

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 19, 2026 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 stated 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 May 5, 2026, Meeting Minutes.

#### 2) PUBLIC HEARING:

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

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

#### CASE REZ2026-0058:

South Airport Subdivision, Lot 1, Andrades Subdivision, Lot 1, Deluxe Auto Subdivision, Lot 1, V-Reyna Subdivision, Lot 1, 2621 S. 23rd Street Subdivision, Lot 1, South Depot Road Subdivision, Lots 1-12, Gonzalez-Chapa Subdivision, Lot A, Alonzo Barrera Subdivision, Lot 1, Casa Linda Heights Subdivision, Lots 1-7 Block 1, Lots 1- 6 Block 2, and Colonia Hermosa No. 2 Subdivision, Lots 1-4 Block 11 and Lots 15-19 Block 11, Hidalgo County, Texas

2521-2600 South 23rd Street

2620-2820 South 23rd Street

2409, 2901, 2909, 2905, 2917, 3001, 3013, 3101 and 3109 South 23rd Street

2216 El Rancho Road (Avenue)

2000, 2201, 2202, 2203, 2205, 2510, 2601 and 2617 South 23rd Street (PIDS: 185499, 211101, 185500, 185501, 230713, 185510 and 185509)

2319 Jordan Road (PID: 230718)

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

**CASE REZ2026-0059:**

Casa Linda Heights Subdivision, Lots 8-14 Block 1 and Lots 7-10 Block 2,  
Colonia Hermosa No. 2 Subdivision, Lots 1-10 Block 1, Lots 1-26 Blocks 2, 5, 6,  
and 9, Lots 22-24 Block 3, Lots 1-7 and 14-24 Block 4, Lots 1-24 Blocks 7-8,  
Lots 1-31 Block 10, Lots 5-14 and 20-23 Block 11, Hidalgo County, Texas  
2716-2816 South 22nd Street  
2904 -3001 South 22nd Street  
2101-2149 Azteca Avenue  
2021-2149 Balboa Avenue  
2001-2149 Cortez Avenue  
2000-2217 Diaz Avenue  
2000-2216 El Rancho Road (Avenue)

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

**CASE REZ2026-0060:**

Colonia Hermosa No. 2 Lots 11-13 Block 1, Lots 1, 2, 5, 16, 17 and 21 Block 3,  
Hidalgo County, Texas  
2100 and 2104 Azteca Avenue  
2801 South 21st Street and Rear  
2012 and 2028 Balboa Avenue  
2020 and 2027 Balboa Avenue (PIDs: 151392 and 1132112)  
2000 Cortez Avenue (PID: 1132109)  
3301 South 23rd Street and Rears 1-5 (PIDs: 185513, 189398, 189397, 189396,  
189399 and 189395)  
3501 and 3901 South 23rd Street (PIDs: 185515 and 189400)  
4100 South Old 10th Street and Rears 1-6 (PIDs: 189403, 902495, 189403,  
189336, 189402, 189339 and 189401)  
4200 South Old 10th Street and Rears 1-2 (PIDs: 189335, 1893338 and  
20406949)  
4500 South Old 10th Street and Rear (PIDs: 189340 and 189341)

- 4. Rezoning from C-1 (Office Building-OC), C-4 (Commercial Industrial-OC), R-2 (Duplex-Fourplex Residential-OC) and A-O (Agricultural & Open Space-OC) Districts under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0061:**

2007 and 2105-2109 Portland Avenue (PIDs: 185483, 185477, 185476, and  
201281)  
2201 Expressway 83 (PID: 185474)

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

**CASE REZ2026-0062:**

Central Market Subdivision, Lot 1; Dinero Subdivision, Lot 1; Warehouse Kingdom Subdivision Phase II, Lot 1; The Warehouse Kingdom Subdivision, Lots 2-4; Hammond Development Subdivision, Lots 1-6; and Tanya Industrial Park Subdivision, Lots 1-12, Hidalgo County, Texas  
5617, 5701, 5901, 6101, 6201, 6501, 7801, 7809, 7917 and 8301 South 23rd Street  
2101 and 2501 Military Highway  
2008 and 1900 Dicker Road  
1900-2009 and 2101-2109 Tanya Avenue  
2016 Tanya Avenue (PID: 731308)  
5721 South 23rd Street, 6101 South 23rd Street Rear, 6201 South 23rd Street Rear, 6901, 7501, 7505, 7915, 7917, 7825 and 8101 South 23rd Street (PIDs: 846161, 185532, 729595, 1469996, 1076373, 1468083, 1468079, 590644 and 580999)  
2220 Military Highway (PID: 185533)

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

**CASE REZ2026-0063:**

Hutton-McAllen No. 2 Subdivision, Lot 1, and South 23rd Commercial Park Phase 1 Subdivision, Lots 1-2, Hidalgo County, Texas  
4701, 5525 and 5601 South 23rd Street  
5501 South 23rd Street and 5601 South 23rd Street Rear (PIDs: 185527 and 624337)

**b) REZONING:**

1. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.78 of one acre tract of land out of Lot 1, Northeast 1/4 of Section 7, Hidalgo Canal Company's Subdivision of Porciones 64, 65 & 66, Hidalgo County, Texas; 301 Houston Avenue. **(REZ2026-0055)**
2. Rezoning from C-1 (Office Building-OC) District and C-3 (General Business-OC) to C-1 (Local Commercial-UDC) District: All of Lot B, Emily Sasser No. 2 Subdivision and all of Lot 1, H.E.B. Sotex Subdivision, Hidalgo County, Texas; 720 and 800 East Jackson Avenue. **(REZ2026-0056)**
3. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 9, Redbud Subdivision, Hidalgo County, Texas; 309 Quamasia Avenue. **(REZ2026-0057)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Jesus Hernandez, on behalf of GAC Group LLC (DBA RGV Properties), for a Conditional Use Permit, for one year, for an Institutional Use (Super Welder's Academy) at Lots 6, 7, 8 and West 24.42 feet of Lot 9, East McAllen Business District Subdivision, Hidalgo County, Texas; 415 Business Highway 83. **(CUP2026-0028)**

**d) SUBDIVISION:**

1. JACKSON COMMERCE LOT 4A PHASE 2 SUBDIVISION, 105 N. JACKSON ROAD, JACKSON MCALLEN RETAILS PARTNERS, LTD; **(SUB2026-0019) (FINAL) BOWMAN**

**3) SUBDIVISIONS:**

- a) MILITARY INDUSTRIAL PARK SUBDIVISION, 1300 MILITARY HIGHWAY, MCC INDUSTRIAL PARK, LLC; **(SUB2026-0069) (FINAL) STIG**
- b) WAREHOUSE KINGDOM SUBDIVISION PHASE III, 2000 MILITARY HIGHWAY, ABASTO CORP., A TEXAS CORPORATION; **(SUB2026-0068) (FINAL) JHE**
- c) HERNANDEZ ACRES SUBDIVISION, 14601 N. TROSPER ROAD, SAUL & JORGE HERNANDEZ; **(SUB2025-0097) (REVISED PRELIMINARY) SEA (TABLED ON 04.21.26) (TABLED ON 05.05.26)**
- d) ALHAMBRA ON 10TH PHASE II SUBDIVISION, 11401 N. 10TH STREET, MOUAYAD DEVELOPMENT, LLC; **(SUB2026-0022) (REVISED PRELIMINARY) RIOPLEX**
- e) J & A RANCH SUBDIVISION, 11601 N. BRYAN ROAD, JORGE ALBERTO DE HOYOS AND ANITA MORENO; **(SUB2026-0005) (REVISED PRELIMINARY) S2**
- f) BALLESTEROS SUBDIVISION, 2201 S. BENTSEN ROAD, BLANCA ALICIA GARZA; **(SUB2025-0102) (REVISED PRELIMINARY) PCE**
- g) THE CUE SUBDIVISION, 2801 S. 10TH STREET, CITY OF MCALLEN; **(SUB2024-0080) (REVISED PRELIMINARY) PCE**
- h) THE WOODLANDS SUBDIVISION, 601 S. TAYLOR ROAD, MDM LAND COMPANY, LLC; **(SUB2026-0030) (REVISED PRELIMINARY) RDE**
- i) RE-PLAT LOT 17, BLOCK 17 ALTAMIRA SUBDIVISION, 2500 BEAUMONT AVENUE, CISNEROS CONSTRUCTION & CONTRACTING, LLC; **(SUB2026-0065) (PRELIMINARY) ER**
- j) ISMJ RETAIL SUBDIVISION, 3300 S. JACKSON ROAD, ISMJ RETAIL PARTNERS; **(SUB2026-0066) (PRELIMINARY) BOWMAN**

**4) DISCUSSION:**

**5) INFORMATION ONLY:**

**ADJOURNMENT:**

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

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, May 5, 2026 at 3:31p.m. at the McAllen City Hall, 3<sup>rd</sup>. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

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

**CALL TO ORDER** – 3:31 pm Mr. Marco Suarez, Chairperson

**PLEDGE OF ALLEGIANCE**

**INVOCATION.** Mr. Emilio Santos Jr.

Chairperson Mr. Marco Suarez announced they were going into executive session from 3:32 pm to 3:36 pm.

**1) MINUTES:**

- a) Approval of May 5, 2026 meeting minutes.

Being no discussion, Board Member Jesse Ozuna motioned to approve the minutes. Mr. Emilio Santos second the motion with five members present and voting.

**2) PUBLIC HEARING:**

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

- Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from R-3A (Multifamily Residential Apartment-OC), C-3 (General Business-OC), C-4 (Commercial Industrial-OC), and C-2 (Regional Commercial-UDC) Districts, under the Old Code (OC) and the Unified Development Code (UDC) to CC-UT (City Core-Uptown-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0054:**

- North McAllen Subdivision, Lots 1-6 Block 1
- North McAllen Subdivision, Lots 7-12 Block 4
- North McAllen Subdivision, Lots 1-6 Block 5
- North McAllen Subdivision, Lots 1-6 Block 12
- North McAllen Subdivision, Lots 7-12 Block 13
- North McAllen Subdivision, Lots 1-6 Block 16
- North McAllen Subdivision, Lots 1-6 Block 17
- North McAllen Subdivision, Lots 7-12 Block 20
- North McAllen Subdivision, Lots 1-6 Block 21
- North McAllen Subdivision, Lots 1-6 Block 28
- North McAllen Subdivision, Lots 7-12 Block 29
- North McAllen Subdivision, Lots 1-6 Block 32
- North McAllen Subdivision, Lots 1-6 Block 33
- North McAllen Subdivision, Lots 7-12 Block 36
- North McAllen Subdivision, Lots 1-6 Block 37
- North McAllen Subdivision, Blocks 41-56
- North McAllen Lot A Block 49 Subdivision, Lot A Block 49
- North McAllen, Lot 10A, Block 45 Subdivision, Lot 10A Block 45
  - 101, 117, 121, 201, 221, 309, 319, 401, 409, 421, 501, 503, 509, 517, 521, 601, 609, 611, 617, 621, 701, 703, 705, 709 and 721 North 10<sup>th</sup> Street
  - 100-221 North 11th Street
  - 100-213 North 12th Street
  - 100-221 North Broadway Street
  - 100-722 North Main Street
  - 100-219 North 15th Street
  - 100-221 North 16th Street
  - 100-222 North 17th Street
  - 100, 104, 110, 120 and 200 North Bicentennial Boulevard
  - 1000-1722 Ash Avenue
  - 1000-1724 Beech Avenue
  - 1109 & 1309 Cedar Avenue
- 51 North 17th Street (PID: 247680)
- 1101 Ash Avenue (PID: 248128)
- 10 North Broadway Street (PID: 248129)
- 1301 Ash Avenue (PID: 248138)
- 101 North Main Street (PID: 248139)
- 113 North Main Street (PID: 248140)
- 28 North 16th Street (PID: 248144)
- 110 North 16th Street (PID: 248146)
- 101 North 16th Street (PID: 248148)
- 120 North 17th Street (PID: 248149)
- 100 North Bicentennial Boulevard (PID: 248151)
- 104 North Bicentennial Boulevard (PID: 248154)

51 North 15<sup>th</sup> Street (PID: 567823)

105 North 15<sup>th</sup> Street (PID: 20835249)

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

Being no discussion, Board Member Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Emilio Santos second the motion with five members present and voting.

- 2. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0048:**

Botelo Industrial Park Subdivision, Lots 8-9, Hidalgo County, Texas  
2701 and 2721 Durango Avenue

Botelo Industrial Park Subdivision, Lots 10-21, Hidalgo County, Texas  
6400-6601, 6613, and 6701 South 27th Street

Botelo Industrial Park Subdivision, Lots 24-28, Hidalgo County, Texas  
6601, 6513, 6501, 6413, and 6401 South 28th Street

Botelo Industrial Park Subdivision, Lot 29, Hidalgo County, Texas  
2601 Military Highway

6400, 6412, 6500, 6512, 6600, 6612, 6613, 6614, 6615, and 6700 South 28th Street  
(PIDs: 546664, 546666, 546667, 546668, 546669, 546670, 562265, 546693, 546671, 562271)

6612 and 6614 South 27th Street (PIDs: 546691, 562268)

3001 Military Highway and Rear (PIDs: 270373, 270177)

3101 Military Highway and Rear (PIDs: 686964, 686965)

3201 Military Highway (PID: 584855)

**CASE REZ2026-0053:**

Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 2, Sharyland Business Park No. 4 Subdivision, Lot 8, Sharyland Business Park No. 6 Subdivision, Lot 26, Hidalgo County, Texas

6499, 6900, and 7100 South International Parkway

Sharyland Business Park Lots 9, 10 & B Subdivision, Lots 9, 10, and B, Sharyland Business Park Lots 17B and 17C Subdivision, Lots 17B-17C, Sharyland Business Park No. 2 Subdivision, Lot 18, Hidalgo County, Texas

4880, 4900, 5000, 5201, 5521, and 5600 Military Highway

Sharyland Business Park Lot 12 Subdivision, Lot 12, Sharyland Business Park Lot 16 Subdivision, Lot 16, Sharyland Business Park No. 2 Subdivision, Lot 19 and Outlot "A", Hidalgo County, Texas

5200, 5300, 5800, and 5900 George McVay Drive

Sharyland Business Park No. 3 Subdivision, Lot 20A, Hidalgo County, Texas  
6551 South Shary Road

Sharyland Business Park Lot 7 Subdivision, Lot 7, Sharyland Business Park No. 9 Subdivision, Lot 27, Sharyland Business Park No. 10 Subdivision, Lots 28-30, Sharyland Business Park No. 11 Subdivision, Lot 1, Sharyland Business Park No. 11A Subdivision, Lots 2A-2C, Hidalgo County, Texas

