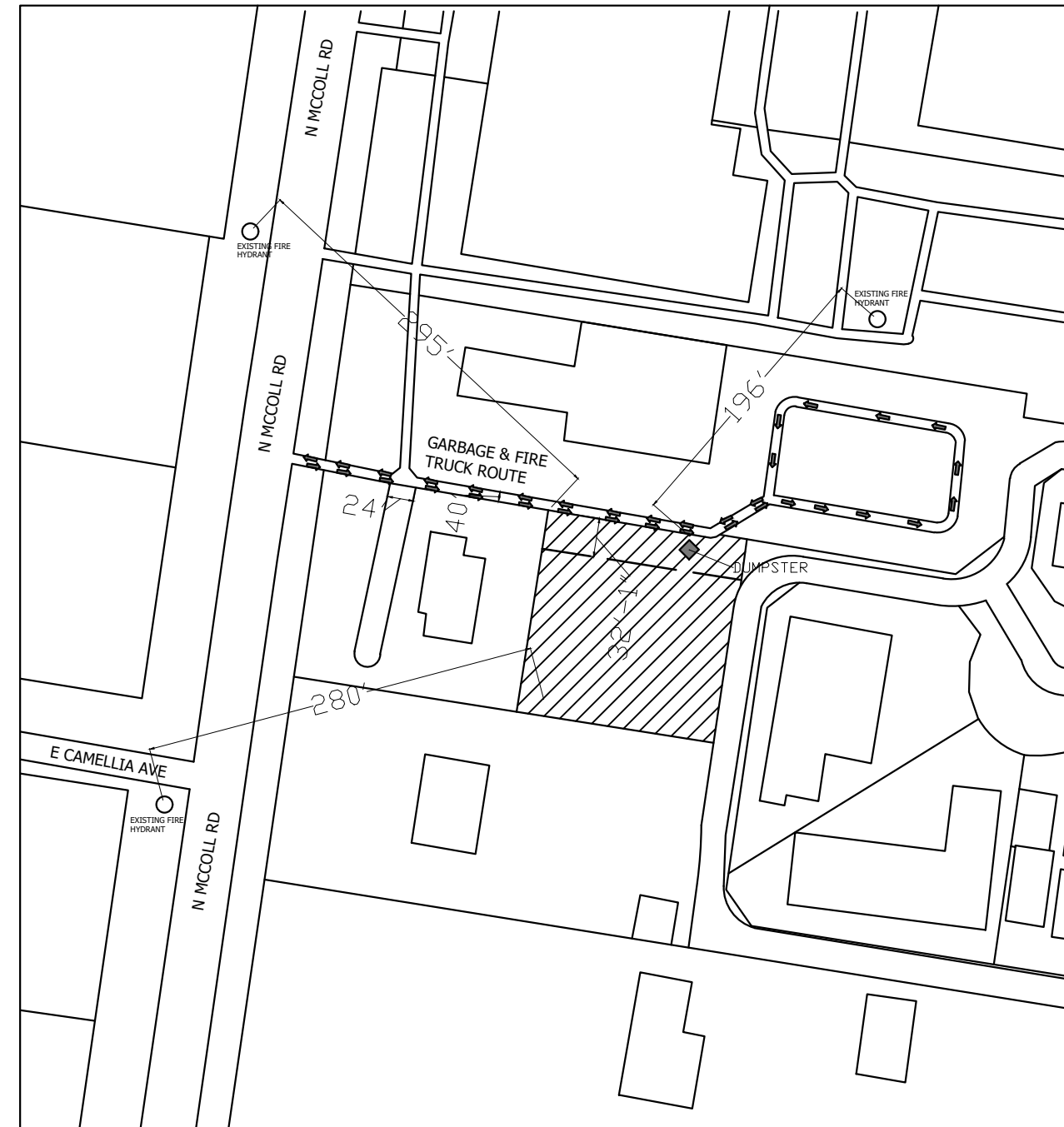


BOLLARD DETAIL

PLAN 13'x10' WASTE CONTAINER ENCLOSURE N.T.S.

NOTE:

1. 6" THICK CONCRETE SLAB ON GRADE; 3500 P.S.I. CONCRETE WITH 6X6 #10 WELDED WIRE MESH OR 1/2" (#4) REBAR
2. CONCRETE APRON SHOULD EXTEND OUT AN ADDITIONAL 15' IN FRONT OF DUMPSTER ENCLOSURE (SEE DETAIL)
3. BOLLARD PLACEMENT AND SIZE (SEE DETAIL)
4. TWO GATE DOORS FOR EACH 13'X10' DUMPSTER OPENING
5. 6" CONCRETE FILLED METAL GATE POSTS WITH COLLAR HINGES
6. GATE HOOKS TO BE INSTALLED ON EACH GATE DOOR. GATE HOOK HOLES TO BE POSITIONED AT 120 DEGREES FROM ITS CLOSED POSITION TO SECURE OPEN GATES. GATE HOOKS SHOULD MEASURE 3.6FT LONG
7. FOR CLARIFICATION OF ENCLOSURE ORIENTATION OR DIAGRAMS, CONTACT THE SOLID WASTE DIVISION AT 956-681-4020



REFERENCE DUMPSTER LOCATION / GARBAGE & FIRE TRUCK ROUTE

G.R. LOERA
DESIGN

(956) 570 04 96
geralora@hotmail.com

1,903 SQFT TOTAL

**DUMPSTER
DETAIL**

DATE: 05/19/25

PROJECT:
WILLOW RIDGE
SBDV.
LOT 25

SCALE: N.T.S.

12



City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION/ Subdivision Name <u>PROPOSED PARKE AT NOLANA SUBDIVISION</u>	
	Location <u>On the north side Nolana Avenue between N. 29th and N. 34th Street</u>	
	City Address or Block Number <u>3200 NOLANA AVE</u>	
	Number of Lots <u>4</u> Gross Acres <u>23.741</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>HCID#1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>yes</u>	
	Parcel # <u>210823 & 210827</u> Tax Dept. Review <u>g</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>23.741 acres, out of Lot 111, La Lomita Irrigation and Construction Company's Subdivision according to the plat thereof recorded in Volume 24, Page 68, Hidalgo County Deed Records, Hidalgo County, Texas</u>		
Owner	Name <u>Parke at Nolana LLC</u> Phone <u>c/o (956) 381-0981</u>	
	Address <u>105 Sequoia Drive</u> E-mail <u>craig@corporateassetpartners.com</u>	
	City <u>San Antonio</u> State <u>TX</u> Zip <u>78232</u>	
Developer	Name <u>Corporate Asset Partners LLC</u> Phone <u>(210) 667-6466</u>	
	Address <u>105 Sequoia Drive</u> E-mail <u>craig@corporateassetpartners.com</u>	
	City <u>San Antonio</u> State <u>Texas</u> Zip <u>78232</u>	
	Contact Person <u>Craig J Garansuay, Managing Member</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E.</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

JUL 01 2022

BY: CW

Proposed Plat Submittal

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

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Minimum Developer's Requirements Submitted with Application

Owners Signature

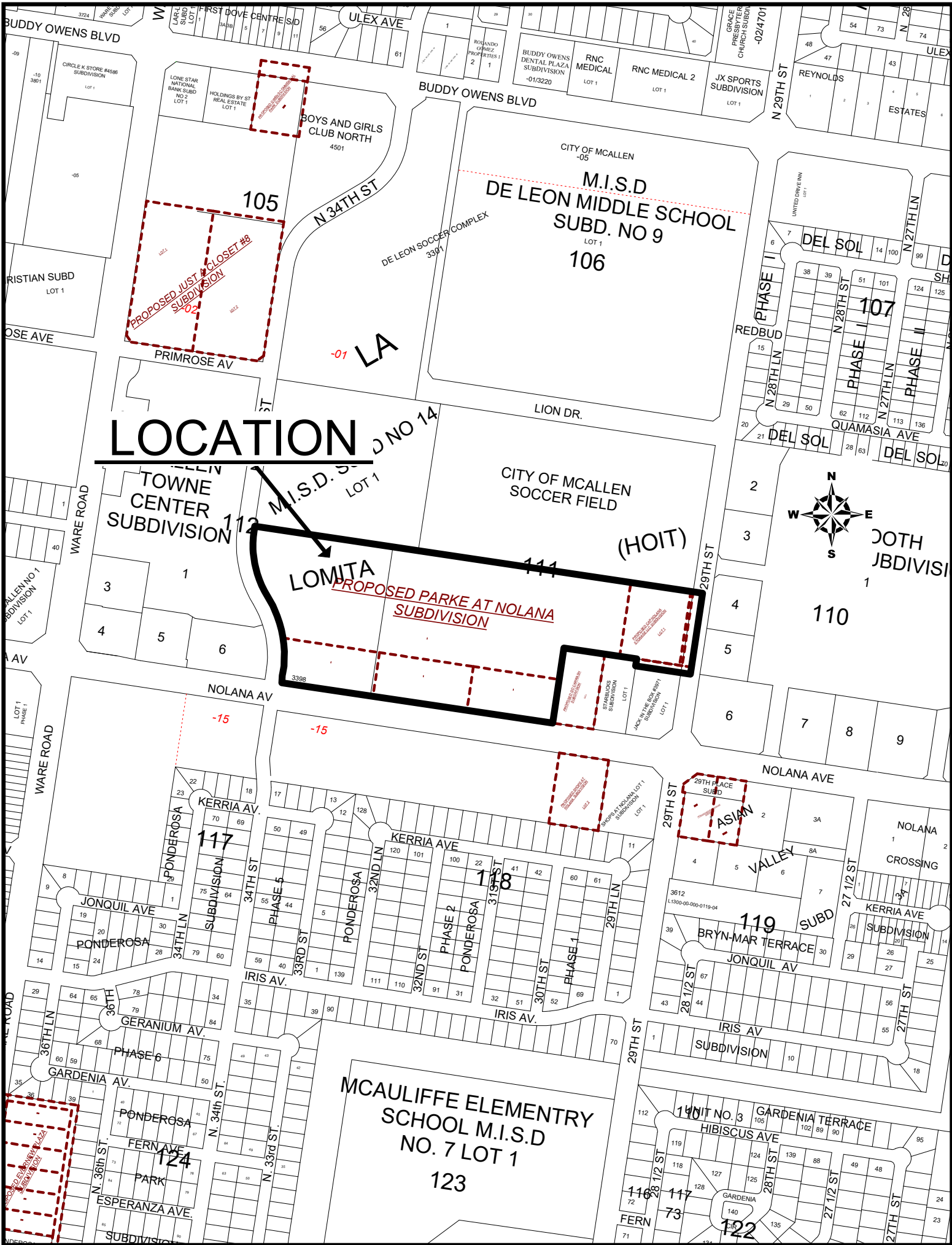
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 06.13.2022

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒



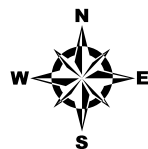
LOCATION



LOMITA

PROPOSED PARKE AT NOLANA
SUBDIVISION

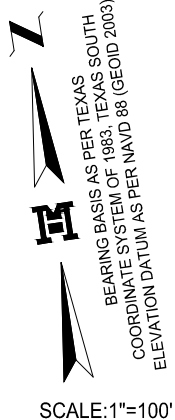
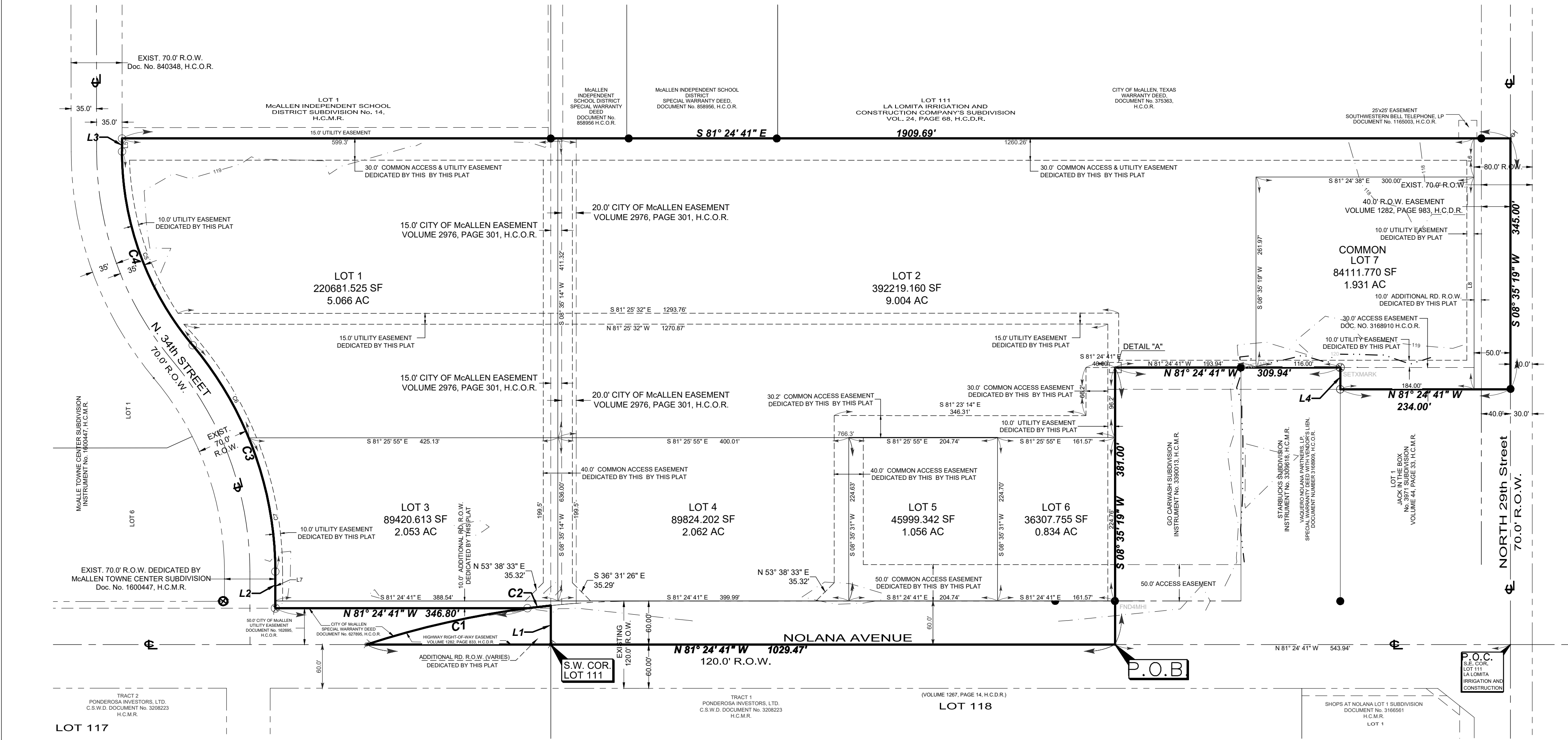
(HOIT)



JOOTH
BDIVISI

SUBDIVISION MAP OF
PARKE AT NOLANA
SUBDIVISION

BEING A SUBDIVISION OF 23.741 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS.



SCALE: 1"=100'

- LEGEND**
- FOUND No. 4 REBAR
 - FOUND No. 5 REBAR
 - ⊗ SET "X" MARK ON CONCRETE
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊙ SET NAIL
- R.O.W. - RIGHT OF WAY
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.E. COR. - SOUTHEAST CORNER
SF - SQUARE FEET
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
C - OF ONE ACRE
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
CL - CENTER LINE

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	012° 19' 51"	1205.94	259.53	130.27	259.03	N 86° 37' 46" E
C2	001° 31' 51"	1205.94	32.22	16.11	32.22	N 87° 58' 18" W
C3	039° 57' 04"	485.00	338.18	176.29	331.37	N 11° 27' 43" W
C4	039° 56' 44"	414.99	289.32	150.82	283.50	N 11° 27' 53" W
C5	039° 56' 44"	414.99	289.32	150.82	283.50	S 11° 27' 53" E
C6	017° 38' 27"	485.00	149.33	75.26	148.74	N 22° 37' 02" W
C7	022° 18' 37"	485.00	188.85	95.64	187.66	N 02° 38' 30" W

Line Table		
Line #	Length	Direction
L1	53.68'	S08° 35' 19"W
L2	50.27'	N08° 30' 49"E
L3	18.13'	N08° 30' 29"E
L4	30.00'	N08° 35' 19"E
L5	17.87'	S08° 30' 29"W
L6	53.00'	S08° 35' 19"W
L7	40.27'	N08° 30' 49"E
L8	291.97'	S08° 35' 19"W

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.741 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS, SAID 23.741 ACRES BEING IN PART OUT OF A TRACT OF LAND CONVEYED TO PARKE AT NOLANA, L.L.C. A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3349120 AND 3349128, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.741 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 111;

THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 543.94 FEET TO A NAIL SET, FOR THE SOUTHERNMOST SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, AT A DISTANCE OF 776.06 FEET PASS A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 111, CONTINUING A TOTAL DISTANCE OF 1,029.47 TO A NAIL SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 10° 48' 05", A RADIUS OF 1,205.94 FEET, AN ARC LENGTH OF 227.35 FEET, A TANGENT OF 114.01 FEET, AND A CHORD THAT BEARS N 85° 51' 53" E A DISTANCE OF 227.01 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W A DISTANCE OF 346.80 FEET TO AN "X" MARK SET ON CONCRETE FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 30' 49" E A DISTANCE OF 50.27 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 39° 57' 04", A RADIUS OF 485.00 FEET, AN ARC LENGTH OF 338.18 FEET, A TANGENT OF 176.29 FEET, AND A CHORD THAT BEARS N 11° 27' 43" W A DISTANCE OF 331.37 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 39° 56' 44", A RADIUS OF 414.99 FEET, AN ARC LENGTH OF 289.32 FEET, A TANGENT OF 150.82 FEET, AND A CHORD THAT BEARS N 11° 27' 53" W A DISTANCE OF 283.50 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 08° 30' 29" E A DISTANCE OF 18.13 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 24' 41" E AT A DISTANCE OF 589.69 FEET PASS A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 112 AND THE WEST LINE OF SAID LOT 111, AT A DISTANCE OF 1,869.69 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH STREET, CONTINUING A TOTAL DISTANCE OF 1,909.69 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 19" W WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29TH STREET, A DISTANCE OF 345.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W AT A DISTANCE OF 40.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH STREET, CONTINUING A TOTAL DISTANCE OF 234.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 35' 19" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W A DISTANCE OF 309.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 19" W AT A DISTANCE OF 321.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, CONTINUING A TOTAL DISTANCE OF 381.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.741 ACRES OF WHICH 0.317 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29TH STREET AND 1.247 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NOLANA AVENUE, LEAVING A NET OF 22.177 ACRES OF LAND, MORE OR LESS.

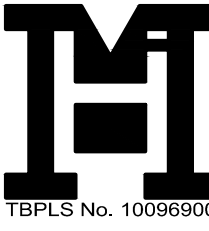
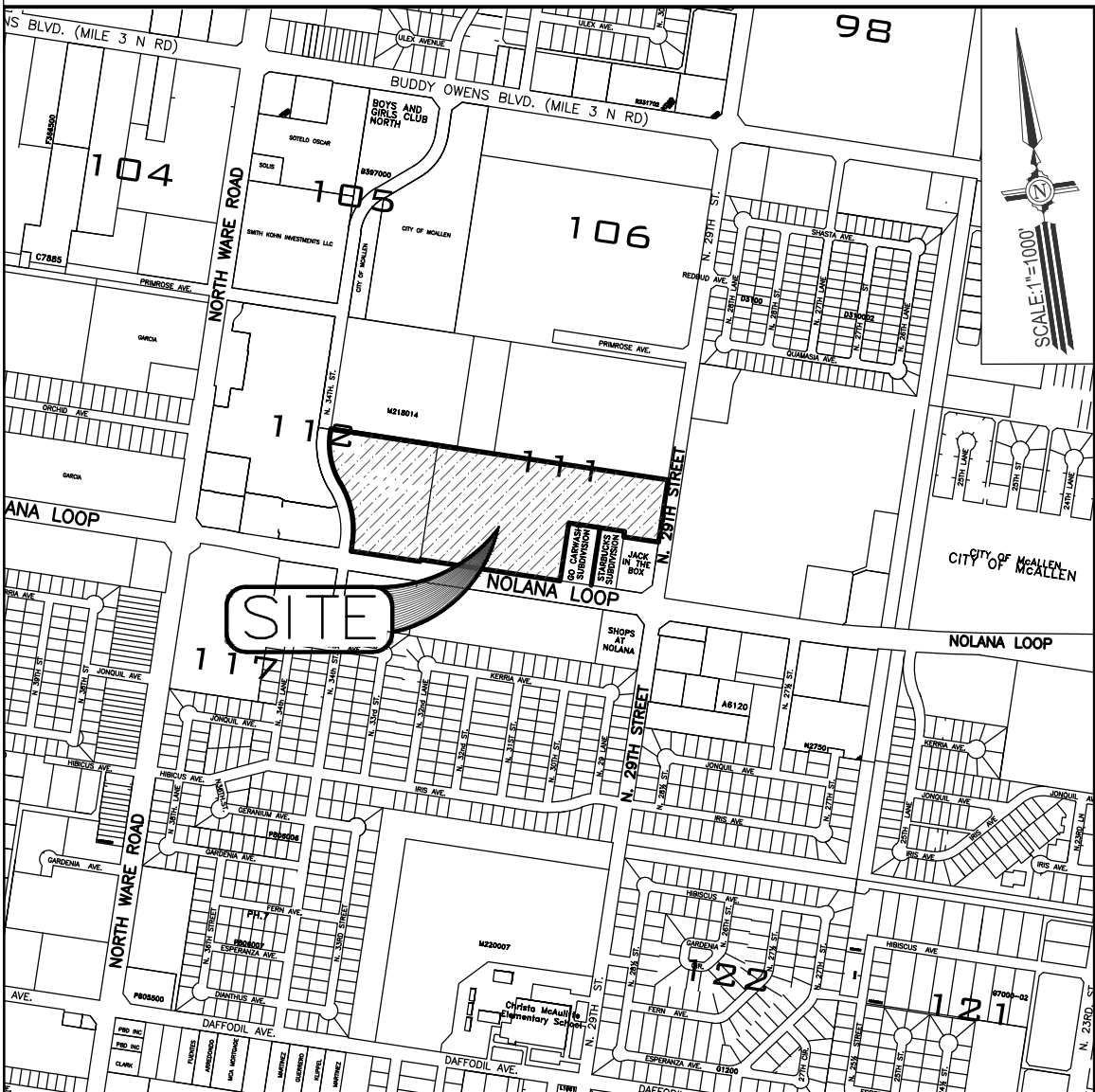
GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "B" DESCRIBED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT: NOLANA AVENUE.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED N. 29TH STREET AND N. 34TH STREET: SITE PLAN, OR IN LINE WITH THE AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
CORNER: SEE FRONT SETBACK NOTE.
- CITY OF MCALLEN BENCHMARK: NUMBER MC 58, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 3 LINE ROAD, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16616036.9453, E=1064821.60716, ELEV.=119.91
BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE SOUTH SIDE OF PROPERTY WITH AN ELEVATION OF: 117.51
- REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT SHALL BE: 318.271 C.F. (7.307 AC.-FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA(S).
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH R.O.W. OF NOLANA AVENUE, ALONG THE WEST R.O.W. OF N. 29TH STREET, AND ALONG THE EAST R.O.W. OF N. 34TH STREET.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 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.
- 25 X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10X 10 FT. CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON AREAS, ANY PRIVATE ACCESS/SERVICE DRIVE EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- COMMON LOT 7 WILL BE USED FOR DETENTION.
- PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISH AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NOLANA AVENUE FOR LOTS 3, 4, 5 & 6.
- ALL EASEMENTS ARE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
- SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- ALL EASEMENTS SHALL BE DEDICATED BY PLAT UNLESS STATED OTHERWISE.

DRAWN BY: R. DE JESUS DATE: 12-15-2022
REVISED BY: AURORA DATE: 4-2-2023
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

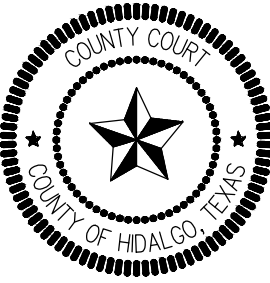
LOCATION MAP

SCALE: 1"=1000'



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

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CRAIG J. GARANSWAY, MANAGER	105 SEQUOIA DRIVE	SAN ANTONIO, TEXAS 78232	C/O (956) 381-0981	
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



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

SUBDIVISION MAP OF
PARKE AT NOLANA
SUBDIVISION

BEING A SUBDIVISION OF 23.741 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

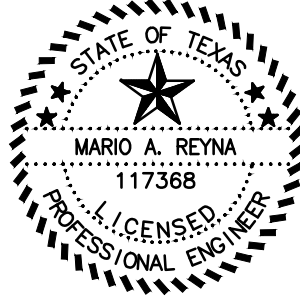
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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: 12/15/2022
DATE REVISED: 06/29/2023
ENGINEERING JOB # 22021.00



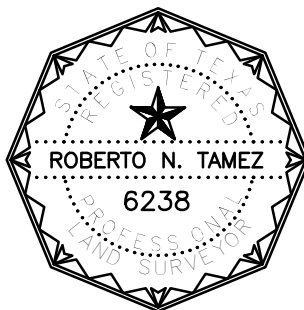
STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20 ____.

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

DATE SURVEYED: 10/27/21& 04/25/22
T-1137 PG. 9 & 52.
SURVEY JOB # 22311.08-21804.08



STATE OF TEXAS
COUNTY OF HIDALGO

IWE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PARKE AT NOLANA 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.

PARKE AT NOLANA, LLC,
A TEXAS LIMITED LIABILITY COMPANY
105 SEQUOIA DRIVE
SAN ANTONIO, TX 78232

CRAIG J. GARANSUAY, MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRAIG J. GARANSUAY 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 EL PASO

IWE, THE UNDERSIGNED, LIENHOLDER(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 PARKE AT NOLANA, 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.

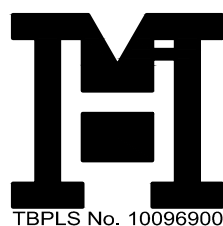
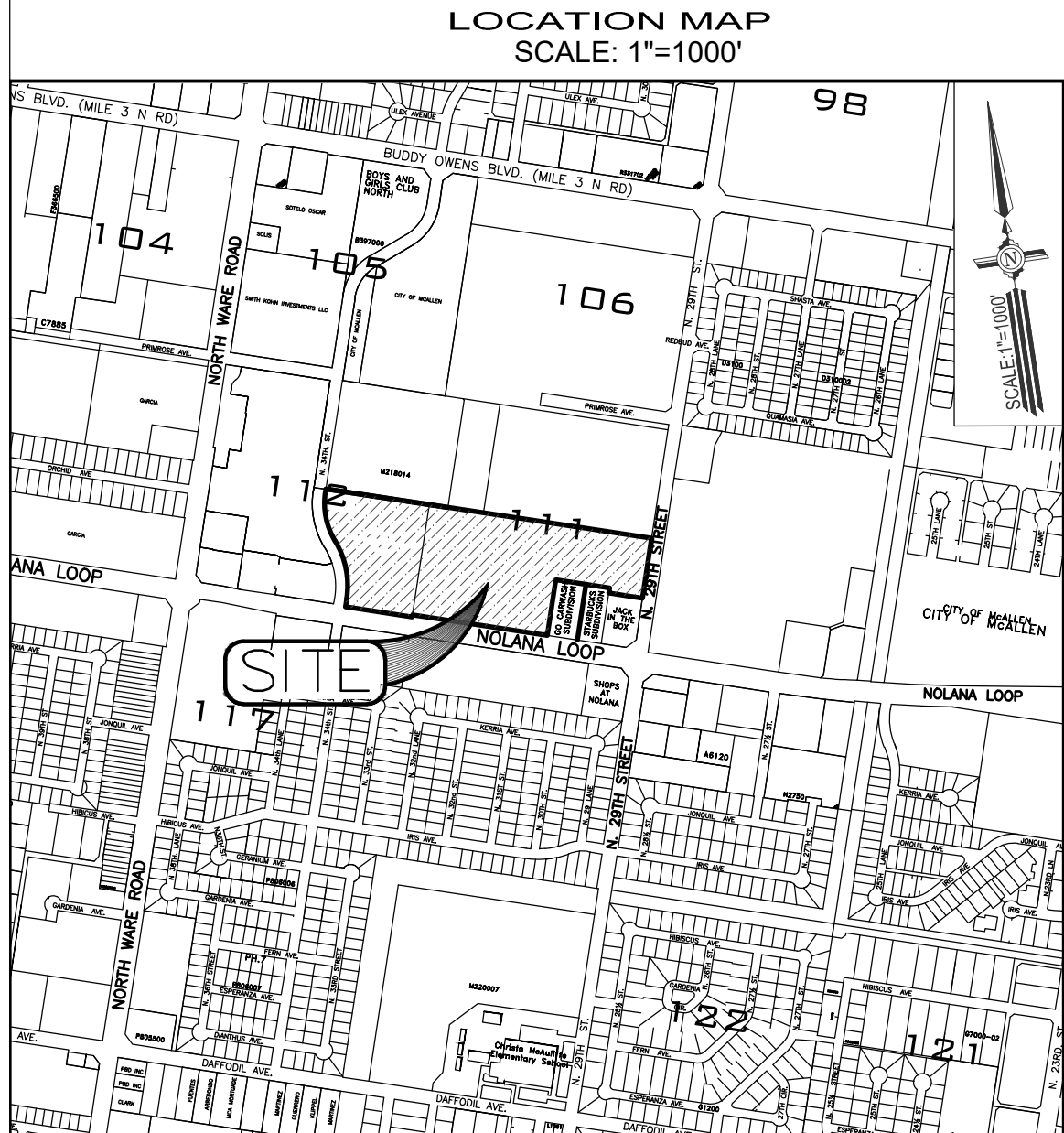
MERTON B. GOLDMAN, TRUSTEE
FLTX INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
1800 LEE TREVINO
EL PASO, TEXAS, 79936

DATE

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MERTON B. GOLDMAN 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:



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

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CRAIG J. GARANSUAY, MANAGER	105 SEQUOIA DRIVE	SAN ANTONIO, TEXAS 78232	C/O (956) 381-0981	
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: R. DE JESUS	DATE 12-15-2022
REVISED BY: AURORA	DATE 4-2-2025
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/9/2025

SUBDIVISION NAME: PARKE AT NOLANA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 29th Street: Dedication as required for 50 ft. from centerline for 100 ft. ROW

Paving: 65 ft. Curb & gutter: Both sides

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to recording.

**COM Thoroughfare Plan

Applied

Nolana Avenue: Dedication as required for 60 ft. from centerline for 120 ft. total ROW.

Paving: 65 ft. Curb & gutter: Both sides

Revisions Needed:

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to recording.

**COM Thoroughfare Plan

Applied

N. 34th Street: 70 ft. total ROW

Paving: approximately 40 ft. - 44 ft. Curb & gutter: Both Sides

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to recording.

**COM Thoroughfare Plan

Applied

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.

Revisions Needed:

- Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement.

**Subdivision Ordinance: Section 134-118

Applied

* A variance application to the 1,200 block length requirement and N/S quarter mile collector has been submitted by the engineer on December 1, 2023, and approved administratively by staff.

The engineer has mentioned that there is no stub out on the north side to connect; therefore, a N/S collector is not feasible. The latest submitted plat shows common access easements on the plat, including a 40 ft. N/S common access easement running between lots 1&2 and Lots 3&4. The property's depth will be approximately 1,859 ft. at its deepest point, after ROW dedication. None of the development departments opposed the requested variance(s).

The variance request was reviewed and approved administratively by staff for the following reasons:

1. 35 ft. ROW for a N/S Collector (N. 33rd St.) and 70 ft. E/W Collector (Primrose Ave.) which was dedicated by McAllen Independent School District Subdivision No.9 was abandoned by the City Commission on August 14, 2000 (Ordinance No.2000-62). Therefore, there is no other N/S Collector on the north side for connection.

2. N. 34th Street on the west side of the subdivision has become the new N/S Collector in this area. It also aligns more to the east side, as it goes to the north.

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

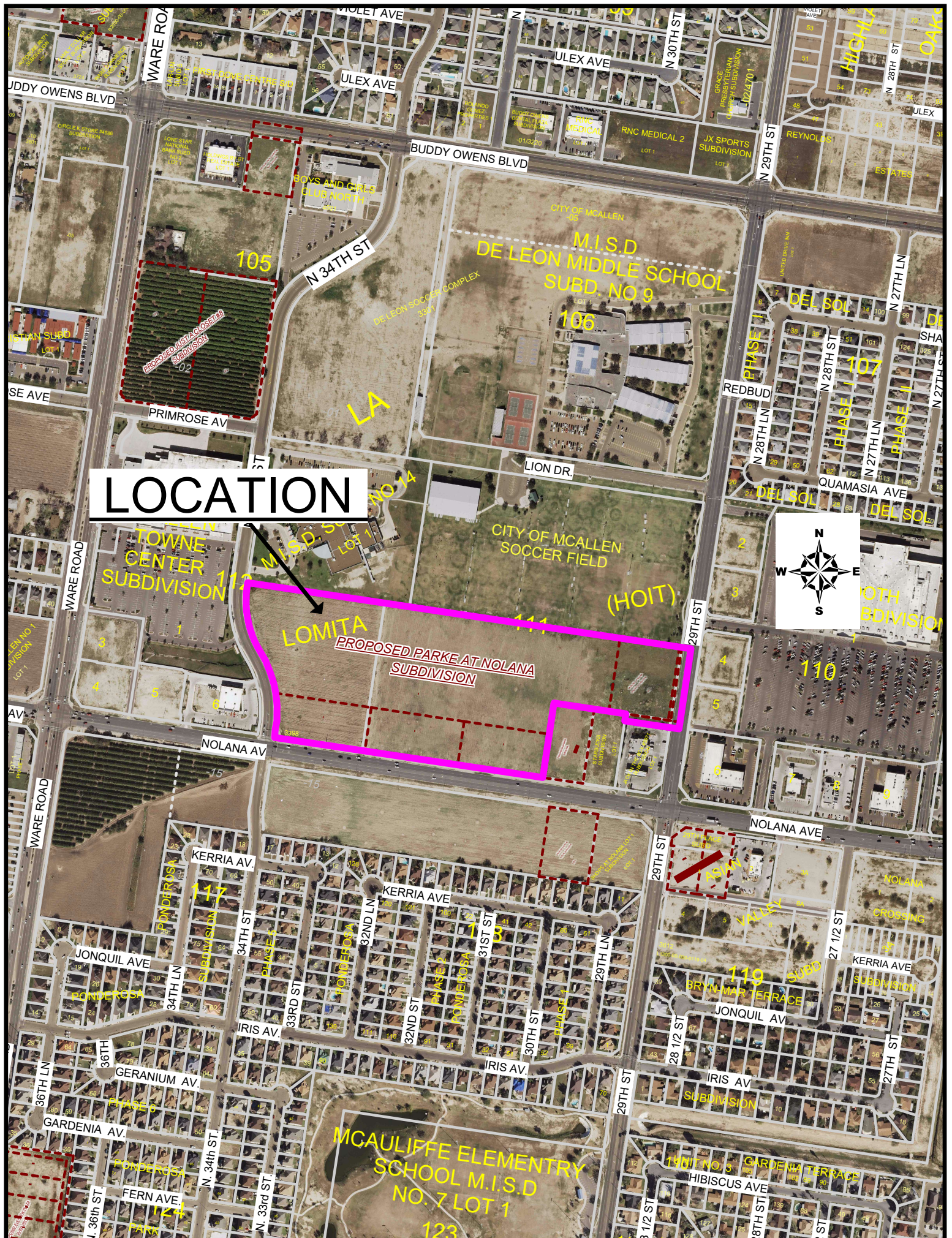
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. - Revise plat note #14 as "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen". - Ensure that access points regarding any access/service drive easements are in compliance with Traffic & Fire Department requirements, finalize prior to recording. - Ensure all existing dedications for surrounding plats are included, Ex. Go Carwash, Starbucks, etc. finalize prior to recording. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: Nolana Avenue/ N. 29th Street/ N. 34th Street :In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. - Revise front setback as shown above, prior to recording. ***Zoning Ordinance: Section 138-356,138-367	Required
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **5 ft. minimum setback is required from any proposed service drives. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: See front setback note. **Zoning Ordinance: Section 138-356	Applied
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Nolana Avenue, N. 29th Street, and N. 34th Street - Revise plat note #8 as shown above, prior to recording. **5 ft. sidewalk may be required as per Engineering Department **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Nolana Ave. for Lots 3,4, 5, and 6, except for the common access easement between lots 3 and 4. - Plat note must comply with Traffic Department requirements and must be finalized prior to recording. **Must comply with City Access Management Policy 	Required
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Required
<ul style="list-style-type: none"> * Common Areas, any private access/service drive easements, etc. must be maintained by the lot owners and not the City of McAllen. 	Applied
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied
<ul style="list-style-type: none"> * 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
<ul style="list-style-type: none"> * 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	
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Submitted application dated July 1, 2022, proposes a commercial development. Park Land dedication does not apply to commercial subdivisions. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - Submitted application dated July 1, 2022, proposes a commercial development. Park Land dedication does not apply to commercial subdivisions. 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. - Submitted application dated July 1, 2022, proposes a commercial development. Park Land dedication does not apply to commercial subdivisions. 	NA

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

TRAFFIC	
*** As per Traffic Department, TIA approved with conditions, please refer to conditions noted in Traffic Review.	Applied
** As per Traffic Department, TIA approved with conditions, please refer to conditions noted in Traffic Review.	Required
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Plat notes #16 &18 are repeated twice. - All signature blocks must comply with Sec 134-61 of the subdivision ordinance prior to recording. - Subdivision is being presented in revised final form due to acreage change for Lots 1-6 and access easement location change on the northern boundary of the subdivision. - Subdivision application will need to be updated to reflect the revised plat, prior to recording. <p>* Must comply with City's Access Management Policy.</p> <p>** A variance application to the 1,200 block length requirement and N/S quarter mile collector has been submitted by the engineer on December 1, 2023, and approved administratively by staff.</p> <p>The engineer has mentioned that there is no stub out on the north side to connect; therefore, a N/S collector is not feasible. The latest submitted plat shows common access easements on the plat, including a 40 ft. N/S common access easement running between lots 1&2 and Lots 3&4. The property's depth will be approximately 1,859 ft. at its deepest point, after ROW dedication. None of the development departments opposed the requested variance(s). The variance request was reviewed and approved administratively by staff for the following reasons:</p> <ol style="list-style-type: none"> 1. 35 ft. ROW for a N/S Collector (N. 33rd St.) and 70 ft. E/W Collector (Primrose Ave.) which was dedicated by McAllen Independent School District Subdivision No.9 was abandoned by the City Commission on August 14, 2000 (Ordinance No.2000-62). Therefore, there is no other N/S Collector on the north side for connection. 2. N. 34th Street on the west side of the subdivision has become the new N/S Collector in this area. It also aligns more to the east side, as it goes to the north. 	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied





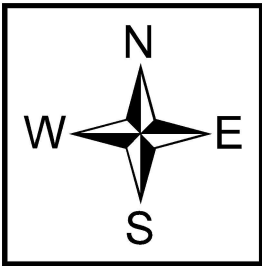
City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Lark Heights Apartments Subdivision</u> <i>(F.L.E 5-30-25)</i>	
	Legal Description <u>Being 4.294 out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas, Recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas</u>	
	Location <u>Southeast Corner of Taylor Road and Mile 4 Road (Lark Road)</u>	
	City Address or Block Number <u>6324 N Taylor Rd</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>108</u> Gross Acres <u>4.294</u> Net Acres <u>4.286</u>	
	<input type="checkbox"/> Public Subdivision <input checked="" type="checkbox"/> Private and Gated <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>4.286</u> Acres) / <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Agriculture</u> Proposed Land Use <u>R-3A - Apartment Complex</u>	
	Irrigation District # <u>HCID#2</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Property ID: <u>281987</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>		
Owner	Name <u>LARK HEIGHTS DEVELOPMENT LLC</u> Phone <u> </u>	
	Address <u>5433 Westheimer Rd., Suite 1100</u> E-mail <u> </u>	
	City <u>Houston</u> State <u>Tx</u> Zip <u>77056</u>	
	Contact Person <u>James Casesnova</u>	
Developer	Name <u>LARK HEIGHTS DEVELOPMENT LLC</u> Phone <u> </u>	
	Address <u>5433 Westheimer Rd., Suite 1100</u> E-mail <u>james@casaconstruction.live</u>	
	City <u>Houston</u> State <u>Tx</u> Zip <u>77056</u>	
	Contact Person <u>James Casesnova</u>	
Engineer	Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u>	
	Address <u>1810 E. Griffin Parkway</u> E-mail <u>milo@m2-engineers.com</u>	
	City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u>	
	Contact Person <u>Emigdio Salinas, P.E.</u>	
Surveyor	Name <u>Carrizales Land Surveying, LLC, Manuel Carrizales, RPLS</u> Phone <u>512-470-1489</u>	
	Address <u>4807 Gondola Ave.</u> E-mail <u>mannyrpls@cls.land</u>	
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78542</u>	





VITO
SUBDIVISION
LOT 1

LOCATION

LARK AVE

**PROPOSED LARK
HEIGHTS APARTMENTS
SUBDIVISION**

N TAYLOR RD

53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68
52															

JAY AVE.

51	83	84	85	86	87	88	89	90	91	92	93	94	95	96
50	101	102	103	104	105	106	107	108	109	110	111	112	113	114
49														
48														

N. 51ST ST.

N. 50TH ST.

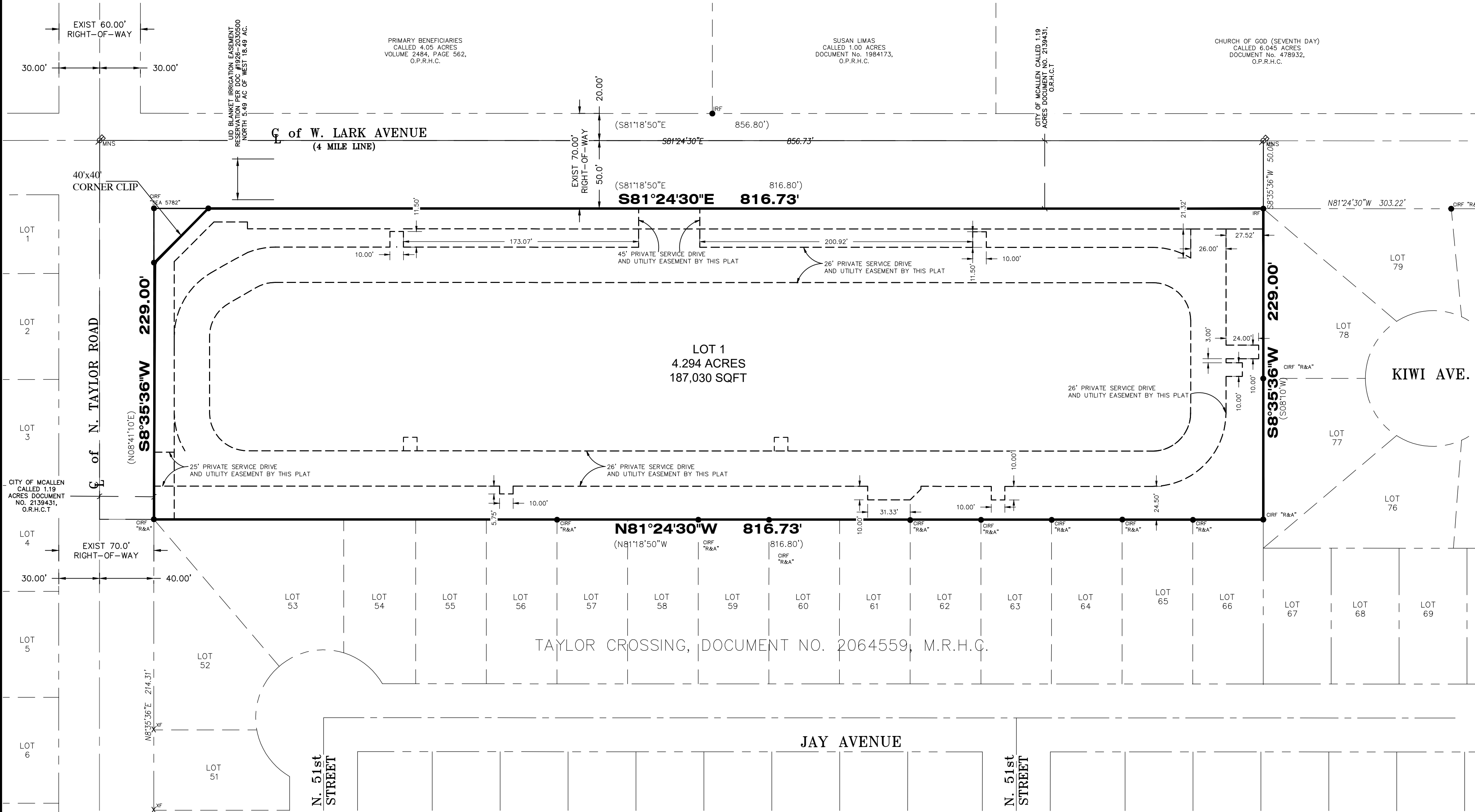
IBIS AVE.

47	119	120	121	122	123	124	125	126	127	128	129	130	131	132
46														
45														

TAYLOR CROSSING SUBDI

S:\M2 Engineering (Server)\5 Projects\Hidalgo McAllen\5-1-25\Sheets\Lark Subdivision Plat (5-1-25).dwg Jun 06 2025 - 12:20PM Fernando

PREPARATION DATE: JUNE 2025



STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, LARK HEIGHTS DEVELOPMENT, L.L.C., SUBDIVIDER(S), AND OWNER(S) OF THE 4.294 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LARK APARTMENTS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

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

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

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

JAMES CASANOVAS OWNER
5433 WESTHEIMER RD STE 1100
HOUSTON, TEXAS 77056

RODNEY MARTINEZ OWNER
5433 WESTHEIMER RD STE 1100
HOUSTON, TEXAS 77056

JOSE TAMEZ OWNER
5433 WESTHEIMER RD STE 1100
HOUSTON, TEXAS 77056

STATE OF TEXAS
COUNTY OF _____

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

OFFICE THIS ____ DAY OF _____, 2025

NOTARY PUBLIC, _____ COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF _____

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

OFFICE THIS ____ DAY OF _____, 2025

NOTARY PUBLIC, _____ COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF _____

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

OFFICE THIS ____ DAY OF _____, 2025

NOTARY PUBLIC, _____ COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

DATED THIS ____ DAY OF _____, 2025

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

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

MAYOR, CITY OF McALLEN

ATTESTED BY:

CITY SECRETARY

CERTIFICATION OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM THIS SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN THIS SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICTS SUBDIVISION POLICIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS, IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS ____ DAY OF _____, 2025

ATTEST:
SECRETARY

PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

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

FOR PRELIMINARY REVIEW ONLY

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

FOR PRELIMINARY REVIEW ONLY

MANUEL CARRIZALES, R.P.L.S.
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

METES AND BOUNDS

BEING 4.286 ACRES OUT OF LOT THREE HUNDRED SIXTY-SEVEN (367), JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 4.294 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO LARK HEIGHTS DEVELOPMENT, L.L.C., RECORDED IN DOCUMENT NO. 332121, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 4.286 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE NORTHWEST CORNER OF THE SAID LOT 367, SAME POINT BEING THE INTERSECTION OF W. LARK AVENUE (MILE 4 NORTH ROAD) AND N. TAYLOR ROAD, SAME BEING THE NORTHWEST CORNER OF A 1.19 ACRES TRACT OF LAND CONVEYED TO CITY OF McALLEN, RECORDED IN DOCUMENT NO. 2139431, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, S81°24'30"E, ALONG THE NORTH LINE OF THE SAID LOT 367, SAME BEING THE CENTERLINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 856.73 FEET TO A CALCULATED POINT, THE NORTHEAST CORNER OF THE SAID 1.19 ACRES TRACT;

THENCE, S8°35'36"W, ACROSS THE SAID LOT 367, SAME BEING ACROSS THE RIGHT-OF-WAY OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND, ON THE NORTH RIGHT-OF-WAY OF W. LARK AVENUE (MILE 4 NORTH ROAD), SAME BEING THE SOUTHEAST CORNER OF THE SAID 1.19 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 79 OF A CALLED TAYLOR CROSSING, RECORDED IN DOCUMENT NO. 2064559, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S8°35'36"W, ALONG THE WEST LINE OF THE SAID TAYLOR CROSSING, A DISTANCE OF 229.00 FEET TO A CAPPED IRON ROD FOUND "R&A"; ALONG THE WEST LINE OF LOT 77, TAYLOR CROSSING, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°24'30"W, ALONG THE NORTH LINE OF THE SAID TAYLOR CROSSING, A DISTANCE OF 816.73 FEET TO A CAPPED IRON ROD FOUND "R&A", ALONG THE WEST LINE OF LOT 53, TAYLOR CROSSING, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, SAME BEING AN EXTERIOR CORNER OF THE SAID 1.19 ACRES TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N8°35'36"E, ALONG THE EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, SAME BEING ALONG THE WEST LINE OF THE SAID 4.294 ACRE TRACT, A DISTANCE OF 229.00 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON EAST RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, FOR A CORNER CLIP AND AN EXTERIOR CORNER HEREIN DESCRIBED TRACT;

THENCE, N53°35'33"E, ACROSS THE SAID 4.294 ACRE TACT, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON SOUTH RIGHT-OF-WAY LINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), FOR A CORNER CLIP AND AN EXTERIOR CORNER HEREIN DESCRIBED TRACT;

THENCE, S81°24'30"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 791.73 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.286 ACRE OF LAND, MORE OR LESS.

GENERAL NOTES:

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

ZONE "C" AREAS, AREAS OF MINIMAL FLOODING. ACCORDING TO COMMUNITY-PANEL NO. 480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.

2. SETBACKS:

- LARK AVENUE (4 MILE LINE): 40- FEET, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.

- REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.

- SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES

- CORNER: SEE FRONT SETBACK SECTION ABOVE.

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

- MULTI- FAMILY DETACHED DWELING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.

- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

ON-SITE B.M. NO. 1-.

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 45,800 CUBIC- FEET OR 1.05 ACRE- FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION AREAS IN THE LOT.

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG N. TAYLOR ROAD AND LARK AVENUE (4 MILE LINE)

- A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.

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

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

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

- MAINTENANCE FOR THE ON-SITE WATERLINE (FIRE LINE) IS THE RESPONSIBILITY OF THE OWNER AND/OR HIS ASSIGNS. THE CITY OF McALLEN HAS THE AUTHORITY TO ACCESS, MAINTAIN AND TEST FIRE HYDRANTS.

- COMMON AREAS, ANY PRIVATE SERVICE DRIVE EASEMENTS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

SHARYLAND WATER SUPPLY CORPORATION:

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

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

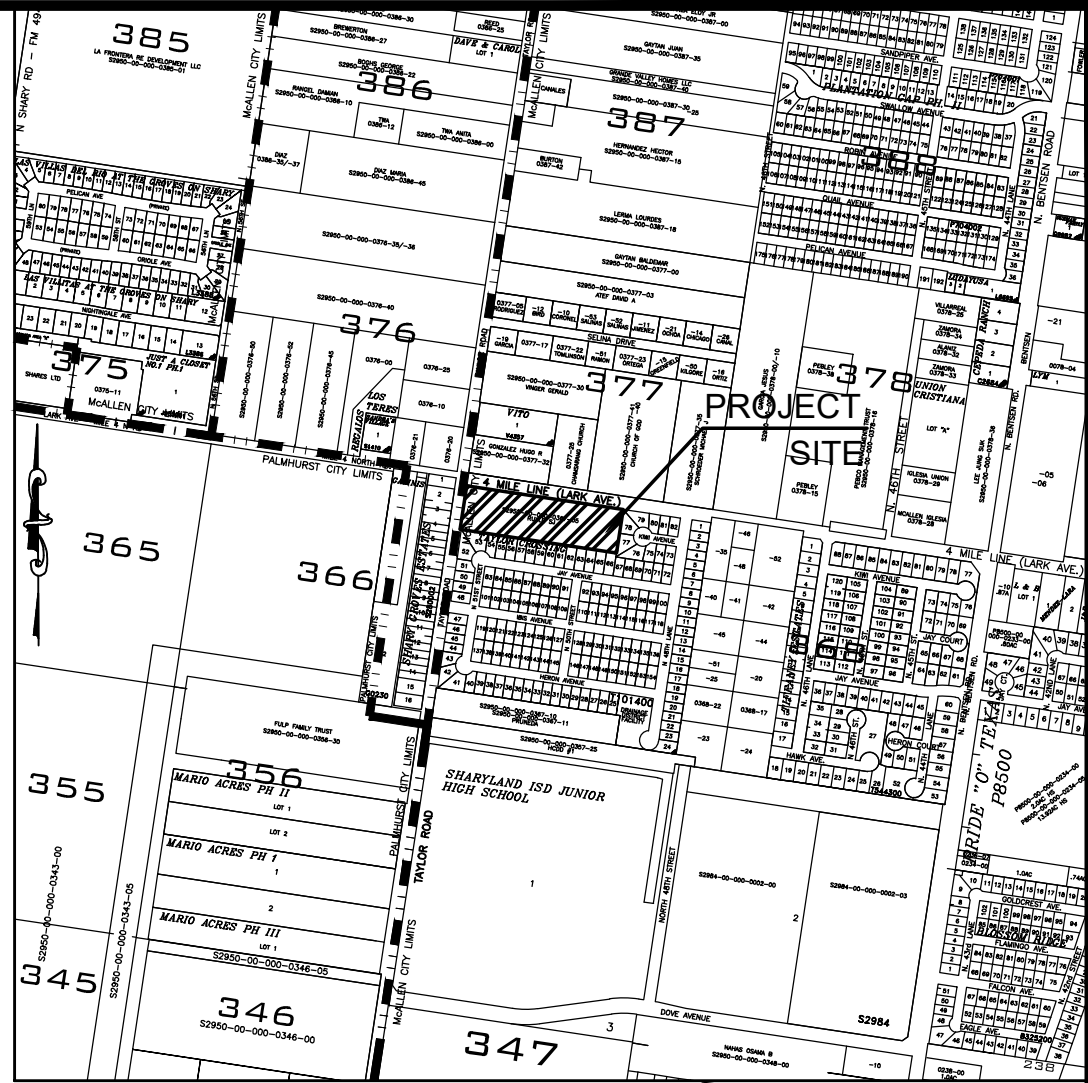
CARLOS LIMA
GENERAL MANAGER

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



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

BY: _____ DEPUTY



LOCATION MAP
SCALE: 1" = 100'

BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
TEXAS SOUTH ZONE 4203
(VERTICAL & HORIZONTAL DATUM)
(NAD 83, NAVD 88, GEOID 128)

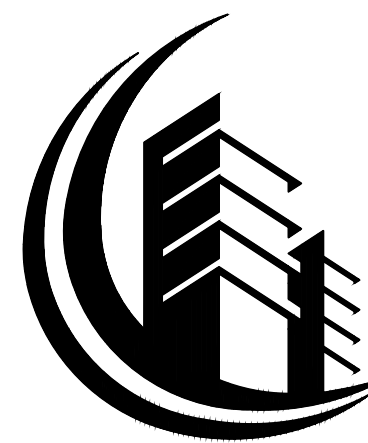
0 100 Feet
SCALE: 1"=50'

LEGEND

- 1/2" CAPPED IRON ROD FOUND "CIRF"
- 1/2" IRON ROD FOUND "IRF"
- PIPE FOUND "PF"
- 1/2" IRON ROD SET WITH PINK CAP "CIRS"
- RECORD BEARING & DISTANCE
- MAG NAIL SET "MNS"
- CALCULATED POINT "CP"

LARK APARTMENTS SUBDIVISION

BEING 4.294 ACRES OUT OF LOT THREE HUNDRED SIXTY-SEVEN (367), JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS



M2
Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

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

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAMES CASANOVAS	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	() -
OWNER: RODNEY MARTINEZ	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	() -
OWNER: JOSE TAMEZ	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	() -
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/10/2025

SUBDIVISION NAME: LARK APARTMENTS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Taylor Road: 40 ft. of dedication from centerline for 80 ft. total ROW

Paving: 52 ft.- 65 ft. Curb & gutter: both sides

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Applied

Lark Avenue (4 Mile Line): 50 ft. of dedication from centerline for 100 ft. ROW

Paving: 65 ft. Curb & gutter: both sides

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

NA

* 900 ft. Block Length for R-3 Zone Districts

**Subdivision Ordinance: Section 134-118

Applied

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial and multi-family properties.

**Plat exhibits proposed 25-45' Service Drive and Utility Easement.

-Provide additional dimensions from property line to easement location and labeling as applicable prior to recording.

**Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: N. Taylor Road/Lark Avenue (4 Mile Line): 40 feet, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.

-Revise note as shown above prior to recording.

**Zoning Ordinance: Section 138-356

Required

* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.

**Zoning Ordinance: Section 138-356

Applied

* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.

**Zoning Ordinance: Section 138-356

Applied

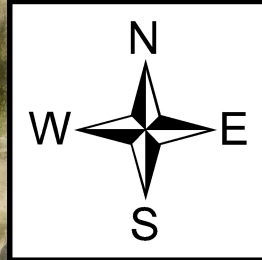
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Corner: See front setback section above. **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	Applied
	Applied
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Taylor Road and Lark Avenue (4 Mile Line). - Sidewalk requirements may increase to 5 ft. per Engineering Department **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Revise plat note as shown above, prior to recording. **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.	Required
	Applied
	Required
NOTES	
*Must comply with City Access Management Policy - As per Traffic Department, Spacing requirement and corner clearance along Taylor Road (collector) is 200 ft. and for Mile 4(Lark, minor arterial) is 250 ft. from any entrance, exit or street- Access along Taylor approved through Variance * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. **Zoning Ordinance: Section 138-210 * Common Areas, any private service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
	Applied
	Applied
	NA
	NA

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Based on the submitted application, 108 dwelling units are proposed. As per Parks Department, park land dedication of 1.7172 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. 	Required
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application, 108 dwelling units are proposed. As per Parks Department, park land dedication of 1.7172 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. 	Required
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. Based on the submitted application, 108 dwelling units are proposed. As per Parks Department, park land dedication of 1.7172 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. 	Required
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Previous TG will be honored based on 102 dwelling units, increase of 6 units will not trigger a TIA. * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied
	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Clarify if 15 ft. Sharyland Water Supply Easement is being dedicated by this plat, any existing easement must include document number shown on plat as previous submittals included this easement. - Provide label dimensions of all easements and label easements accordingly. - Review signature blocks and ensure they are in accordance with Section 134-61 of the Subdivision Ordinance. *Must comply with City's Access Management Policy. 	Applied

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied



VITO
SUBDIVISION
LOT 1

LOCATION

LARK AVE

PROPOSED LARK
HEIGHTS APARTMENTS
SUBDIVISION

N TAYLOR RD

JAY AVE.

N. 51ST ST.

N. 50TH ST.

IBIS AVE.

367

TAYLOR CROSSING SUBDI

SUB2024-0130



City of McAllen

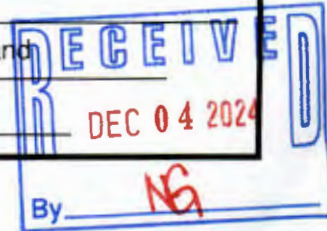
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	LOS ENCINOS ON TAYLOR			
	Legal Description	A 20.011 ACRE (871,672.32 SQ. FT) TRACT OF LAND, BEING OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.			
	Location	EXISTING JOHN H. SHARY SUBDIVISION			
	City Address or Block Number	3324 North Taylor Road			
	Total No. of Lots	61	Total Dwelling Units	250	
	Gross Acres	20	Net Acres		
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No				
	For Fee Purposes:	<input type="checkbox"/> Commercial (_____ Acres) / <input type="checkbox"/> Residential (61 Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	Existing Zoning	R1 and R3T	Proposed Zoning	R-3A	
	Applied for Rezoning	<input checked="" type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date 10/28/24 Meeting			
Existing Land Use	Vacant				
Proposed Land Use	Multifamily Residential Apartments				
Irrigation District #	United Irrigation	Water CCN:	<input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____		
Agricultural Exemption:	<input type="checkbox"/> Yes / <input type="checkbox"/> No		Parcel #		
Estimated Rollback Tax Due			Tax Dept. Review		
Owner	Name	Jucame LLC		Phone	956-225-7595
	Address	2000 S. Main St		E-mail	
	City	McAllen	State	TX	Zip 78503
Developer	Name	Jorge Guerra		Phone	956-225-7595
	Address	2507 S. 41st Street		E-mail	jlgg64@hotmail.com
	City	McAllen	State	TX	Zip 78503
	Contact Person	Jorge Guerra			
Engineer	Name	BR Engineering PLLC		Phone	956-651-3637
	Address	813 N. Main Street, #626		E-mail	obautista@brengineeringcivil.com
	City	McAllen	State	TX	Zip 78501
	Contact Person	Oziel Bautista Reyna			
Surveyor	Name	Carrizales Land Surveying, LLC		Phone	956-567-2167
	Address	4807 Gondola Avenue		E-mail	jcarrizales@cls.land
	City	Edinburg	State	TX	Zip 78542

AS



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 12/4/24

Print Name Jorge Guery

Owner ☐

Authorized Agent ☒

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

VAR2025-0010



City of McAllen

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description A 20.011 ACRE TRACT OF LAND, BEING OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOL. 1, PG. 17, MAP RECORDS, HIDALGO COUNTY TX

Proposed Subdivision (if applicable) LOS ENCINOS ON TAYLOR SUBDIVISION

Street Address 3320 N. TAYLOR RD AND 3224 N. TAYLOR RD

Number of lots 61 Gross acres 20.011 ACRES

Existing Zoning R-3A Existing Land Use VACANT

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name JORGE GUERRA Phone 956-225-7595

jlgg64@hotmail.com

Address 2507 S. 41ST STREET E-mail obautista@brengineeringcivil.com

City MCALLEN State TX Zip 78503

Owner

Name JUCAME LLC Phone 956-225-7595

Address 200 S. MAIN ST E-mail

City MCALLEN State TX Zip 78503

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature 

Date 3/26/2025

Print Name Jorge Guerra

☐ Owner☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ \$250.00

Accepted by _____

Payment received by _____

Date

MAR 26 2025

Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: *(If necessary, please use an additional page to complete responses)*

**Information provided here by the applicant does not guarantee that the Commission will grant a variance.

***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

See attached letter.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

See attached letter.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

See attached letter.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

See attached letter.

06/09/2025

Omar Sotelo, CPM
City of McAllen Planning Department
311 North 15th Street
McAllen, TX 78501

Re: **Los Encinos on Taylor Subdivision
Request for Variance (Revision No. 4)**

Dear Mr. Sotelo,

The purpose of this letter is to respectfully request a variance for the following items:

1. 50-ft right-of-way in lieu of 60-ft right-of-way dedication for proposed streets
2. Proposed block length of 1,330-ft exceeding 1,200-ft
3. Park fee in lieu of land dedication, and pay first half prior and second half post recording
4. Not proposing sidewalk on the 378.70-ft stretch located on southside of the property
5. Not dedicating the 10-ft right-of-way for N. Taylor Rd widening
6. 6-ft spacing of access point between North Street and Thompson Street, instead of 125-ft minimum spacing or aligning both access points centerlines

Below are the reasons to appeal to each item mentioned above, in the form of a response to Planning Department concerns.

1a) Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

-The unique shape and narrow width of the subdivision create challenges in efficiently utilizing the land and maximizing the size of the 61 proposed lots. To ensure that the development remains economically viable and efficient, larger lot sizes are necessary. Increasing lot sizes not only enhances the livable area but also contributes to higher property values and increased tax revenue. This can be achieved by reducing the right-of-way width to 50-ft, while incorporating a 10-ft sidewalk and utility easements on each side, which allows for better use of the available land without compromising the functionality of the roadway and utility infrastructure.

1b) Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

-The requested variance is essential for the property owner to fully utilize the land for its intended purpose as a multi-family apartment subdivision. By allowing for larger lot sizes, the variance will enable the inclusion of more apartment square footage, as well as provide sufficient space for parking, and landscaping areas for the residents.

1c) Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

-The proposed 40-ft back-to-back streets width with 5-ft sidewalk on each side remains the same. This variance has no impact on any roadway related design standards, or utilities related.

1d) Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

-The unique shape and constraints of this subdivision necessitate the requested variance, which is specific to this site and does not set a precedent for other properties in the area. The proposed variance only affects the delineation of the right-of-way and does not impact any roadway or utility infrastructure standards. As such, other properties in the area, with different site conditions, are not likely to require similar variances.

2a) Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

-Due to subdivision total length of 1,506-ft, required connectivity for the Quarter Mile Collector, and the efficient use of land to maximize the multi-family living area, we are proposing a block length of 1,330-ft, only 130-ft longer than the standard. This proposed block length will help achieve connectivity with the Quarter Mile Collector. This variance will allow for a well-planned, optimal land use residential community while still maintaining connectivity and accessibility for vehicles and pedestrian travel.