5124-5125 and 5300-5801 Honduras Avenue

4700 and 6898 South International Parkway (PIDs: 713488, 640695)

5125 Honduras Avenue Rear (PID: 722966)  
5201 Honduras Avenue (PID: 280771)  
4801 George McVay Drive & Rear (PIDs: 593205, 593206)  
5001 George McVay Drive & Rear (PIDs: 593207, 593208)  
5201 George McVay Drive & Rear (PIDs: 623973, 623974)  
5500 George McVay Drive (PID: 639142)  
5501 George McVay Drive & Rear (PIDs: 639136, 639137)  
5701 George McVay Drive (PIDs: 639150, 639151)  
5801 George McVay Drive & Rear (PIDs: 639148, 639149)  
5900 George McVay Drive & Rear (PIDs: 639145, 639147)  
7401 South Shary Road (PID: 1568735)

- 3. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from R-2 (Duplex-Fourplex-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0052:**

1913, 1917, 1925, 1929, 1933, 1939, 1943, 1947, 2009, 2013, 2019, 2023, and 2101  
Portland Avenue (PIDs: 185494, 185493, 185492, 185491, 185490, 185488, 185487,  
185486, 185482, 185481, 185480, 185479, and 185478)

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

**CASE REZ2026-0051:**

7500 South 23rd Street (PID: 1073374)  
7500 South 23rd Street Rear 1 through 19 (PIDs: 1075707, 1019737, 1076532,  
1075705, 1073376, 270191, 270192, 1075708, 1019739, 527160, 270193, 1071081,  
1019750, 1071080, 1019758, 240195, 1071079, 270198, and 1075052)

- 5. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from I-2 (Heavy Industrial-OC) District under the Old Code (OC) to I-2 (Heavy Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0049:**

Southwest Industrial Park Subdivision, Lot "A", Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 1-"A", Lots 2-C & 2-D McAllen Southwest Industrial District Unit 4 Subdivision, Lot 2-C, Lots 2-E and 2-F McAllen Southwest Industrial District Unit #4 Subdivision, Lots 2-E and 2-F, Hidalgo County, Texas  
3801, 4001, 4201, 4301, and 4317 Military Highway  
Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 6, Hidalgo County, Texas  
4001 Acapulco Avenue  
McAllen Southwest Industrial District Unit #7 Subdivision, Lots 1-2,  
6813 and 7021 South Bentsen Road  
6700-6713 South 40<sup>th</sup> Street (PIDs: 230565, 230566, 230553, 230554)  
4300 Acapulco Avenue & Rear (PIDs: 230557, 230560)  
3701 Military Highway & Rear (PIDs: 270377, 270378)

6800 South Ware Road & Rear 1 and 2 (PIDs: 236793, 1237297, 1128922)  
7221 South Bentsen Road & Rear 1-7 (PIDs: 584480, 845190, 270200, 270205,  
270201, 1236855, 270202, 1071549)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a2 -2a5. There was none.

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

**b) REZONING:**

1. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to C-2 (Regional Commercial-UDC) District: Lot 12, Block 4, Southwest Heights No. 2 Subdivision, Hidalgo County, Texas; 621 South 29th Street. **(REZ2026-0046)**

Ms. Mia Fuentes stated The subject property is located at the northeast corner of South 29<sup>th</sup> Street and Galveston Avenue.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for hotel/motel use with a sign.

The adjacent properties are zoned R-2 (Duplex-Fourplex-OC) District to the north, R-1 (Single-Family Residential-OC) District to the east, I-1 (Light Industrial-OC) District to the south, and C-3 (General Business-OC) District to the west.

Surrounding land uses include commercial businesses, single-family residential and multi-family residential.

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

The development trend along South 29th Street is commercial and mutli-family residences.

The subdivision was recorded in April 1981. The earliest zoning record found for the property, indicating R-2 zoning designation, dates back to 1979.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Jesse Ozuna Second the motion with five members present and voting.

2. Rezoning from I-1 (Light Industrial-OC) District to C-2 (Regional Commercial-UDC) District: 1.810 Acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, Hidalgo County, Texas; 105 North Jackson Road. **(REZ2026-0064)**

Ms. Mia Fuentes stated The subject property is located at the northwest corner of U.S. Highway 83 and North Jackson Road.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for a gas station and convenience store.

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

Surrounding land uses include commercial businesses.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Employment Center. Business center uses with easy access to major roadways make up the majority of the land use category.

The development trend along North Jackson Road is commercial.

The subdivision was recorded in March 1997. The property is going through a resubdivision under the proposed name of Jackson Commerce Lot 4A, Phase 2 Subdivision. The earliest zoning record found for the property, indicating I-1 zoning designation, dates back to 1979.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Emilio Santos Second the motion with five members present and voting.

3. Rezoning from C-3 (General Business-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.12 of an acre tract of land out of Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 711 South 24th Street. **(REZ2026-0045)**

Mr. Noah Del Bosque stated The subject property is located on the east side of South 24th Street,

south of Galveston Avenue.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District for a proposed home. A feasibility plan has not been submitted.

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

The subject property is currently vacant. Surrounding land uses include single-family homes, a commercial plaza, and an auto dealership.

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

The development trend along South 24th Street is single-family homes.

Alta Loma Subdivision was recorded on August 1, 1961. The subject property was rezoned to C-3 (General Business-OC) District as part of the 1979 City of McAllen Comprehensive Zoning. There has been no rezoning request for this property since then. A subdivision application under the name of Lot 1C Alta Loma Subdivision for the subject property was submitted on April 10, 2026.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with five members present and voting.

4. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 5, Chula Vista Subdivision No. 3, Hidalgo County, Texas; 513 Chula Vista Street. **(REZ2026-0047)**

Mr. Noah Del Bosque stated The subject property is located on the north side of Chula Vista Street, west of South McColl Road.

The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District for a single-family home with a pool house.

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

The subject property and surrounding uses include single-family homes.

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

The development trend along Chula Vista Street is single-family homes.

Chula Vista Subdivision No. 3 was recorded on October 18, 2004. The subject property was rezoned to R-1 (Single-Family Residential-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. There has been no rezoning request to this property since then. The applicant had applied for a building permit for an addition of a pool house on February 19, 2026, however, it is still under review pending the rezoning.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods. It also follows the development trend in this area.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Jesse Ozuna Second the motion with five members present and voting.

**5. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 7, Orangewood East Subdivision, Hidalgo County, Texas; 3812 South "F" Street. (REZ2026-0050)**

Mr. Noah Del Bosque stated The subject property is located on the west side of South "F" Street, between Burns Drive and Sundown Drive.

The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District for a single-family home with a pool house.

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

The subject property and surrounding uses include single-family homes.

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

The development trend along South “F” Street is single-family homes.

Orangewood East Subdivision was recorded on August 6, 1996. The subject property was annexed and zoned to R-1 (Single-Family Residential-OC) District on March 25, 1996. There has been no rezoning request to this property since then. The applicant had applied for a building permit for an addition of a pool house on March 12, 2026, however, it is still under review pending the rezoning.

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

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

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

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with five members present and voting.

**c) CONDITIONAL USE PERMIT:**

1. Request of Israel Torres Jr., on behalf of caferico956 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Café Rico) at the south one-half of Lot 10, Block 10, McAllen Addition, Hidalgo County, Texas; 115 South 17th Street. **(CUP2026-0021)**

Mr. Noah Del Bosque stated The subject property is located on the east side of South 17<sup>th</sup> Street, between Austin Avenue and Beaumont Avenue. The property is zoned CC-DT (City Core-Downtown UDC) District. The adjacent properties are zoned CC-DT (City Core-Downtown-UDC) District in all directions. The surrounding land uses include bars, nightclubs, and retail. A bar is allowed in a CC-DT District with a Conditional Use Permit and in compliance with requirements.

This property is part of the Original Townsite of McAllen. Special Use Permits for this property under different ownership have been issued in the past, most recently in 2022. A building permit for commercial alteration for the establishment to operate was issued on March 20, 2026.

The applicant is proposing to operate a bar under the name Café Rico from 2,135 square feet of lease space. The bar will require 5 parking spaces including one accessible parking space but may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9. of the UDC. Their proposed hours of operation are 8 a.m. to 6 p.m. Monday through Thursday, 8 a.m. to 12 a.m. Friday and Saturday, and 10 a.m. to 2 p.m. on Sunday. Based on the projected sales provided, a CUP is not need at this time however the applicant still wishes to apply for one.

The proposed bar must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- Adequate Lighting, including, but not limited to, all entrances and exits

- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- UV ink
- Litter control
- Maximum occupancy load established by the building official

If approval is granted, the establishment must comply with all other UDC requirements, Building Codes, and Fire Department requirements. The applicant must also sign an acknowledgement and agreement to all conditions.

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

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

Ms. Nashla Showery stated her concerns on minors being intoxicated in 17<sup>th</sup> Street and also buying fake Id's. Ms. Showery also mentioned she is just asking the City of McAllen to help the present and the future bars of McAllen.

Dr. Rafael Rafols 101 Eagle Ave, Property owner of Café Rico Applicant stated the concept of this property is improve downtown bring more culture, bring music, art it is not a place for people to get wasted. As per Mr. Rafols that is not his goal and that is not what he wants in his property.

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

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

2. Request of Zuribeth V. Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a night club (The Mansion Discotheque) at Lot 11, Block 23, McAllen Addition, Hidalgo County, Texas; 221 South 17th Street. **(CUP2026-0022)**

Mr. Noah Del Bosque stated The subject property is located on the east side of South 17<sup>th</sup> Street, between Beaumont Avenue and Chicago Avenue. The property is zoned CC-DT (City Core-Downtown UDC) District. The adjacent properties are zoned CC-DT (City Core-Downtown-UDC) District in all directions. The surrounding land uses include bars, nightclubs, and retail. A nightclub is allowed in a CC-DT District with a Conditional Use Permit and in compliance with requirements.

This property is part of the Original Townsite of McAllen. Special Use Permits for this property have been issued in the past, most recently in 2025. On March 3, 2026, a Notice of Violation and Revocation of Special Permit was made on the basis that there was reason to believe that the permittee is in violation of permit conditions, requirements, or limitations, specifically but not limited to failure enforce age-verification requirements.

The applicant is proposing to operate a nightclub under the name The Mansion Discotheque from 4,245 square feet of lease space. The nightclub will require nine parking spaces including one accessible parking space but may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9. of the UDC. Their proposed hours of operation are 10 p.m. to 2 a.m. Thursday through Sunday.

The proposed nightclub must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- Adequate Lighting, including, but not limited to, all entrances and exits
- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- UV ink
- Litter control
- Maximum occupancy load established by the building official

If approval is granted, the establishment must comply with all other UDC requirements, Building Codes, and Fire Department requirements. The applicant must also sign an acknowledgement and agreement to all conditions.

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

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

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

After lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with five members present and voting.

3. Request of Villas at Tres Lagos SPE, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an associated recreation (clubhouse) at Common Area "A", Villas at Tres Lagos Phase I Subdivision, Hidalgo County, Texas; 5602 Wisdom Avenue. **(CUP2026-0025)**

Mr. Noah Del Bosque stated The subject property is located on the north side of Tres Lagos Boulevard, east of North Shary Road. The property and adjacent properties are zoned R-3T (Multifamily Residential Townhouse-OC) District. The surrounding land uses include a public school, college campus, and vacant land. An associated recreation use is permitted in this zone with a conditional use permit and in compliance with requirements.

Villas at Tres Lagos Phase I Subdivision was recorded on February 27, 2026. This is the first

Conditional Use Permit application submitted for the subdivision. A building permit for the proposed clubhouse was submitted on March 3, 2026.

The subject property is currently vacant. The applicant is proposing to construct a clubhouse within Common Area "A" of the subdivision. The submitted site plan depicts a pool house and basketball courts.

The site plan must comply with all requirements on the building permit, including setbacks, landscaping, parking, etc. The proposed clubhouse must also comply with the following specific requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The project is proposing 19 parking spaces;
- 3) The associated recreation shall comply with requirements established for accessory uses. The recreation areas proposed are for the use of the overall development;
- 4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use. The recreation areas will be maintained by the Homeowner's Association/Public Improvement District (PID);
- 5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;
- 6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

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

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

Staff recommends approval of the request, for life of the use, subject to compliance with the Subdivision and Zoning Ordinance, Fire Department, and Building Code requirements.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the conditional use permit. Ms. Isela V. Rios Second the motion with five members present and voting.

4. Request of Priscilla J. Kunkle, on behalf of World Gospel Mission, for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Religious Center) at Lots 26-29, Block 10, College Heights Subdivision, Hidalgo County, Texas; 2021 Jackson Avenue and 2105, 2109, and 2021 Kennedy Circle. **(CUP2026-0023)**

Ms. Mia Fuentes stated The subject property is located on the southeast corner of Jackson Avenue and Kennedy Circle. The property is zoned R-2 (Duplex-Fourplex-OC) District. Adjacent zoning includes R-2 (Duplex-Fourplex-OC) District in all directions. An institutional use is permitted in an R-2

District with a Conditional Use Permit and in compliance with all requirements.

College Heights Subdivision was recorded on December 29, 1926. A Conditional Use Permit for an institutional use (school with a basketball court) was approved by City Commission in June 2001. A new Conditional Use Permit application for an institutional use (religious center) was submitted on March 23, 2026.

The religious center current and proposed days and hours are Monday to Sunday from 8:00 a.m. to 11:00 p.m. The building fronting Jackson Avenue contains offices, classrooms, storage rooms, and a private coffee shop only open to members of the religious center. The second building contains classrooms, a gym, and a cafeteria.

The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. The required parking is provided from parking lot across Jackson Avenue and shared parking with the lot north of the property. Based on approximately 15,200 square feet, 30 parking spaces are required. 7 spaces are provided on site and 19 spaces are provided in the lot to the northwest, across the intersection. The remaining 4 spaces are provided from the parking agreement with Iglesia Evangélica Cristiana, a church located directly north of the main building.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence for any new construction;

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

Staff received one call in opposition to the request regarding insufficient parking spaces.

Staff recommends approval of the request.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the conditional use permit. Ms. Isela V. Rios Second the motion with five members present and voting.

5. Request of Yasin I. Ansari, on behalf of South Texas Educational Technologies INC., for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Horizon Montessori Public School) at Lot 1 and Lots 5 through 12, Block 36, North McAllen Addition Subdivision, Hidalgo County, Texas; 320 North Main Street and 321 North Broadway Street. **(CUP2026-0024)**

Ms. Mia Fuentes stated The subject property is located at the northeast corner of North Main Street and Cedar Avenue. The property is zoned C-3 (General Business-OC) District and R-3A (Multifamily Residential Apartment-OC) District. Adjacent zoning includes R-2 (Duplex-Fourplex-OC) District to the northeast and east C-3 (General Business-OC) District to the northwest, west, and south. An institutional use is permitted in a C-3 and R-2 District with a Conditional Use Permit and in compliance with all requirements.