2b) Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

-The requested variance is essential to ensure the property owner can fully utilize the land in a manner consistent with its zoning and intended use. This variance is both reasonable and beneficial for the overall development and future residents.

2c) Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

-The variance will help reduce traffic congestion, as the proposed street layout aligns with future City planned corridor, promoting long-term connectivity in the area, and benefit to emergency response, that will benefit surrounding communities. The variance will not affect adjacent communities, as it maintains street alignments consistent with surrounding developments.

2d) Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

-The requested variance will not hinder the orderly subdivision of surrounding land; rather, it will enhance connectivity and complement future development. The proposed 1,330-ft block length is a practical adjustment to accommodate the site's unique dimensions while still adhering to the intent of the City's subdivision regulations.

3a) Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

- Requiring full payment before recording limits the financial flexibility needed to proceed with construction and lot sales in an efficient manner. Instead, allowing to pay first half prior to recording and the second half post recording will enable to proceed with development in a timely manner, while ensuring we fulfill our obligation to pay the City. Without the requested variance, the financial constraint will limit the ability to efficiently utilize the land for new housing units in the community.

3b) Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

- The requested variance is essential to preserving the property owner's legal right to develop and utilize the land in a reasonable and financially viable manner. The requirement to pay the full \$175,000 park land dedication fee prior to recording places a substantial financial burden on the development, restricting the owner's ability to complete necessary transactions.

3c) Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

- This variance supports responsible development by allowing financial flexibility without compromising community benefits. The park land fee will still be paid in full, ensuring that public recreational spaces and amenities continue to be funded for the long-term benefit of residents in McAllen. The variance does not affect any public services, infrastructure, emergency response access, traffic flow, or overall public safety.

3d) Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

- The variance solely pertains to the timing of the park fee payment rather than any physical development or infrastructure modifications that might affect adjacent land development.

4a) Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

- Connectivity for pedestrians and fourplex is minimal in this location since it will be adjacent to a fence line. We propose to include this segment of sidewalk as part of the future development of the south 2 Acre property.

4b) Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

- Constructing a sidewalk in this location at this time would provide minimum benefit to residents, disconnected from the broader pedestrian network, and serve no immediate purpose.

4c) Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

- To ensure public safety and walkability, a continuous sidewalk is being proposed on the north side of the street where the residential lots are located. This sidewalk will provide a safe and direct pedestrian route for residents and visitors, connecting to internal circulation and potential future connections to the broader public sidewalk system.

4d) Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

-The 378-ft segment where the sidewalk is not being proposed lies adjacent to a 2-acre single-family residential tract that is not currently subdivided and has no urban infrastructure such as sidewalks or internal streets.

5a) Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

-Previous phases of N. Taylor Rd widening have consistently maintained an 80-ft total right-of-way. This area has 50-ft on the west side and 30-ft on the east side. By requiring an additional 10-ft would increase right-of-way to 90-ft with unclear justification. Additionally, properties north of the subject subdivision belong to a cemetery, with the west side containing more open land that could better accommodate the additional 20-ft of right-of-way. Allowing the variance ensures the road widening remains consistent with 80-ft of right-of-way as in previous phases while preserving the roadway alignment with the existing right-of-way and proceeds in a manner that maintains fairness and efficiency in land acquisition.

5b) Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

-The requested variance preserves the property owner's legal rights to develop and utilize the land efficiently while still allowing for the orderly and planned expansion of N. Taylor Rd.

5c) Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

-This variance does not affect traffic flow, emergency response access, or pedestrian safety, as the existing 80-ft right-of-way has been sufficient in prior expansions.

5d) Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

-Having the proposed 80-ft right-of-way to the west side of N. Taylor Rd, better aligns with existing right-of-way, and acquiring any additional right-of-way from that side would facilitate in land acquisition process.

6a) Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

-Due to the property limited frontage along N. Taylor Rd, and the position of the proposed driveway

and lots, it is impractical to meet the minimum 125-ft spacing requirement. Strict adherence to the 125-ft spacing requirement would force a redesign that compromises the layout efficiency, reduces usable area for development, and potentially shifts traffic toward less favorable access points. The limited deviation—an 6-ft offset—does not significantly impact traffic flow or safety, particularly considering the future widening of N. Taylor Rd and gates on both North Street and Thompson Street.

6b) Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

-Due to the property's limited frontage and the location of existing driveways across N. Taylor Rd, full compliance with the required spacing would either eliminate practical access to the site or require significant redesign that compromises the internal layout. This would create an undue hardship, denying the owner the ability to make reasonable and beneficial use of their property.

6c) Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

-The proposed driveway location has been selected to ensure safe and efficient site access while maintaining compatibility with surrounding development patterns. The proposed offset does not create a traffic hazard or interfere with turning movements. Furthermore, the future widening of N. Taylor Rd will be beneficial to vehicles exiting and entering both driveways.

6d) Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

-Surrounding properties will maintain full access to public roadways and are not restricted in their ability to meet the City's driveway spacing or subdivision requirements.

Should you have any questions or concerns, please do not hesitate to contact me at 956-651-3637.

Sincerely,
BR Engineering, PLLC.

A handwritten signature in blue ink, appearing to read 'Oziel Bautista Reyna'.

Oziel Bautista Reyna, P.E.
Project Manager



KREIDL
MEMO
CHAP

RUSH DR

NOLANA AVE

NOLANA AVE

Valley Memorial Gardens

14.5 ft. ROW dedication for 44.5 ft. from Centerline

BRI
LARK
SUBDIVISION

Valley Memorial Gardens E-2B

40 ft. ROW dedication for 40 ft. from Centerline

VALLEY MEMORIAL
GARDENS

LOCATION 307

300

Valley Memorial Gardens West

40 ft. ROW dedication for 40 ft. from Centerline

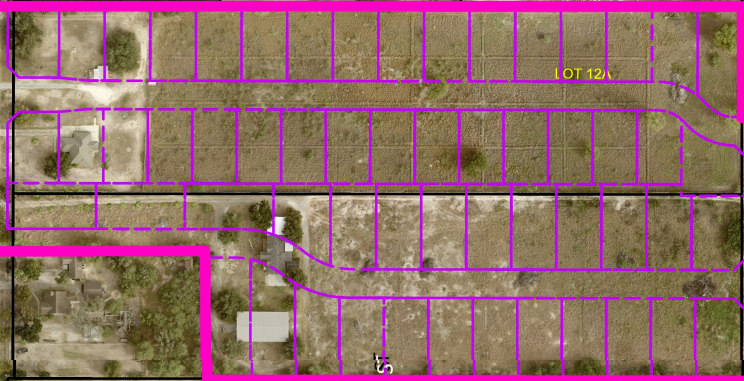
Mission Valley

20 ft. ROW dedication for 50 ft. from Centerline

Summer Estates

20 ft. ROW dedication for 50 ft. from Centerline

E BLUEBONNET LN



LOT 12A

LOT 12A

LOT 12B

297

298

ADOBE WELLS MOBILE PARK

DAFFODIL AVE

DAFFODIL AVE

DAFFODIL AVE

MILE 2 NORTH RD.

LAS VILLAS DE CAMILA
SUBDIVISION

COMMON AREA

CARNATION AVE

CARNATION AVE

CAMCAMELIA AVE

CAMCAMELIA AVE

ADOBE WELLS COUNTRY

BLUEBONNET AVE

CLUB ESTATES CORPORATION

HOLF COURSE
SECTION III PHASE I

280

N TAYLOR RD

TAYLOR RD

DRIFTWOOD LN

E 2 RD

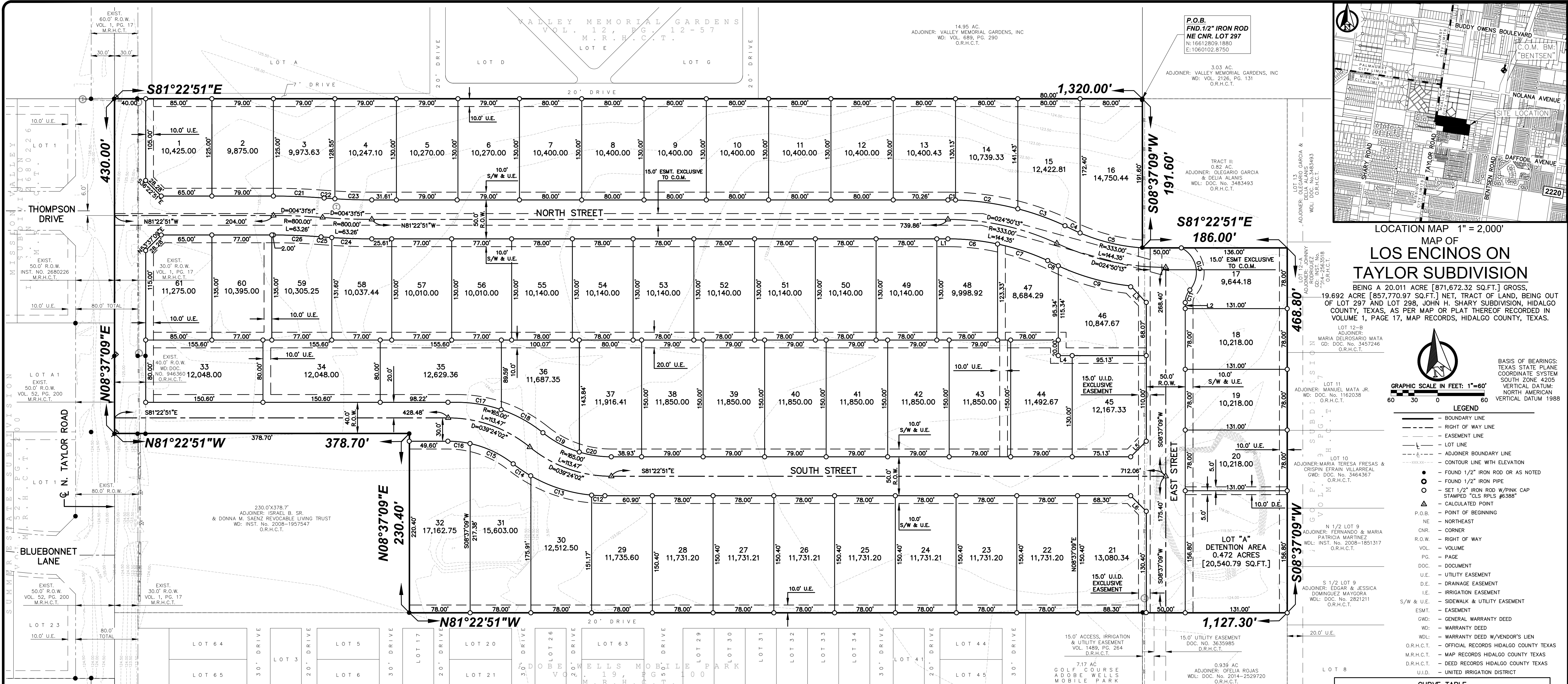
E MILE 2 RD

N 45TH ST

N 46TH ST

N 47TH ST

N 48TH ST



STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

MANUEL CARRIZALES
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

OZIEL BAUTISTA REYNA, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 144874

CERTIFICATE OF APPROVAL
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 20____.

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

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

JUCAME LLC; CARLOS ALBERTO DEL VALLE, MEMBER
2000 S. MAIN STREET
McALLEN, TEXAS 78503
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC

CERTIFICATE OF APPROVAL
PLANNING & ZONING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY OF McALLEN
MAYOR CERTIFICATION

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

MAYOR, CITY OF McALLEN

CITY SECRETARY

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

METES AND BOUNDS DESCRIPTION:
BEING A 20.011 ACRE [871,672.32 SQ.FT.] GROSS, 19,692 ACRE [857,770.97 SQ.FT.] NET, TRACT OF LAND, BEING OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED BY JUCAME LLC, C/O CARLOS ALBERTO DEL VALLE, DEED RECORDED IN DOCUMENT NUMBER 3599982 AND GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3596453, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.011 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF(1/2)-INCH IRON ROD [N:16612809.1880, E:1060102.8750] FOUND BEING THE NORTHEAST CORNER OF SAID LOT 297 AND THE NORTHWEST CORNER OF SAID LOT 298, A DISTANCE OF 468.80 FEET TO A HALF (1/2)-INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 297 AND LOT 298, A DISTANCE OF 191.60 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 22 MINUTES 51 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 298 A DISTANCE OF 186.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID LOT 298 A DISTANCE OF 468.80 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 22 MINUTES 51 SECONDS WEST A DISTANCE OF 1,127.30 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND FOR SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 37 MINUTES 09 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID LOT 297 A DISTANCE OF 230.40 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 22 MINUTES 51 SECONDS WEST AT A DISTANCE OF 338.70 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 348.70 FEET PASS A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD CONTINUING A TOTAL DISTANCE OF 378.70 FEET TO A MAG-NAI FOUND ON THE WEST LINE OF SAID LOT 297 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 297 AT A DISTANCE OF 430.00 FEET TO A MAG-NAI FOUND AT THE NORTHWEST CORNER OF SAID LOT 297 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 22 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 297 AT A DISTANCE OF 30.00 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING CONTAINING 20.011 ACRES [871,672.32 SQ. FT.] OF LAND, MORE OR LESS.

PRINCIPAL CONTACTS: NAME ADDRESS CITY & ZIP PHONE
OWNER: JUCAME LLC; CARLOS ALBERTO DEL VALLE & JUAN MANUEL GUERRA ELIZONDO, 2000 S. MAIN ST. McALLEN, TX 78503 956.225.7595
ENGINEER: OZIEL BAUTISTA REYNA, PE 813 N. MAIN ST., #626 McALLEN, TX 78501 956.651.3637
SURVEYOR: MANUEL CARRIZALES, R.P.L.S. 4807 GONDOLA AVE. EDINBURG, TX 78542 956.567.2167

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: FLOOD ZONE "C" DESCRIBED AS "AREAS OF MINIMAL FLOODING" COMMUNITY-PANEL NUMBER 460334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1989
- MINIMUM BUILDING SETBACK LINES AS PER CITY OF McALLEN ORDINANCE.
FRONT: 20' OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES REAR: 10' OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES INTERIOR SIDES: 6' IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES
4. ALL CONSTRUCTION TO BE PART OF THE QUARTER MILE COLLECTOR PLAN.
5. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
6. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
7. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 87,345 CF. (2.01 ACFT.)
8. BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAQUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP, LOCATED INSIDE THE WATER TREATMENT PLANT.
[SEE LOCATION MAP FOR APPROXIMATE LOCATION]
PUBLISHED DATA: CITY OF McALLEN BENCHMARK "BENTSEN" ELEVATION = 123.98
COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88.
US SURVEY FEET
GRID: N=16614919.50858 E=1061694.29109
9. 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT STAGE.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR ROAD AND OTHER STREETS AS APPLICABLE.
12. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, DETENTION AREA, ETC. MUST BE MAINTAINED BY THE LOT OWNERS/HOA AND NOT THE CITY OF McALLEN.
13. AS PER DECLARATION OF COVENANTS CONDITIONS, AND RESTRICTIONS FOR LOS ENCINOS ON TAYLOR SUBDIVISION RECORDED AS DOCUMENT NUMBER 3599982, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, REQUIREMENTS PER SECTION 14.72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS, PRIVATE STREETS AND DETENTION AREA, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 14.72 SHALL BE NULL AND VOID.
14. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
15. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
17. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
18. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	14.26	N81°22'51"W	
L2	7.74	S08°37'09"W	
L3	29.30	S34°17'29"E	
L4	17.87	N81°22'51"W	
L5	28.28	S53°37'09"W	
L6	28.28	N36°22'51"W	



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

BY: _____ DEPUTY

SHEET 01 OF 01
DATE OF PREPARATION: 5.30.2025
PROJECT NO: 24180



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	9.75'	358.00'	001°33'35"	S80°36'04"E	9.75'
C2	80.97'	358.00'	012°57'29"	S73°20'32"E	80.79'
C3	64.48'	358.00'	010°19'08"	S61°42'13"E	64.39'
C4	21.49'	245.96'	005°00'23"	S55°45'25"E	21.48'
C5	82.65'	245.96'	019°15'13"	S67°53'13"E	82.26'
C6	64.21'	308.00'	011°56'40"	N75°24'31"W	64.09'
C7	67.99'	308.00'	012°38'51"	S63°06'46"E	67.85'
C8	15.15'	295.96'	002°55'55"	N55°01'15"W	15.14'
C10	63.49'	35.00'	103°56'07"	S02°52'17"E	55.14'
C11	17.66'	25.00'	040°28'38"	S28°51'28"W	17.30'
C12	17.12'	190.00'	005°09'48"	N78°47'58"W	17.12'
C13	82.48'	190.00'	024°52'16"	N63°46'56"W	81.83'
C14	27.46'	190.00'	008°16'50"	N47°12'23"W	27.44'
C15	61.67'	135.00'	026°10'22"	N56°09'09"W	61.13'
C16	28.61'	135.00'	012°08'32"	N75°16'36"W	28.56'
C17	58.44'	176.50'	018°58'16"	S71°53'43"E	58.17'
C18	61.23'	176.50'	019°52'31"	S52°28'20"E	60.92'
C19	53.23'	140.00'	021°47'08"	S53°25'39"E	52.91'
C20	41.69'	140.00'	017°03'39"	S72°51'02"E	41.53'
C21	65.24'	825.00'	004°31'51"	S79°06'56"E	65.22'
C22	13.86'	775.00'	001°01'30"	S77°21'45"E	13.86'
C23	47.42'	775.00'	003°30'21"	S79°37'41"E	47.41'
C24	51.43'	825.00'	003°34'17"	N79°35'43"W	51.42'
C25	13.81'	825.00'	000°57'34"	N77°19'47"W	13.81'
C26	61.29'	775.00'	004°31'51"	S79°06'56"E	61.27'

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS FIRM No. F-24983
813 N. MAIN STREET, #626
McALLEN, TX 78501
Mobile: 956-651-3637

BR ENGINEERING
TBPELS FIRM No. F-24983
813 N. MAIN STREET, #626
McALLEN, TX 78501
Mobile: 956-651-3637



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/12/2025

SUBDIVISION NAME: LOS ENCINOS ON TAYLOR

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Taylor Rd: 40 ft. ROW dedication needed from centerline for 80 ft. Total ROW Paving: 52 ft. Curb & gutter: Both Sides

- Provide a copy of the referenced documents for the existing ROW for staff review prior to final.
- After documents received, staff will review 10 ft. additional ROW dedication needed as shown above prior to final.
- A variance request was submitted on March 26, 2025 to not dedicate an additional 10 ft. ROW for North Taylor Road.

****Subdivision Ordinance: Section 134-105**
****Monies must be escrowed if improvements are required prior to recording**
****COM Thoroughfare Plan**

Non-compliance

N. 47th/N. 48th Street (N/S Quarter Mile Collector) (east subdivision boundary): Dedication as needed for 60 ft. total ROW
Paving: 40 ft. Curb & gutter: both sides

- Dedicate the required ROW dedication as shown above for a N/S quarter mile collector prior to final.
- Submit an ownership map for the properties in vicinity on the north and east side. Staff will review to see if the alignment of the N/S interior street would be accepted as the required quarter mile collector prior to final. Any realignment must be finalized prior to final.
- Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to an irrigation easement.
- A temporary turn around on the south side of the N/S interior street may be required by Fire and/or Public Works Department and must be finalized prior to final.
- Staff will finalize the name of the streets prior to final.
- A variance request was submitted on March 26, 2025 to have to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide a 10 ft. sidewalk and utility easement along both sides of the interior streets.

****Subdivision Ordinance: Section 134-105**
****Monies must be escrowed if improvements are required prior to recording.**
****COM Thoroughfare Plan**

Non-compliance

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

<p>Interior Streets: 60 ft. ROW dedication Paving: 40 ft. Curb & gutter: both sides - Revise North Street to Hibiscus Avenue. - Revise South Street to Gardenia Avenue. - Show the range of the ROW, if there is a range and submit gate details to finalize the ROW requirements prior to final. - Show Centerline of the streets on the west side of N. Taylor Road and the distance between that centerline and the proposed E/W streets prior to final. Street jogs with centerline offsets of less than 125 feet shall be avoided. - A variance request was submitted on March 26, 2025 to have to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. Gardenia Avenue will only have 40 ft. ROW and 40 ft. paving only and we will acquire the extra 10 ft. dedication when property to the south develops. The applicant proposed to provide a 10 ft. sidewalk and utility easement along both sides of the interior streets. - A variance request was submitted on March 26, 2025 for the centerlines to be at 6 ft. offset instead of the 125 ft. requirement. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length - A variance request was submitted on March 26, 2025 to have the block length at 1,320 ft. instead of the required 1,200 ft. **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 900 ft. Block Length for R-3C and R-3T Zone Districts **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. - Dumpster details/locations must be approved by corresponding departments. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies - Clarify/revise the setback note as shown above prior to final. - Proposing: 6 ft. or greater for easements or site plan **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356</p>	Applied

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

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. Taylor Road, N. 47th/N. 48th Street, both sides of all interior streets - Sidewalk note wording to be finalized, prior to final. - A variance request was submitted on March 26, 2025 to not provide a sidewalk on the south side of Gardenia Avenue along the entrance. - Sidewalk requirement may increase to 5 ft. as per Engineering Department. **Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along N. Taylor Road - Include a plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N Taylor Road - Include a plat note as shown above, 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.	Applied
* 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.	
* Common Areas, any private streets/drives, detention area, gate areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - A plat note to cross reference HOA will be required prior to final. - Draft HOA document must be submitted for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance

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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - A plat note to cross reference the HOA will be required prior to final. - Draft HOA document must be submitted for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Based on the submitted application, 61 lots and 250 dwelling units are proposed. - Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, \$175,000 (250 x \$700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review. 	Required
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Based on the submitted application, 61 lots and 250 dwelling units are proposed. - Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, \$175,000 (250 x \$700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review. 	Required
<ul style="list-style-type: none"> * Pending review by City Manager's Office. - Based on the submitted application, 61 lots and 250 dwelling units are proposed. - Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, \$175,000 (250 x \$700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review. 	Required
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Required
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD

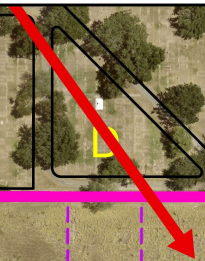
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
<p>Additional Comments:</p> <ul style="list-style-type: none">- After discussions with the engineer they have stated that the subdivision will be public.- Clarify if the easements shown on the plat are existing or by a separate instrument. If they have been dedicated by a separate instrument, add the document number on the plat prior to final.- Clarify if the 15 ft. UID Exclusive easement is existing or dedicated by this plat. If it is by a separate instrument, add the document number on the plat prior to final.- Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to final.- Any abandonment must be done by a separate instrument, not by plat.- Clarify if the 30 ft. Irrigation and utility easement shown on the south side of the subdivision extends to this subdivision or not prior to final.- Legal Description of all adjacent lots on all sides, including the properties on the west side of N. Taylor Road, is needed prior to final.- Clarify the dashed line shown on the west side of Lot 33 prior to final.- Clarify if no easements are proposed on the east side of Lot 16, north side of Lot 17, south side of Lot "A", etc. prior to final. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE VARIANCE REQUESTS AND THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied



307

LOCATION



PROPOSED
LOS ENCINOS ON TAYLOR
SUBDIVISION

LOT 12A

297

ADOBE WELLS MOBILE PARK

N TAYLOR RD

N TAYLOR RD

N TAYLOR RD

N TAYLOR RD

LEBOYER CIR

MILE 2 NORTH RD.

LAS VILLAS DE CAMILA

SUBDIVISION

COMMON AREA

CARNATION AVE.

1 2 3 4 5 6

7 8 9 10 11 12

13 14 15 16 17 18

19 20 21 22 23 24

25 26 27 28 29 30

31 32 33 34 35 36

37 38 39 40 41 42

43 44 45 46 47 48

49 50 51 52 53 54

55 56 57 58 59 60

61 62 63 64 65 66

67 68 69 70 71 72

73 74 75 76 77 78



SUB2025-0080

Planning Department

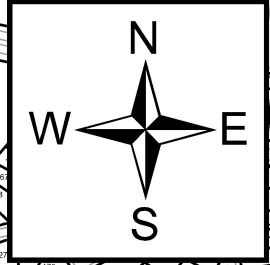
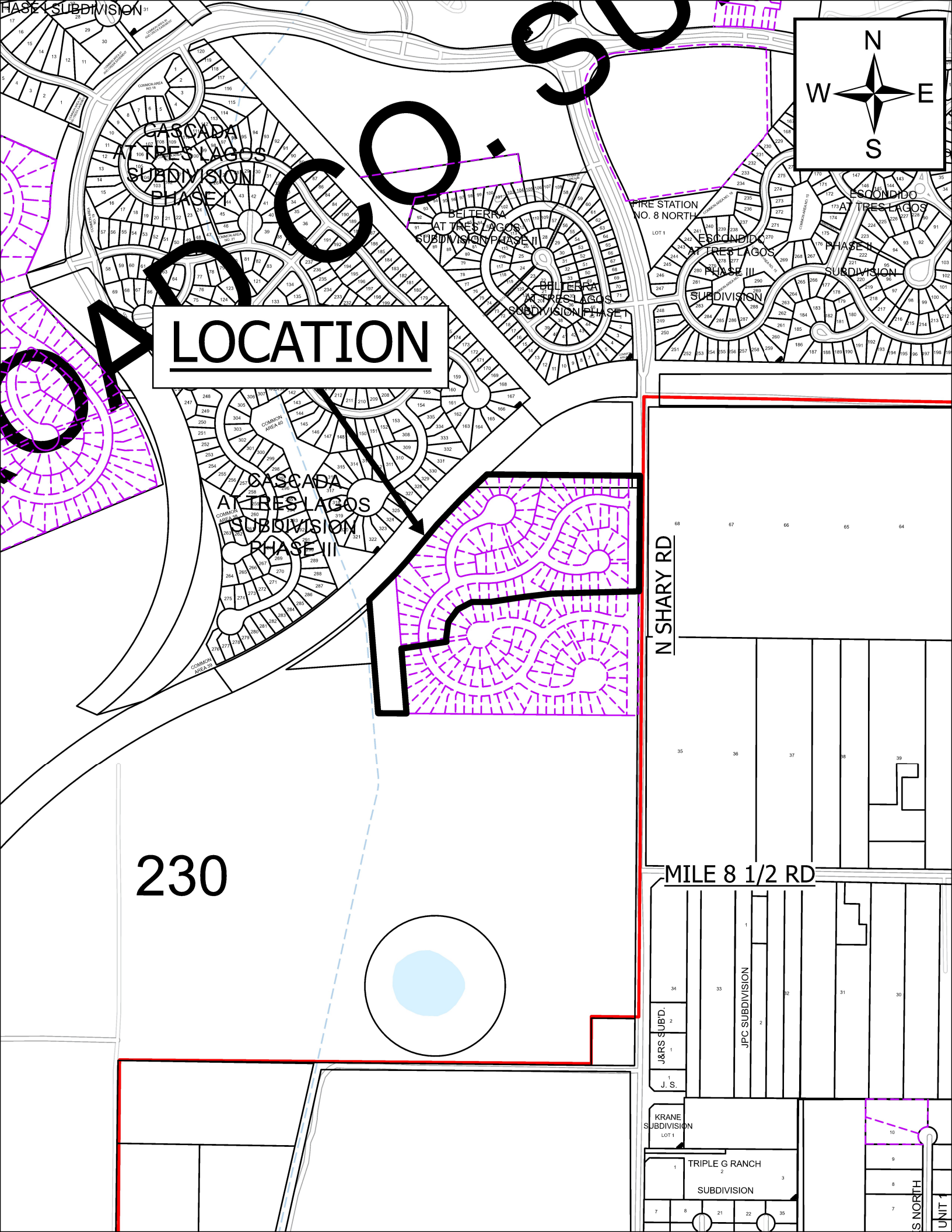
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>Las Palmas at Tres Lagos Phase I Subdivision</u>		
	Legal Description	<u>20.311 acres being out of Section 230, Texas Mexican Railway Company's Survey, according to the patent issued by the State of Texas, Recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.</u>		
	Location	<u>Along the west ROW of N. Shary Road, approximately 420' south of Mile 9 Road</u>		
	City Address or Block Number	<u>13901 N Shary Rd</u>		
	Total No. of Lots	<u>97</u>	Total Dwelling Units	<u>92</u>
	Gross Acres	<u>20.311</u>	Net Acres	<u> </u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input checked="" type="checkbox"/> Residential (<u>97</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>04.29.2025</u>			
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Single-Family Residential</u>			
Owner	Irrigation District #	<u>UID</u>	Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC	Other <u> </u>
	Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>294609</u>			
	Estimated Rollback Tax Due <u>3,167.90</u> Tax Dept. Review <u>mk 5/22/25</u>			
	Name	<u>ML Rhodes LTD, a Texas limited liability partnership</u>		Phone <u>(956) 287-2800</u>
	Address	<u>200 South 10th Street, Suite 1700</u>		E-mail <u>bfrisby@rhodes.com</u>
Developer	City	<u>McAllen</u>	State <u>Texas</u>	Zip <u>78501</u>
	Contact Person <u>Brad Frisby, VP for Land Development</u>			
	Name	<u>Rhodes Development Inc.</u>		Phone <u>(956) 287-2800</u>
	Address	<u>200 South 10th Street, Suite 1700</u>		E-mail <u>bfrisby@rhodes.com</u>
	City	<u>McAllen</u>	State <u>Texas</u>	Zip <u>78501</u>
Engineer	Contact Person <u>Brad Frisby, VP for Land Development</u>			
	Name	<u>Melden & Hunt, Inc.</u>		Phone <u>(956) 381-0981</u>
	Address	<u>115 West McIntyre Street</u>		E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com, drobles@meldenandhunt.com</u>
	City	<u>Edinburg</u>	State <u>Texas</u>	Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Della Robles</u>			
Surveyor	Name	<u>Melden & Hunt, Inc.</u>		Phone <u>(956) 381-0981</u>
	Address	<u>115 West McIntyre Street</u>		E-mail <u>robert@meldenandhunt.com</u>
	City	<u>Edinburg</u>	State <u>Texas</u>	Zip <u>78541</u>

KF

MAY 22 2025

CUI



LOCATION

230

N SHARY RD

MILE 8 1/2 RD

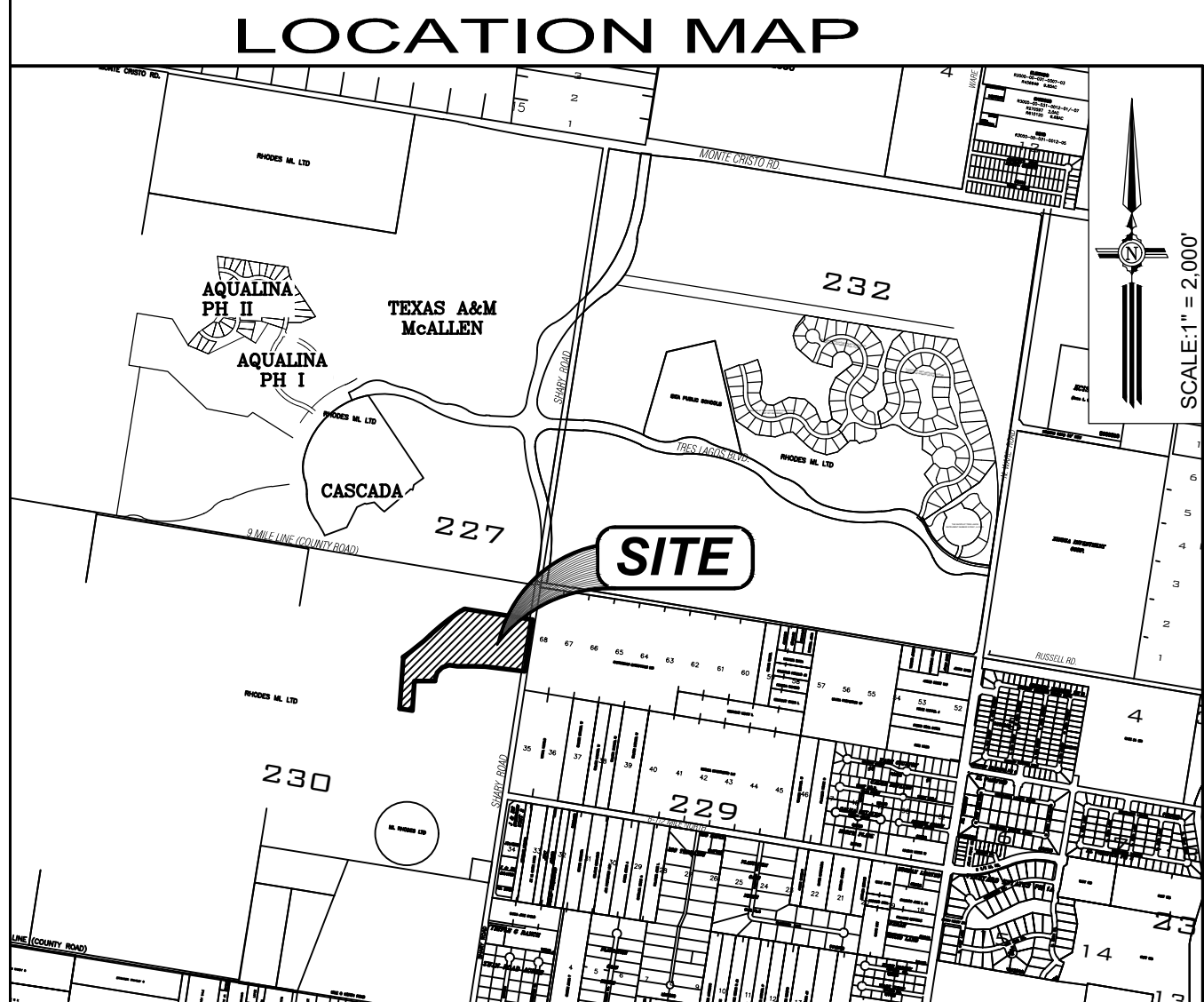
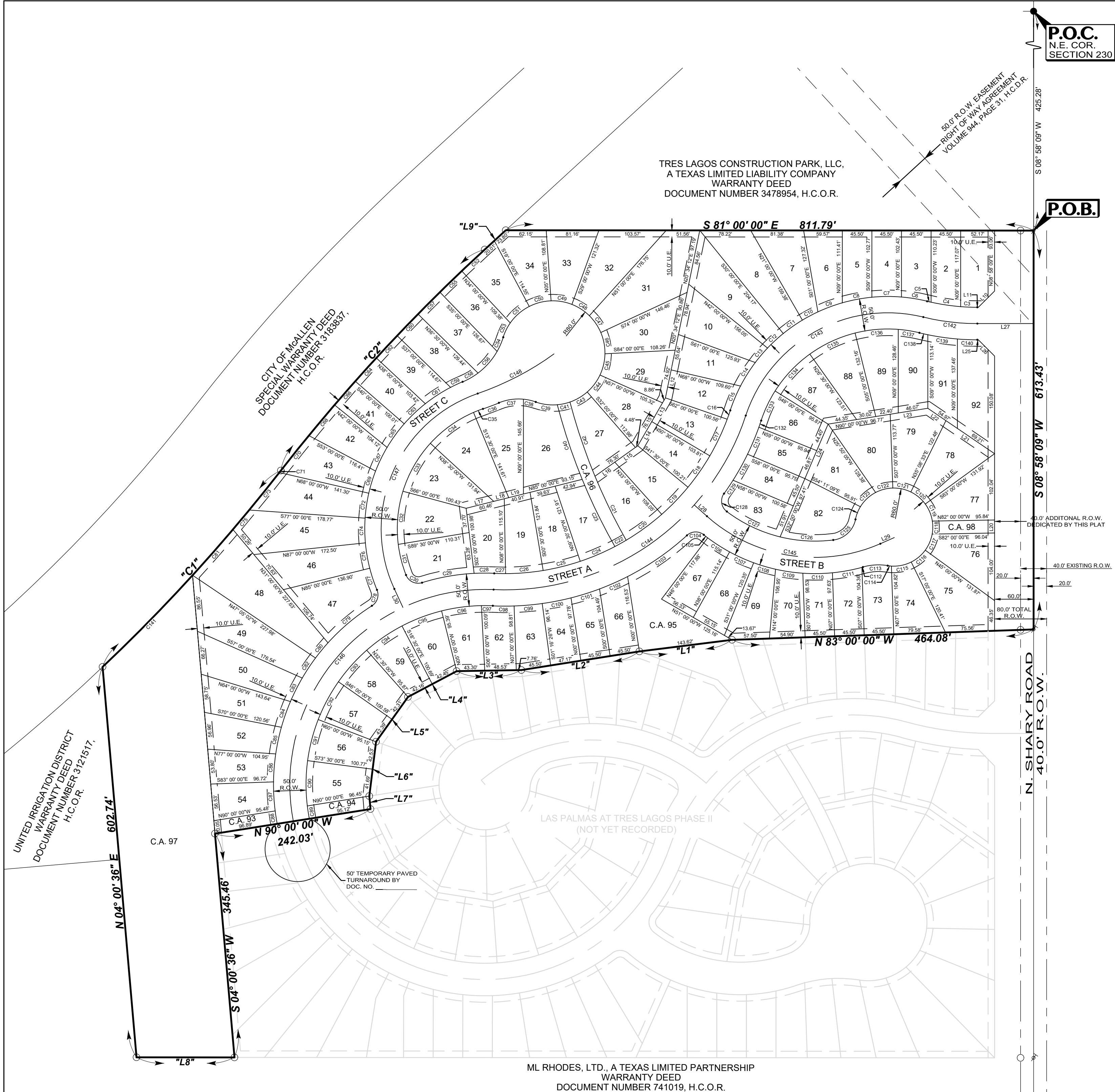
J&RS SUBD.
2
1
J.S.

JPC SUBDIVISION
2

KRANE SUBDIVISION
LOT 1

TRIPLE G RANCH
SUBDIVISION
3

S NORTH
UNIT 1

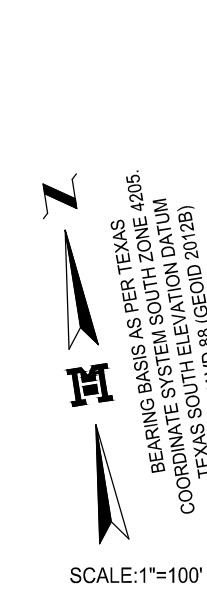


LEGEND & ABBREVIATIONS

- 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.D.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

DRAWN BY: J.L.G. **DATE:** 04-23-2025
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



SUBDIVISION MAP OF LAS PALMAS AT TRES LAGOS PHASE I

SUBDIVISION OF 20.311 ACRES
OUT OF SECTION 230, TEXAS-MEXICAN RAILWAY COMPANY'S 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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	408.13	2,715.00	008° 36' 47"	N51° 11' 42"E	407.75
C2	463.02	2,785.00	009° 31' 33"	N51° 39' 05"E	462.49
C3	25.69	325.00	004° 31' 43"	S78° 46' 00"E	25.68
C4	46.05	325.00	008° 07' 07"	S72° 26' 35"E	46.01
C5	6.15	325.00	001° 05' 01"	S67° 50' 32"E	6.15
C6	40.07	255.00	009° 00' 13"	S71° 48' 08"E	40.03
C7	45.56	255.00	010° 14' 14"	S81° 25' 22"E	45.50
C8	46.38	255.00	010° 25' 13"	N88° 14' 56"E	46.31
C9	40.03	255.00	008° 59' 39"	N78° 32' 29"E	39.99
C10	26.96	255.00	006° 03' 28"	N71° 00' 55"E	26.95
C11	35.97	255.00	008° 04' 53"	N63° 56' 45"E	35.94
C12	32.96	255.00	007° 24' 25"	N56° 12' 06"E	32.94
C13	29.09	255.00	006° 32' 09"	N49° 13' 49"E	29.07
C14	42.69	255.00	009° 35' 31"	N41° 09' 59"E	42.64
C15	40.85	255.00	009° 10' 44"	N31° 46' 52"E	40.81
C16	14.21	365.00	002° 13' 40"	N28° 18' 24"E	14.21
C17	62.47	365.00	009° 48' 23"	N34° 19' 30"E	62.39
C18	58.83	365.00	009° 14' 03"	N43° 50' 43"E	58.76
C19	58.10	365.00	009° 07' 12"	N53° 01' 21"E	58.04
C20	67.73	365.00	010° 37' 54"	N62° 53' 53"E	67.63
C21	106.62	890.00	007° 03' 25"	S17° 03' 10"E	105.55
C22	20.00	365.00	003° 08' 24"	N69° 47' 02"E	20.00
C23	114.95	910.00	007° 14' 15"	N16° 57' 16"W	114.87
C24	57.96	365.00	009° 05' 51"	N75° 54' 10"E	57.89
C25	56.82	365.00	009° 14' 02"	N85° 04' 06"E	56.76
C26	58.08	365.00	009° 06' 50"	S85° 45' 28"E	58.00
C27	17.30	365.00	002° 42' 59"	S79° 50' 34"E	17.30
C28	31.08	325.00	005° 28' 47"	S81° 13' 28"E	31.07
C29	81.45	325.00	014° 21' 36"	N88° 51' 21"E	81.24
C30	29.99	200.00	085° 54' 40"	S55° 22' 02"E	27.26
C31	48.74	195.00	014° 19' 15"	S5° 15' 00"E	48.61
C32	82.56	195.00	024° 15' 24"	S14° 02' 19"W	81.94
C33	85.58	195.00	025° 08' 42"	S38° 44' 22"W	84.89
C34	82.09	195.00	024° 07' 10"	S63° 22' 18"W	81.48
C35	15.54	195.00	004° 33' 54"	S77° 42' 50"W	15.53
C36	26.31	475.00	003° 10' 23"	S78° 24' 35"W	26.30
C37	38.45	80.00	027° 32' 29"	N89° 24' 22"W	38.09
C38	19.35	80.00	013° 51' 18"	N68° 42' 29"W	19.30
C39	33.56	80.00	024° 02' 11"	N73° 47' 56"W	33.32
C40	121.20	910.00	007° 37' 53"	N9° 31' 12"W	121.11
C41	20.08	80.00	014° 22' 40"	S86° 59' 38"W	20.02
C42	120.53	890.00	007° 45' 33"	S9° 38' 40"E	120.44
C43	30.87	80.00	022° 06' 34"	S68° 45' 01"W	30.68
C44	32.91	80.00	023° 34' 01"	S45° 54' 44"W	32.67
C45	33.68	80.00	024° 07' 28"	S22° 04' 00"W	33.43
C46	33.65	80.00	024° 06' 10"	S2° 02' 48"E	33.41
C47	31.40	80.00	022° 29' 17"	S25° 20' 31"E	31.20
C48	32.14	80.00	023° 00' 58"	S48° 05' 38"E	31.92
C49	32.76	80.00	023° 27' 57"	S71° 20' 06"E	32.54
C50	34.87	80.00	024° 58' 38"	N84° 26' 37"E	34.60
C51	39.00	80.00	027° 55' 59"	N57° 59' 18"E	38.62
C52	48.23	2,785.00	000° 59' 32"	S55° 55' 06"W	48.23
C53	24.64	80.00	017° 38' 53"	N35° 11' 52"E	24.54
C54	23.74	110.00	012° 21' 56"	N32° 33' 23"E	23.69
C55	46.90	2,785.00	000° 57' 54"	S64° 56' 23"W	46.90
C56	44.64	110.00	023° 15' 13"	N50° 21' 58"E	44.34
C57	47.59	2,785.00	000° 58' 45"	S53° 58' 04"W	47.59
C58	27.35	110.00	014° 14' 50"	N69° 06' 59"E	27.28
C59	20.19	245.00	004° 43' 16"	N73° 52' 47"E	20.18
C60	46.29	2,785.00	000° 57' 01"	S53° 00' 11"W	46.20
C61	46.35	245.00	010° 50' 20"	N66° 05' 59"E	46.26
C62	46.89	2,785.00	000° 57' 52"	S52° 02' 44"W	46.89
C63	44.90	245.00	010° 30' 05"	N55° 25' 46"E	44.84
C64	48.26	2,785.00	000° 59' 34"	S51° 04' 01"W	48.26
C65	45.01	245.00	010° 31' 31"	N44° 54' 58"E	44.94
C66	48.40	2,785.00	000° 59' 45"	S50° 04' 21"W	48.40
C67	40.43	245.00	009° 27' 19"	N34° 55' 33"E	40.39
C68	61.56	2,785.00	001° 15' 59"	S48° 56' 29"W	61.56
C69	35.57	245.00	008° 19' 05"	N26° 02' 21"E	35.54
C70	69.00	2,785.00	001° 25' 11"	S47° 35' 54"W	69.00
C71	3.69	2,715.00	000° 04' 41"	S46° 55' 39"W	3.69
C72	38.80	245.00	009° 04' 22"	N17° 20' 37"E	38.76
C73	73.93	2,715.00	001° 33' 37"	S47° 44' 48"W	73.93
C74	38.02	245.00	008° 53' 30"	N8° 21' 41"E	37.98
C75	39.11	2,715.00	000° 49' 31"	S48° 56' 22"W	39.10

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C76	39.63	245.00	009° 16' 02"	N0° 43' 05"W	39.58	19.86
C77	35.15	245.00	008° 13' 12"	N8° 27' 42"W	35.12	17.80
C78	28.01	200.00	080° 14' 28"	N26° 32' 55"E	25.78	16.65
C79	88.68	325.00	015° 36' 02"	N38° 51' 07"E	88.40	44.02
C80	30.11	325.00	005° 16' 31"	N48° 22' 51"E	30.10	15.07
C81	93.82	2,715.00	001° 58' 48"	S50° 20' 31"W	93.81	46.91
C82	36.97	325.00	006° 31' 04"	N42° 28' 03"E	36.95	18.51
C83	40.53	325.00	007° 08' 41"	N35° 38' 11"E	40.50	20.29
C84	41.94	325.00	007° 23' 39"	N28° 22' 00"E	41.91	21.00
C85	42.00	325.00	007° 24' 17"	N20° 58' 03"E	41.97	21.03
C86	43.07	325.00	007° 35' 32"	N13° 28' 08"E	43.03	21.56
C87	44.87	325.00	007° 54' 35"	N5° 43' 05"E	44.83	22.47
C88	20.00	325.00	003° 31' 35"	N0° 00' 00"W	20.00	10.00
C89	20.00	275.00	004° 10' 04"	N0° 00' 00"E	20.00	10.01
C90	69.81	275.00	014° 32' 39"	N6° 21' 21"E	69.62	35.09
C91	65.37	275.00	013° 37' 14"	N23° 26' 18"E	65.22	32.84
C92	66.04	275.00	013° 45' 31"	N37° 07' 40"E	65.88	33.18
C93	65.30	275.00	013° 36' 22"	N50° 48' 36"E	65.15	32.81
C94	66.00	275.00	013° 45' 04"	N64° 29' 19"E	65.84	33.16
C95	65.31	275.00	013° 36' 24"	N78° 10' 04"E	65.15	32.81
C96	61.80	275.00	012° 52' 32"	S68° 35' 28"E	61.67	31.03
C97	17.61	275.00	003° 40' 08"	S80° 19' 08"E	17.61	8.83
C98	32.71	415.00	004° 31' 00"	S80° 44' 34"E	32.71	16.37
C99	43.41	415.00	005° 59' 35"	S85° 59' 52"E	43.39	21.72
C100	45.08	415.00	006° 13' 27"	N87° 53' 37"E	45.06	22.56
C101	46.02	415.00	006° 21' 11"	N81° 36' 18"E	45.99	23.63
C102	47.09	415.00	006° 30' 06"	N75° 10' 39"E	47.07	23.57
C103	111.47	415.00	015° 23' 26"	N64° 13' 54"E	111.14	56.08
C104	28.24	200.00	080° 54' 18"	S83° 00' 40"E	25.95	17.05
C105	7.62	275.00	001° 35' 14"	S43° 21' 06"E	7.62	3.81
C106	40.04	275.00	008° 20' 30"	S49° 19' 00"E	40.00	20.05
C107	40.65	275.00	008° 28' 13"	S56° 43' 21"E	40.62	20.35
C108	34.98	275.00	007° 17' 19"	S64° 36' 07"E	34.96	17.52
C109	42.60	275.00	006° 52' 29"	S72° 41' 02"E	42.55	21.34
C110	45.56	275.00	009° 29' 33"	S81° 52' 03"E	45.51	22.83
C111	46.05	275.00	009° 35' 39"	N88° 35' 21"E	45.99	23.08
C112	1.70	275.00	000° 21' 13"	N83° 36' 56"E	1.70	0.85
C113	38.43	90.00	024° 28' 00"	S84° 19' 41"E	38.14	19.51
C114	5.78	60.00	005° 31' 07"	S74° 51' 14"E	5.78	2.89
C115	31.40	60.00	029° 59' 08"	N87° 23' 38"E	31.04	16.07
C116	28.56	60.00	027° 16' 12"	N58° 45' 58"E	28.29	14.55
C117	27.21	60.00	025° 59' 15"	N32° 08' 15"E	26.98	13.85
C118	20.10	60.00	019° 11' 43"	N9° 32' 48"E	20.01	10.15
C119	28.64	60.00	027° 21' 03"	N13° 43' 37"W	28.37	14.80
C120	29.15	60.00	027° 50' 23"	N41° 19' 20"W	28.87	14.67
C121	28.56	60.00	027° 16' 11"	N68° 52' 37"W	28.29	14.55
C122	27.32	60.00	026° 05' 14"	S84° 26' 40"W	27.08	13.90
C123	32.38	60.00	030° 55' 30"	S65° 56' 18"W	31.99	16.58
C124	20.95	60.00	020° 00' 30"	S30° 28' 18"W	20.85	10.80
C125	49.81	40.00	071° 20' 55"	S56° 08' 30"W	46.65	28.72
C126	82.42	225.00	020° 58' 18"	N77° 41' 23"W	81.96	41.68
C127	91.32	225.00	023° 15' 14"	N55° 34' 07"W	90.69	46.30
C128	39.92	200.00	086° 34' 35"	N0° 30' 48"E	27.93	19.51
C129	24.74	415.00	003° 24' 54"	N42° 55' 38"E	24.73	12.57
C130	45.78	415.00	006° 19' 13"	N38° 03' 35"E	45.76	22.91
C131	45.18	415.00	006° 14' 04"	N31° 46' 56"E	45.14	22.80
C132	10.67	415.00	001° 28' 24"	N27° 55' 42"E	10.67	5.34
C133	50.59	205.00	014° 08' 24"	N34° 15' 42"E	50.46	26.43
C134	78.35	205.00	021° 53' 49"	N52° 16' 49"E	77.87	39.66
C135	77.03	205.00	021° 31' 46"	N73° 59' 36"E	76.58	38.97
C136	66.92	205.00	018° 42' 16"	S85° 53' 22"E	66.63	33.76
C137	33.05	205.00	009° 14' 13"	S71° 55' 08"E	33.01	16.56
C138	13.22	375.00	002° 01' 14"	S68° 18' 38"E	13.22	6.61
C139	45.99	375.00	007° 01' 39"	S72° 50' 05"E	45.97	23.03
C140	30.65	375.00	004° 40' 57"	S78° 41' 23"E	30.64	15.33
C141	197.58	2,715.00	004° 10' 11"	N53° 25' 00"E	197.54	98.83
C142	83.87	350.00	013° 43' 50"	S74° 09' 56"E	83.67	42.64
C143	343.29	230.00	085° 30' 28"	S69° 56' 44"W	312.27	212.84
C144	505.91	390.00	074° 19' 25"	N64° 21' 13"E	471.17	285.62
C145	285.14	250.00	065° 20' 58"	S72° 00' 51"E	269.93	180.34
C146	541.54	300.00	103° 25' 32"	S49° 48' 09"W	470.95	360.04
C147	368.11	220.00	095° 52' 07"	S32° 03' 43"E	326.65	243.77
C148	132.77	450.00	016° 54' 58"	N11° 32' 38"E	132.29	66.87



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/12/2025

SUBDIVISION NAME: LAS PALMAS AT TRES LAGOS PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Shary Road: 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb & gutter: both sides

- Show and label centerline and existing ROW on both sides to verify compliance prior to final.
- Provide how existing ROW was dedicated and provide a copy for staff review, prior to final.
- Engineer must clarify paving that will be provided to Shary Road as it appears to be unpaved south of the proposed subdivision.

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Non-compliance

Interior Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

- Paved temporary turn around and escrow will be needed at the end of the interior street between Common Area 93 and 94, prior to final. If it is outside the boundary of the subdivision, it must be by a separate instrument.

- Street names will be finalized prior to final.

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to recording.

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length: Common areas and access walks/drives provide per agreement.

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3T and R-3C Zone Districts

- 1200 ft. block length applies to the subdivision since the application states the property will be rezoned from R-3A to R-1. 900 Block length will be applicable if rezoned to R-3T or R-3C.

**Subdivision Ordinance: Section 134-118

Applied

Applied

* 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 walks/drives are provided, per agreement.

***Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable.

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for multifamily and commercial properties

- The alley requirement applies to the current zone (R-3A). If the property is rezoned to R-1 zone, as indicated on the application, and the lots layout is revised to comply with minimum lot size as per agreement, then alley does not apply. Finalize the zoning prior to final.
- Must comply with Public Works Department's requirements prior to final.

**Subdivision Ordinance: Section 134-106

Required

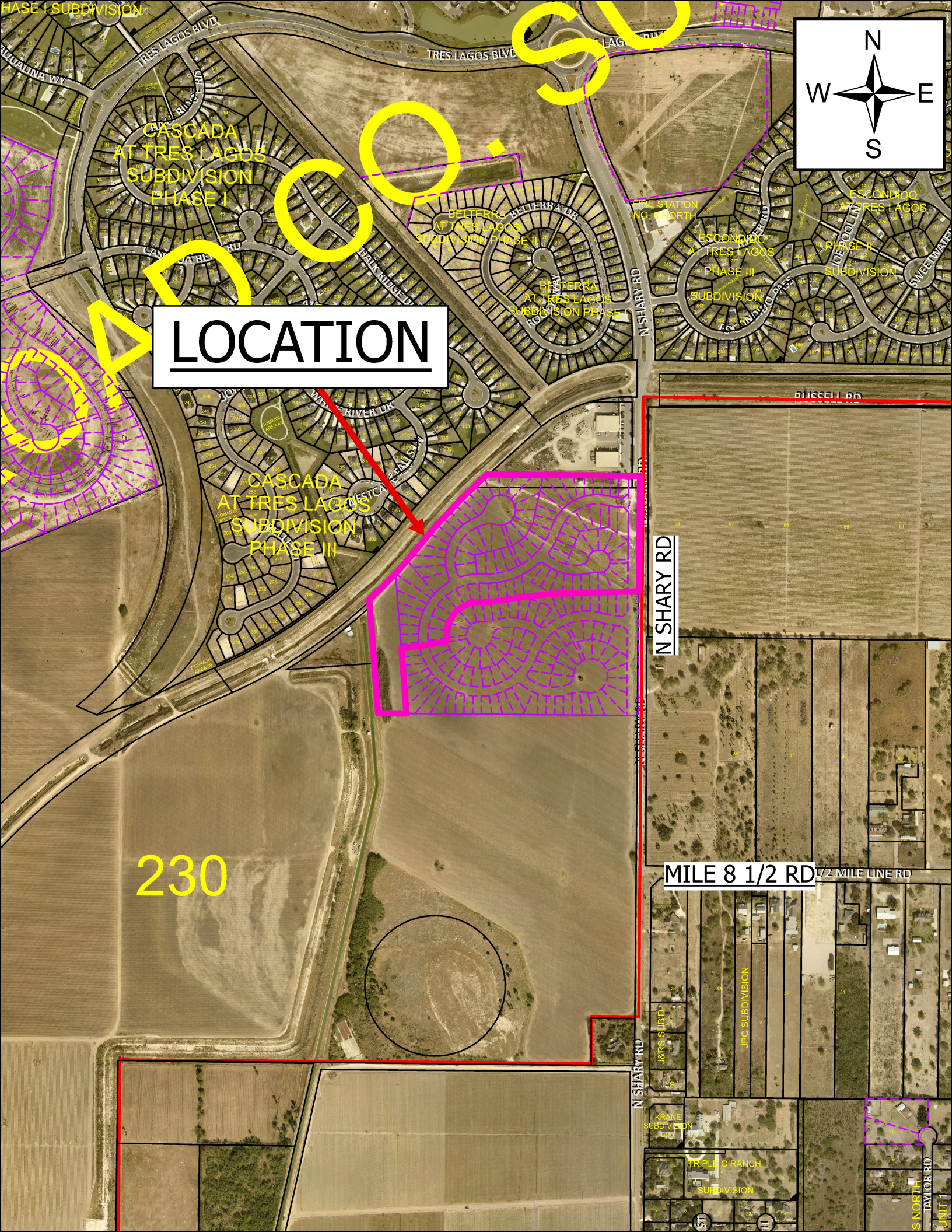
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
<ul style="list-style-type: none"> * Front: (Proposing): 10 feet minimum or (greater for easement) - Finalize the zoning requirement to finalize the setback requirements, prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: 11 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. Shary Road. City Ordinance will not apply for interior street sidewalk, provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. **Minimum 4 ft. sidewalk required on N. Shary Road. **Subdivision Ordinance: Section 134-120 	Applied
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Shary Road. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Shary Road. - Revise plat note # 22 as shown above, prior to final. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Finalize the zoning to finalize the requirement prior to final. 	Required
<ul style="list-style-type: none"> * Common Areas, etc. must be maintained by the lot owners and not the City of McAllen. - Clarify use of common areas to finalize plat note wording, prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA

<ul style="list-style-type: none"> * Public Improvement District (PID) / Developer / Homeowner's Association / Owners, 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. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
<ul style="list-style-type: none"> * 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 	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets - Common Area 97 doesn't have lot frontage onto a street layout must be revised. **Subdivision Ordinance: Section 134-1 	Non-compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area - The current zone is R-3A. As per the submitted application, this is a single-family development and will be rezoned to R-1 District. The lots width complies to the agreement requirement. Revise the layout and finalize the zoning prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-1 - The zoning must be finalized, prior to final. ***Zoning Ordinance: Article V 	Required
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 	Applied
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 	Applied
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Submit a master Trip Generation for all Phases of the proposed development to determine if a Traffic Impact Analysis would be required. 	Required
<ul style="list-style-type: none"> * 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	
<p>Comments:</p> <ul style="list-style-type: none">- Any abandonment must be done by separate process and not by plat, prior to final.- Rezoning must be submitted and finalized prior to final.- Plat notes will need to be revised for number sequencing.- All references to subdivision name should have the correct subdivision.- Remove the lot layout for future phases from this plat prior to final as the future phases are not recorded.- Submit a master layout including the future phases with the proposed lot numbering, prior to final.- Must clarify landlocked property for the United Irrigation District along the western boundary of the subdivision.- Clarify reference of 50 ft. ROW easement overlapping North Shary Road and Lots 1 & 2 and if it is still existing or will be abandoned.- Temporary paved turnaround easement must be recorded and shown on the plat with recorded document number, prior to recording. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL	Applied



LOCATION

230

N SHARY RD

MILE 8 1/2 RD

CASCADE
AT TRES LAGOS
SUBDIVISION
PHASE I

BELTERRA
AT TRES LAGOS
SUBDIVISION PHASE II

BELTERRA
AT TRES LAGOS
SUBDIVISION PHASE I

ESCONDIDO
AT TRES LAGOS
PHASE III
SUBDIVISION

ESCONDIDO
AT TRES LAGOS
PHASE II
SUBDIVISION

CASCADE
AT TRES LAGOS
SUBDIVISION
PHASE III

JCRS SUBD.

IPC SUBDIVISION

KRANE
SUBDIVISION

TRIPLE G RANCH
SUBDIVISION

S NORTH
TAYLOR RD



City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>TAYLOR VILLAS SUBDIVISION</u>			
	Legal Description <u>12.51 acre tract of land, situated in the City of McAllen, County of Hidalgo, Texas, said 12.51 acres being out of Lot 167, John H. Shary Subdivision, according to the plat thereof recorded in Volume 1, Page 17, Hidalgo County Deed Records.</u>			
	Location <u>NEC of Taylor Road and Uvalde Avenue</u>			
	City Address or Block Number <u>2021 S Taylor Rd</u>			
	Total No. of Lots <u>42</u> Total Dwelling Units _____ Gross Acres <u>12.51</u> Net Acres _____			
	<input type="checkbox"/> Public Subdivision/ <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>12.51 Acres</u>)/ <input type="checkbox"/> Residential (_____ Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No			
	Existing Zoning <u>R-2</u> Proposed Zoning <u>R-2</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____			
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Duplex-Fourplex</u>			
	Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____			
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>280851</u>				
Estimated Rollback Tax Due _____ Tax Dept. Review _____				
Owner	Name	<u>Synergy a Real Estate Alliance LLC, a Texas Limited Liability Company c/o Sergio Goveia</u>	Phone	<u>c/o (956) 381-0981</u>
	Address	<u>4002 South Shary Road, Suite 550-47</u>	E-mail	<u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>
	City	<u>Mission</u>	State	<u>TX</u> Zip <u>78572</u>
Developer	Name	<u>Synergy a Real Estate Alliance LLC, a Texas Limited Liability Company c/o Sergio Goveia</u>	Phone	<u>(c/o (956) 381-0981</u>
	Address	<u>4002 South Shary Road, Suite 550-47</u>	E-mail	<u>mario@meldenandhunt.com / beto@meldenandhunt.com drobles@meldenandhunt.com</u>
	City	<u>Mission</u>	State	<u>TX</u> Zip <u>78572</u>
	Contact Person	<u>Mario A Reyna, Beto De La Garza & Della Robles</u>		
Engineer	Name	<u>Melden & Hunt, Inc.</u>	Phone	<u>(956) 381-0981</u>
	Address	<u>115 West McIntyre Street</u>	E-mail	<u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>
	City	<u>Edinburg</u>	State	<u>TX</u> Zip <u>78541</u>
	Contact Person	<u>Mario A Reyna, P.E., Beto De La Garza, and Della Robles</u>		
Surveyor	Name	<u>Melden & Hunt, Inc.</u>	Phone	<u>(956) 381-0981</u>
	Address	<u>115 West McIntyre Street</u>	E-mail	<u>robert@meldenandhunt.com</u>
	City	<u>Edinburg</u>	State	<u>TX</u> Zip <u>78541</u>

AUG 13 2024



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

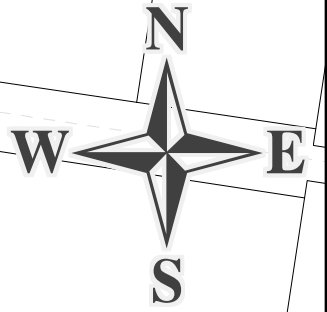
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 08.07.2024

Print Name Mario A Reyna, P.E.

Owner ☐ Authorized Agent ☒

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



COLBATH RD

SONORA AVE

S 50TH ST

S 48TH LN

SWEETWATER AVE

LOCATION



**PROPOSED TAYLOR VILLAS
SUBDIVISION**

UVALDE AVE

TAYLOR RD

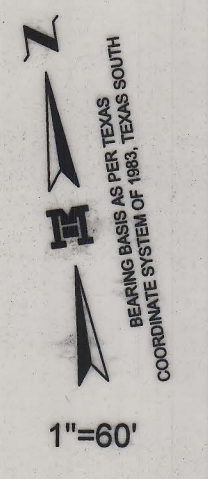
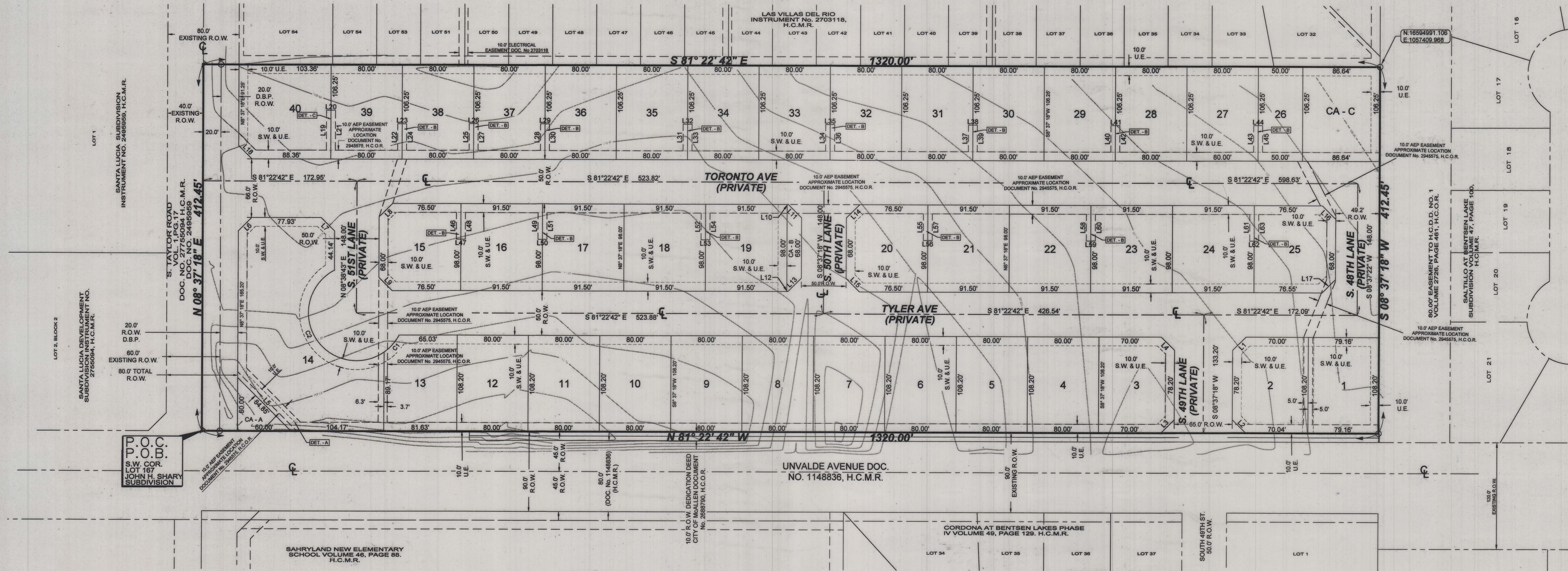
VERMONT AVE

S 49TH LN

S 49TH ST

WICHITA AVE

48TH ST



PLAT OF
TAYLOR VILLAS SUBDIVISION
(PRIVATE SUBDIVISION)
A SUBDIVISION OF 12.498 ACRES OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION,
ACCORDING TO THE PLAT, THERE OF RECORDED IN VOLUME 1, PAGE 17,
HIDALGO COUNTY MAP RECORDS, CITY OF MCALLEN, HIDALGO COUNTY TEXAS.