The first Conditional Use Permit for this location was approved for one year at the Planning and Zoning Commission meeting on June 21, 2011. The applicant requested for Life of Use, however, withdrew to allow time for remodeling and for Staff to review the permit after completion. The Conditional Use Permit was renewed yearly until 2023 when the applicant applied for Life of Use again. The Traffic Department recommended disapproval for Life of Use to allow for a traffic study with the approved Traffic Circulation Plan, and as a result, the request was approved for 3 years at the City Commission meeting on March 27, 2023. The current Conditional Use Permit expired on March 27, 2026, and the applicant submitted a new request for Life of Use on March 23, 2026.

The school operates in an existing two-story building, with a pavilion on Lot 6 and a playground area on Lot 1. The current and proposed days and hours are Monday to Friday from 7:30 a.m. to 5:30 p.m. The Traffic Department has completed their traffic study and recommended approval for Life of Use.

The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas and has direct access to North Main Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Based on 1.5 parking spaces per classroom and office, 47 parking spaces are required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, additional parking will be required.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to

discourage vandalism and criminal activities;

- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

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

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

Staff recommends approval of the request.

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

After lengthy discussion, Board member Mr. Jesse Ozuna moved to approve the conditional use permit. Mr. Gabriel Kamel Second the motion with five members present and voting.

**d) SUBDIVISION:**

- 1) BICENTENNIAL ONE SUBDIVISION, 809 S. 19 ½ ST (REAR), 900 S. BICENTENNIAL, LLC; (SUB2026-0051) (FINAL) MGE**

Ms. Natalie Moreno stated the subdivision was located on Calle De San Francisco (ABANDONED). Ingress/Egress is implied to be from the Calle De San Francisco, please clarify with staff. Paving: 32 ft Curb & gutter: both sides. Need to provide on the plat and for staff, documents detailing when and how the road was abandoned prior to final. Additional requirements may apply. At the planning and zoning commission board and city commission board approved the variance request to the subdivision lot not fronting a public street. on 11.24.25. 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. 200-800 ft. Block Length for R-2 Zone Districts (UDC). Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. No alley will be proposed due to a one lot townhome development. Subdivision Ordinance: Section 134-106. 4 ft. wide minimum sidewalk required on all interior streets. Calle de San Francisco, Sidewalk requirements may change to be 5 ft. prior to final, as per Engineering Department requirements. No plat note required. The engineer submitted a variance request to not provide a 4 ft required sidewalk. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025. The Board voted to approve the variance request to not provide a sidewalk on 11.24.25. Subdivision Ordinance: Section 134-120.

Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Plat note being provided in note #6. A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Access must be through common access easement. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. The engineer submitted a variance request for the lot not fronting a public street. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025. The variance request got approved for the lot not facing a public street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium Density Residential District) Proposed: R-2 (Medium Density Residential-UDC) a Rezoning request was submitted to change the zone to the new UDC. The rezoning got approved at the meeting of November 4, 2025. Zoning Ordinance: Article V. Existing: R-2 (Medium Density Residential District) Proposed: R-2 (Medium Density Residential-UDC) a Rezoning request was submitted to change the zone to the new UDC. The rezoning got approved at the meeting of November 4, 2025. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. 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. Pending review by the Parkland Dedication Advisory Board and CC. 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. A Rezoning request was submitted to change the zone to the new UDC to R-2. The rezoning got approved at the November 4th meeting. 5 variance requests were submitted and will be heard at the planning and zoning commission board on Nov. 4, 2025. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Gabriel Kamel moved to approve the subdivision in final form. Mr. Jesse Ozuna Second the motion with five members present and voting.

### 3) CONSENT:

- a) VILLAS AT PRIMROSE SUBDIVISION, 4500 N. WARE ROAD, MADHOUSE DEVELOPMENT, INC; (SUB2026-0061) (FINAL) CE

Ms. Natalie Moreno stated the subdivision was located on 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. Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 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. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to recording. Subdivision Ordinance: Section 134-106. Front: N. Ware Road: 20 feet or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. 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. 4 ft. wide minimum sidewalk required on N. Ware Rd. Sidewalk requirements may increase to 5 ft. as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Required: Please revise Plat Note #8 to separate the buffer requirements into two distinct notes for clarity and accuracy. The current note combines multiple requirements and should be split as follows: A 6 ft. opaque buffer is required adjacent to/between multi-family residential and commercial or 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. Please revise Plat Note #8 to separate the buffer requirements into two distinct notes for clarity and accuracy. The current note combines multiple requirements and should be split as follows: An 8 ft. masonry wall is required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 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, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A (Multifamily Residential District) Proposed: R-3A (Multifamily Residential District) Please clarify the proposed use on the application, as it is currently left blank. An updated application reflecting the proposed use is required Zoning Ordinance: Article V Rezoning Needed Before Final Approval Zoning Ordinance: Article V Land dedication in lieu of fee. Based on the submitted application, 104 dwelling units are proposed. As per Parks Department, park land dedication of 1.6536 acres will be required prior to recording. 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. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. \$700 X 104 dwelling units = \$72,800. 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. Pending review by the Planning Director and reviewed by the City Manager. Based on the submitted application, 104 dwelling units are proposed. As per Parks Department, park land dedication of 1.6536 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 prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per traffic, Trip Gen approved, no TIA required. Comments: Update application to reflect new owners. Signature blocks must comply with Section 134-61. For the record, Plat is providing H.C.I.D. #1 Signature Block. As per Fire Department, access roads in excess of 150 ft. shall provide width and turnaround provisions. Disclaimer: Any abandonment of easements cannot be done by plat, must be done by a separate instrument. Must comply with City's Access Management Policy.

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

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

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

**b) VISTA PALOMA SUBDIVISION, 5200 N. TAYLOR ROAD, KEVIN L. HUGHS; (SUB2026-0064) (FINAL) SWG**

Ms. Natalie Moreno stated the subdivision was located on N. Taylor Rd. - Minimum 20 ft. dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides. Revisions Needed: Please show dedication on both sides of centerline, prior to final to determine if no dedication is needed. The arrows on plat for dedications show to be off center and not on a line. Please provide Doc. No. on plat for the apparent 60 ft. R.O.W. located on the Southwest corner of the property. Need to Provide for dedication for section of property that is inside the apparent R.O.W. Please provide R.O.W. Recorded Docs. for staff review. Disclaimer: R.O.W. area seems to be closed off before reaching Taylor Rd., please clarify on the plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Dove Ave. - Dedication for 40 ft. from centerline for 80 ft. R.O.W. Paving: 52 ft. B-B Curb & gutter: Both Sides. Revisions Needed: Please show existing dedication on both sides, prior to final. Please provide R.O.W. Documents for staff review prior to final. Disclaimer: There is an apparent triangular piece of land Lot 3 that is part of the Sharyland I.S.D. Junior High School. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 48th St.: 60 ft. - 70 ft. ranging R.O.W. required. Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides. Revisions Needed: curvature going from North to South side of the R.O.W. Please show the dedication on the southeast portion of N. 48th Street. ROW shows 55 ft. is that total? and no dedication was needed? United Irrigation District and HCID No. 16 existing easement runs into part of N. 48th St. Arrows are not cons. Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: 50 ft. or greater for easements, whichever is greater applies. revise plat note as stated above. The zoning remained, the setbacks increased to A-O. Zoning Ordinance: Section 138-356. Rear: 20 ft. or greater for

easements, whichever is greater applies. revise plat note as stated above. The zoning remained, the setbacks increased to A-O. Zoning Ordinance: Section 138-356. Sides: 20 ft. or greater for easements, whichever is greater applies. revise plat note as stated above. The zoning remained, the setbacks increased to A-O. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as stated above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Clarify/Revise the plat note as shown above. Proposing: "18.0 feet except where greater setback is required." Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Taylor Rd, N. 48th St and Dove Ave. Add plat note as stated above. Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize. Subdivision Ordinance: Section 134-120". Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along N. Taylor Road, N. 48th St, and Dove Ave. Perimeter buffers must be built at time of Subdivision Improvements. access, or lot frontage permitted along: (Proposing) : Lot 2,3&4 to have access along N. Taylor Road. Lot 1 to have access along Dove Avenue. Lot 5 to have access through Zinnia Avenue. Lot 5 was approved to have Access through 48th Street aligning with existing Zinnia Avenue or Bluebird Ave to the East. Add plat note as stated above, prior to recording. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing A-O Proposed A-O. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. There was no Zoning Submitted for this development. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. (5 lots) 3,500. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. (5 lots) 3,500. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. (5 lots) 3,500. 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. Comments: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. Please provide staff with a copy of the HCID No. 16 Easement documents for staff review prior to recording. No overlap of easements into the R.O.W. is allowed. Disclaimer: No reserve strips are allowed. Please clarify the S.W.S.C. easement/waterline CCN shown on the Plat. At the Planning & Zoning Commission meeting of August 20, 2024, the board voted to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utility approvals. Must comply with City's Access Management Policy.

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

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

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

- c) THE TREE HOUSE SUBDIVISION, 801 S. TAYLOR ROAD, GURA LIVING COMMUNITIES, LLC; (SUB2026-0063) (FINAL) ACHC

Ms. Natalie Moreno stated the subdivision was located on S. Taylor Rd: 40 ft. from center line for a total of 80 ft. ROW. Paving: 52 ft. - 65 ft. Curb & gutter: Both sides. Please provide document of existing

ROW for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 60 ft. ROW. Paving: 40ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Please provide the measured centerline distance from the proposed interior street(s) intersecting S. Taylor Road to the centerline of the existing street(s) located west of S. Taylor Road. The dimension shall be clearly shown on the plat to demonstrate compliance with the minimum 125 ft. centerline to centerline offset requirement. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Block length with no stub outs to the north and to the south. Plat submitted on 1/15/26 showing property to the south and north are un-subdivided, which allows for the stub out streets to be extended as these properties are developed. A variance request was submitted on March 10, 2026, and is scheduled to be heard at the Planning & Zoning Commission meeting on April 7, 2026, followed by the City Commission meeting on April 27, 2026. Variance was approved by City Commission meeting on 4.27.26. 600 ft. Maximum Cul-de-Sac. As per Fire Department requirements, 96 ft. of paving face-to face required. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements. Revise as shown above prior to recording. (Proposing - 20ft or to easement line whichever is greater in all cases.) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to recording. City Commission approval for R-1 (UDC) 3.23.26. Rear: 10 ft. or greater for easements. Revise as shown above prior to recording. (Proposing - 10 ft. or to easement line whichever is greater in all cases) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to final. City Commission approval for R-1 (UDC) 3.23.26 Sides: 5 ft. or greater for easements whichever greater applies. Revise as shown above prior to recording. (Proposing - 5 ft. or to easement line whichever is grater in all cases) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) City Commission approval for R-1 (UDC) 3.23.26. Corner: 10 ft. or greater for easements. Revise as shown above prior to recording. (Proposing 10 ft. or to easement line whichever is greater in all cases) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to final. City Commission approval for R-1 (UDC) 3.23.26. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise as shown above prior to recording. (Proposing - 18 ft. or to easement line whichever grater in all cases.) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to final. City Commission approval for R-1 (UDC) 3.23.26. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Taylor Rd, and both sides all interior streets. Revise plat note #15 as shown above prior to recording. May increase to 5 ft. as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, Revise plat note #16 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. Shall provide plat note as shown above prior to recording. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Taylor Rd for lots 1, 62, & 61. Plat note #6 reflects lots 1-60 & 61, Revise and clarify to reflect no curb cut access as mentioned above. 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. Add plat note prior to recording. 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. Clarify plat note #21 as it references lots 1-112. Revised Plat reflects 114 lots. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Please clarify on plat whether it will be private or public prior to recording. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R1. Zoning Ordinance: Article V. City Commission approval for R-1 (UDC) 3.23.26. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Currently zoned as R-3A and application shows R-1. Application for R-1 Zoning submitted on 1-26-26, must be finalized prior to final. If property is rezoned, requirements will be established prior to final. City Commission approval for R-1 (UDC) 3.23.26. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. 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.

Comments: Must comply with City's Access Management Policy. Owner signature block verbiage needs to be revised to reflect whether the subdivision is public or private. Plat submitted 1-15-26 reflecting both public and private. Revise and clarify prior to final. Name of subdivision to the south is a recorded plat. Please revise and clarify accordingly with legal description. City Commission approval for R-1 (UDC) 3.23.26. lots 4-20 are missing lot dimensions, lots 27-38 are missing lot dimensions, 42-59 are missing lot dimensions. Revise accordingly prior to final. The variance request, submitted on March 10, 2026, is scheduled to be heard at the Planning & Zoning Commission meeting on April 7, 2026, and the City Commission meeting on April 27, 2026, and seeks to: (1) waive the requirement for S. 49th Street as a ¼-mile collector roadway, (2) waive the requirement for an east/west ¼-mile collector roadway, and (3) allow a block length exceeding the maximum of 200–800 feet or 12 lots, whichever is less. Variance was approved by City Commission meeting on 4.27.26. Clarify the intent of Lot 114. Indicate whether the lot is proposed to serve as a common area. Label and revise the plat as needed.

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

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

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

#### 4) SUBDIVISIONS

- a) HERNANDEZ ACRES SUBDIVISION, 14601 N. TROSPER ROAD, SAUL & JORGE HERNANDEZ; **(SUB2025-0097) (REVISED PRELIMINARY) SEA (TABLED ON 04.21.26)**

Ms. Natalie Moreno stated the subdivision was located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length \*\*Subdivision Ordinance: Section 134-118. Rear: Proposing 15 ft. rear setback for easement shown on plat. Finalize prior to final, but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easement. Need to finalize prior to final, but no less than ordinance requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from

adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Finalize wording on plat note prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. As per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Comments: Provide documents and width of UID Canal ROW prior to final. Provide documents for the existing ROW on N. Trosper Road. Revisions and references to UDC might be required and must be finalized prior to final. The engineer submitted a variance request to the quarter mile collector. The variance will be heard on April 21, 2026 and CC on May 11, 2026. Must comply with City's Access Management Policy.

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

Ms. Natalie Moreno stated subdivision is to be kept tabled.

Chairperson Mr. Marco Suarez asked for motion to keep subdivision tabled.

Being no discussion, Vice Chairperson Gabriel Kamel moved to keep subdivision tabled. Mr. Jesse Ozuna Second the motion with five members present and voting.