05/28/25
TR#3OC

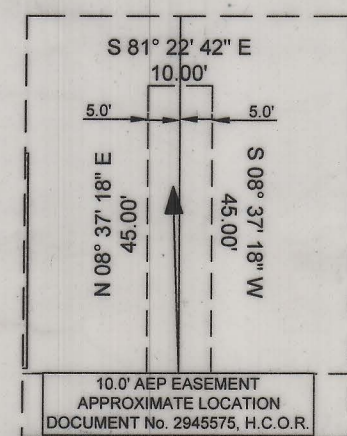
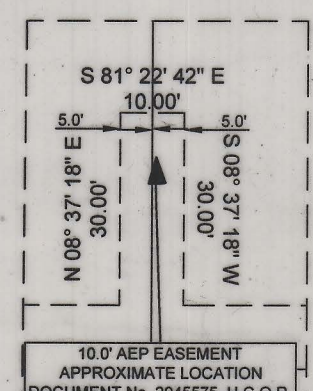
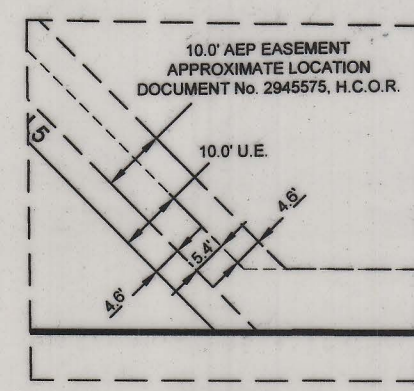
LOCATION MAP
SCALE: 1"=1000'



- LEGEND**
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - SET NAIL
 - 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
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - ROAD CENTER LINE
 - S.W. COR. - SOUTHWEST CORNER
 - S.W. & U.E. - SIDEWALK & UTILITY EASEMENT
 - D.B.P. - DEDICATED BY PLAT
 - D.R.H.C. - DEED RECORDS HIDALGO COUNTY
 - DET. - DETAIL

DRAWN BY: AA DATE: 02-27-2025
REVISED BY: AA DATE: 05-22-2025
SURVEYED, CHECKED: DATE:
FINAL CHECK: DATE:

MBE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RIO GRANDE CITY, TX 78582
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com



Lot Area Table		
Lot #	SQ. FT.	Area
1	8504.83	0.197
2	8976.46	0.206
3	8971.78	0.206
4	8656.00	0.199
5	8656.00	0.199
6	8656.00	0.199
7	8656.00	0.199
8	8656.00	0.199
9	8656.00	0.199
10	8656.00	0.199
11	8956.00	0.199
12	8656.00	0.199
13	8648.14	0.199
14	26520.93	0.609
15	8742.00	0.201

Lot Area Table		
Lot #	SQ. FT.	Area
16	8967.00	0.206
17	8967.00	0.206
18	8967.00	0.206
19	8967.00	0.206
20	8742.00	0.201
21	8967.00	0.206
22	8967.00	0.206
23	8967.00	0.206
24	8967.00	0.206
25	8744.25	0.201
26	5312.50	0.122
27	8500.00	0.195
28	8500.00	0.195
29	8500.00	0.195
30	8500.00	0.195

Lot Area Table		
Lot #	SQ. FT.	Area
31	8500.00	0.195
32	8500.00	0.195
33	8500.00	0.195
34	8500.00	0.195
35	8500.00	0.195
36	8500.00	0.195
37	8500.00	0.195
38	8500.00	0.195
39	8500.00	0.195
40	10869.15	0.250
CA-A	1800.00	0.041
CA-B	1379.15	0.032
CA-C	9205.85	0.211

Lot Line Table		
Line #	Length	Direction
L1	21.25'	N53° 41' 50"E
L2	21.21'	S36° 22' 42"E
L3	21.21'	S53° 37' 18"W
L4	21.21'	S36° 22' 42"E
L5	84.85'	N36° 22' 42"W
L6	21.21'	S53° 37' 18"W
L7	21.21'	S36° 22' 42"E
L8	21.21'	N53° 37' 18"E
L9	21.21'	S36° 22' 42"E
L10	1.37'	S61° 22' 42"E
L11	21.21'	S36° 22' 42"E
L12	1.37'	S61° 22' 42"E
L13	21.21'	S53° 37' 18"W
L14	21.21'	N53° 37' 18"E
L15	21.21'	S36° 22' 42"E
L16	21.21'	N36° 22' 42"W
L17	21.21'	N53° 36' 11"E
L18	21.21'	N36° 22' 42"W
L19	45.00'	N08° 37' 18"E
L20	10.00'	S61° 22' 42"E
L21	45.00'	S08° 37' 18"W
L22	30.00'	N08° 37' 18"E
L23	10.00'	S61° 22' 42"E
L24	30.00'	S08° 37' 18"W
L25	30.00'	N08° 37' 18"E
L26	10.00'	S61° 22' 42"E
L27	30.00'	S08° 37' 18"W
L28	30.00'	N08° 37' 18"E
L29	10.00'	S61° 22' 42"E
L30	30.00'	S08° 37' 18"W
L31	30.00'	N08° 37' 18"E
L32	10.00'	S61° 22' 42"E

Lot Line Table		
Line #	Length	Direction
L33	30.00'	S08° 37' 18"W
L34	30.00'	N08° 37' 18"E
L35	10.00'	S61° 22' 42"E
L36	30.00'	S08° 37' 18"W
L37	30.00'	N08° 37' 18"E
L38	10.00'	S61° 22' 42"E
L39	30.00'	S08° 37' 18"W
L40	30.00'	N08° 37' 18"E
L41	10.00'	S61° 22' 42"E
L42	30.00'	S08° 37' 18"W
L43	30.00'	N08° 37' 18"E
L44	10.00'	S61° 22' 42"E
L45	30.00'	S08° 37' 18"W
L46	30.00'	N08° 37' 18"E
L47	10.00'	N61° 22' 42"W
L48	30.00'	S08° 37' 18"W
L49	30.00'	N08° 37' 18"E
L50	10.00'	N61° 22' 42"W
L51	30.00'	S08° 37' 18"W
L52	30.00'	N08° 37' 18"E
L53	10.00'	N61° 22' 42"W
L54	30.00'	S08° 37' 18"W
L55	30.00'	N08° 37' 18"E
L56	10.00'	N61° 22' 42"W
L57	30.00'	S08° 37' 18"W
L58	30.00'	N08° 37' 18"E
L59	10.00'	N61° 22' 42"W
L60	30.00'	S08° 37' 18"W
L61	30.00'	N08° 37' 18"E
L62	10.00'	N61° 22' 42"W
L63	30.00'	S08° 37' 18"W

METES AND BOUNDS DESCRIPTION
A tract of land containing 12.498 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Lot 167, John H. Shary Subdivision, according to the plat thereof recorded in Volume 1, Page 17, Hidalgo County Map Records, which said 12.498 acres were conveyed to Synergy a Real Estate Alliance LLC, a Texas Limited Liability Company, by virtue of a Warranty Deed recorded under Document Number 3544408, Hidalgo County Official Records, said 12.498 acres also being more particularly described as follows:

BEGINNING at a Nail set at the Southwest corner of said Lot 167, for the Southwest corner of this herein described tract;

1. THENCE, N 08° 37' 18" E along the West line of said Lot 167 and within the existing right-of-way of S. Taylor Road, a distance of 412.45 feet to a Nail set at the Southwest corner of Las Villas Del Rio, according to the plat thereof recorded in Instrument Number 2703118, Hidalgo County Map Records, for the Northwest corner of this tract;

2. THENCE, S 81° 22' 42" E along the South line of said Las Villas Del Rio, at a distance of 20.00 feet pass a No. 4 rebar set at the existing East right-of-way line of S. Taylor Road, at a distance of 40.00 feet pass a No. 4 rebar found at the Southwest corner of Lot 54, of said Las Villas Del Rio, continuing a total distance of 1,320.00 feet to a No. 4 rebar set on the East line of said Lot 167 and at the Southeast corner of said Las Villas Del Rio, for the Northeast corner of this tract;

3. THENCE, S 08° 37' 18" W along the East line of said Lot 167, a distance of 412.45 feet to a No. 4 rebar set for the Southeast corner of this tract;

4. THENCE, N 81° 22' 42" W along the South line of said Lot 167, at a distance of 1,255.34 feet pass an "X" mark on concrete found in line, at a distance of 1,300.00 feet pass a No. 4 rebar set on the existing East right-of-way line of S. Taylor Road, continuing a total distance of 1,320.00 feet to the POINT OF BEGINNING and containing 12.498 acres gross, of which 0.189 of one acre lies within the existing right-of-way of S. Taylor Road, leaving an existing net of 12.309 acres of land, more or less.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.49'	54.00'	027° 02' 37"	N49° 43' 19"E	25.25'
C2	176.99'	54.00'	187° 47' 44"	S22° 51' 31"E	107.75'

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SYNERGY A REAL ESTATE ALLIANCE, LLC, C/O SERGIO GOVELA	4001 S. SHARY RD. SUITE 550-47	MCALLEN, TEXAS 78572		
ENGINEER:	MARIO A. REYNA P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

PLAT OF
TAYLOR VILLAS SUBDIVISION
(PRIVATE SUBDIVISION)

A SUBDIVISION OF 12.498 ACRES OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION,
ACCORDING TO THE PLAT, THERE OF RECORDED IN VOLUME 1, PAGE 17,
HIDALGO COUNTY MAP RECORDS, CITY OF MCALLEN, HIDALGO COUNTY TEXAS.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

- A) FRONT: 20 FT. EXCEPT 15 FT. FOR UNENCLOSED CARPORTS OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
B) REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
C) SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
D) CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
E) GARAGE: 16 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

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

3. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 66,399 C.F. (1.524 AC-FT). STORM WATER RUNOFF SHALL BE DETAINED ON SITE VIA DESIGNATED DETENTION DESIGNATED DETENTION POND.

4. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.

5. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S. TAYLOR ROAD, UVALDE AVENUE, AND ON BOTH SIDES OF ALL INTERIOR STREETS.

6. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG UVALDE AVENUE AND S. TAYLOR ROAD.

8. THE CITY OF MCALLEN BENCHMARK "MC80" FROM THE CITY OF MCALLEN GPS REFERENCE MARKS LIST PREPARED LIKE GLICK, LINN OFFICE ON OCTOBER 08, 1989. BEING LOCATED ON THE SOUTHBOUND OF EXPRESSWAY 83 BY A CANAL CLOSE TO TAYLOR ROAD. 30" ALUMINUM PIPE WITH A 3-1/4 BRASS MONUMENT CAP ON TOP. NORTHING: 16598558.4167 EASTING: 1057762.93081 ELEVATION 104.41 FEET (NAVD 88)

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

10. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG UVALDE AVENUE. AND SOUTH TAYLOR ROAD.

11. 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 IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

12. COMMON AREAS, DETENTION AREAS, AND PRIVATE STREETS OR DRIVES, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/ PROPERTY HOA AND NOT THE CITY OF MCALLEN.

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

14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TAYLOR VILLAS SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PR SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT OF DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

15. 25 FEET X 25 FEET SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

16. ALL EASEMENTS SHALL BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE

17. FIFTY PERCENT (50%) OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY PERCENT (50%) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. PAYMENT IS TO COMMENSURATE WITH THE AMOUNT OF DWELLING UNITS OR MULTIFAMILY HOUSING TO BE BUILT FOR A TOTAL OF 168 DWELLING UNITS. IF THE NUMBER DWELLING UNITS INCREASES, THEN THE ADDITIONAL UNITS ARE TO PAY THE FULL PARK FEE OF \$700.00 PER DWELLING UNIT. A VARIANCE OF FEES IN "LIEU OF LAND DEDICATION" WAS APPROVED ON OCTOBER 30, 2015, WITH THE CONDITIONS LISTED.

18. SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, ON ALL LOT CORNERS.

19. COMMON LOT "A", COMMON LOT "B" MAIL AREA, AND COMMON LOT "C" IDENTIFIED AS DETENTION POND, ANY PRIVATE STREETS/SERVICE DRIVES, ETC. SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATIONS TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, TAYLOR VILLAS SUBDIVISION HOMEOWNER'S ASSOCIATION. UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS, AND ASSIGNEES, AND NOT THE CITY OF MCALLEN. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED IN COMMON AREA "A" OR "C" WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER TRANSFER OF TITLE TO TAYLOR VILLAS HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNERS PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY TAYLOR VILLAS SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING AND SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIENS, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(D), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A 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 NUMBER _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

20. CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT (PUD) AS PART OF THE SUBDIVISION WAS APPROVED BY THE CITY COMMISSION AT THE MEETING OF JANUARY 13, 2025. PUD SITE PLAN RECORDED BY SEPARATE INSTRUMENT NO. _____ H.C.O.R.

STATE OF TEXAS
COUNTY OF HIDALGO

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

SYNERGY A REAL ESTATE ALLIANCE, LLC.
A TEXAS LIMITED LIABILITY COMPANY

SERGIO GOVELA, MANAGER
4001 S. SHARY RD. SUITE 550-47
MISSION, TEXAS 78572

09/22/25
DATE

FOUED ABOUD, MANAGER
4009 EXPRESSWAY 83, SUITE 239
MISSION, TEXAS 78501

05/22/2025
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

THERE AND GIVEN MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF MAY, 2025

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

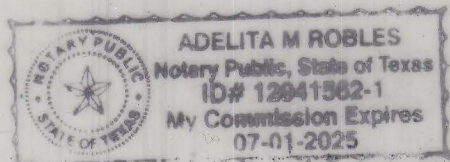


STATE OF TEXAS
COUNTY OF HIDALGO

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

THERE AND GIVEN MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF MAY, 2025

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:



STATE OF TEXAS
COUNTY OF HIDALGO

CITY OF MCALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORM TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHERE IN 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 THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHERE 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 TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, 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 HEREIN AS THE TAYLOR VILLAS 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 HEREIN.

LONE STAR NATIONAL BANK

S. DAVID DEANDA JR., PRESIDENT & TRUSTEE
520 E. NOLANA AVENUE
MCALLEN, TX 78504

May 23, 2025
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED S. DAVID DEANDA JR. KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBE TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEY'RE IN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF MAY, 2025

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 07-01-2025



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 22nd DAY OF MAY, 2025

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117388
STATE OF TEXAS

DATE PREPARED: 02/27/2025
DATE REVISED: 05-27-2025
ENGINEERING JOB No. 24086.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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 22nd DAY OF MAY, 2025

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

DATE SURVEYED: 12/10/2024
SURVEY JOB # 24086.08



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

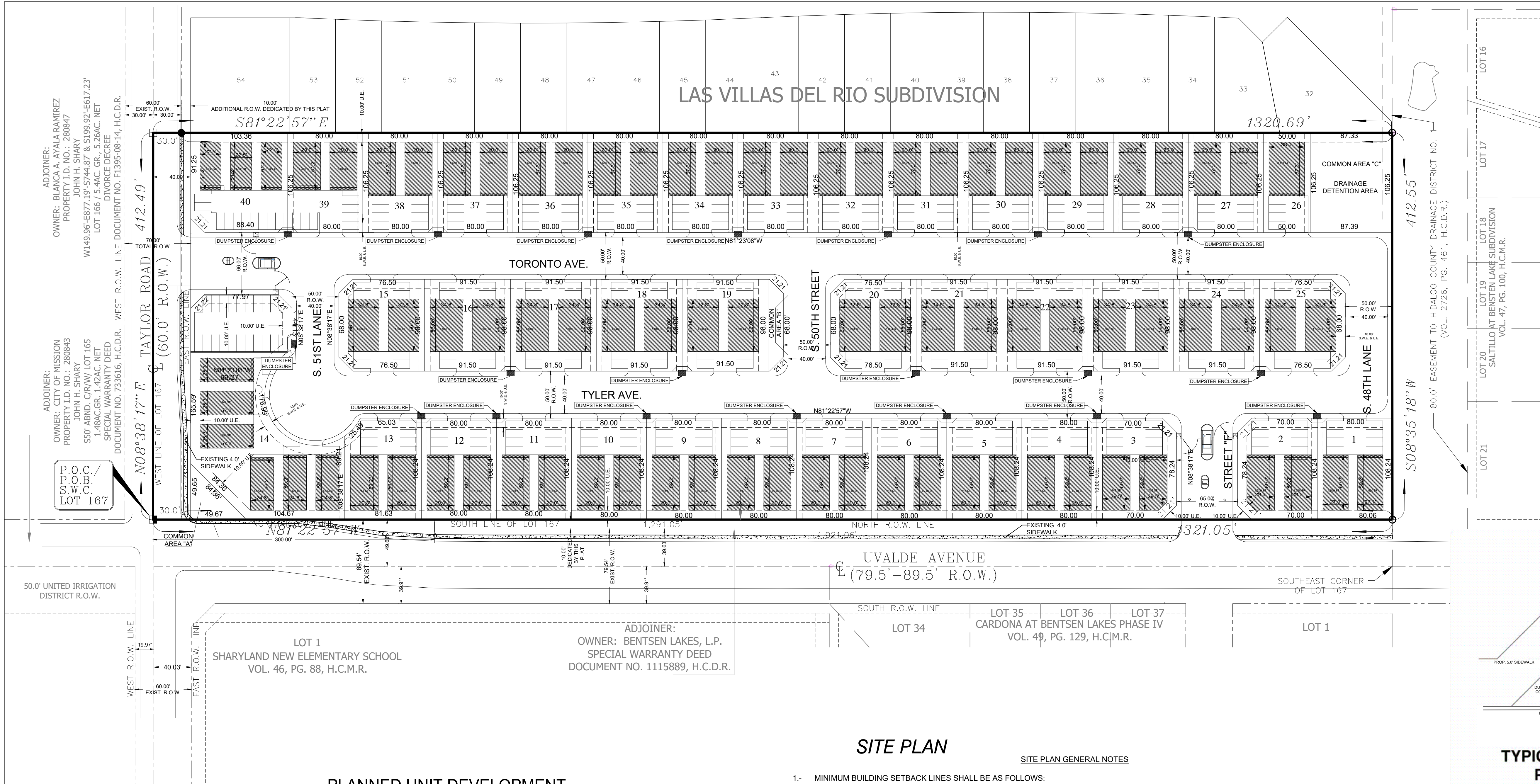
SHEET 2 OF 2

TBPE FIRM # F-1435

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
PH: (956) 381-1839
FAX: (956) 381-1839
ESTABLISHED 1947
227 N. F.M. 3167
RO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8581
www.meldenandhunt.com

DRAWN BY: AA DATE: 02-27-2025
REVISED BY: AA DATE: 05-22-2025
SURVEYED, CHECKED: DATE:
FINAL CHECK: DATE:

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SYNERGY A REAL ESTATE ALLIANCE, LLC. C/O SERGIO GOVELA	4001 S. SHARY RD. SUITE 550-47	McALLEN, TEXAS 78572		
ENGINEER:	MARIO A. REYNA P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



LEGEND
U.E. - UTILITY EASEMENT
S.W.E. - SIDEWALK EASEMENT

SCALE : 1"=50'

STATE OF TEXAS
COUNTY OF HIDALGO

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

PLANNED UNIT DEVELOPMENT TAYLOR VILLAS SUBDIVISION PUD

BEING A 12.51 ACRE TRACT OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, DEED RECORDS, HIDALGO COUNTY, TEXAS

SERGIO GOVELA, MANAGER
SYNERGY A REAL ESTATE ALLIANCE, LLC.
4001 S. SHARY ROAD, SUITE 550-47
MISSION, TX. 78572

DATE

SITE PLAN

SITE PLAN GENERAL NOTES

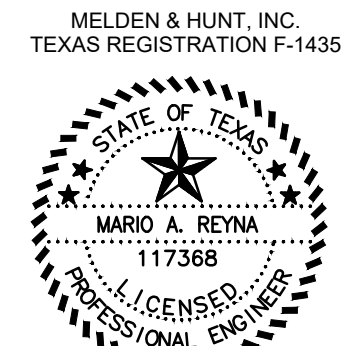
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
A) FRONT: 20 FT. EXCEPT 15 FT. FOR ENCLOSED CARPORTS OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
B) REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
C) SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
D) CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
E) GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD, UVALDE AVENUE, AND ON BOTH SIDES OF ALL INTERIOR STREETS.
- THIS PUD SITE PLAN IS SUBJECT TO COMPLY WITH THE REQUIRED CONDITIONS UNDER TAYLOR VILLAS SUBDIVISION RECORDED UNDER DOCUMENT NO. _____, HIDALGO COUNTY MAP OF RECORDS.
- DUMPSTER ENCLOSURES TO NOT HAVE DOOR. DUMPSTER ENCLOSURES TO BE BUILT AND MAINTAINED BY PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN .
- DUMPSTER TO COMPLY WITH PUBLIC WORKS DEPT. CURBSIDE DUMPSTER DETAILS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERT N. TAMEZ _____, 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: _____
SURVEY JOB # _____

DATE



STATE OF TEXAS
COUNTY OF HIDALGO

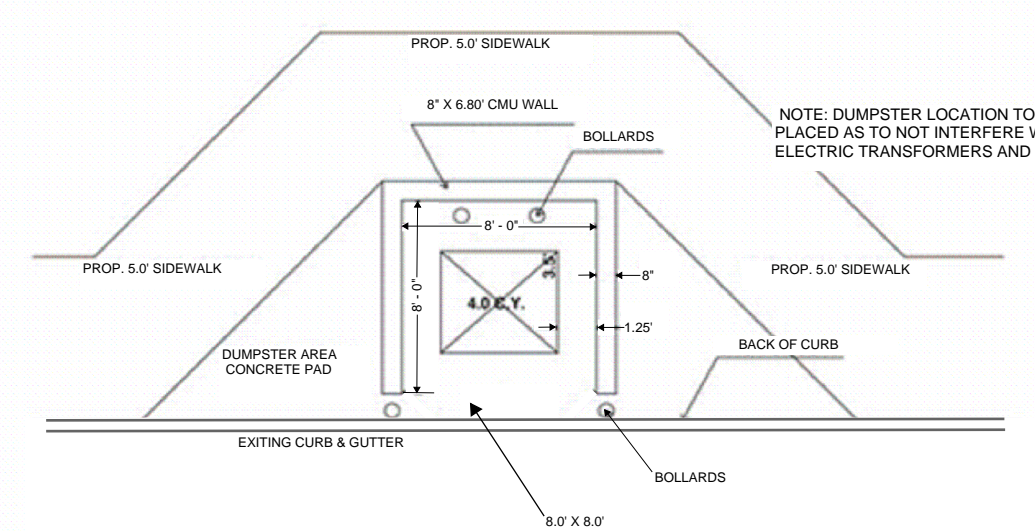
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20____.

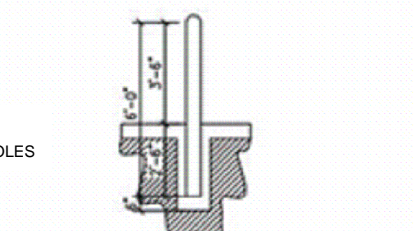
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE:

DATE DEvised: 8/19/2024
ENGINEERING JOB # 24086.00



TYPICAL SINGLE CONTAINER
PAD FOR EIGHT UNITS



SINGLE CONTAINER PAD
WITH ENCLOUSER

SITE INFORMATION

#	LOT	SQ.FT. TOTAL TWO STORY	LOT AREA	MIN. LANDSCAPE TO BE PROVIDED	6" OAK TREE	PARKING PROVIDED
1	1	6,398.00	8,662.15	866.21	1	8
2	2	6,908.00	8,979.19	897.91	1	8
3	3	6,904.00	8,974.84	897.48	1	8
4	4-12	6,872.00	8,658.89	865.88	1	8
5	13	7,060.00	8,652.09	865.20	1	8
6	14	17,536.00	26,576.08	2,657.60	3	24
7	15,20	7,336.00	8,742.00	874.20	1	8
8	16-18 & 21-24	7,784.00	8,967.00	896.70	1	8
9	19	7,336.00	8,967.00	896.70	1	8
10	25	7,336.00	8,744.25	874.42	1	8
11	26	4,350.00	5,312.50	531.25	1	4
12	27-38	6,640.00	8,500.00	850.00	1	8
13	39	5,944.00	8,500.00	850.00	1	8
14	40	6,904.00	10,871.50	1,087.15	1	10

DATE OF PREPARATION 11-26-2024.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
CONSULTANTS • ENGINEERS • SURVEYORS

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

DRAWN BY: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/12/2025

SUBDIVISION NAME: TAYLOR VILLAS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Taylor Road: 20 ft. ROW dedication required for 40 ft. from centerline for 80 ft. ROW
Paving: 52 ft. - 65 ft. Curb & gutter: both sides

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to recording

**COM Thoroughfare Plan

Applied

Uvalde Avenue: 49.63 ft. from centerline for 89.54 ft. ROW existing

Paving: 52 ft. - 65 ft. Curb & gutter: both sides

- Revise street as shown above, prior to recording.

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to recording

**COM Thoroughfare Plan

Applied

Interior Streets (proposed as private): 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to recording

**COM Thoroughfare Plan

*** The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance request to allow 50 ft. ROW with 40 ft. paving back-to-back and 10 ft. utility easement on both sides of the interior streets. A subdivision application for this property with the same proposed name was in process in 2015 and a variance to allow 50 ft. ROW with 40 ft. paving was approved by the Board on September 1, 2015, subject to 10 ft. sidewalk and utility easement on both sides of the interior streets. The same variance with the same conditions will be honored for this subdivision.

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

*** The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance to the maximum block length requirement to allow 1,320 ft. block length on the north side, due to the existing adjacent subdivision on the north side. A subdivision application for this property with the same proposed name was in process in 2015 and a variance to allow the block length was recommended for approval by the Planning and Zoning Commission on June 16, 2015, and approved by the City Commission on July 13, 2015. The same variance will be honored for this subdivision.

**Subdivision Ordinance: Section 134-118

Applied

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

<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. ** A subdivision application for this property with the same proposed name was in process in 2015. The proposed layout was approved in final form for that subdivision on March 1, 2016, and in revised final form on July 18, 2017. However, the subdivision must comply with Public Works Department requirements. As per Public Works must comply with Dumpster Pad Layout that was approved along PUD CUP (CUP2023-0056) approved by City Commission on June 24, 2024. - Any changes on the site plan may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: 20 ft. except for 15 ft. for unenclosed carports or greater for easements, whichever is greater applies - Setbacks are established as per the PUD CUP (CUP2024-0132) approved by the City Commission on January 13, 2025. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. - As per Engineer frontage of lots will be off of Tyler Avenue and will need to comply with front yard setback note as per approved PUD. PUD site plan was approved with double fronting lots and showed parking on both sides. Any changes to the setback requirements will require an amendment of the PUD. *** The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance request to allow the front setback to be 20 ft. except 10 ft. for unenclosed carports or greater for easements, whichever is greater applies. Based on the 50 ft. ROW and 40 ft. paving for the interior streets and requirement of 10 ft. sidewalk and utility easement, staff recommends 15 ft. minimum setback for unenclosed carports in lieu of 10 ft. requested by the project engineer. At the Planning and Zoning Commission Meeting of April 2, 2024, the Board approved the front yard setback as requested.</p>	Applied
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. - Setbacks are established as per the PUD CUP (CUP2024-0132) approved by the City Commission on January 13, 2025. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the Zoning Ordinance, or greater for easements, which ever is greater applies - Setbacks are established as per the PUD CUP (CUP2024-0132) approved by the City Commission on January 13, 2025. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easements, which ever is greater applies - Setbacks are established as per the PUD CUP (CUP2024-0132) approved by the City Commission on January 13, 2025. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. **Zoning Ordinance: Section 138-356</p>	Applied

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

<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required; greater setback applies - Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on S. Taylor Road, Uvalde Avenue and on both sides of all interior streets. **Sidewalk requirements may increase to 5 ft. per Engineering Department , finalize wording for note prior to recording. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Uvalde Avenue and S. Taylor Road. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Uvalde Avenue and South Taylor Road **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - The approved PUD site plan must be recorded together with the subdivision plat. Any changes on the site play may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. * Common Areas, detention area, private streets, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #15 as shown above, prior to recording. * 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 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
	Required
	Required
	NA
	Required

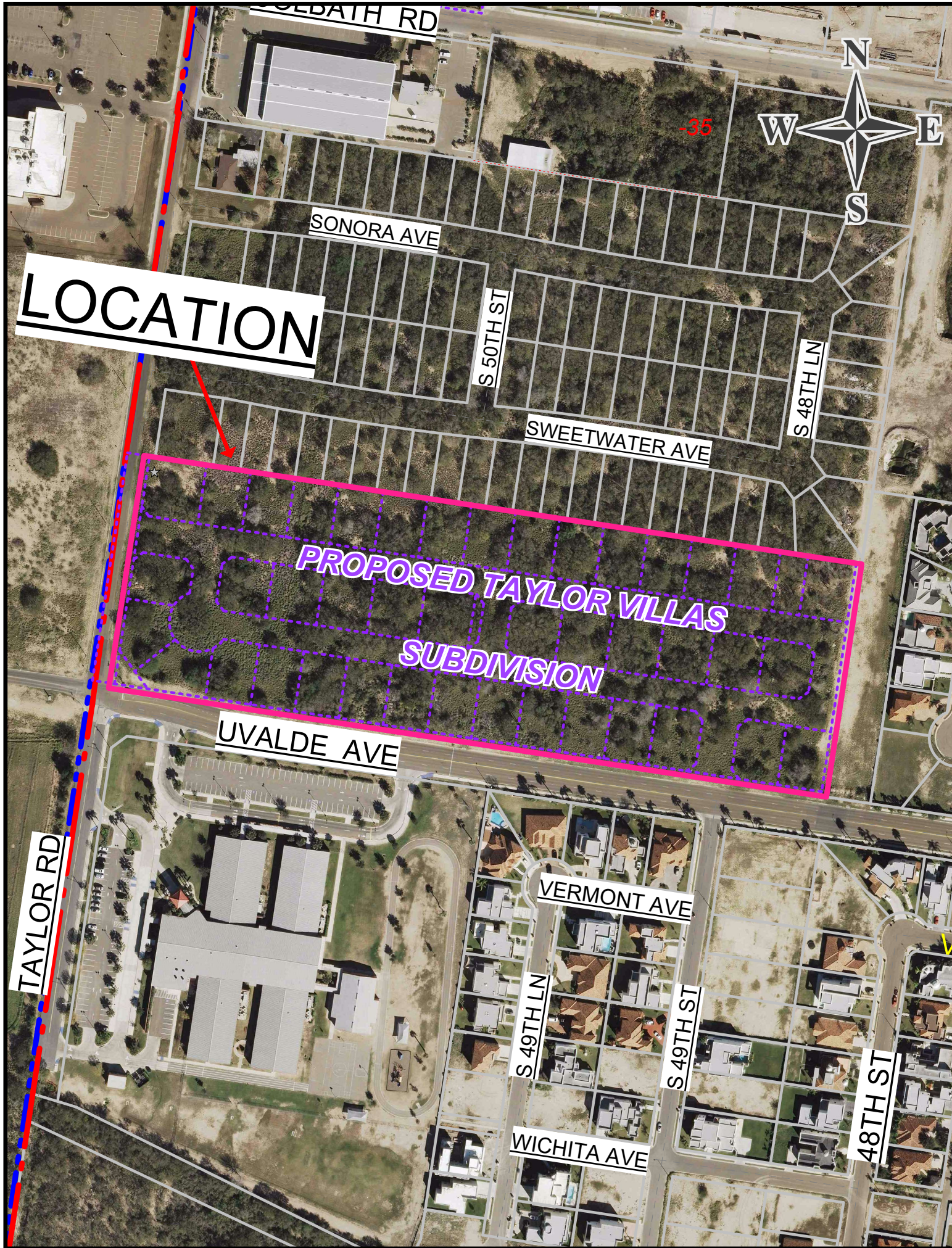
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area - A PUD CUP (CUP2024-0132) was approved by City Commission on January 13, 2025. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-2 Proposed: R-2 (Duplex-Fourplex Residential) District - A PUD CUP (CUP2024-0132) was approved by City Commission on January 13, 2025. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. ** CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. ** The property was annexed and initially zoned to R-2 District on September 14, 2015. ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval - A PUD CUP (CUP2024-0132) was approved by City Commission on January 13, 2025. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. *** CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. ****Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to \$117,600, 50% up front is \$58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is \$350 per unit until the project is complete. (168 units x \$350 = \$58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. 	Required
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to \$117,600, 50% up front is \$58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is \$350 per unit until the project is complete. (168 units x \$350 = \$58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. 	Required