**b) ASTRID'S PLACE SUBDIVISION, 324 N. 4TH STREET, ASTRID GUTIERREZ; (SUB2026-0042) (REVISED PRELIMINARY) SEC (TABLED 04.21.26)**

Ms. Natalie Moreno stated the subdivision was located on Date palm Avenue: Dedication of 25 ft. from centerline for a 50 ft. total R.O.W. Paving: 32 ft. Curb & gutter: both sides. Revisions required: Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff. review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 4th Street: Dedication of 25 ft. from centerline for a 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides. Revisions Required: Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff. review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties/multifamily residential. There is an existing Alley 10 ft. on the east side of the property. Subdivision Ordinance: Section 134-106. Rear: 10 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Date Palm Avenue and N. 4th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must

be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Lots are fronting Date Palm Avenue. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted for this subdivision. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$ 2,100 (3 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$ 2,100 (3 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Public hearing required with noticed may be applicable for single-family residential, prior to recording. Replat name change should be "Bryan's Addition, Lots 1A, 2A & 3A, Block 2 Subdivision" Engineer submitted a variance request and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel motioned to untable the subdivision and also to approve the subdivision in preliminary form including the variance. Mr. Jesse Ozuna Second the motion with five members present and voting.

**c) RUSSELL CREEK SUBDIVISION, 13701 N. 23RD STREET (N. DEPOT ROAD), ELITE DEVELOPMENT 786, LLC; (SUB2025-0164) (REVISED FINAL) M2**

Ms. Natalie Moreno stated the subdivision was located on Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: Both Sides. Please clarify additional ROW it appears to overlap the 20-foot existing ROW. Provide document numbers for existing ROW dedications and provide a copy for staff review. Existing transmission powerline poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission powerline poles as applicable, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. 15 ft. SWSC shows to overlap with ROW. Please clarify. Please label how existing ROW was dedicated. Provide document numbers for existing ROW, dedications and provide a copy for staff review, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. 8-3/4 Mile

Road (E/W 1/4 Mile Collector): Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. The project engineer submitted a variance application (VAR2025-0013) on April 9, 2025 to request the interior E/W street to be considered the 1/4 Mile Collector with the ROW to be reduced to 50 ft. instead of the required 60 ft. and for the paving to be 32 ft. back to back instead of the required 40 ft. The project engineer submitted an additional variance request for the minimum 125 ft. street jog offset. The submitted plat shows the centerline for 8-3/4 Mile Road as a 100 ft. offset from centerlines. If the request to reduce the ROW is approved staff recommends a 10 ft. sidewalk and utility easement on both sides. The variance was approved at the City Commission for the 50ft of ROW and 40 ft of pavement. Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names to be finalized,, prior to recording. There have been discussions with our Engineering Department that a stub out to the property to the northeast may be required for connectivity for a secondary access that is under review and must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easements. The Engineer requested a variance to the front setback going from 25 ft to 20 ft. P&Z will be heard on May 5th 2026. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. The Engineer requested a variance to the side yard setback going from 6 ft to 5 ft. P&Z will be heard on May 5th 2026. Zoning Ordinance: Section 138-356. Corner:10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Russell Road, North 23rd Street (Depot Road), 8-3/4 Mile Road, and both sides of all interior streets. 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. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along Russell Road and North 23rd Street (Depot Road). Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Russell Road, North 23rd Street (Depot Road), and 8-3/4 Mile Road. 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Need to provide more information on the curve table as there appears to be missing curve dimensions to determine if minimum lot width is compliance. Curve dimensions seem to be off set. Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone. On some lot frontage, they do not meet the min lot frontage of minimum 50 ft. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted

application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Pending review by the City Manager's Office. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process and not by plat, prior to final. Application states this is a public subdivision, but plat has indications of subdivision being private, engineer must clarify if subdivision will be public or private. Subdivision plat and survey show conflicting information for the subdivision boundary dimensions. Also, some easements shown on survey aren't shown on the plat. Subdivision was previously "Russell Creek Subdivision Phase I" If the name has changed the subdivision application must be revised, prior to recording. At the Planning and Zoning Commission meeting of May 6, 2025, the Board recommended approval of the variances to the ROW and street offset, and no action on paving width requirement as the engineer agreed to the required 40 ft. of paving. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form including the variance request. Mr. Jesse Ozuna Second the motion with five members present and voting.

**d) ALHAMBRA ON 10TH SUBDIVISION, 11301 N. 10TH STREET, AL YAZJI DEVELOPMENT, LLC; (SUB2025-0167) (REVISED FINAL) RIOPLEX**

Mr. Marco Johnson stated the subdivision was located on N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW. Paving: By State Curb & gutter: By State. Revisions needed: Provide a copy of the existing ROW documents for staff review to recording. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving: 65-05 ft. Curb & gutter: both sides. Revisions needed: Label the centerline and the existing ROW on both sides to finalize the ROW dedication. requirements as required above prior to recording. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street: ROW dedication needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Revisions needed: The subdivision on the south side must be recorded first before this plat can be recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. A variance request was submitted and will be heard at the planning and zoning commission board on November 4, 2025 and city commission on November 24, 2025 for the

50 ft. with a 10 -foot utility and sidewalk easement on both side. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Two proposed subdivisions under the names of "Vacate A Portion of Racquet Club and Replat to Park West Subdivision" & "Vacate A Portion of Racquet Club and Replat to Villages at Park West Subdivision" are in process and have been recorded. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. 900 ft. Block Length for R-3 Zone Districts. Block Length for R-3 Zone Districts. 200-800 ft. Block Length or twelve lots, whichever is less, will apply if the rezoning request is approved. A variance to this request was submitted and will be heard at the planning and zoning commission board on November 4, 2025. Subdivision Ordinance: Section 134-118 and/or UDC Sec. 5.3.6. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning request was approved. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved. If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3. Please submit the radius dimensions on the cul-de-sac requirements. A variance request was submitted for this requirement and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on Nove 24, 2025 for exceeding cul-de-sac length. That was approved by city commission. Subdivision Ordinance: Section 134-105 and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. ROW: 20 ft. Paving:16 ft. Provide alley according to Public Works Department's requirements prior to final. Alley/service drive easement required for commercial properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106 and/or UDC. Front: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements or in line with existing structures whichever is greater applies. Lots 2-69 (proposing): 20 ft. or greater for easements. Revisions needed: Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC. Rear: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69 (proposing): 10 ft. or greater for easements. Revisions needed: Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC. Sides: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69 (proposing): 5 ft. or greater for easements. Revisions needed: Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC. Corner: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69: 10 ft. or greater for easements. Revisions needed: Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356 and/or

UDC. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 10th Street, Bicentennial Blvd and both sides of all interior streets. Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. Sidewalk requirements will be finalized once the zoning is finalized prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard. Revise plat note #9 as shown above prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. Plat note #13 proposes no curb cut or access along N. 10th Street as well. The plat note will be finalized once the Traffic Department review is finalized. As per Traffic Department, no curb cut will be allowed along N. Bicentennial Boulevard. Contact Traffic Department for the requirement along N. 10th Street to finalize the plat note prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. If the access is pending another subdivision on the south side, the plat cannot be recorded until the other plat is recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to recording. Subdivision Ordinance: Section 134-1 and/or UDC. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (duplex-fourplex residential) and C-3 (general business Districts) Proposed: R-2 (medium density residential - UDC) and M-2 (Regional Mixed-Use - UDC) Districts. Zoning Ordinance: Article V and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Land dedication in lieu of fee. Land dedication in lieu of fee. Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of land dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, \$44,800 (\$700 per dwelling unit) must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Land dedication in lieu of fee. Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of

lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, \$44,800 (\$700 per dwelling unit) must be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required. TIA Level I was waived with the following conditions: Compliance with the conditions on the approved Access variance letter dated September 2, 2025. Southern most proposed shared street with Park West Subdivision must be aligned with median opening along N 10th Street (FM 336). - Dedication of shared street might have to be shown on the plat so that it can line up with the median opening. PENDING. Gate Details must meet the standard design guidelines. IN COMPLIANCE. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Provide a paving layout including the subdivision on the south side for staff review of the proposed access prior to recording. Remove plat note #20, as the use will be controlled by the Zoning, not by plat, if plat note remains please make corrections to the lot numbers. A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on November 24, 2025 for 3 requests. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. A subdivision variance application (VAR2025-0016) has been submitted and is under review; however, the requirements may change if the rezoning request is approved. A revised application may be needed prior to finalizing the comments if the rezoning request is approved. Subdivision layout was changed. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised final form, subject to conditioned noted and approval of the layout change.

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

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

**e) ALHAMBRA ON 10TH PHASE II SUBDIVISION, 11401 N. 10TH STREET, MOUAYAD DEVELOPMENT, LLC; (SUB2026-0022) (REVISED PRELIMINARY) RIOPLEX**

Mr. Marco Johnson stated the subdivision was located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Garage: 18 ft. except where greater setback is required, greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses \*\*Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 10th street and Bicentennial Boulevard. Must comply with City Access Management Policy. 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. Add plat note as shown above, prior to final. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. Application references the subdivision being private. Please clarify if there will be any issues with the subdivision on the south side, prior to final. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. Provide a turn around on the east side of the plat. As per Ordinance 134-105 Dead-end streets shall be prohibited. Please clarify if there will be a stub out on the south side between lots 13 and 14, prior to final. Remove plat note #20, therefore it is not needed. The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17, 2026 and City Commission on April 13, 2026, going from R-2 & C-3 (OLD CODE) to M-2 and R2 (UDC). If rezoning is approved, new requirements may be applicable. Submitted a new plat with layout change. Must comply with City's Access Management Policy.

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

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

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

**f) URBAN ON 107 SUBDIVISION, 2501 STATE HIGHWAY 107, URBAN CITY DEVELOPERS, LLC; (SUB2026-0055) (PRELIMINARY) M&H**

Ms. Natalie Moreno stated the subdivision was located on N. 25th Street: Existing 60 ft. ROW. Paving: 40 ft. Curb & gutter; both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Lavaca Avenue: Existing 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides. Revisions required: Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) Proposed: C-3 (General Business) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted for this property. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Application states commercial and residential if rezoning is submitted, new requirements may be applicable to the

residential development. Perimeter sidewalk streets on Lavaca Avenue should have already been installed, please clarify with staff prior to final. Must comply with City's Access Management Policy.

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

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

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

**g) MCALLEN PUBLIC WORKS SUBDIVISION, 4201 N. BENTSEN ROAD, CITY OF MCALLEN;  
(SUB2026-0053) (PRELIMINARY) MCALLEN**

Ms. Natalie Moreno stated the subdivision was located on Primrose Avenue: 35 ft. dedication required for 70 ft. total ROW. Paving: 44 ft. Curb & gutter: both sides. Revise plat accordingly; finalize prior to final. Subdivision Ordinance: Sec.134-105. A variance application (VAR2023-0029) for the following items has been submitted: To not dedicate 30 ft. ROW for future N. 48th Street (on the west side) To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side) Variance requests have been approved from a previous submittal. N. 48th Street: 30 ft. ROW dedication required for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Label ROW dedication as N. 48th St. Subdivision Ordinance: Sec.134-105. A variance application (VAR2023-0029) for the following items have been submitted: To not dedicate 30 ft. ROW for future N. 48th Street (on the west side) To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side) Variance was approved in a previous submittal. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Rear: In accordance with the zoning ordinance or greater or approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4, R-1 & C-3 Proposed: C-4, R-1 & C-3. Zoning Ordinance: Article V. The subdivision has three different zones, no rezonings have been submitted for this subdivision. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning have been submitted for this project. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Remove any reference to "Proposed" from the plat. Any ROW or easement dedicated by this plat should be labeled as "By this plat" prior to final. ROW dedicated by this plat should be referenced as "dedicated by this plat" and the total ROW constituting of existing ROW plus ROW dedicated by this plat should be referenced as "Total ROW". Provide ownership map to assure there are no landlocked properties prior to final. Use a bolder font for the original property boundaries prior to final. Revise preparation date shown on the bottom left corner. Review & revise and the legal description and metes and bounds as needed. Use a ghosted line for the existing lot lines, etc. inside Lot 1 boundary. Please distinguish boundary line and lot line after dedication. Solid line but not as bold as boundary line. Show centerline on Nolana Avenue and Bentsen Road to establish the required ROW. A variance application (VAR2023-0029) for the following items has been submitted and was approved. To not dedicate 30 ft. ROW for future N. 48th Street (on the west side)

To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side) Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form. Mr. Jesse Ozuna Second the motion with five members present and voting.

**h) SUSTAITA LOGISTICS SUBDIVISION PHASE I, 4901 S. OLD 10TH STREET, SUSTAITA LOGISTICS CENTER, L.P.; (SUB2026-0062) (PRELIMINARY) STIG**

Ms. Natalie Moreno stated the subdivision was located on All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1(Light Industrial) District - Proposed: I-1(Light Industrial) District. Engineer must verify that proposed use is compliant within existing Zoning. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning have been submitted for this project. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Clarify the discrepancy between the survey dimensions and bearing with the subdivision plat prior to final. Review and revise as applicable. Clarify the type of 15 ft. easement along South Old 10th Street prior to final. Provide length dimensions prior to final. Provide a copy of all referenced documents for staff review prior to final. Show a solid line for lot lines prior to final. Provide the legal description of all adjacent lots on all sides including the west side of South Old 10th Street and east side of South 10th Street. Remove the gas line form the plat but show a gas easement prior to final. Show the distance from property lines, bearing and distance for the existing easements prior to final. Previous submittal shows three lots. Must comply with City's Access Management Policy.

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

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

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

**i) TREVINO 861416 SUBDIVISION, 3409 GUMWOOD AVENUE, LUPE GARCIA; (SUB2026-0056) (PRELIMINARY) AE**

Mr. Marco Johnson stated the subdivision was located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior

to final. COM Thoroughfare Plan. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. If the owner elects to pursue a rezoning, it must be finalized prior to final plat approval and may establish additional requirements that must be addressed prior to finalizing the plat. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. \$700 X 1= \$700 to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation is being waived by Traffic for single family 1 lot subdivision. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Add legal descriptions to the properties located on the north side of Gumwood Ave and west side of N. 35th ST. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form. Ms. Isela V. Rios Second the motion with five members present and voting.

**j) LOT 1C ALTA LOMA SUBDIVISION, 711 S. 24TH STREET, ARTEMIO V. RAMOS & FRANCISCA G. RAMOS; (SUB2026-0054) (PRELIMINARY) QHA**

Mr. Marco Johnson stated the subdivision was located on All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district, and the plat shall be revised accordingly prior to final." Lots fronting public streets S. 24th ST. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356 Comments: Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonments must be done by separate process and not by plat. Must comply with City's Access Management Policy. Landlocked Parcel Concern: The proposed plat reflects only a portion of the tract, which may create a landlocked parcel with no street frontage. Please provide an ownership map and clarify how the property to the east will have access to a public street. Additional access or service drive dedication may be required prior to final. Please revise the subdivision name on both the application and plat. The

current name, Lot 1C Alta Loma Subdivision, should be updated to Alta Loma Lot 1C Subdivision prior to final.