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

<p>* Pending review by the City Manager's Office. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to \$117,600, 50% up front is \$58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is \$350 per unit until the project is complete. (168 units x \$350 = \$58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	Required
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, TIA waived.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	NA
COMMENTS	
<p>Comments: - CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Cross reference notes will need to be finalized prior to recording. - The plat and PUD must have information, notes, etc. that must match as any changes will require both to be revised accordingly. **Gate Details submitted on December 28, 2022 have been approved by Traffic Department. - A PUD CUP (CUP2024-0132) was approved by City Commission on January 13, 2025. Any changes on the site plan may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording. - Any abandonments must be done by separate process, not by plat. - A subdivision application under the same name, Taylor Villas Subdivision (SUB2022-0151) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on January 17, 2023. The previous application was withdrawn by the developer with a letter of release by the previous engineer and resubmitted by Melden & Hunt on August 13, 2024. **Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO THE CONDITIONS NOTED.</p>	Applied

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



LOCATION

PROPOSED TAYLOR VILLAS
SUBDIVISION

WELBATH RD

SONORA AVE

S 50TH ST

SWEETWATER AVE

S 48TH LN

UVALDE AVE

TAYLOR RD

VERMONT AVE

S 49TH LN

S 49TH ST

WICHITA AVE

48TH ST



City of McAllen Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

SUB2025-0088

Project Information

Subdivision Name BARRERA SUBDIVISION
Legal Description LA LOMITA (HOIT) N154.36'-S573.55'-E352.37' LOT 89 1.24AC GR 0.98AC NET
Location APPROX. 2,200 FEET SOUTH OF THE INTERSECTION OF 4 MILE AND N. WARE ROAD
City Address or Block Number 5721 N Ware Rd
Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 1.24 Net Acres 1.03
☒ Public Subdivision/☐ Private and Gated /☐ Private but Not Gated within ETJ: ☐ Yes/☒ No
For Fee Purposes: ☒ Commercial (1.03 Acres)/☐ Residential (Lots) Replat: ☐ Yes/☒ No
Existing Zoning CG Proposed Zoning CG Applied for Rezoning ☒ No/☐ Yes: Date
Existing Land Use GENERAL COMMERCIAL Proposed Land Use
Irrigation District # 1 Water CCN: ☒ MPU/☐ Sharyland Water SC Other
Agricultural Exemption: ☐ Yes/☒ No Property ID: 210726
Estimated Rollback Tax Due N/A Tax Dept. Review

Owner

Name JUAN BARRERA PLUMBING, LLC Phone 956-227-8147
Address 4109 NOPAL STREET E-mail JuanBarrera1228@yahoo.com
City McALLEN State TX Zip 78504

Developer

Name SAMES INC. Phone 956-702-8880
Address 200 S. 10TH STREET, SUITE 1500 E-mail luis@samengineering-surveying.com
City McALLEN State TX Zip 78501
Contact Person Luis A. Mendez

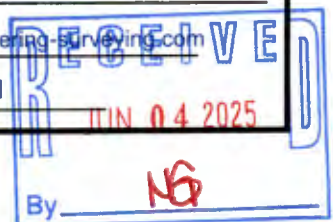
Engineer

Name Jessica M Maldonado Phone 956-702-8880
Address 200 S. 10TH STREET, SUITE 1500 E-mail jessica@samengineering-surveying.com
City McALLEN State TX Zip 78501
Contact Person MARIO A GARCIA

Surveyor

Name Samuel D. Maldonado Phone 956-702-8880
Address 200 S. 10TH STREET, SUITE 1500 E-mail sam@samengineering-surveying.com
City McALLEN State TX Zip 78501

FDG



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 06/02/2025

Print Name LUIS A. MENDEZ

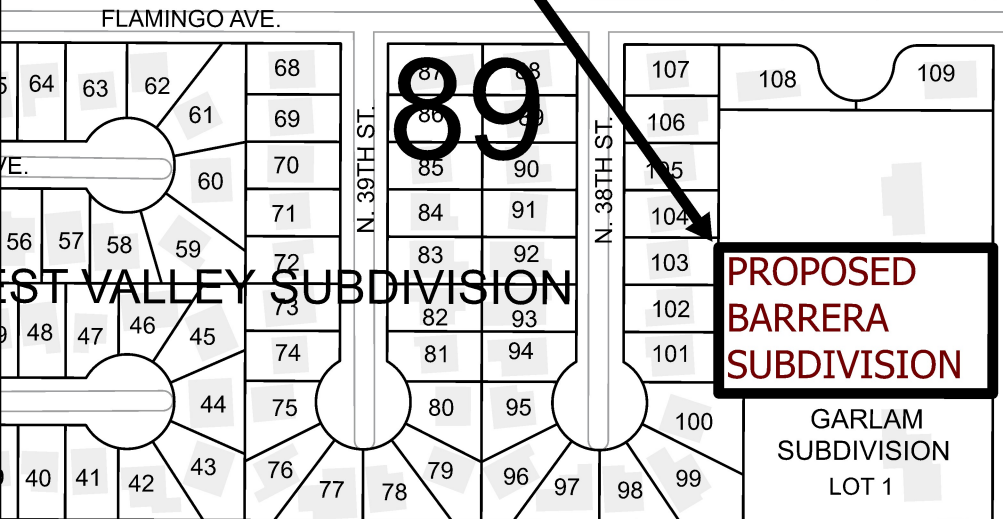
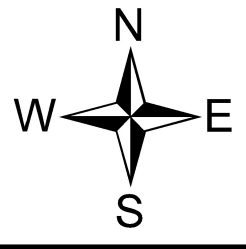
Owner ☐ Authorized Agent ☒

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

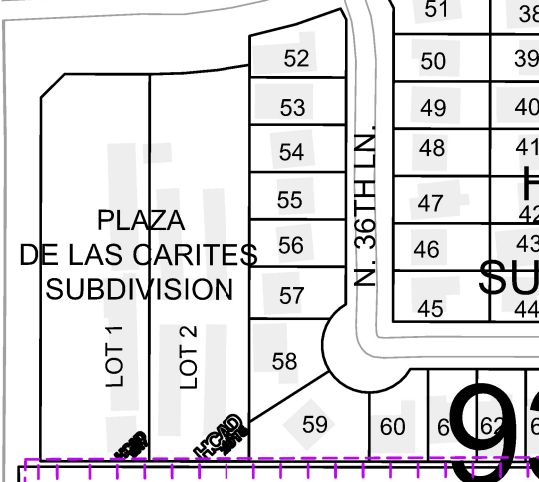
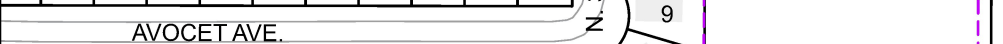
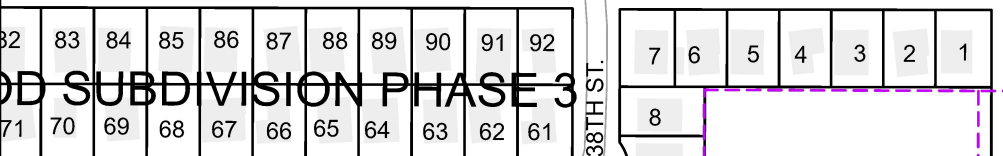
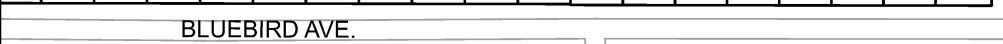
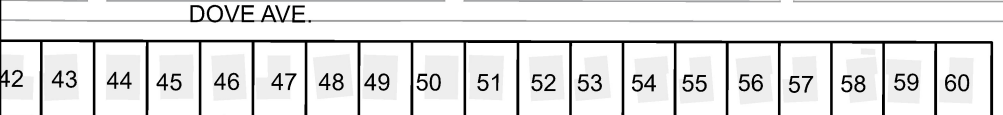
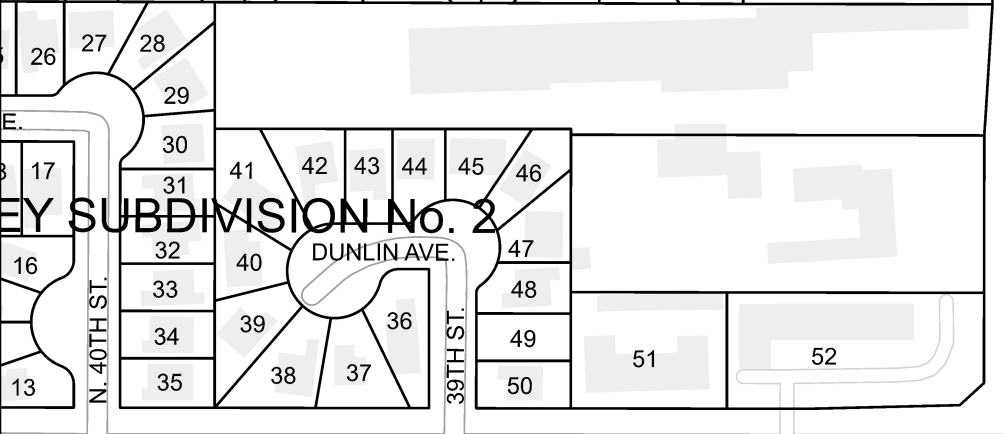
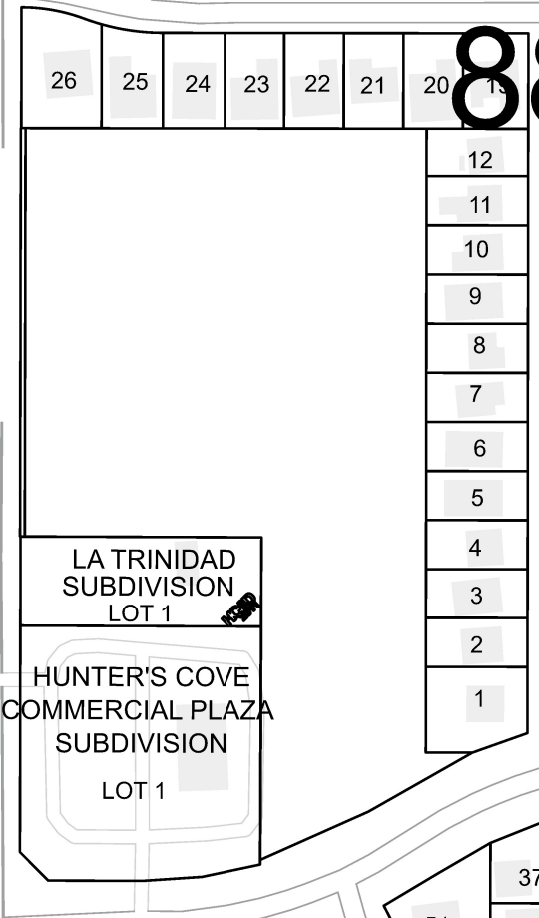
LEN ELEMENTARY SCHOOL NO. 5
SUBDIVISION

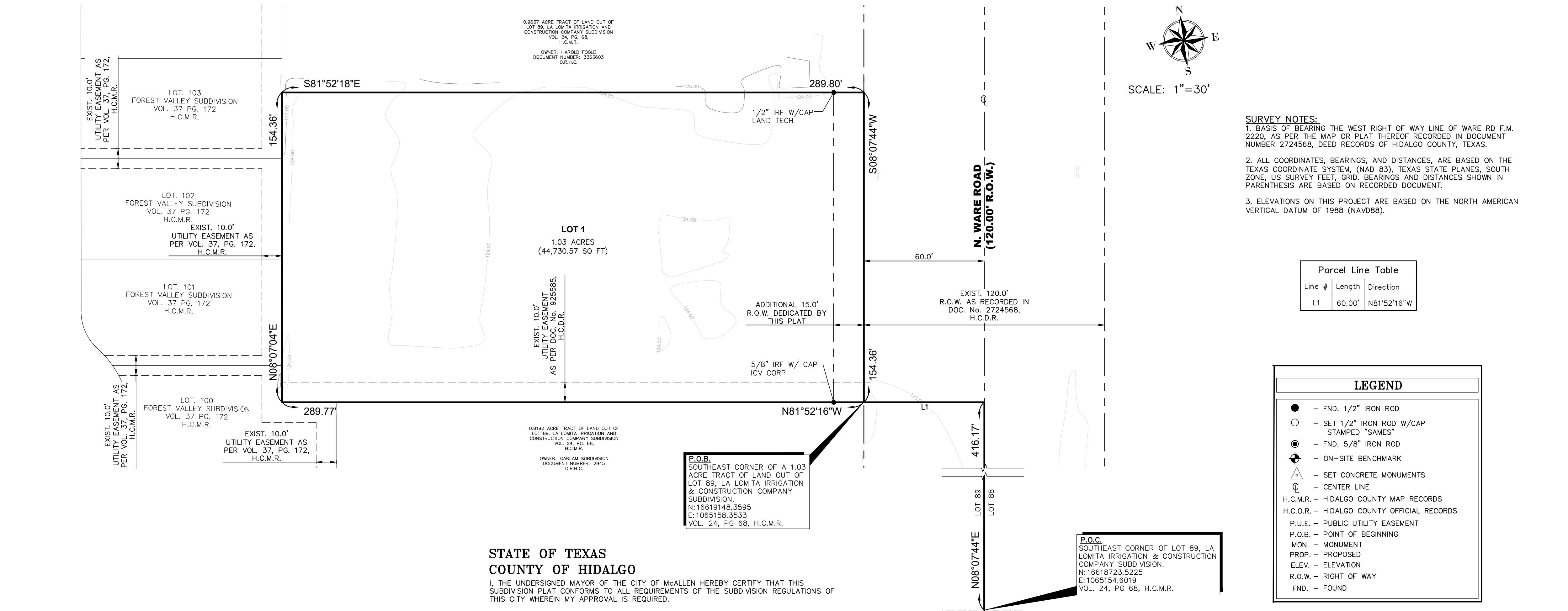
LOT 1

LOCATION



N WARE RD





STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNERS : **JUAN BARRERA, PLUMBING, LLC**
JUAN BARRERA—REGISTERED AGENT
ADDRESS: 4109 NOPAL STREET
McALLEN, TEXAS, 78504
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

NO IMPROVEMENTS OF ANY KINDS (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

NO.	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN, PLANNING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

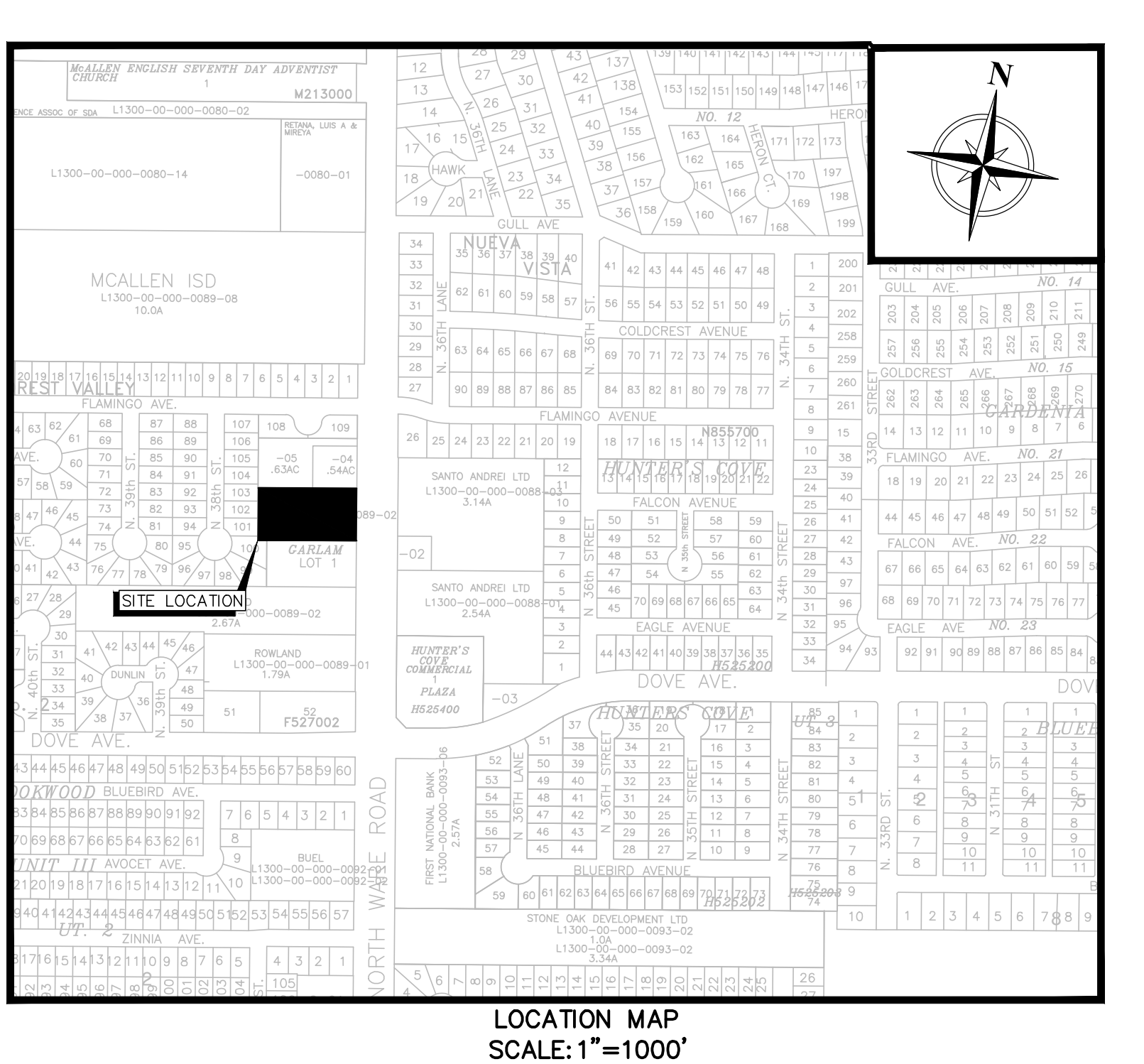
I, THE UNDERSIGNED, **SAMUEL D. MALDONADO**, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JUAN BARRERA	4109 NOPAL STREET	McALLEN, TEXAS 78504	(956) 227-8147	
ENGINEER: JESSICA M. MALDONADO, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

- GENERAL NOTES
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. "EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT." AS PER 54 SECTION 6.2 (d) (6) OF THE SUBDIVISION ORDINANCE.
 - SETBACK AS FOLLOWS:
(EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)
FRONT..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
REAR..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
SIDES..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
GARAGE..... 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - FLOOD INSURANCE RATING:
INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480343 0005 C,
REVISED NOVEMBER 02, 1982 ZONE C (MEDIUM SHADED).
AREAS OF MINIMAL FLOODING.
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR CENTER OF WARE ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% MINIMUM SLOPE TO PROVIDE A POSITIVE DRAINAGE.
 - BENCHMARK: 5/8" IRON ROD WITH CAP STAMPED "ICV CORP" AT THE WEST RIGHT-OF-WAY LINE OF WARE ROAD.
AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
NORTHING: 16618148.7712
EASTING: 1065147.2537
ELEVATION: 123.40'
 - ALL LOTS CORNERS ARE SET WITH ½ INCH IRON ROD WITH CAP STAMPED "SAMES".
 - IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.064 AC-FT (2,808 CF) STORM WATER RUNOFF.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAIN VOLUME SHOWN ON THIS PLAT OF IT IS DETERMINED, AT THE BUILDING PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - MINIMUM 4 FT. WIDE SIDEWALK REQUIRED ON WARE ROAD.
 - THE PARKLAND DEDICATION FEE SHALL BE PAID PRIOR TO PLAT RECORDING, SHOULD THE NUMBER OF UNITS INCREASE BASED ON THE EXISTING ZONING.
 - THIS PROPERTY IS ZONED CG – COMMERCIAL GENERAL.
 - A 6' FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
 - A 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.



LOCATION MAP
SCALE: 1"=1000'

1.03 (44,730.57 SQ. FT.) ACRE TRACT OF LAND, CONVEYED TO JUAN BARRERA, PLUMBING, LLC., AS A RECORDED IN DOCUMENT NUMBER 3381782, HIDALGO COUNTY DEED RECORDS, OUT OF LOT 89, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS.

METES AND BOUNDS

BEING A 1.03 (44,730.57 SQ.FT.) ACRE TRACT OF LAND, CONVEYED TO JUAN BARRERA, PLUMBING, LLC., AS RECORDED IN DOCUMENT NUMBER 3381782, HIDALGO COUNTY DEED RECORDS, OUT OF LOT 89, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT THE SOUTHEAST CORNER OF SAID LOT 89, THENCE; NORTH 08°07'44" EAST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 89, A DISTANCE OF 416.17 FEET, TO A CALCULATED POINT, THENCE; NORTH 81°52'16" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 89, A DISTANCE OF 60.00 FEET, TO THE WEST RIGHT OF WAY LINE OF WARE ROAD (F.M.2220), BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, AND POINT OF BEGINNING, HAVING A GRID COORDINATE OF N=16619148.3595', E=1065158.3533';

THENCE; NORTH 81°52'16" WEST (NORTH 81°25'55" WEST, DEED RECORDS), ALONG THE NORTH BOUNDARY LINE OF A 0.8192 ACRE TRACT OF LAND, OF THE GARLAM SUBDIVISION AS PER PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2945, OFFICIAL RECORDS OF HIDALGO COUNTY, AT A DISTANCE OF 15.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED ICV CORP., AT A TOTAL DISTANCE OF 289.77 FEET, TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°07'04" EAST (NORTH 08°47'44" EAST, DEED RECORDS), ALONG THE EAST LINE OF LOT 103 – LOT 100, OF FOREST VALLEY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 37, PAGE 172, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 154.36 FEET, TO CALCULATED POINT, BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°52'18" EAST (SOUTH 81°25'55" EAST, DEED RECORDS), ALONG THE SOUTH LINE OF A 0.9637 ACRE TRACT OF LAND, CONVEYED TO HAROLD FOGLE, AS RECORDED IN DOCUMENT NUMBER 3363603, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 274.80 FEET, PASS A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND TECH", AT A TOTAL DISTANCE OF 289.80 FEET, TO A CALCULATED POINT, ALONG THE WEST RIGHT OF WAY LINE OF WARE ROAD (F.M.2220), BEING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°07'44" WEST (SOUTH 08°33'41" WEST, DEED RECORDS), ALONG THE EAST LINE OF SAID 1.03 TRACT OF LAND , ALSO BEING THE WEST RIGHT OF WAY LINE OF WARE ROAD (F.M.2220) A DISTANCE OF 154.36 FEET, TO A SER 1/2" INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", BEING THE POINT OF BEGINNING, CONTAINING A 1.03(44,730.57 SQ. FT.) 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. BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED PLAT OR DOCUMENT.

DATE OF PREPARATION: JUNE 2025. SHEET 01 OF 02

	200 S. 10TH ST. SUITE 1500. McALLEN, TEXAS 78501	TEL. (956) 702-8880	FAX: (956) 702-8883
	TEX. REG. ENGINEERING	FIRM F-10602	
	TEX. REG. SURVEYING	FIRM No. 101416-00	



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/12/2025

SUBDIVISION NAME: BARRERA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: 15 ft. minimum dedication for 75 ft. from centerline for 150 ft. total ROW
 Paving: By the state Curb & Gutter: By the state
 - Label ROW after accounting for ROW dedication (total and total ROW from centerline), prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts

**Subdivision Ordinance: Section 134-118

Applied

* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105

NA

NA

ALLEYS

ROW 20ft Paving 16ft
 - Alley or service drive cannot dead-end. Provide for alley or service drive, prior to final.
 - If a service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen.
 *Alley/service drive required for commercial properties
 **Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front: In accordance with the Zoning Ordinance or inline with existing structures, or greater for easements or approved site plan, whichever is greater applies
 - Revise front setback as shown above, prior to final.
 **Zoning Ordinance: Section 138-356

Non-compliance

* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies
 - Revise rear setback as shown above, prior to final.
 **Zoning Ordinance: Section 138-356

Non-compliance

* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies
 - Revise side setback as shown above, prior to final.
 **Zoning Ordinance: Section 138-356

Non-compliance

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

<ul style="list-style-type: none"> * Corner: Interior lot **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356 * Garage: Commercial development. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	NA
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> *4 ft. wide minimum sidewalk required on North Ware Road **Sidewalk requirements for North Ware Rd. may increase to 5ft. per Engineering Department requirements. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Required
BUFFERS	
<ul style="list-style-type: none"> * 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. 	Applied
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * 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 	TBD
	Required
	Non-compliance
	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Applied

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

* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing C-3 Proposed C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. Commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. Commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	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, prior to final. - Engineer must verify subdivision boundaries as they show discrepancies from submitted survey. - Signatures blocks must comply with Section 134-61 of the Subdivision Ordinance. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied

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

LEN ELEMENTARY SCHOOL NO. 5
SUBDIVISION

LOT 1

GOLDCREST AVE

GOLDCREST AVE

LOCATION

H.C.I.

FLAMINGO AVE.

89

ST VALLEY SUBDIVISION

AVE

Y SUBDIVISION No. 2

DUNLIN AVE.

DOVE AVE.

BLUEBIRD AVE.

BLUEBIRD AVE.

DD SUBDIVISION PHASE 3

AVOCET AVE.

92

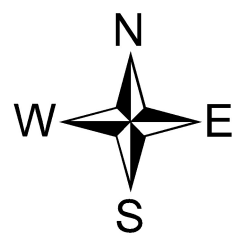
**PROPOSED
BARRERA
SUBDIVISION**

GARLAM
SUBDIVISION
LOT 1

N WARE RD

N WARE ROAD

HAWK CT.



NUEVA VIS

FLAMINGO AVE

88

LA TRINIDAD
SUBDIVISION
LOT 1

HUNTER'S COVE
COMMERCIAL PLAZA
SUBDIVISION
LOT 1

PLAZA
DE LAS CARITES
SUBDIVISION

N 36TH LN

SU

93

Sub2025-0083



City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Los Ebanos Oaks Subdivision</u>	
	Legal Description <u>A 4.04 acre tract of land situated in Hidalgo County being out of lot 52-3 West addition to Sharyland.</u>	
	Location <u>12220 N. Los Ebanos Road, Mission, Texas 77377</u>	
	City Address or Block Number <u>12220 N. Los Ebanos Road, Mission, Texas 77377</u>	
	Total No. of Lots <u>3</u> Total Dwelling Units <u>3</u> Gross Acres <u>4.04</u> Net Acres _____	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input checked="" type="checkbox"/> Residential (<u>3</u> Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>ETJ</u> Proposed Zoning <u>ETJ</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u>	
	Irrigation District # <u>16</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Property ID: <u>319123</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>N/A</u>		
Owner	Name <u>VSR Investments, LLC</u> Phone <u>(956) 207-8699</u>	
	Address <u>1405 Pamela Drive</u> E-mail <u>rigo@theolympusgrp.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
Developer	Name <u>VSR Investments, LLC</u> Phone <u>(956) 207-8699</u>	
	Address <u>1405 Pamela Drive</u> E-mail <u>rigo@theolympusgrp.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Rigoberto Villarreal</u>	
Engineer	Name <u>Brownstone Consultants, LLC</u> Phone <u>(956) 429-9033</u>	
	Address <u>2205 N Jackson Rd</u> E-mail <u>david@bstone.biz</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>David M. Chacon, PE</u>	
Surveyor	Name <u>Kurt Schumacher</u> Phone <u>(956) 458-8391</u>	
	Address <u>2805 Fountain Plaza Blvd. Ste B</u> E-mail <u>kurt@kanelindsey.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	

KF

MAY 29 2025



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements (Preferred)

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

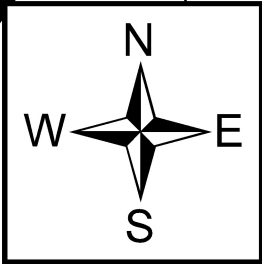
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 05/29/2025