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

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

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

**5) DISCUSSION:**

No Discussion was given to board members.

**6) INFORMATION ONLY:**

Planning Director, Mr. Omar Sotelo stated all city commission items were approved. Mr. Sotelo also mentioned to the board members if they can remove the subdivision application from the packet due to customer receiving fraudulent emails. And instead add a brief subdivision application to avoid customers receiving fraudulent emails, As per board members they approved of request.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:16 p.m. with Mr. Emilio Santos second the motion with five members present and voting.

\_\_\_\_\_  
Marco Suarez, Chairperson

ATTEST: \_\_\_\_\_  
Valerie Ramos, Administrative Clerk

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** May 19, 2026

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

**CASE REZ2026-0058:**

South Airport Subdivision, Lot 1, Andrades Subdivision, Lot 1, Deluxe Auto Subdivision, Lot 1, V-Reyna Subdivision, Lot 1, 2621 S. 23rd Street Subdivision, Lot 1, South Depot Road Subdivision, Lots 1-12, Gonzalez-Chapa Subdivision, Lot A, Alonzo Barrera Subdivision, Lot 1, Casa Linda Heights Subdivision, Lots 1-7 Block 1, Lots 1- 6 Block 2, Colonia Hermosa No. 2 Subdivision, Lots 1-4 Block 11 and Lots 15-19 Block 11, Hidalgo County, Texas

2521-2600 South 23rd Street

2620-2820 South 23rd Street

2409, 2901, 2909, 2905, 2917, 3001, 3013, 3101 and 3109 South 23rd Street

2216 El Rancho Road (Avenue)

2000, 2201, 2202, 2203, 2205, 2510, 2601 and 2617 South 23rd Street (PIDs: 185499, 211101,185500,185501, 230713, 185510 and 185509)

2319 Jordan Road (PID: 230718)

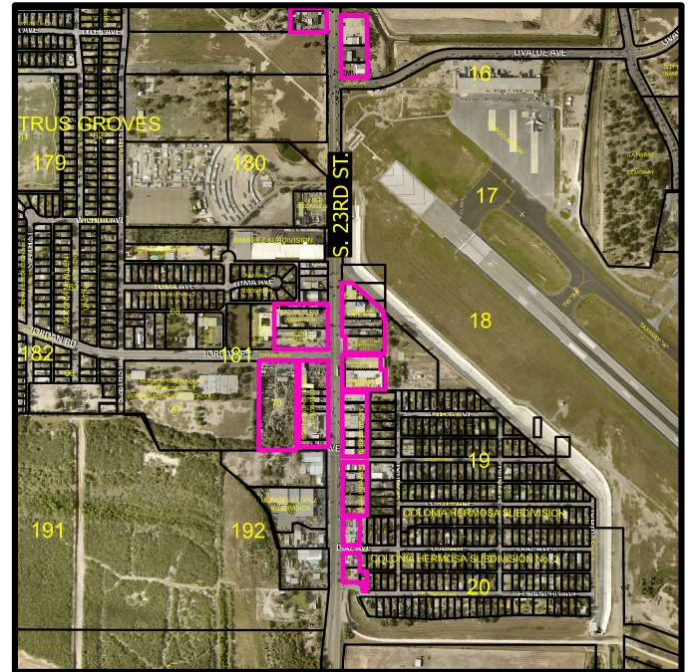
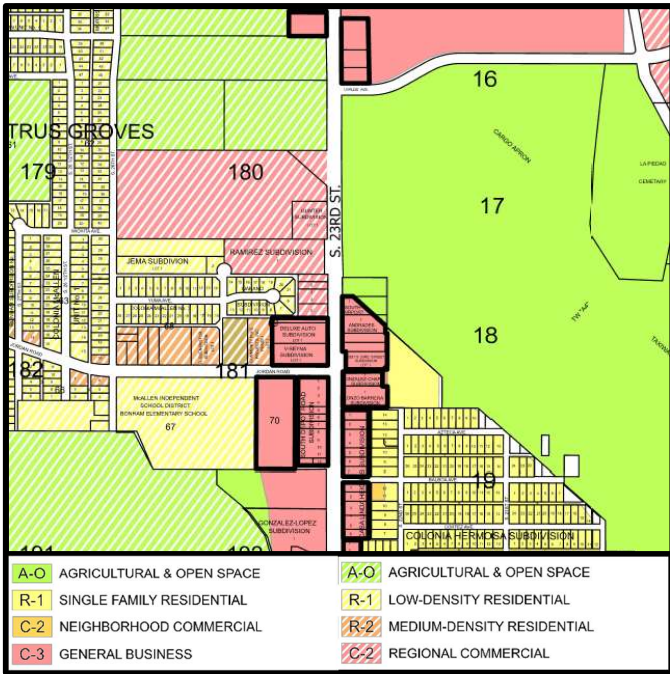
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**LOCATION:** The subject properties are located along on both sides of South 23<sup>rd</sup> Street, between Colbath Road and El Rancho Road (Avenue).

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

**ADJACENT ZONING:** The adjacent properties are zoned A-O (Agricultural & Open Space-OC) District between the subject properties; A-O (Agricultural & Open Space-UDC) District to the southwest; R-1 (Single-Family Residential-OC) District to the west; R-1 (Low-Density Residential-UDC) District, R-2 (Medium-Density Residential-UDC) District, and C-2 (Regional Commercial-UDC) District to the northwest; C-2 (Neighborhood Commercial-OC) District to the east; and C-3 (General Business-OC) District to the south and west.

**LAND USE:** The subject properties use is commercial and offices. Surrounding land uses include single-family homes, commercial uses, an airport, and vacant land.



**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed-Use Corridor. Mixed-Use Corridors consist of residential and nonresidential land uses, putting housing nearby jobs and services, and specifically access to public transit options. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the city.

**DEVELOPMENT TRENDS:** The development trend along South 23rd Street is commercial plazas.

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** May 19, 2026

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

**CASE REZ2026-0059:**

Casa Linda Heights Subdivision, Lots 8-14 Block 1 and Lots 7-10 Block 2, Colonia Hermosa No. 2 Subdivision, Lots 1-10 Block 1, Lots 1-26 Blocks 2, 5, 6, and 9, Lots 22-24 Block 3, Lots 1-7 and 14-24 Block 4, Lots 1-24 Blocks 7-8, Lots 1-31 Block 10, Lots 5-14 and 20-23 Block 11, Hidalgo County, Texas

2716-2816 South 22nd Street

2904 -3001 South 22nd Street

2101-2149 Azteca Avenue

2021-2149 Balboa Avenue

2001-2149 Cortez Avenue

2000-2217 Diaz Avenue

2000-2216 El Rancho Road (Avenue)

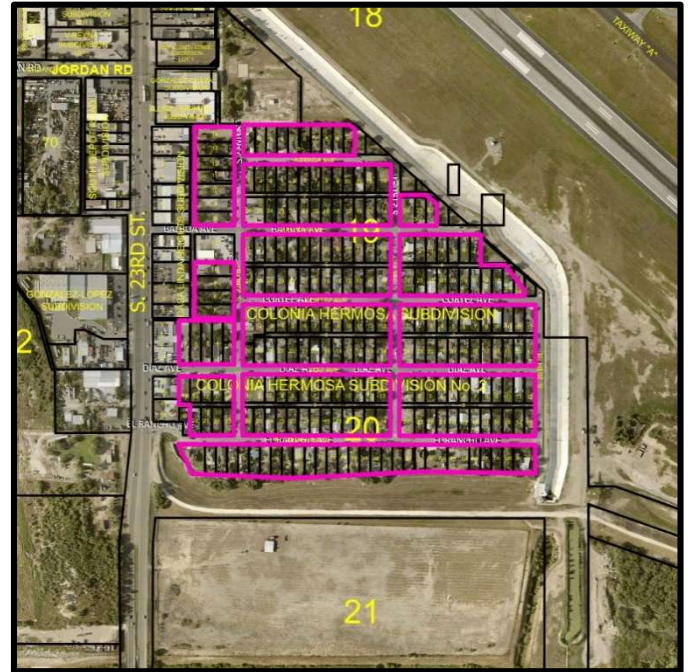
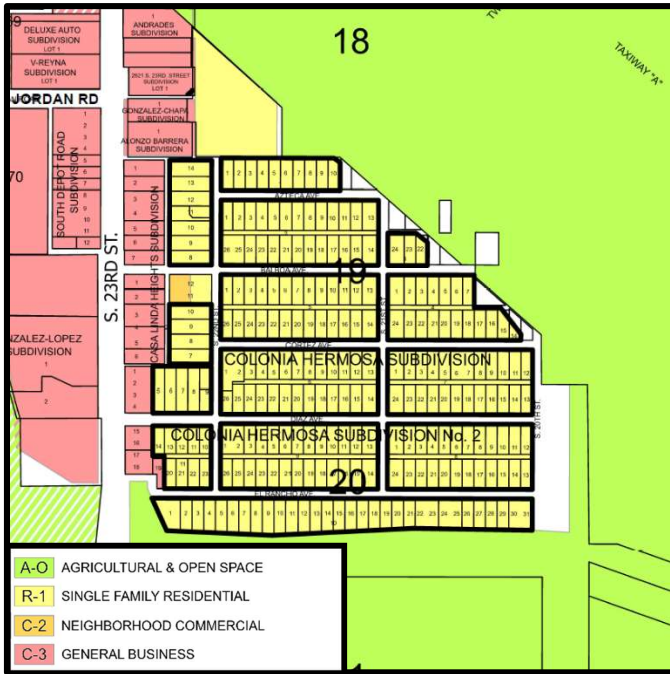
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**LOCATION:** The subject properties are located east of South 23<sup>rd</sup> Street, south of Jordan Road.

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

**ADJACENT ZONING:** The adjacent properties are zoned A-O (Agricultural & Open Space-OC) District to the north, south, and east, R-1 (Single-Family Residential-OC) District and C-2 (Neighborhood Commercial-OC) District between the subject properties, and C-3 (General Business-OC) District to the west.

**LAND USE:** The subject properties are single-family homes and a church. Surrounding land uses include commercial uses, an airport, and vacant land.



**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

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

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** May 19, 2026

**SUBJECT: REZONING FROM A-O (AGRICULTURAL & OPEN SPACE-OC) DISTRICT UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL & OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2026-0060:**

Colonia Hermosa No. 2 Lots 11-13 Block 1, Lots 1, 2, 5, 16, 17 and 21 Block 3  
2100 and 2104 Azteca Avenue  
2801 South 21st Street and Rear  
2012 and 2028 Balboa Avenue  
2020 and 2027 Balboa Avenue (PIDs: 151392 and 1132112)  
2000 Cortez Avenue (PID: 1132109)  
3301 South 23rd Street and Rears 1-5 (PIDs: 185513, 189398, 189397, 189396, 189399 and 189395)  
3501 and 3901 South 23rd Street (PIDs: 185515 and 189400)  
4100 South Old 10th Street and Rears 1-6 (PIDs: 189403, 902495, 189403, 189336, 189402, 189339 and 189401)  
4200 South Old 10th Street and Rears 1-2 (PIDs: 189335, 1893338 and 20406949)  
4500 South Old 10th Street and Rear (PIDs: 189340 and 189341)

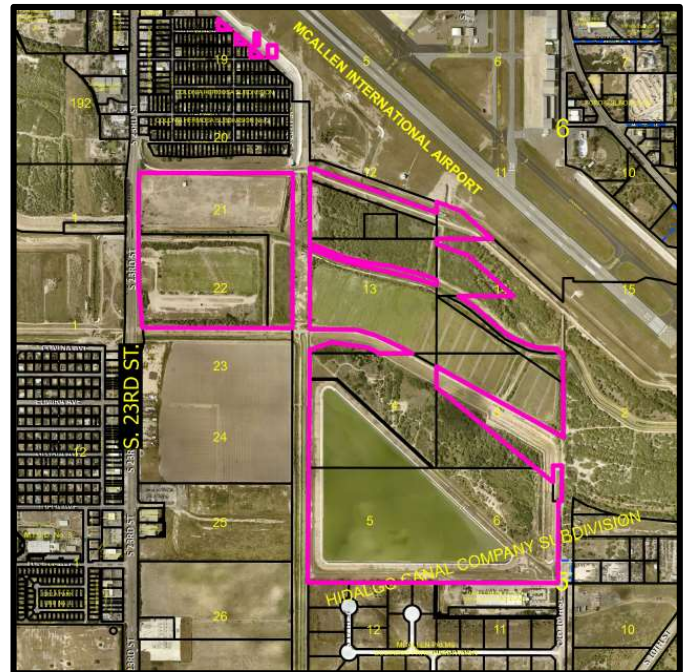
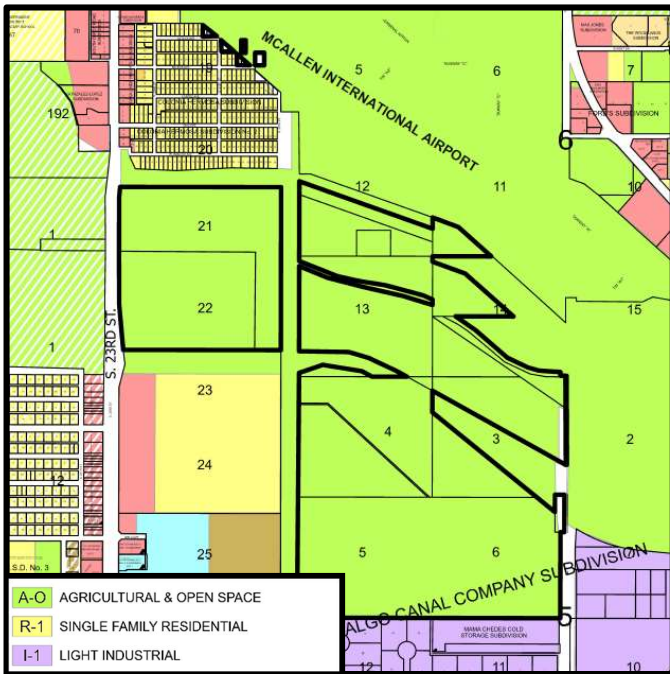
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**LOCATION:** The subject properties are located along on the east side of South 23rd Street and west side of Old South 10th Street, south of McAllen International Airport.

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

**ADJACENT ZONING:** The adjacent properties are zoned A-O (Agricultural & Open Space-OC) District to the north and east, R-1 (Single-Family Residential-OC) District between the subject properties, and I-1 (Light Industrial-OC) District to the south.

**LAND USE:** The subject properties are a reservoir and vacant. Surrounding land uses include single-family homes, a warehouse, an airport, and vacant land.



**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for the majority of these properties as Parks and Open Space with a small portion being designated Public/Semi-Public. The Parks and Open Space areas denote parks, recreational facilities, drainage ways, trails and other open spaces that are currently in existence or planned. The Public/Semi-Public category includes uses that are governmental, institutional or religious in nature, such as government buildings, community facilities, fire and police stations, schools, places of worship, and any land used by the city for storage or utilities.

**DEVELOPMENT TRENDS:** The development trend along South 23rd Street are commercial plazas and the development trend along Old South 10th Street is light industrial uses.

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

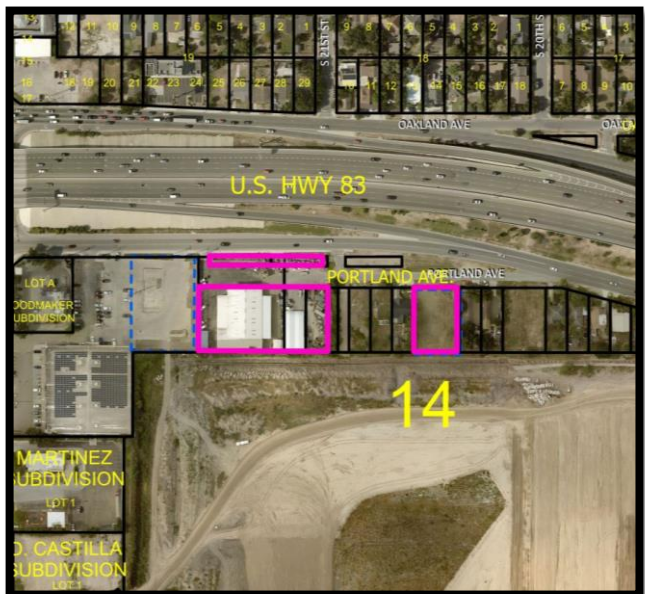
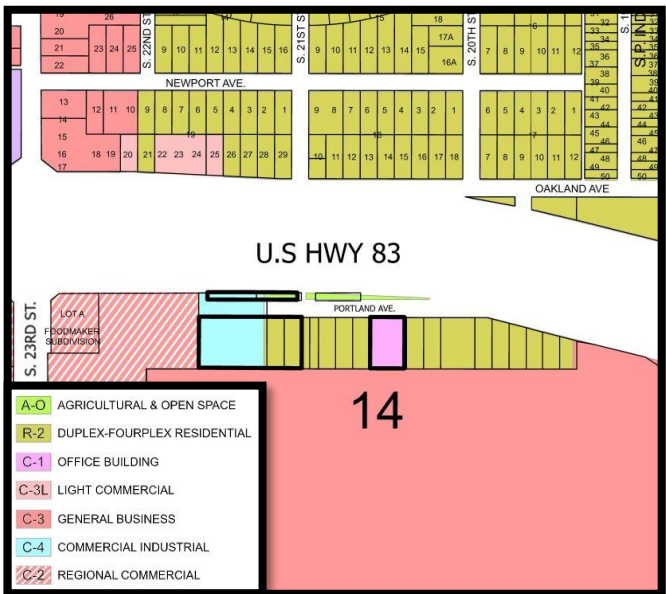
**DATE:** May 19, 2026

**SUBJECT: REZONING FROM C-1 (OFFICE BUILDING-OC), C-4 (COMMERCIAL INDUSTRIAL-OC), R-2 (DUPLIX-FOURPLEX RESIDENTIAL-OC) AND A-O (AGRICULTURAL & OPEN SPACE-OC) DISTRICTS UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2026-0061:**

2007 and 2105-2109 Portland Avenue (PIDs: 185483, 185477, 185476, and 201281)  
2201 Expressway 83 (PID: 185474)

**LOCATION:** The subject properties are located along both sides of Portland Avenue, south of U.S. Highway 83.



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

**ADJACENT ZONING:** The adjacent properties are zoned R-2 (Duplex-Fourplex Residential-OC) to the north and east, C-3 (General Business-OC) to the south, and C-2 (Regional Commercial-UDC) to the west.

**LAND USE:** The subject properties include commercial use and vacant land. Surrounding uses include residential, commercial, and vacant lots.

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

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

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** May 19, 2026

**SUBJECT: REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2026-0062:**

Central Market Subdivision, Lot 1; Dinero Subdivision, Lot 1; Warehouse Kingdom Subdivision Phase II, Lot 1; The Warehouse Kingdom Subdivision, Lots 2-4; Hammond Development Subdivision, Lots 1-6; Tanya Industrial Park Subdivision, Lots 1-12, Hidalgo County, Texas

5617, 5701, 5901, 6101, 6201, 6501, 7801, 7809, 7917 and 8301 South 23rd Street

2101 and 2501 Military Highway

2008 and 1900 Dicker Road

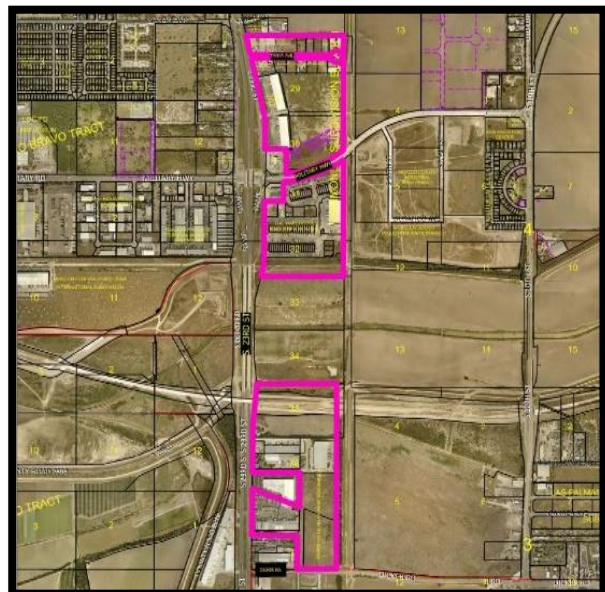
1900-2009 and 2101-2109 Tanya Avenue

2016 Tanya Avenue (PID: 731308)

5721 South 23rd Street, 6101 South 23rd Street Rear, 6201 South 23rd Street Rear, 6901, 7501, 7505, 7915, 7917, 7825 and 8101 South 23rd Street (PIDs: 846161, 185532, 729595, 1469996, 1076373, 1468083, 1468079, 590644 and 580999)

2220 Military Highway (PID: 185533)

**LOCATION:** The subject properties are located along the east side of South 23<sup>rd</sup> Street and both sides of Military Highway.



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

**ADJACENT ZONING:** The adjacent properties are zoned C-4 (Commercial Industrial-OC) District to the north and west, A-O (Agricultural and Open Space-OC) District to the east and west, I-2 (Heavy Industrial-OC) District to the west, and outside of the city limits to the south.

**LAND USE:** The subject properties include industrial uses, commercial uses, and vacant land. Surrounding uses include industrial, commercial, and vacant land.

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

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

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

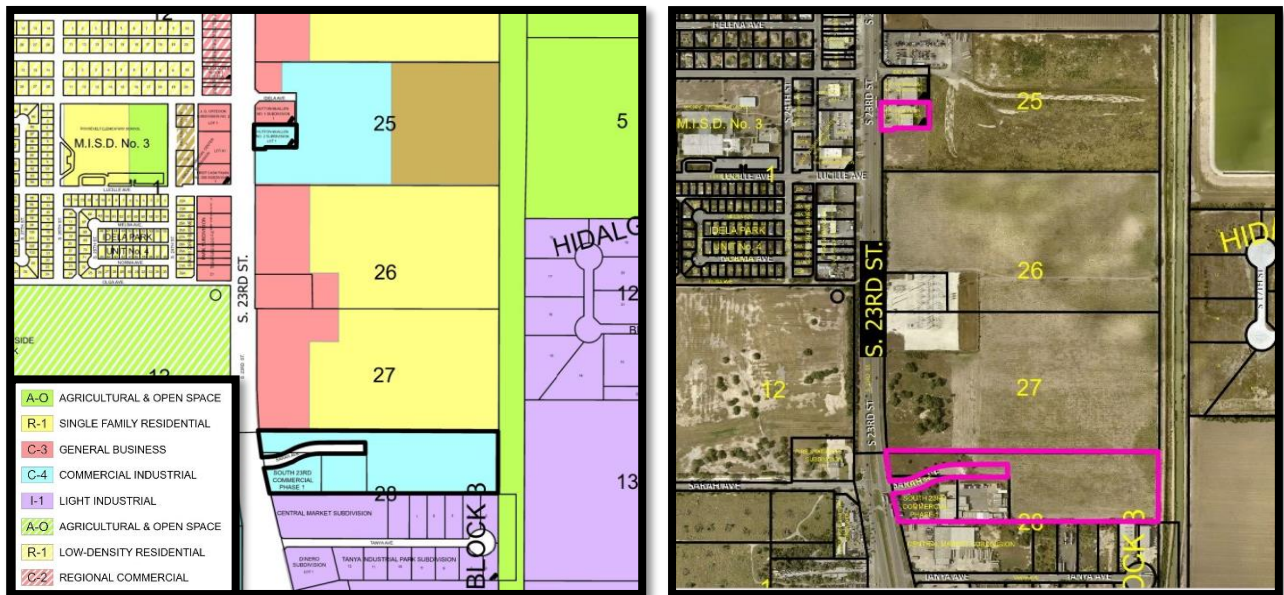
**DATE:** May 19, 2026

**SUBJECT: REZONING FROM C-4 (COMMERCIAL INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2026-0063:**

Hutton-McAllen No. 2 Subdivision, Lot 1, and South 23<sup>rd</sup> Commercial Park Phase 1 Subdivision, Lots 1-2, Hidalgo County, Texas  
4701, 5525 and 5601 South 23<sup>rd</sup> Street  
5501 South 23<sup>rd</sup> Street and 5601 South 23<sup>rd</sup> Street Rear (PIDs: 185527 and 624337)

**LOCATION:** The subject properties are located along the east side of South 23<sup>rd</sup> Street, between Idela Avenue and Tanya Avenue.



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

**ADJACENT ZONING:** The adjacent properties are C-3 (General Business-OC) and R-1 (Single-Family Residential-OC) Districts to the north, C-4 (Commercial Industrial-OC) and A-O (Agricultural and Open Space-OC) to the east, C-4 (Commercial Industrial-OC) and I-1 (Light Industrial-OC) Districts to the south, and C-4 (Commercial Industrial-OC), A-O (Agricultural and Open Space-UDC), and C-2 (Regional Commercial-UDC) Districts to the west.

**LAND USE:** The subject properties include industrial use, commercial use, and vacant land. Surrounding uses include industrial, commercial, and vacant land.

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

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

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

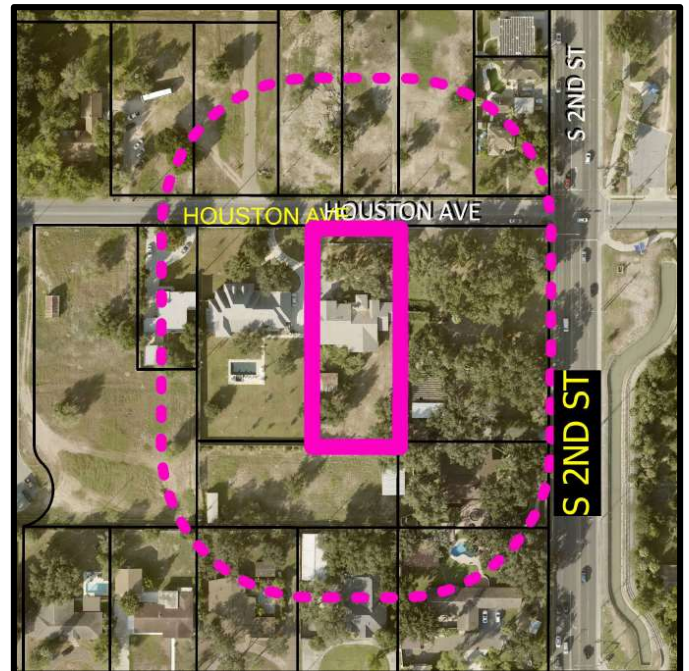
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** May 19, 2026

**SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: A 0.78 OF ONE ACRE TRACT OF LAND OUT OF LOT 1, NORTHEAST 1/4 OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS; 301 HOUSTON AVENUE. (REZ2026-0055)**

**LOCATION:** The subject property is located on the south side of Houston Avenue, west of South 2<sup>nd</sup> Street.



**PROPOSAL:** The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District for an existing single-family home.

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

**LAND USE:** There is an existing single-family home on the subject property. Surrounding land uses include single-family homes and vacant land.

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

**DEVELOPMENT TRENDS:** The development trend along Houston Avenue are single-family homes.

**HISTORY:** The subject property is unsubdivided and was rezoned to R-1 (Single-Family Residential-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. There has been no rezoning request to this property since then. A Certificate of Compliance was issued for this property. A residential permit for an addition to the existing residence was issued on April 7, 2026 along with a signed Hold Harmless Agreement. No Certificate of Occupancy will be issued until the rezoning process is complete.

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

TRACT OF LAND OUT OF LOT 1, NORTHEAST ONE FOURTH (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 & 66 VOL. 1, PG. 377 H.C.M.R.

OWNER NAME: RAUL LEAL JR & WIFE KRISTINA D. LEAL  
DOCUMENT NUMBER: 2015-2623183  
RECORDED: JUNE 26, 2015  
O.R.H.C

TRACT OF LAND OUT OF LOT 1, NORTHEAST ONE FOURTH (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 & 66 VOL. 1, PG. 37 H.C.M.R.

OWNER NAME: CHARLES E. THOMPSON, JR.  
DOCUMENT NUMBER: 1978-18962  
RECORDED: JUNE 5, 1978  
H.C.D.R

CALCULATED 0.78AC OUT OF LOT 1, NORTHEAST ONE FOURTH (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 & 66 VOL. 1, PG. 37 H.C.M.R.

OWNER NAME: MNB LLC  
DOCUMENT NUMBER: 2023-3501174  
RECORDED: NOVEMBER 20, 2023  
O.R.H.C

TRACT OF LAND OUT OF LOT 1, NORTHEAST ONE FOURTH (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 & 66 VOL. 1, PG. 37 H.C.M.R.

OWNER NAME: SERGIO GARCIA & MONICA ANALIA VILLARREAL  
DOCUMENT NUMBER: 2007-1716505  
RECORDED: JANUARY 31, 2007  
O.R.H.C

TRACT OF LAND OUT OF LOT 1, NORTHEAST ONE FOURTH (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 & 66 VOL. 1, PG. 37 H.C.M.R.