Print Name David Chacón, PE

Owner ☐ Authorized Agent ☒

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



8 MILE RD

LOCATION

ALMAGUER
LOT 1

PROPOSED
LOS EBANOS
OAKS
SUBDIVISION

N LOS EBANOS RD

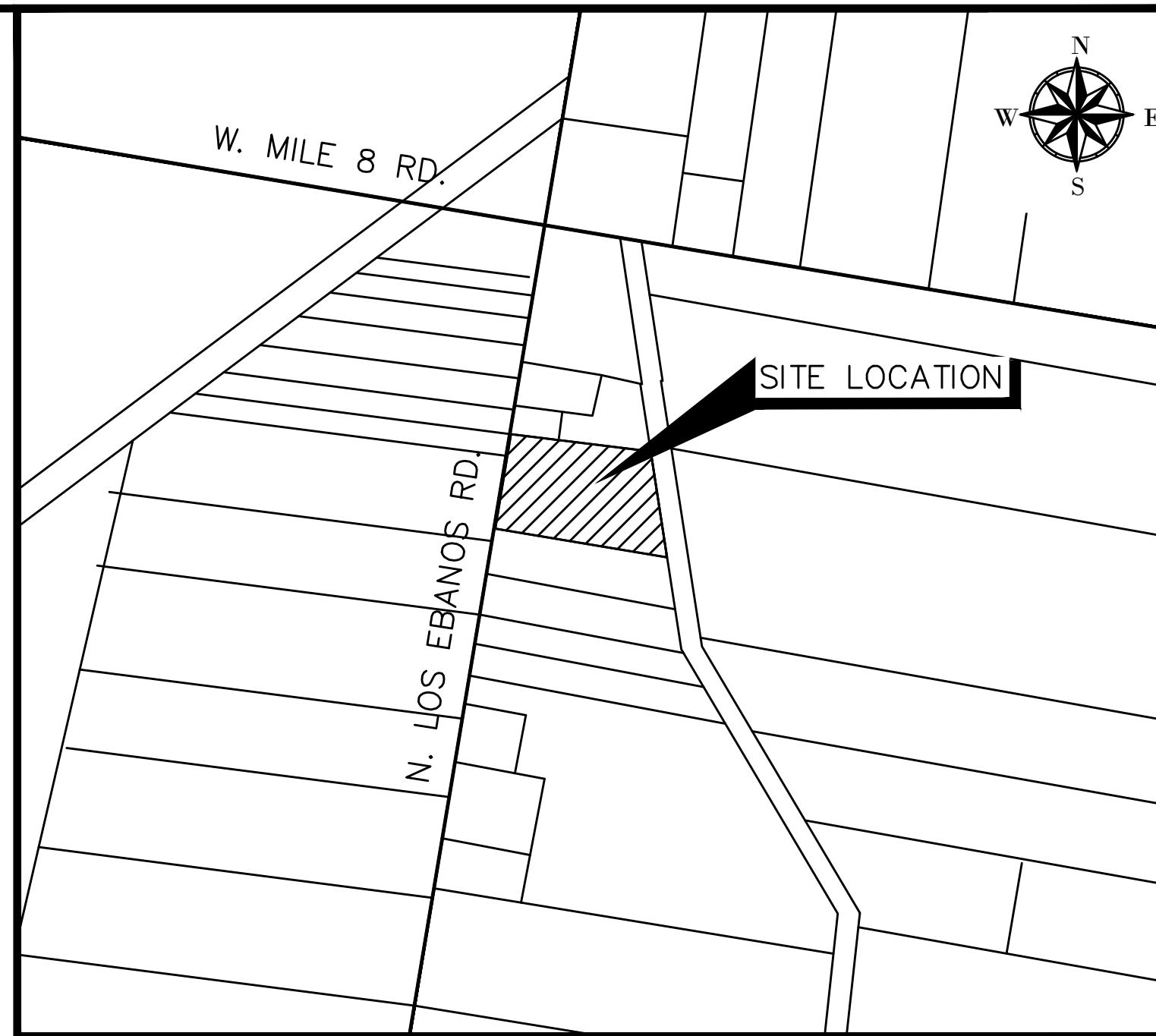
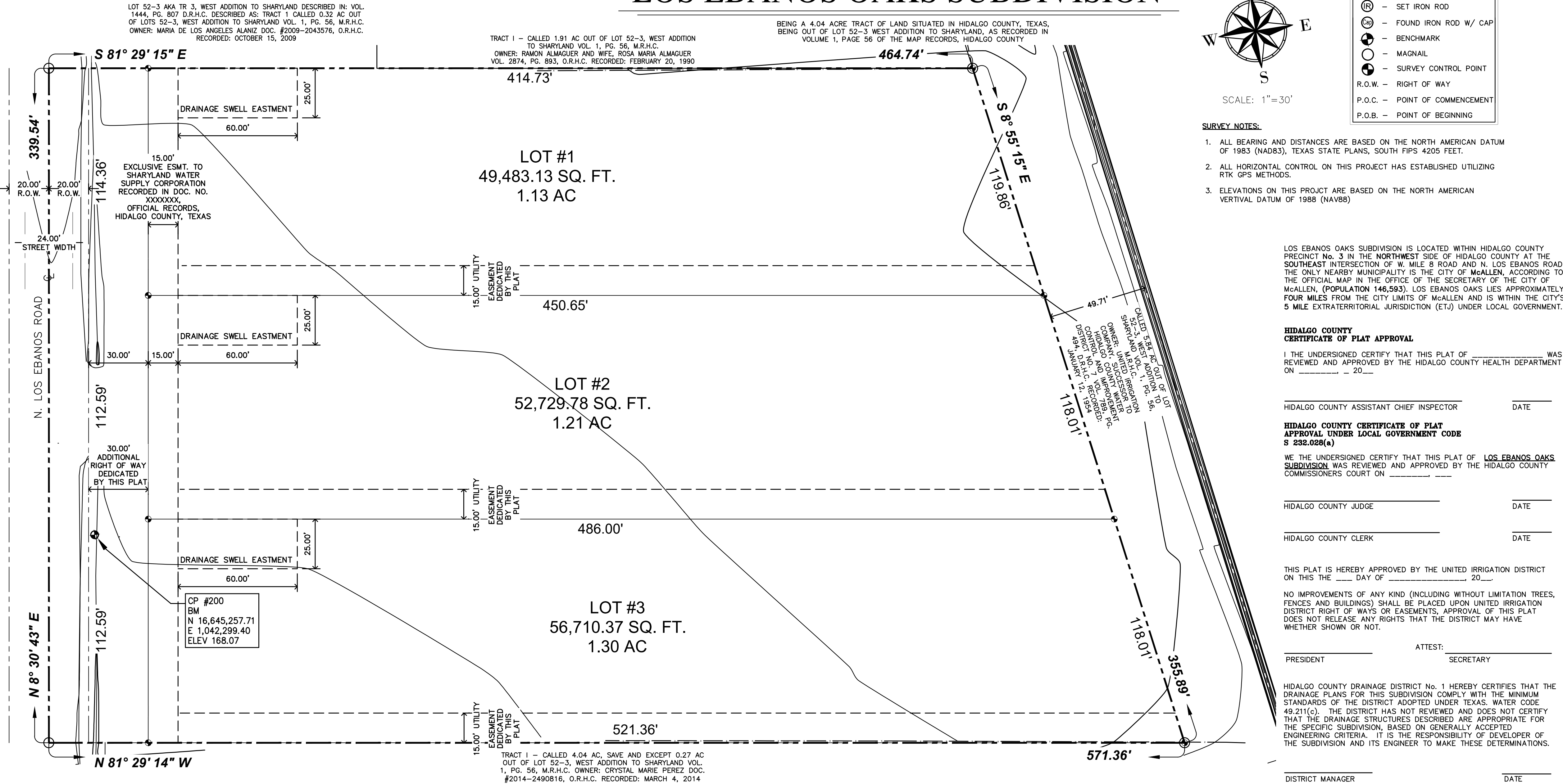
52-2

52-3

51-2

51-3

LOS EBANOS OAKS SUBDIVISION



LOCATION MAP - SCALE: 1"=500'

METES AND BOUNDS

BEING A 4.04 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 52-3 WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1, PAGE 56 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID CALLED 4.04 ACRE TRACT OF LAND BEING CONVEYED TO THE UNITED STATES OF AMERICA BY A FINAL ORDER OF FORFEITURE RECORDED ON MAY 8, 2024 AS DESCRIBED IN DOCUMENT NUMBER 3547085 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 4.04 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 52-3, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF LOS EBANOS ROAD (DEDICATED 40.00' RIGHT-OF-WAY, MEASURED 50.00' RIGHT-OF-WAY);

THENCE, NORTH 08°30'43" EAST A DISTANCE OF 285.46 FEET ALONG THE WEST LINE OF SAID LOT 52-3, BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID LOS EBANOS ROAD TO A SET MAGNAIL, BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 4.04 ACRE TRACT OF LAND (TRACT I, SAVE AND EXCEPT A CALLED 0.27 ACRE TRACT OF LAND) CONVEYED TO CRYSTAL MARIE PEREZ BY A GIFT WARRANTY DEED DATED FEBRUARY 24, 2014 AND RECORDED ON MARCH 4, 2014 AS DESCRIBED IN DOCUMENT NUMBER 2490816 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°30'43" EAST A DISTANCE OF 339.54 FEET ALONG THE WEST LINE OF SAID LOT 52-3, BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID LOS EBANOS ROAD TO A SET MAGNAIL, BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 0.32 ACRE TRACT OF LAND CONVEYED TO MARIA DE LOS ANGELES ALANIZ BY A GENERAL WARRANTY GIFT DEED DATED OCTOBER 14, 2009 AND RECORDED ON OCTOBER 15, 2009 IN DOCUMENT NUMBER 2043576 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID CALLED 0.32 ACRE TRACT OF LAND BEING DESCRIBED IN VOLUME 1444, PAGE 807 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°29'15" EAST ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID CALLED 0.32 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 20.00 FEET TO A FOUND 1/2-INCH IRON ROD BEING ON THE DEDICATED RIGHT-OF-WAY LINE OF SAID LOT EBANOS ROAD, CONTINUING PASSING AT A DISTANCE OF 25.00 FEET THE APPARENT RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 464.74 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR", BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 1.91 ACRE TRACT OF LAND (TRACT I) CONVEYED TO RAMON ALMAGUER AND WIFE, ROSA MARIA ALMAGUER BY A WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 15, 1990 AND RECORDED ON FEBRUARY 20, 1990 AS DESCRIBED IN VOLUME 2874, PAGE 893 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF A UNITED IRRIGATION DISTRICT CANAL, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°55'15" EAST A DISTANCE OF 355.89 FEET ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID EXISTING WEST RIGHT-OF-WAY LINE OF SAID UNITEDIRRIGATION DISTRICT CANAL TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333PROP COR", BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID CALLED 4.04 ACRE TRACT OF LAND CONVEYED TO CRYSTAL MARIE PEREZ, FOR THE SOUTHEAST CORNER OF THISHEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°29'14" WEST ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LANDAND SAID CALLED 4.04 ACRE TRACT OF LAND CONVEYED TO CRYSTAL MARIE PEREZ, PASSING AT A DISTANCEOF 546.36 FEET THE APPARENT RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING PASSINGAT A DISTANCE OF 551.36 FEET A FOUND 1/2-INCH IRON ROD BEING ON THE DEDICATED RIGHT-OF-WAYLINE OF SAID LOT EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 571.36 FEET TO THE POINTOF BEGINNING AND CONTAINING A COMPUTED AREA OF 4.04 ACRES.

STATE OF TEXAS COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS:

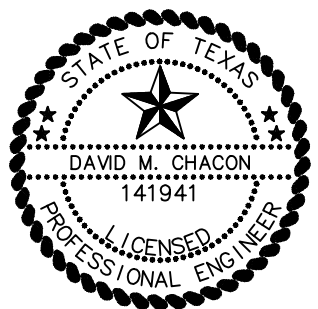
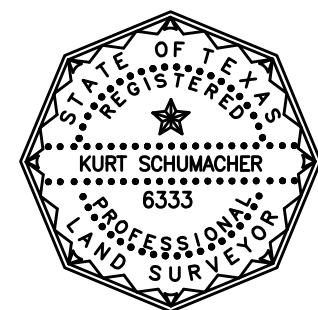
THAT I, KURT SCHUMACHER, RPLS 6333 DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF McALLEN.

KURT SCHUMACHER, RPLS NO. 6333

STATE OF TEXAS COUNTY OF HIDALGO

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

DAVID M. CHACON, P.E. NO. 141941



DATE OF PREPARATION: 01/31/2025



FIRM No. F-23250

2205 N. JACKSON RD.
McAllen, Texas 78501

(956) 429-9033
david@bstone.biz

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (BFE MIN. FF SHOULD BE 18" ABOVE CENTERLINE OF ROAD).
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0295 D EFFECTIVE DATE: JUNE 06, 2000
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 US C SECTIONS 4001 THROUGH 4127)
- SETBACKS:
FRONT: 50.00 FEET ON N LOS EBANOS ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED AT EACH LOT. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PER AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,729 CUBIC -FEET .223 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS"
LOT #1 DETENTION : 3,050 CF.
LOT #2 DETENTION: 3,226 CF.
LOT #3 DETENTION: 3,453 CF.
(SEE SHEET NO. ____ FOR STORM SEWER IMPROVEMENTS.)
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY
B. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
C. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM
D. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT
E. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- RIGOBERTO VILLAREAL, THE OWNER & SUBDIVIDER OF LOS EBANOS OAKS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- 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 IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION. NOTE NEAR EASEMENT LOCATION ON PLAT: X EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPLY CORPORATION RECORDED IN DOC. NO. XXXXXX, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- ALL EXISTING INFRASTRUCTURE TO BE RELOCATED TO NEW ROW LINE AT THE TIME OF LOS EBANOS ROAD EXPANSION
- PERMANENT BENCHMARK: CONTROL POINT CP#200 BM LOCATED AT NORTHING 16,645,257.71, EASTING 1,042,299.40, ELEVATION 168.07.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- SWALE TO BE MAINTAINED BY LOT OWNER.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: I, RIGOBERTO VILLAREAL AS OWNER (S) OF THE 4.04 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS EBANOS OAKS SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: RIGOBERTO VILLAREAL

DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS KNOWN TO ME BY THE PERSON (S) _____ (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COM _____ EXPIRES _____

I, THE UNDERSIGNED, MAYOR TO 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.

JAVIER VILLALOBOS

DATE

ATTEST: CITY SECRETARY

DATE

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

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE

INDEX TO SHEET LOS EBANOS OAKS SUBDIVISION

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION
4	EXISTING STREET PROFILE DESCRIBING POSITIVE FLOW PROFILES OF EXISTING MAIN ROAD.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: <u>VSR INVESTMENTS LLC</u>	<u>1405 PAMELA DR.</u>	<u>MISSION, TEXAS 78572</u>	<u>(956) 207-8699</u>
ENGINEER: <u>DAVID M. CHACON</u>	<u>2205 N. JACKSON RD.</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 429-9033</u>
SURVEYOR: <u>KURT SCHUMACHER</u>	<u>2805 FOUNTAIN PLAZA BLVD. STE. B</u>	<u>EDINBURG, TEXAS 78539</u>	<u>(956) 458-8391</u>



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/10/2025

SUBDIVISION NAME: LOS EBANOS OAKS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Los Ebanos Road: 30 ft. R.O.W. dedication required for 50 ft. from Centerline for a Total 100 ft. R.O.W. (Minor Arterial Street).

Paving: 52 ft. B-B Curb & gutter: Both Sides

Revisions Needed:

- Need to adjust line weight of boundary line, make it a solid line and clearly visible.
- Need to add R.O.W. labels as required: EXISTING, TOTAL, PROPOSED, etc. prior to final.

- Provide dimension from Centerline to R.O.W. dedication.

- Need to add the R.O.W. dedication as a Dashed Line.

- Please provide document numbers for the Existing R.O.W.

- Remove the call out for the 24.00' Street Width.

- All R.O.W. requirements must be addressed prior to final.

*Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document.

*Disclaimer: For Single Family Use

**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

ALLEYS

R.O.W.: Paving:

*Alley/service drive easement required for multifamily & commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

NA

NA

Applied

NA

NA

NA

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

SETBACKS	
<p>* Front: 25 ft. or greater for easements, whichever is greater applies. Proposing: 50.00 feet on N Los Ebanos Road. Revisions Needed: - Need to clarify with staff on Front Setback requirement. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Proposing: 15 ft. or easement whichever is greater. Revisions Needed: - Need to clarify with staff on rear setback. - Need to clarify the wording, as the plat note seems inconclusive. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: 6 ft. or greater for easements, whichever is greater applies. Proposing: 6 ft. feet or easement, whichever is greater. Revisions Needed: - Revise plat note as shown * above **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Add plat note as shown above. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. - Add the plat note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Los Ebanos Road. **Sidewalk requirements may increase to 5 ft. Revisions Needed: - Add plat note as shown above prior to final. **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy</p>	NA

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

<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 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 public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
	NA
	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. - Need to provide lot width dimension annotation on the plat for each lot. Needs to be clearly shown <-----> **Zoning Ordinance: Section 138-356 	Required
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: ETJ - If annexed into the City, a rezoning application & Park requirements would apply. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Park fees do not apply for lots in the ETJ unless they get annexed. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Park fees do not apply for lots in the ETJ unless they get annexed. * Pending review by the Parkland Dedication Advisory Board and CC. - Park fees do not apply for lots in the ETJ unless they get annexed. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation for 3 Single Family homes is waived. * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied
	NA

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

COMMENTS		
<div>Comments:</div> <div><div><div>- Need to add parcel information on the Location Map from HCAD. Add parcel information of existing subdivision on the map.</div><div>- Need to provide staff with copy of the Irrigation district easement located on the East side.</div><div>- Clearly add the street labels for R.O.W.</div><div>- There are some Hidalgo County Plat notes being shown on the plat, will need to clarify with staff prior to final.</div><div>- City of McAllen General Plat notes missing include:<div><div>* Sidewalk Note</div><div>* Buffer Notes</div><div>* Common Areas Plat Note</div><div>* 25X25 Sight Obstruction Easement Note</div></div></div><div>- On the plat, make sure to add the City of McAllen Signature blocks as per Section 134-61 Subdivisions.</div><div>- United Irrigation District signature block is repeated.</div><div>- Need to add parcel information for property located directly West of Los Ebanos Road.</div><div>- Remove the Survey notes as this does not pertain to the plat.</div><div>- Need to correct the Mayor’s Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9).</div><div>**Signature line should be as follows:</div></div><div><div><div>Mayor, City of McAllen</div><div>DATE</div></div><div>*On the Mayor’s Signature block, you can remove the signature line for the City Secretary.</div><div>- Need to correct the Planning & Zoning Commission chairman’s Signature Block with correct wording, it should read;</div></div><div><div><div>Chairman, Planning & Zoning Commission</div><div>DATE</div></div><div>*Disclaimer: The City of McAllen does not require the Irrigation district’s signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. U.I.D. Tax Certificates).</div><div>*Disclaimer: Any abandonment of easements cannot be done by plat, must be done by a separate instrument.</div><div>*Must comply with City’s Access Management Policy.</div></div></div>	Non-compliance	
RECOMMENDATION		
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied	

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



8 MILE LINE RD

8 MILE LINE RD

LOCATION

ALMAQUER
LOT

PROPOSED
LOS EBANOS
OAKS
SUBDIVISION

N LOS EBANOS RD

52-2

52-3

51-2

51-3

SUB2025-0082.

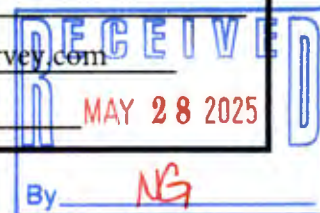
City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>La Floresta Subdivision Phase III</u>			
	Legal Description <u>6.10 acres of land being a part or portion of Lot 16, Section 279, Texas-Mexican Railway Company Survey as recorded in Volume 24, Pages 168-171, Hidalgo County Map Records</u>			
	Location <u>N.E. Corner of Bicentennial Blvd and Hobbs Drive</u>			
	City Address or Block Number <u>9300 N Bicentennial Blvd</u>			
	Total No. of Lots <u>32</u> Total Dwelling Units <u>30</u> Gross Acres <u>6.10</u> Net Acres <u>5.85</u>			
	<input type="checkbox"/> Public Subdivision/ <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes/ <input type="checkbox"/> No			
	Existing Zoning <u>R3-T</u> Proposed Zoning <u>R-3</u> Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>			
	Existing Land Use <u>Open</u> Proposed Land Use <u>Townhouses</u>			
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>			
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u> </u>				
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>				
Owner	Name	<u>Gauchos Investments, LLC</u> <u>Cristina Pechero, Managing Member</u>	Phone	<u>(956) 821-3765</u>
	Address	<u>5508 N. Cynthia Street</u>	E-mail	<u> </u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
Developer	Name	<u>Gauchos Investments, LLC</u> <u>Cristina Pechero, Managing Member</u>	Phone	<u>(956) 821-3765</u>
	Address	<u>5508 N. Cynthia Street</u>	E-mail	<u> </u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
	Contact Person	<u>Cesar Cepeda</u>		
Engineer	Name	<u>Javier Hinojosa Engineering</u>	Phone	<u>(956) 668-1588</u>
	Address	<u>416 E. Dove Avenue</u>	E-mail	<u>javier@javierhinojosaeng.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
	Contact Person	<u>Javier Hinojosa, P.E.</u>		
Surveyor	Name	<u>CVQ Land Surveyors LLC., Carlos Vasquez, R.P.L.S.</u>	Phone	<u>(956) 618-1551</u>
	Address	<u>517 Beaumont Avenue</u>	E-mail	<u>cvq@cvqlandsurvey.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

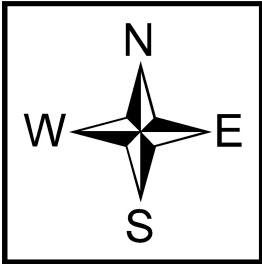
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature *Lael* Date 4-7-2025

Print Name Cristina Pechero

Owner ☐ Authorized Agent ☐

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



PARK AREA

FORD AVE.

LOCATION

VISION PHASE 1

30	31	32
51B	50	
81	80	79
124	125	126

N. 18TH ST.

78	77	76	75	74	73
127	128A	128B	129A	129B	130

138	137	136
181	182	183

135	134	133	132	131
184	185	186	187	188

16

195	194	193
239	240	241

192	191	190	189
242	243	244	245

261	260	259
-----	-----	-----

258	257	256	255	254	253
-----	-----	-----	-----	-----	-----

N BICENTENNIAL BLVD

PROPOSED
LA FLORESTA PHASE III
SUBDIVISION

BICENTENNIAL BLVD.

BICENTENN

TIMBERHILL VILLA

UNIT No. 4

TIMBERHILL

UNIT No. 3

PROVIDENCE AVE.

VILLAGIO PHAS

COMMON AREA-A

COMMON AREA

OZARK AVE.

VILLAGIO PHASE 2

SILVER OAK
SUBDIVISION

E. M. CARD SURVEY

ENTENNIAL BLVD.

VIDENCIA SUBDIVISION
LOT 1

STATES SUBDIVISION
LOT 1

SHUA SUBDIVISION
LOT 1

STATES SUBDIVISION

SUBDIVISION PLAT OF
LA FLORESTA SUBDIVISION
PHASE III
(PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 6.10 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 16, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES OF LAND BEING A PART OR PORTION OUT OF A TRACT OF LAND DEEDED TO PECHERO FAMILY PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 785588, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, CRISTINA PECHERO PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED

THIS THE ____ DAY OF _____, 2025 A.D.

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

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

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

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608
CVQ LAND SURVEYORS LLC.
517 BEAUMONT
McALLEN, TEXAS 78501
(956) 618-1551 DATE SURVEYED: 03-12-2021
TBPeLS FIRM No. 10119600

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.'s FLOOD INSURANCE RATE MAP PANEL No.: 480334 325 C, REVISED JUNE 6, 2000.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 10 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDE 0 FEET OR GREATER FOR EASEMENTS
CORNER SIDE 10 FEET OR GREATER FOR EASEMENTS
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 0.864 ACRE FEET (37,625 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A".
- BENCHMARK: TOP OF STORM DRAIN MANHOLE LOCATED AT THE NORTH EAST CORNER OF THIS INTERSECTION OF N. 18th. STREET AND HOBBS DRIVE ELEVATION = 101.99. REFERENCE (MC 45 ELEVATION = 111.59 NORTHING: 16630298.33742 EASTING: 1072459.20393) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTHWEST CORNER OF N. 10TH STREET AND MILE 6 LINE ROAD (GRID ZONE - TEXAS SOUTH (4205), HORIZ. DATUM: NAD 83, DATUM: NAVD 88.
- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND A 5 FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF BICENTENNIAL BLVD.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BICENTENNIAL BLVD.
- SET ½" Ø IRON ROD WITH A PLASTIC CAP STAMPED "CVQLS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA FLORESTA SUBDIVISION PHASE III, RECORDED AS DOCUMENT No. _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT A, IDENTIFIED AS DETENTION POND LOT A AND LOT "B" COMMON AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, LA FLORESTA SUBDIVISION PHASE III HOMEOWNER ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA LOT A. AFTER COMMON LOT A TRANSFER OF TITLE TO THE LA FLORESTA SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION, THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE LA FLORESTA SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A. THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS OR HOME OWNERS ASSOCIATION 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.

LOT AREAS		
LOT #	SQ. FT.	ACRES
A	16,676.2	0.383
B	33,158.4	0.761
293	5,822.0	0.134
294	5,646.2	0.130
295	5,910.6	0.136
296	6,268.2	0.144
297	6,397.9	0.147
298	5,394.3	0.124
299	4,998.6	0.115
300	4,554.6	0.105
301	4,061.7	0.093
302	3,527.0	0.081
303	2,984.0	0.069
304	5,136.0	0.118
305	4,216.9	0.097
306	4,500.0	0.103
307-313	4,000.0	0.092
314	4,500.0	0.103
315	4,000.0	0.092
316	4,006.7	0.092
317	4,125.7	0.095
318	4,446.4	0.102
319	4,366.5	0.113
320	5,288.5	0.121
321	5,397.2	0.124
322	6,913.6	0.159

SCALE: 1" = 100'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83, SOUTH ZONE

LEGEND:
● IRON ROD FOUND
○ IRON ROD SET
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N 35°45'33" W	21.21'
L2	S 54°04'21" W	21.15'
L3	S 63°32'22" E	33.24'
L4	N 08°52'58" E	6.24'
L5	N 08°52'58" E	16.49'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CH. BEARING
"A"	19° 51' 09"	294.46'	51.53'	102.03'	N 18°48'32" E
"C1"	1° 05' 29"	1,480.00'	14.10'	28.19'	N 10°03'46" E
"C2"	1° 33' 00"	1,480.00'	20.02'	40.04'	N 11°23'01" E
"C3"	1° 33' 09"	1,480.00'	20.05'	40.10'	N 12°56'05" E
"C4"	1° 33' 22"	1,480.00'	20.10'	40.19'	N 14°29'20" E
"C5"	1° 33' 39"	1,480.00'	20.16'	40.32'	N 16°02'51" E
"C6"	4° 22' 15"	1,480.00'	56.48'	112.90'	N 19°00'47" E
"C7"	1° 35' 24"	1,480.00'	20.54'	41.07'	N 21°59'37" E
"C8"	1° 36' 04"	1,480.00'	20.68'	41.36'	N 23°35'21" E
"C9"	1° 36' 49"	1,480.00'	20.84'	41.68'	N 25°11'47" E
"C10"	1° 37' 40"	1,480.00'	21.02'	42.04'	N 26°49'01" E
"C11"	5° 08' 37"	324.46'	14.57'	29.13'	S 11°38'58" W
"C12"	7° 09' 16"	324.46'	20.28'	40.52'	S 17°47'55" W
"C13"	7° 21' 34"	324.46'	20.87'	41.68'	S 25°03'20" W
"C14"	8° 58' 45"	264.46'	20.80'	41.52'	S 24°41'14" W
"C15"	8° 43' 49"	264.46'	20.19'	40.30'	S 15°22'27" W
"C16"	2° 07' 34"	264.46'	4.91'	9.81'	S 09°56'46" W
"C17"	216° 46' 54"	58.00'	174.45'	219.45'	S 62°43'36" E
"C18"	34° 14' 05"	58.00'	17.86'	34.66'	S 62°46'54" W
"C19"	71° 00' 58"	25.00'	17.84'	30.99'	S 44°23'27" W
"C20"	4° 09' 21"	324.46'	11.77'	23.53'	S 10°57'39" W
"C21"	7° 07' 58"	324.46'	20.22'	40.39'	S 16°36'18" W
"C22"	7° 18' 57"	324.46'	20.74'	41.43'	S 23°49'45" W
"C23"	1° 14' 53"	324.46'	3.53'	7.07'	S 28°06'40" W
"C24"	7° 31' 12"	264.46'	17.38'	34.71'	S 24°58'31" W
"C25"	8° 45' 31"	264.46'	20.25'	40.43'	S 16°50'10" W
"C26"	3° 34' 26"	264.46'	8.25'	16.50'	S 10°40'11" W

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

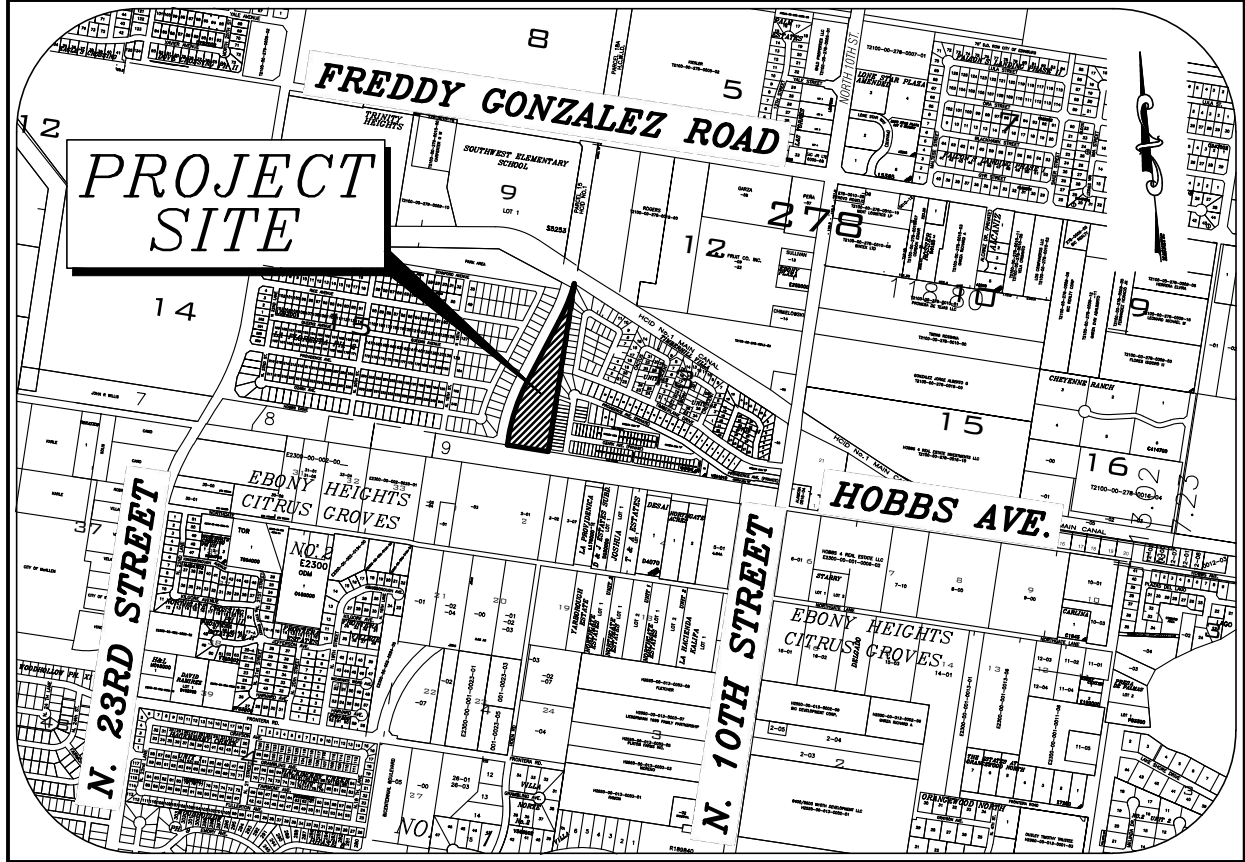
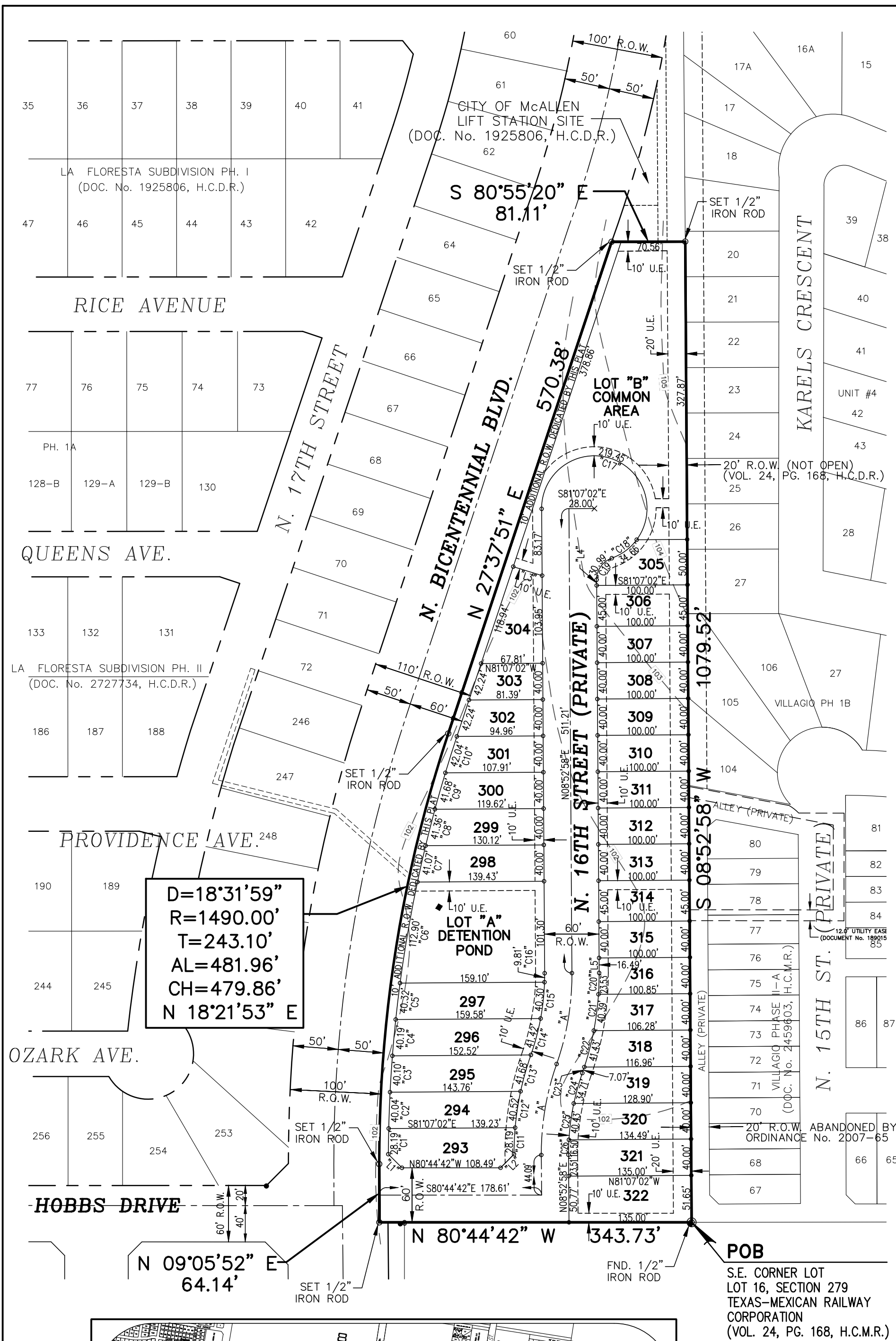
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER



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

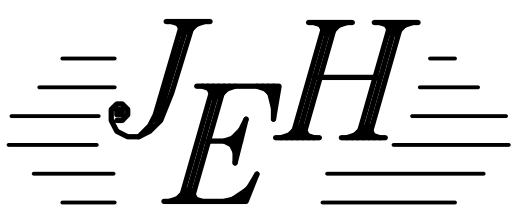
PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: CRISTINA PECHERO	5508 N. CYNTHIA ST.	McALLEN, TX 78504	(956) 821-3765
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551



LOCATION MAP
N.T.S.