OWNER NAME: CHARLES E. THOMPSON JR. & BENNIE WALKER THOMPSON  
DOCUMENT NUMBER: 2003-1203788  
RECORDED: MAY 29, 2003  
O.R.H.C

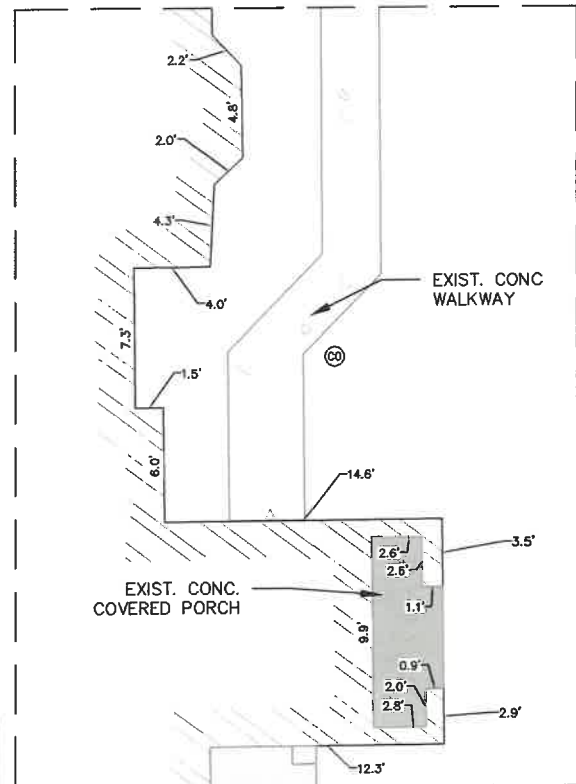
DETAIL "A"  
SCALE = NTS

- NOTE:
1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
  2. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.
  3. MINIMUM BUILDING SETBACKS AS PER THE CITY OF MCALEN ZONING ORDINANCE
  4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
  5. THIS SURVEY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.

JOB NUMBER

2026\_049

© COPYRIGHT 2026 KANE LINDSEY LLC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.



LEGEND	
●	- FND. 1/2" IRON ROD W/ NO CAP
⊠	- IRRIGATION CONTROL VALVE
⊞	- BACKFLOW
⊕	- CLEAN OUT
⊗	- CABLE PEDESTAL
⊙	- ABANDONED GAS METER
+	- FAUCET
-OHE-	- OVERHEAD ELECTRIC LINE
-//-	- WOOD FENCE
-□-	- CINDER BLOCK FENCE
EOP	- EDGE OF PAVEMENT
BOC	- BACK OF CURB
★	- PALM TREE
O.R.H.C	- OFFICIAL RECORDS OF HIDALGO COUNTY
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
VOL	- VOLUME
PG.	- PAGE
R.O.W.	- RIGHT OF WAY
P	- PROPERTY LINE
L	- LOT LINE
CL	- CENTER LINE



SCALE: 1" = 40'

PLAT SHOWING

A CALCULATED 0.78 OF ONE ACRE TRACT OF LAND BEING OUT OF LOT 1, NORTHEAST ONE FOURTH (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 & 66 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

REQUESTED BY: GUILLERMINA GUTIERREZ-MNB, LLC

ADDRESS: 301 HOUSTON AVENUE MCALEN, TEXAS.

SURVEYED: MARCH 18, 2026

FLOOD ZONE DESIGNATION: ZONE "B"  
COMMUNITY-PANEL NUMBER: 4800343 0010 C  
MAP REVISED: NOVEMBER 02, 1982

I, KURT SCHUMACHER, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



3/20/2026

*[Signature]*

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333



Memo

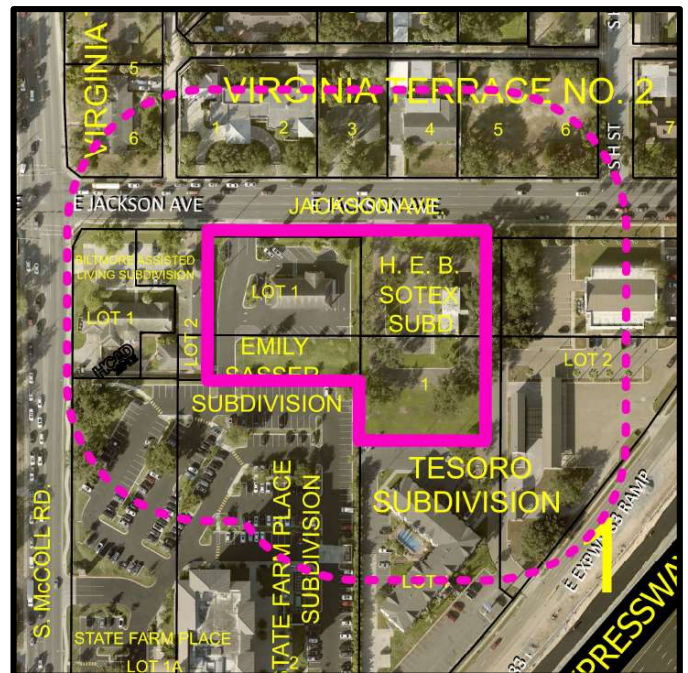
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 19, 2026

SUBJECT: REZONING FROM C-1 (OFFICE BUILDING-OC) DISTRICT AND C-3 (GENERAL BUSINESS-OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: ALL OF LOT B, EMILY SASSER NO. 2 SUBDIVISION AND ALL OF LOT 1, H.E.B. SOTEX SUBDIVISION, HIDALGO COUNTY, TEXAS; 720 AND 800 EAST JACKSON AVENUE. (REZ2026-0056)

LOCATION: The subject properties are located on the south side of East Jackson Avenue, east of South McColl Road.



PROPOSAL: The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed bank and office.

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

**LAND USE:** The subject properties are currently a bank and a vacant commercial building. Surrounding uses include single-family homes, offices, and commercial plazas

**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities with a portion of H.E.B. Sotex being designated as Regional Commercial. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Regional Commercial areas consist of nonresidential land uses that meet the needs of both local and regional residents.

**DEVELOPMENT TRENDS:** The development trend along East Jackson Avenue are single-family homes, townhomes, apartments, commercial plazas, and offices.

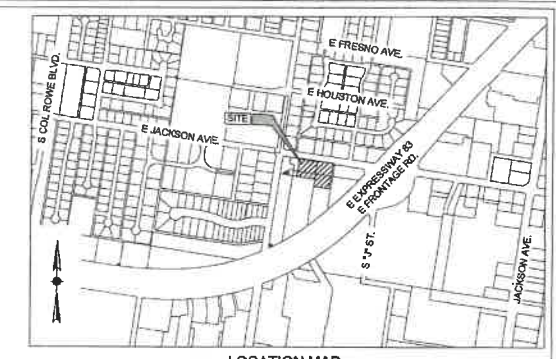
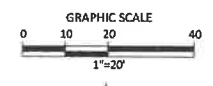
**HISTORY:** H.E.B. Sotex Subdivision was recorded on July 14, 1986 and Emily Sasser No. 2 Subdivision was recorded on June 15, 2018. The subject properties were rezoned to A-O (Agricultural & Open Space-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. City Commission approved the rezoning from A-O (Agricultural & Open Space-OC) District to C-1 (Office Building-OC) District on April 7, 1986 for Lot 1 of H.E.B. Sotex Subdivision and from A-O (Agricultural & Open Space-OC) District to C-3 (general Business-OC) District on August 21, 2017 for Lot B of Emily Sasser No. 2 Subdivision. There has been no rezoning request to this property since then.

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.



**GENERAL NOTES:**

1. THE HORIZONTAL DATUM IS THE TEXAS STATE-PLANE COORDINATE SYSTEM (TEXAS SOUTH ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00). ALL DISTANCES AND/OR COORDINATES SHOWN ARE GRID VALUES AND BASED ON U.S. SURVEY FEET.
2. THIS PROPERTY LIES IN FLOOD ZONE "B" AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48043001C, EFFECTIVE DATE NOVEMBER 02, 1982. THE SUBJECT PROPERTY IN FLOOD ZONE "B" IS DESCRIBED AS "AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH 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. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY CHAMPIONSHIP TITLE; EFFECTIVE DATE: MARCH 08, 2025 AND MARCH 15, 2025.

**LEGEND**

- - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- - AC UNIT
- - COMMUNICATION VAULT
- - ELECTRIC OUTLET
- - ELECTRICAL BOX
- - ELECTRICAL RACK
- - TELEPHONE SERVICE BOX
- - TELEPHONE PEDESTAL
- - WATER METER
- - WATER VALVE
- - STORM MANHOLE
- - GRATE INLET
- - CURB INLET
- - SIGN
- - HANDICAP
- - TELEPHONE SPLICE
- - POWER DISTRIBUTION POLE
- - GUY WIRE
- - LIGHT POLE
- - FIRE HYDRANT
- - SANITARY SEWER CLEAN OUT
- - SANITARY SEWER MANHOLE
- - BOLLARD
- - TREE

O.P.R.H.C.T. - OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS  
 D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY, TEXAS  
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY, TEXAS  
 VOL. - VOLUME  
 DOC. - DOCUMENT  
 PG. - PAGE  
 NO. - NUMBER  
 INST. - INSTRUMENT  
 CPP - CORRUGATED PLASTIC PIPE  
 CHU - OVERHEAD UTILITY  
 WW - WASTE WATER  
 LW - UNDERGROUND WATER  
 SW - STORM DRAIN  
 US - UNDERGROUND GAS  
 --- FENCE  
 --- TOP OF BANK  
 --- ASPHALT



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND ON 3/11/2025 THAT THE IMPROVEMENTS ON THE GROUND ARE AS SHOWN HEREON THAT THERE ARE NO VISIBLE OVERLAPPIINGS, NO APPARENT CONFLICTS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.

*Guadalupe B. Miniez, Jr.*  
 GUADALUPE B. MINIEZ, JR.  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5914  
 HALFF, INC.  
 TSPLES FIRM NO. 10029600

**SURVEY**

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

PREPARED FOR:  
RIO BANK

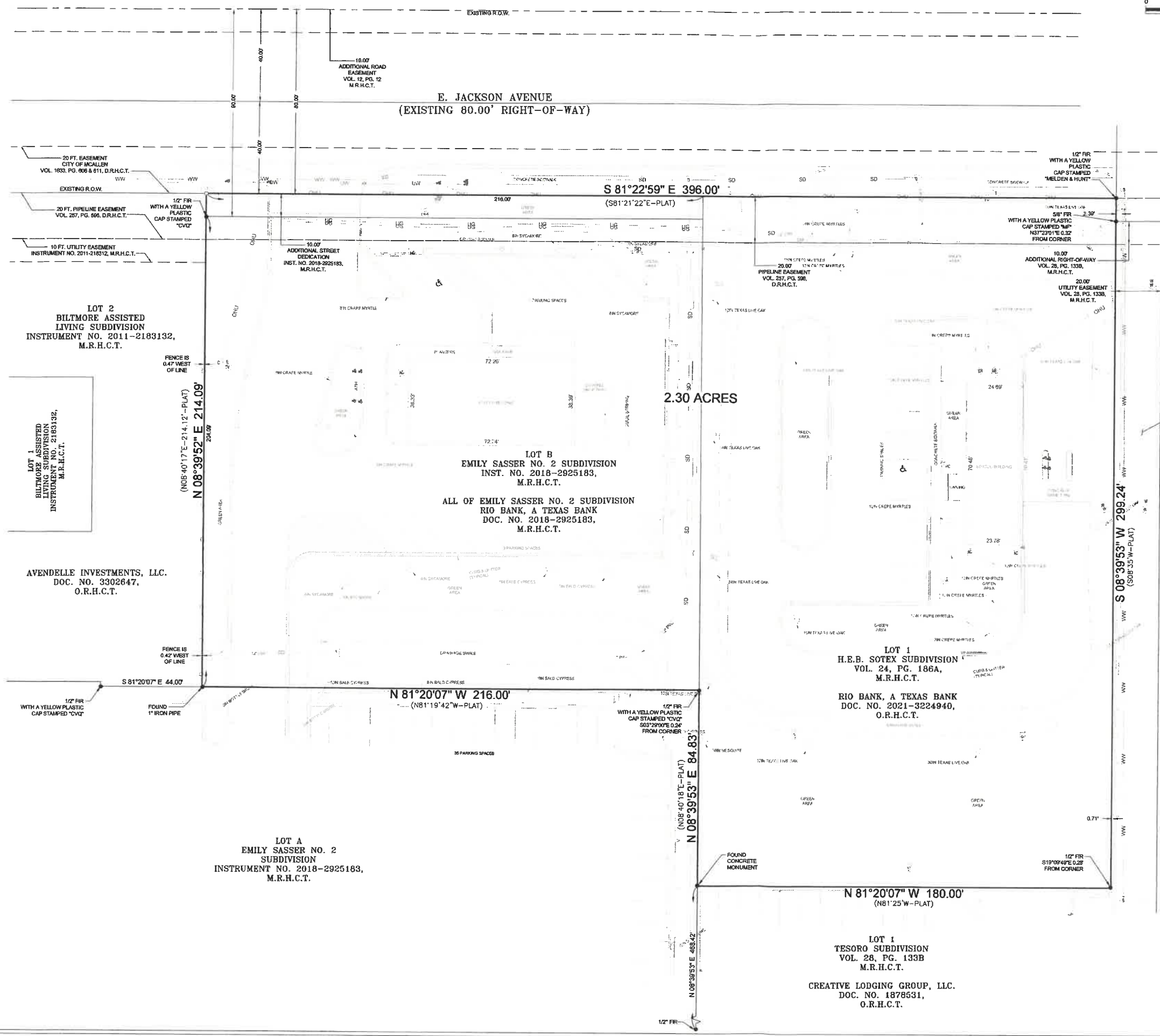
PREPARED BY:



5000 WEST WYATT DRIVE, SUITE 100  
MCKINNEY, TX 75069-1146  
TEL: 972.484.4400  
WWW.HALFF.COM

DRAWN BY: J.S./J.G. JOB NO.: 83392.001

MARCH 2026



**Memo**

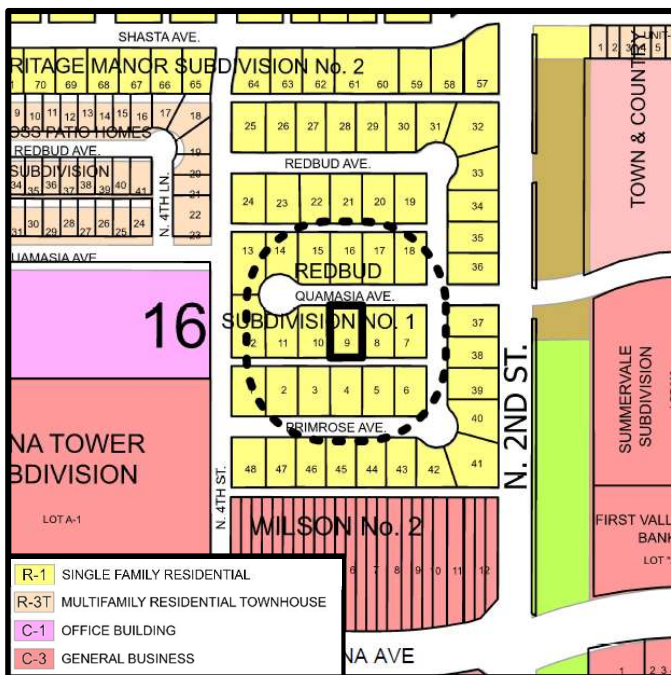
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** May 19, 2026

**SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 9, REDBUD SUBDIVISION, HIDALGO COUNTY, TEXAS; 309 QUAMASIA AVENUE. (REZ2026-0057)**

**LOCATION:** The subject property is located on the south side of Quamasia Avenue, west of North 3<sup>rd</sup> Street.



**PROPOSAL:** The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District for an existing single-family home.

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

**LAND USE:** The subject property and surrounding uses include single-family residential.

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

**DEVELOPMENT TRENDS:** The development trend along Quamasia Avenue are single-family homes.

**HISTORY:** Redbud Subdivision was recorded on March 8, 1976. The subject properties were rezoned to R-1 (Single-Family Residential-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. There has been no rezoning request to this property since then.