DATE OF PREPARATION: FEBRUARY 5, 2025

DRAWN BY: G. TEEGARDIN



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPeLS FIRM No. F-1295



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/12/2025

SUBDIVISION NAME: LA FLORESTA SUBDIVISION PHASE III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW.
Paving :65-105 ft. Curb & gutter Both Sides.

Revisions Needed:

- Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW, prior to final.
- Need to show the R.O.W. dedication with an annotation leader line, and show dimensions as required from centerline, R.O.W. seems to be dedicated inside the subdivision boundary. Show Total R.O.W. after the dedication, prior to final.

- Include document numbers on plat and provide any documents as applicable for staff review regarding the existing R.O.W. for N. Bicentennial Blvd. prior to final.

- Verify alignment of existing N. Bicentennial Blvd to the north and south, prior to final.

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to recording**

****COM Thoroughfare Plan**

Non-compliance

*Hobbs Drive (South side of the Subdivision): proposed 60 ft.

Paving: 40 ft. Curb & gutter: Both sides

Revisions required:

- Clarify the offset of Hobbs Drive's centerline on the west and east side of Bicentennial Blvd. Street jogs with centerline offsets of less than 125 feet is not allowed.
- Coordinate with staff for names of the interior streets prior to final.
- Hobbs Drive requirements, including being public or private, will be finalized to accommodate access for future development for the south side property, prior to final.
- Gate details are required for private subdivisions prior to final. If an island is proposed, minimum 20 ft. paving face to face width and 10 ft. ROW back of curb will be required. ROW may need to be widened for gates and sidewalks on both sides.
- The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft.

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to recording**

****COM Thoroughfare Plan**

Non-compliance

N. 16th Street: Dedication as needed for 60 ft. R.O.W.

Paving: 40 ft. Curb & gutter: Both sides

Revisions required:

- The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft.
- Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10 ft. ROW back of curb prior to final.
- Private subdivision requires Gate details & Paving details for staff review prior to final.

***Disclaimer: Lot layout changes from the R-3 may trigger requirements for Secondary access.**

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to recording**

****COM Thoroughfare Plan**

Non-compliance

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

<p>N/S 40 ft. R.O.W. on east side Paving: TBD Curb & gutter: TBD Revisions needed: - Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review to determine street requirement and finalize R.O.W. and paving prior to final approval. ROW may not be within lots as currently shown. Any proposed abandonment must be done via separate instrument and referenced on the plat. - The R.O.W. requirement must be finalized prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3T Zone Districts. - If submitting a rezoning application to the New R-3 (High-Density Residential District) requirements are subject to change. **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. - Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10 ft. ROW back of curb prior to final. *Disclaimer: If submitting a rezoning application to the new R-3 (High-Density Residential District) requirements may be subject to change. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed Townhome development. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 10 ft. or greater for easement or approved site plan, whichever is greater applies. Revisions Needed: - Include plat note as shown above prior to final. **Setbacks are based on the R-3T Zoning District. Original zoning for this property was initially for an R-1 single residential district. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Include note as shown above. **Setbacks are based on the R-3T Zoning District. Original zoning for this property was initially for an R-1 single residential district. **Zoning Ordinance: Section 138-356</p>	Non-compliance

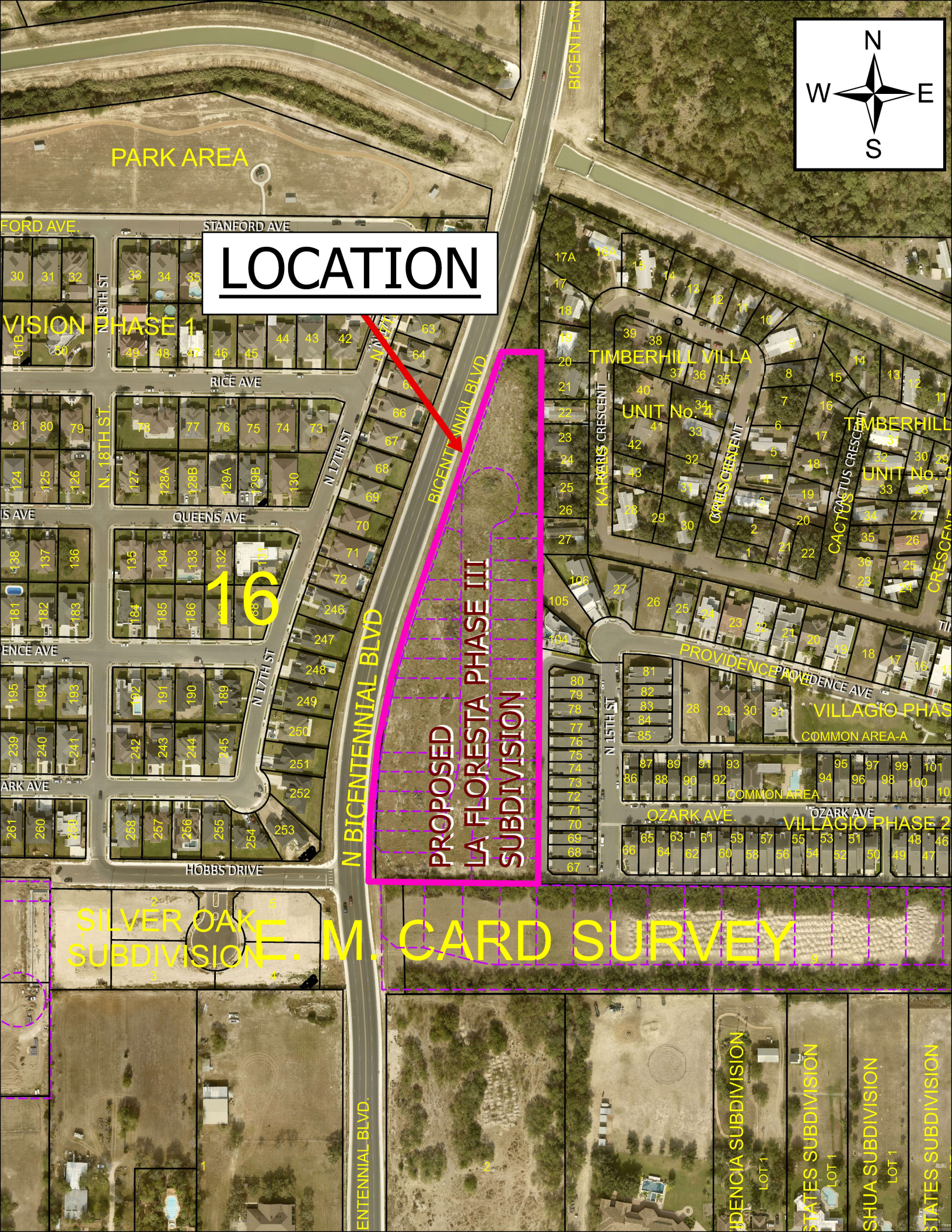
<p>* Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: - Include plat note as shown above prior to final. **Setbacks are based on the R-3T Zoning District. Original zoning for this property was initially for an R-1 single residential district. **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Include plat note as shown above prior to final. **Setbacks are based on the R-3T Zoning District. Original zoning for this property was initially for an R-1 single residential district. **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	Applied
	Required
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. Bicentennial Boulevard, and both sides of all interior streets. -Engineering Department may require 5 ft. sidewalk. Revisions Needed: Add plat note as shown above prior to final. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Bicentennial Boulevard. Revisions Needed: - Revise plat note #10 as shown above prior to final. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. **Must comply with City Access Management Policy. As per Traffic Department no accesses will be granted off of Bicentennial Blvd.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Revise Plat note #17 as shown above prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
	Required
	Non-compliance
	NA

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

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Proposing as plat note #18 **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
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Submit a copy of the document referenced on the plat for 40 ft. R.O.W. (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road R.O.W. or belongs to another entity, and revise the plat or mention how the overlap would be resolved. - Any proposed abandonment must be done via separate instrument and referenced on the plat. **Zoning Ordinance: Section 138-356 	Applied
	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3T (Townhouse Residential) Proposed: R-3 (High Density Residential District) - Application proposes Zoning to R-3, if rezoning, need to submit rezone application for rezoning to the new R-3. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval *Disclaimer: If submitting a rezoning application to the new R-3 (High-Density Residential District) requirements may be subject to change. ***Zoning Ordinance: Article V 	Required
	TBD
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Clarify the total number of dwelling units to finalize the park fee prior to final. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. * Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request may be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. 	TBD
	TBD
	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation for a 30 Townhouse dwelling unit and 2 detention areas is waived. 	Applied

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

* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - For private subdivision, need to provide staff with gate & paving details for review prior to final. *Need gate details to determine if R.O.W. needs to be increased to 65 ft. for gates, islands, pedestrian access, sidewalks, etc. If sliding gate, need an access for it to open into. Additional R.O.W. may be required at the gate area. - Need to provide staff with all copies of referenced documents on the plat for review prior to final. - Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road ROW or belongs to another entity, and revise the plat or mention how the overlap would be resolved. Any proposed abandonment must be done via separate instrument and referenced on the plat. - Some of the Utility Easements shown on the survey, are not depicted on the plat. Clarify/show all easements on the plat as shown on the survey. - If the easement is dedicated by another plat or document, please reference those. Utility easements dedicated by this plat should be distinguished on the plat or by a plat note. - Show and label N. Bicentennial Boulevard on the location map. - Needs to add parcel information for Subdivision located on the South. *Disclaimer: Lot layout changes may trigger requirement for secondary access. *Disclaimer: Previously submitted Subdivision of La Floresta Subdivision Phase III was withdrawn by the Engineer on April 15, 2024. *Must comply with City's Access Management Policy. 	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied



SUB2025-0079

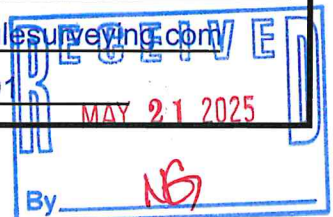


City of McAllen Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

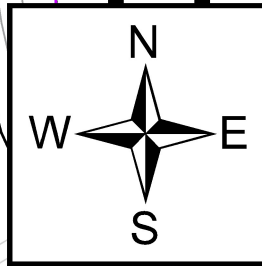
Project Information	Subdivision Name <u>Casa Corsica - Lots 1A & 1B Subdivision</u>	
	Legal Description <u>Casa Corsica - Lot 1 (Inst#3525586)</u>	
	Location <u>SE Corner of the Intersection of Nolana Avenue and N Ware Road</u>	
	City Address or Block Number <u>3601 Nolana Ave</u>	
	Total No. of Lots <u>2</u> Total Dwelling Units _____ Gross Acres <u>1.828</u> Net Acres <u>1.828</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>1.828</u> Acres) / <input type="checkbox"/> Residential (_____ Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Undeveloped</u> Proposed Land Use <u>Commercial</u>	
	Irrigation District # <u>Hidalgo County</u> <u>Irrigation District No. 1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>1621690</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>gh</u>		
Owner	Name <u>SB McAllen LTD</u> Phone <u>(806) 745-9718</u>	
	Address <u>PO Box 65207</u> E-mail <u>gra@gracorealestate.com</u>	
	City <u>Lubbock</u> State <u>TX</u> Zip <u>79464</u>	
Developer	Name <u>Graco Real Estate Development</u> Phone <u>(806) 745-9718</u>	
	Address <u>4010 82nd St # 100</u> E-mail <u>Tyler@gracorealestate.com</u>	
	City <u>Lubbock</u> State <u>TX</u> Zip <u>79423</u>	
	Contact Person <u>Tyler Parr</u>	
Engineer	Name <u>AMD Engineering</u> Phone <u>806-771-5976</u>	
	Address <u>6515 68th St., Suite 300</u> E-mail <u>wstephens@amdeng.com</u>	
	City <u>Lubbock</u> State <u>TX</u> Zip <u>79424</u>	
	Contact Person <u>Will Stephens, P.E.</u>	
Surveyor	Name <u>Eagle Surveying</u> Phone <u>940-222-3009</u>	
	Address <u>222 S. Elm Street, Suite 200</u> E-mail <u>david@eaglesurveying.com</u>	
	City <u>Denton</u> State <u>TX</u> Zip <u>76201</u>	

KF



ATES

SUBDIVISION



35 36 37 38 39 40

STHS McALLEN
NO. 1

SUBD
LO

LOCATION

N. WARE ROAD

LOT 3

LOT 5

LOT 6

NOLANA AVE

LOT 1

WARJEBO

SUBDIVISION PHASE 1

**PROPOSED
CASA CORSICA
LOTS 1A & 1B
SUBDIVISION**

LOT 2

**CASA CORSICA
SUBDIVISION**

LOT 4

LOT 5

LOT 6

22 21 20 19 18

KERRIA AVE.

70 69

71 68

72 67

73 66

74 65

75 64

76 63

77 62

78 61

79 60

PONDEROSA PARK

N. 35TH ST.

117

JONQUIL AVE.

JONQUIL AVE.

SUBDIVISION

29 15

30 16

31 17

32 18

33 19

34 20

35 21

8

7

6

5

4

3

2

1

10

11

19

18

20

21

22

23

30

31

WHEREAS, **SB McAllen, LTD.** is the owner of a 1.828 acre tract of land out of the Jose De La Cerdá Survey Number 61, Abstract Number 29, and the Francisco Guajardo Survey Number 62, Abstract Number 35, situated in the City of McAllen, Hidalgo County, Texas, and being all of Lot 1 of Casa Corsica Subdivision, a subdivision of record in Document Number 2024-3525586 of the Map Records of Hidalgo County, Texas, and conveyed to SB McAllen, Ltd. by Special Warranty Deed of record in Document Number 2023-3356741 of the Official Public Records of Hidalgo County, Texas, and being more particularly described by metes & bounds as follows:

1. N08°31'20"E, a distance of 225.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "FNM" found at the most Westerly Northwest corner of said Lot 1;
2. N53°31'09"E, a distance of 70.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "FNM" found;
3. N08°25'45"E, a distance of 5.61 feet to a 1/2 inch iron rod with a pink plastic cap stamped "KHA" found at the intersection of the East line of North Ware Road and the South line of Nolana Avenue (right-of-way width varies), being the most Northerly Northwest corner of said Lot 1;

THENCE, departing the South right-of-way line of Nolana Avenue, along the West line of said Lot 5, being the common East line of said Lot 1, the following three (3) courses and distances:

- THENCE**, N81°28'40"W, along the North line of said Lot 5, in part the North line of said Lot 3, being the common South line of said Lot 1, a distance of 291.24 feet to the **POINT OF BEGINNING**, containing an area of 1.828 acres (79,620 square feet) of land, more or less.

We, the undersigned owner of the land shown on this plat and designated herein as **CASA CORSICA SUBDIVISION, LOTS 1A AND 1AB**, an addition to the City of McAllen, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, 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 or on the official minutes of the applicable authorities of the City of McAllen.

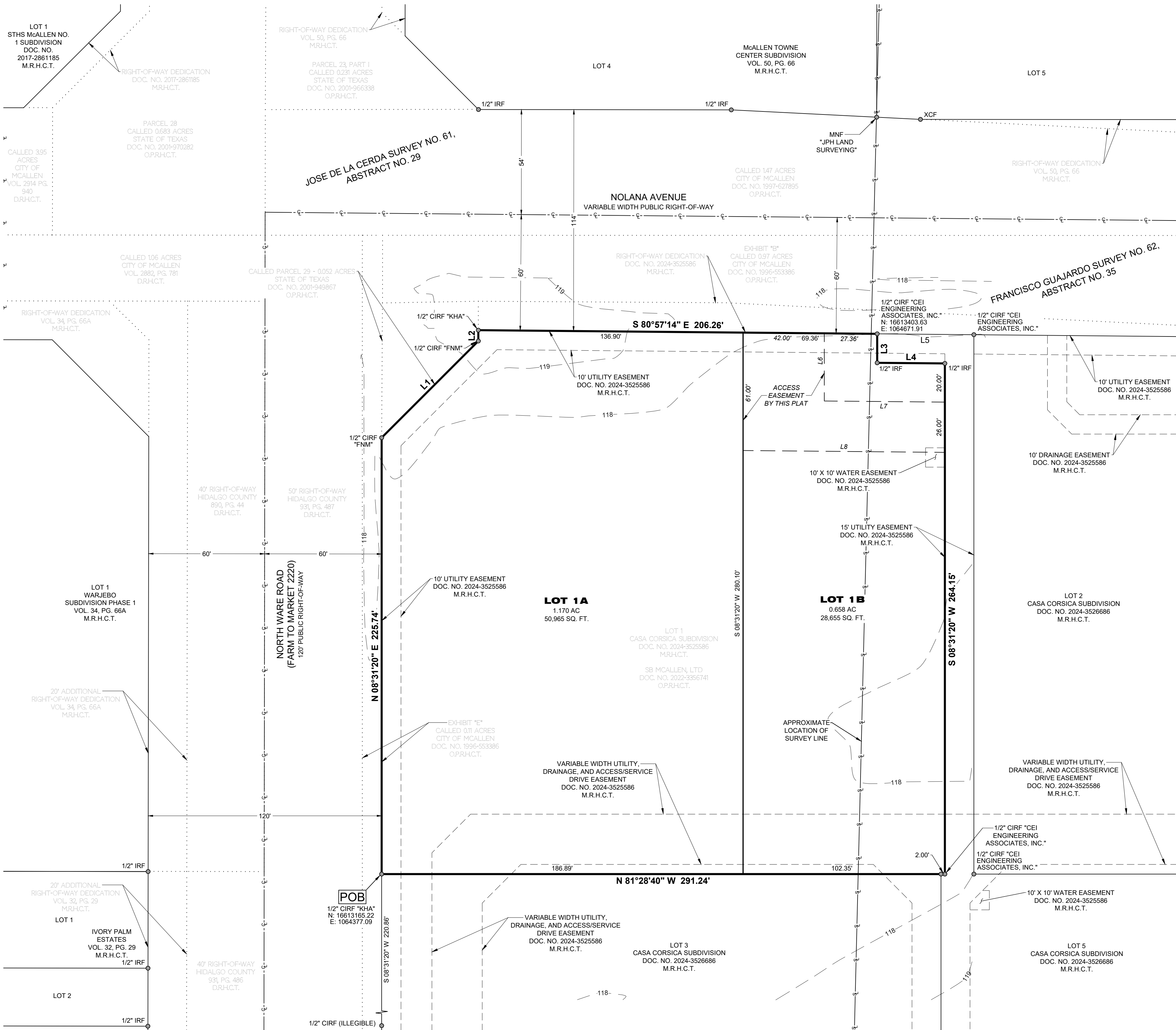
STATE OF TEXAS §
COUNTY OF HIDALGO §

This the _____ day of _____, 2025

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.

_____, 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 the City wherein my approval is required.

A TRACT OF LAND CONTAINING 1.828 ACRES OF LAND SITUATED IN THE JOSE DE LA CERDA SURVEY NO. 61, ABSTRACT NO. 29, AND THE FRANCISCO GUAJARDO SURVEY NO. 62, ABSTRACT NO. 35, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 1 OF CASA CORSICA SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024-3525586 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONVEYED TO SB MCALLEN, LTD. BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2022-3356741, OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF DENTON §

PRELIMINARY

Matthew Raabe, R.P.L.S. # 6402

Date _____

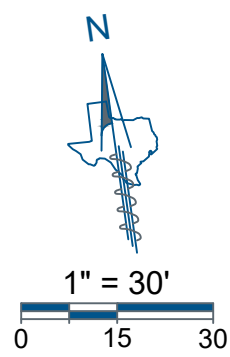
STATE OF TEXAS \$
COUNTY OF _____ \$

Will Stephens, P.E.# _____ Date _____

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°31'09" E	70.71'
L2	N 08°25'45" E	5.61'
L3	S 08°31'20" W	15.00'
L4	S 80°57'14" E	35.00'
L5	S 80°57'14" E	50.00'
L6	S 08°31'20" W	35.00'
L7	S 80°57'14" E	62.35'
L8	N 80°57'14" W	104.36'

1. This property is located in "Zone B" as scaled from the F.E.M.A. Flood Insurance Rate Map dated November 16, 1982 as shown on Map Number 4803430005C. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
2. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12B)
3. The bearings and coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). South Zone 4205.
4. No Structures permitted over any easements.
5. Set 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" on all lot corners otherwise noted.

LEGEND	
(Boundary Monumentation
●	Record Call
CIRS	Capped Iron Rod Set
CIRF	Capped Iron Rod Found
IRF	Iron Rod Found
POB	Point of Beginning
VOL.	Volume
PG.	Page
DOC. NO.	Document Number
D.R.H.C.T.	Deed Records, Hidalgo County, Texas
O.P.R.H.C.T.	Official Public Records, Hidalgo County, Texas
M.R.H.C.T.	Map Records, Hidalgo County, Texas



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
SB McAllen, Ltd.
Contact: G. Randall Andrews, President
5307 W. Loop 289, Suite 302
Lubbock, TX 79414
() ____-____

ENGINEER
AMD Engineering, LLC
Contact: Will Stephens
6515 68th Street, Suite 300
Lubbock, TX 79424
(806) 771-5976

JOB NUMBER
2503.010
DATE
05/16/2025
REVISION
--/--/---
DRAWN BY
DJJ





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/11/2025

SUBDIVISION NAME: CASA CORSICA - LOTS 1A & 1B SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Nolana Avenue : Dedication for 60 ft. from Centerline for total 120 ft. R.O.W.

Paving: By the State Curb & gutter: By the State

Revisions Needed:

- Clearly Label Streets and street dedications. Lot lines between lots 1A & 1B should also be lighter/not as bold as boundary line.

*Disclaimer: Change the lineweight for the boundary lines.

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Non-compliance

North Ware Road: Dedication as required for 60 ft. from Centerline for total 120 ft. R.O.W.

Paving: By the State Curb & gutter: By the State

Revisions Needed:

-Need to show Document numbers for acquired R.O.W. on Bentsen Rd. on the plat prior to recording to assure compliance with requirements.

*Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document.

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

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

* 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

Applied

NA

NA

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

ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft.</p> <p>* Proposed: VARIABLE WIDTH PRIVATE ACCESS/SERVICE DRIVE EASEMENT (BY THIS PLAT)</p> <p>* Plat submitted shows revised layout for the private access/service drive easement.</p> <p>* Private access/service drive easement must be at least 24 ft. wide. Proposed private access/service drive easement needs to label dimensions.</p> <p>* Access/service drive easement layout must be approved by Fire and Public Works Departments.</p> <p>* Alley/service drive easement required for commercial properties.</p> <p>**Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: (Nolana Avenue & N. Ware Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>- Add plat note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>- Add plat note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>- Add plat note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner: See reference to Front Setback above.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Garage: Commercial Development.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	Non-compliance
	NA
	NA
	Required
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on N. Ware Road and Nolana Avenue.</p> <p>Revisions Needed:</p> <p>- Add plat note as shown above prior to Final.</p> <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</p> <p>Revisions Needed:</p> <p>- Need to add plat note as shown above prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Non-compliance

<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: <ul style="list-style-type: none"> - Add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, Detention Easement, any private access/service drive easement, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: <ul style="list-style-type: none"> - Need to add plat note as shown above prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	Required
	Non-compliance
	Required
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * As per the Subdivision application, the development is a proposed commercial lot. Parkland dedication does not apply to commercial developments. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. * As per the Subdivision application, the development is a proposed commercial lot. Parkland dedication does not apply to commercial developments. 	NA
	NA

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

<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. * As per the Subdivision application, the development is a proposed commercial lot. Parkland dedication does not apply to commercial developments. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Need to submit Trip Generation to Traffic department. * Traffic Impact Analysis (TIA) required prior to final plat. - Submit Trip Generation to Traffic Department. 	Required
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Use Sec. 134-61 of the subdivision ordinance for the signature blocks' wording, including the owner's acknowledgement prior to recording. - Title of the Subdivision needs to reflect the Application. This subdivision is a Replat of Lot 1 of the Recorded Casa Corsica Subdivision. - Needs to add all relevant plat notes from previously recorded subdivision. - Need to provide staff with an official signed and sealed survey. - Needs to provide staff with copy of recorded document/instrument numbers for staff review prior to final. - Needs to provide plat note for Access Easement. - Update the Vicinity map to show all the Hidalgo County Parcel Information. - Verify Metes and Bounds matches bearings and distances *Must comply with City's Access Management Policy. 	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

ATES

SUBDIVISION



35 36 37 38 39 40

STHS McALLEN
NO. 1
SUBD

LOCATION

LOT 3

LOT 5

LOT 6

NOLANA AVE

**PROPOSED
CASA CORSICA
LOTS 1A & 1B
SUBDIVISION**

CASA CORSICA
SUBDIVISION

LOT 4

LOT 5

LOT 6

KERRIA AVE.

117

N. 38TH ST.

N. WARE ROAD

N. 35TH ST.

JONQUIL AVE.

JONQUIL AVE.

PONDEROSA PARK

SUBDIVISION

City of McAllen

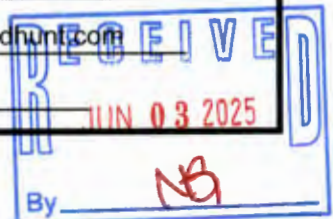
Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

SUB 2025-0084

Project Information	Subdivision Name <u>Shoppes at Ware Subdivision</u>	
	Legal Description <u>6.862 acres being all of Lot 1, Maria L. Mata Subdivision as recorded in Volume 26, Page 56B, H.C.M.D. & out of Lot 100 La Lomita Irrigation & Construction Company's Subdivision, as recorded in Volume 24, pages 67-68, H.C.D.R. City of McAllen, Hidalgo County, Texas.</u>	
	Location <u>Along the east ROW of N. Ware Road, approximately 600' north of Buddy Owens Blvd</u>	
	City Address or Block Number <u>4800 N Ware Rd</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>0</u> Gross Acres <u>6.862</u> Net Acres _____	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (_____ Acres) / <input type="checkbox"/> Residential (_____ Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u>	
	Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>344354 & 210763</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>		
Owner	Name <u>Pebco Management Trust</u> Phone <u>c/o (956) 287-2800</u>	
	Address <u>4700 West Lark</u> E-mail <u>c/o bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
Developer	Name <u>Rhodes Development Inc.</u> Phone <u>c/o (956) 287-2800</u>	
	Address <u>200 South 10th Street, Suite 1700</u> E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Brad Frisby, VP for Land Development</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com, drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 05.30.2025

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

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

5 46 47 48 49 50 51 52 53 54 55 56 57

PHASE 2
2 11 10 9 8 7 6 5
7 98 99 100 101 102 103 104

4 3 2 1
105
106
107
108 109 110 111

PHASE

LOCATION

2 11 10 9 8 7 6

1 10 9 8 7 6 5 4 3 2 1

1 42 43 44
8 47 46 45

90 91 92 93
89 88 87 86

101

SION

34 33 32 31 30
25 26 27 28 29

AUTO ZONE #6371 LOT 1
WARE PLAZA SUBDIVISION
WARE COMMERCE LOT A
FAMILY DOLLAR STORE SUBDIVISION

N WARE RD

MARIA L. MATA SUBDIVISION LOT 1
PROPOSED SHOPPES AT WARE SUBDIVISION

13 12
FIRST DOVE CENTRE
LOT-1 LAR-LIN No. 5 SUBDIVISION
LOT 3A LOT 3B
1 2 3 4 5 6 7 8 9 10 11 12

BUDDY OWENS BLVD

LOT 1 LONE STAR NATIONAL BANK NO. 2 SUBDIVISION
HOLDINGS BY S.T. REAL ESTATE SUBDIVISION LOT 1
OWENS COMMERCIAL PARK LOT 1

BOYS & GIRLS CLUB NORTH

LOT 1

5 6 7 8 9 10 11 12 13 14 15 16 17 18
YUCCA AVE.
WARE HEIGHTS SUBDIVISION
95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78
58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75



57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36
XANTHISMA AVE.

57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76
85 CA 31 30 19 18 7
32 29 31 16 9
56 33 28 31 16 9
55 34 27 22 15 10
54 35 26 23 14 11
53 36 25 24 13 12
52 37
51 38
50 39
49 40
48 41
47 42
46 43
45 44

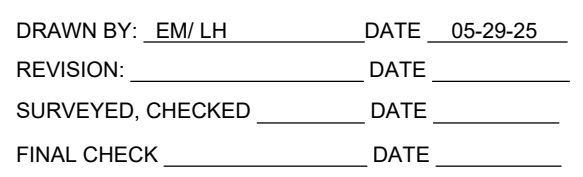
VILLAS ON WARE SUBDIVISION

18 17 16 15 14 13
19 20 21 22 23 24 25 26
WATERLILY AVE.

100

37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
WISTERIA ESTATE
VIOLET AVE.

55 54 53 52 51 50
56 57 58 59 60 61
ULEX AVE.





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/12/2025

SUBDIVISION NAME: SHOPPES AT WARE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North Ware Road: 75 ft. from Centerline for Total 150 ft. R.O.W. for High Speed Principal Arterial.</p> <p>Paving: By the State Curb & gutter: By the State</p> <ul style="list-style-type: none"> - Need to show Document numbers for any irrigation ,utility easements, and acquired R.O.W. on the plat AND provide copies of said documents for staff review prior to final. - Need to provide the Centerline (C.L.) for the N. Ware Road. - Provide the Total R.O.W. dimension. - Need to label dimensions from the Centerline to the end of the R.O.W. dedication. <p>*Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a separate instrument/document.</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length</p> <p>**Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts</p> <p>**Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac</p> <p>**Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft.</p> <ul style="list-style-type: none"> - ALLEY is required for commercial properties. <p>*If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen.</p> <p>**Subdivision Ordinance: Section 134-106</p>	Non-compliance

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

SETBACKS	
<ul style="list-style-type: none"> * Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> - Revise plat note as shown above. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> - Revise plat note as shown above. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> *Revise plat note as shown above. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: See front setback section above. **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> * Garage: Commercial Development Revisions Needed: <ul style="list-style-type: none"> - Remove Garage setback note. **Zoning Ordinance: Section 138-356 	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide sidewalk required along N. Ware Road. and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Revisions Needed: <ul style="list-style-type: none"> - Plat note to be finalized prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 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	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Ware Rd. - Please provide layout for access for staff review. **Must comply with City Access Management Policy 	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required

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

<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Proposed as Plat note #11 * 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. - Need to remove plat note, proposed subdivision is a Commercial Development. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
	Required
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - As per application, proposed land use for a Commercial Development. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Required
	TBD

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Subdivision name on the plat needs to match application, application refers to subdivision name as "Shoppes at Ware" - Need to update the Location map refers to site as the Villas at Ware, make sure to add the hatch for this subdivision project. - Plat note #12 refers to an HOA plat note, please revise accordingly. - Setback note refers to a "Garage" Setback, please revise as this is a commercial property. - Need to provide staff with copies of all recorded document mentioned on the Plat. - Subdivision to the East is the "Villas at Ware," please update parcel information. - Need to update the Owner's signature block and the Surveyor's signature block as they refer to the name for "SHOPPS AT WARE", this name is misspelled. - Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (9). <p>**Signature line should be as follows:</p> <hr/> <p>Mayor, City of McAllen DATE</p> <p>*Disclaimer: If you so wish, you can remove the City Secretary signature line from the plat.</p> <ul style="list-style-type: none"> - Need to provide layout for the proposed entrances. - Previously recorded subdivision for "Maria L. Mata Subdivision" plat notes are still required. - There is some linework being shown fronting N. Ware Rd. for an Irrigation Easement and a Utility easement, please clarify this with staff prior to final. <p>*Disclaimer: Abandonments cannot be done by plat, must be done by a Separate Instrument/Document.</p> <p>*Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. Irrigation District)</p> <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied



ELECTION OF OFFICERS