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.



**Memo**

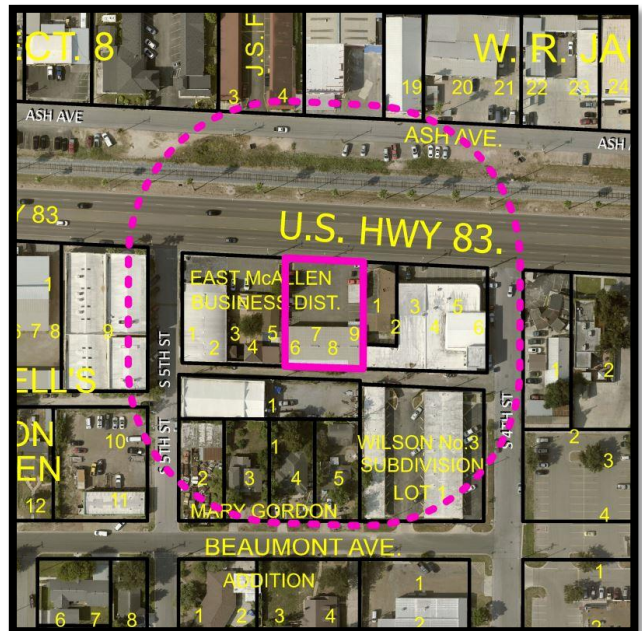
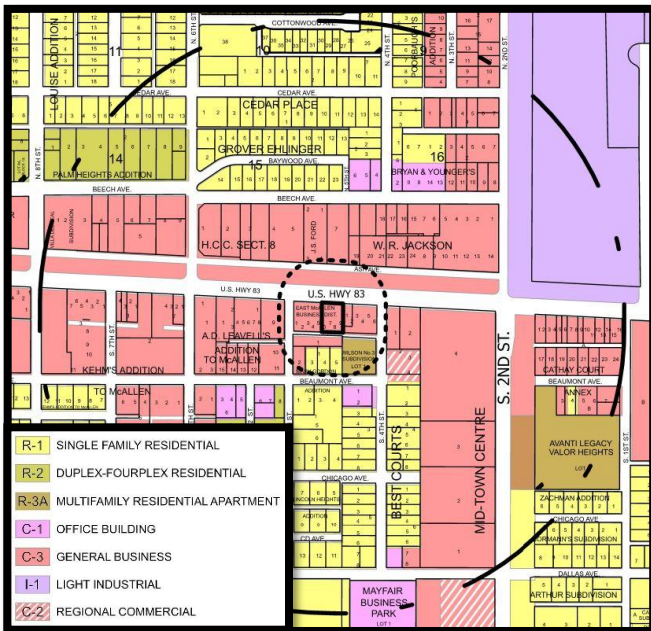
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** May 19, 2026

**SUBJECT: REQUEST OF JESUS HERNANDEZ, ON BEHALF OF GAC GROUP LLC (DBA RGV PROPERTIES), FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (SUPER WELDER’S ACADEMY) AT LOTS 6, 7, 8 AND WEST 24.42 FEET OF LOT 9, EAST McALLEN BUSINESS DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS; 415 BUSINESS HIGHWAY 83. (CUP2026-0028)**

**BRIEF DESCRIPTION:** The subject property is located along the south side of Business Highway 83, west of South 4<sup>th</sup> Street. The property is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 (General Business-OC) District to the north, south, east, and west and R-3A (Multifamily Residential Apartment-OC) District to the southeast. An institutional use is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.



**HISTORY:** East McAllen Business District Subdivision was recorded on February 23, 1927. This is the first Conditional Use Permit request submitted by this applicant for this location.

**ANALYSIS:** The school is proposed to operate in an existing 5,000 square foot building. The proposed days and hours of operation are from Monday to Friday from 7:00 a.m. to 12:00 p.m. and 12:30 p.m. to 5:30 p.m. The submitted floor plan depicts a school practice area (classroom), two offices, and storage area. The applicant stated that there will be no more than 12 students per session with three staff members.

The proposed use must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas and has direct access to Business Highway 83.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Based on 5 parking spaces per classroom and 1.5 spaces for each administrative office, 8 parking spaces are required; 17 spaces are provided on site. Should the number of offices or classrooms increase, additional parking will be required. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

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

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

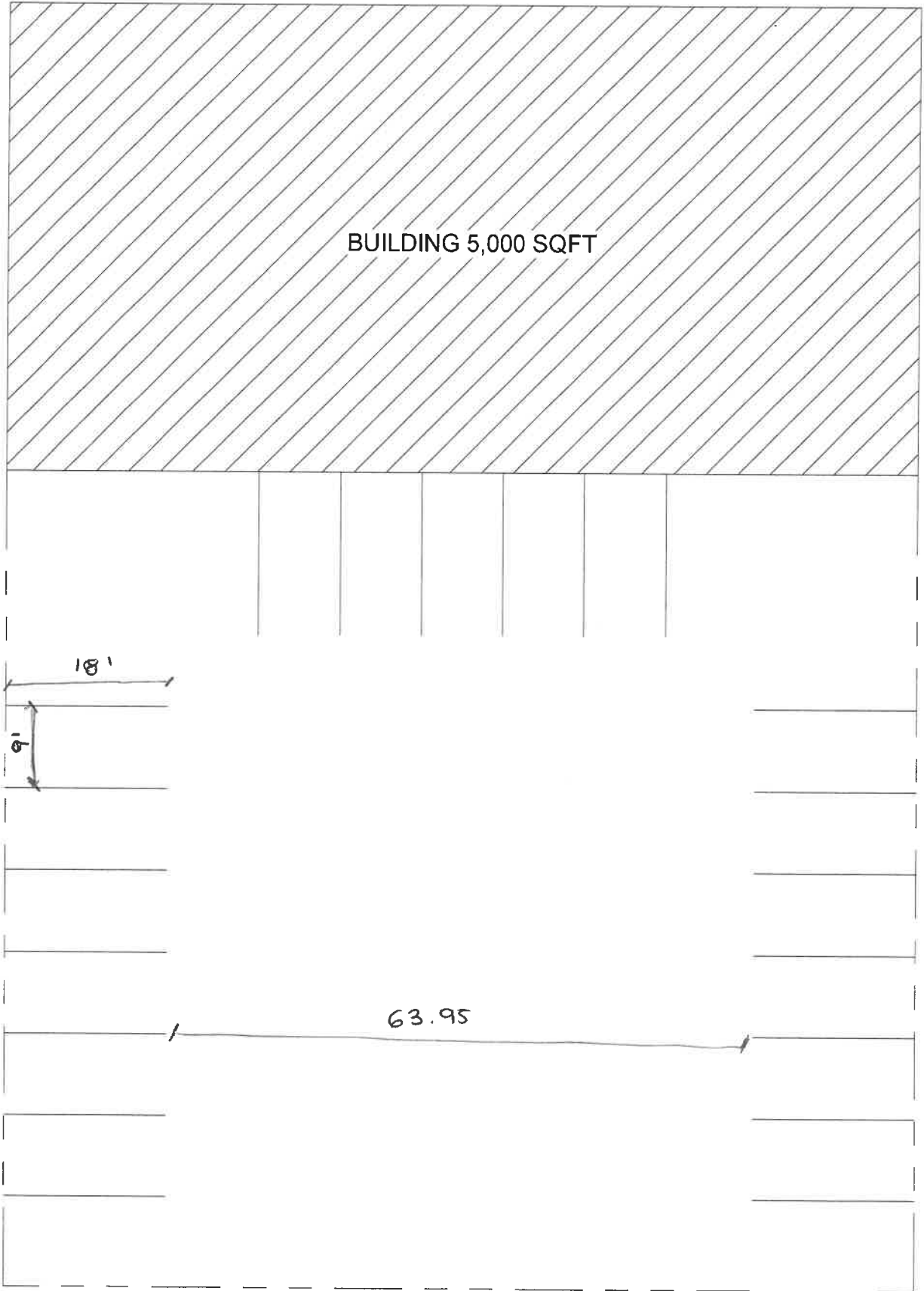
**RECOMMENDATION:** Staff recommends approval of the request for one year, subject to the conditions noted.

99.95' SOUTH PROPERTY LINE

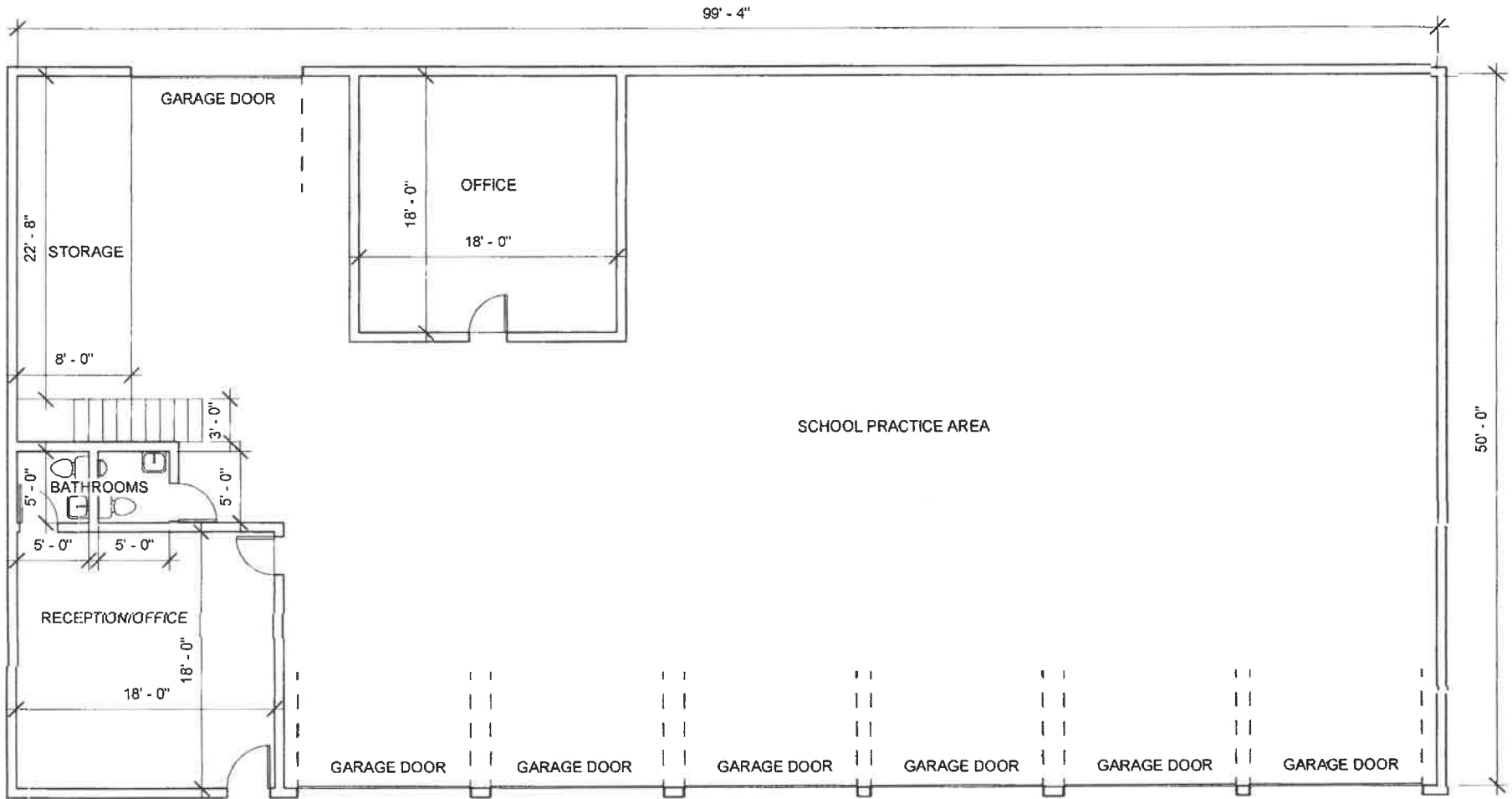
BUILDING 5,000 SQFT

140' EAST PROPERTY LINE

140' WEST PROPERTY LINE



99.95' NORTH PROPERTY LINE



SUPER WELDERS ACADEMY  
 4,500 SQ FT  
 5,000 SQ FT.

415 Highway 83.



CENTER & EXHIBIT  
**UCK ACCES.**  
S  
VERTERS DYNOMAX  
SORIES WARN  
WINCHES

415 HWY 83

CU1202-6028  
NOTICE  
INSTITUTIONAL  
USE FOR THIS  
PROPERTY



**CUP2026-0028**  
**NOTICE**  
**INSTITUTIONAL**  
**USE FOR THIS**  
**PROPERTY**

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




# CITY OF McALLEN

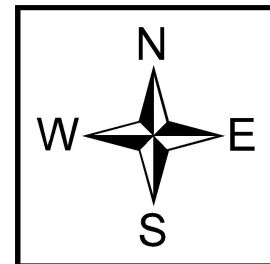
## Planning & Zoning Commission Meeting

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<b>Subdivision Name</b>	<i>Jackson Commerce Lot 4A, Phase 2 Subdivision</i>
<b>Owner Name</b>	<i>Jackson McAllen Retail Partners, LTD</i>
<b>Engineering Firm</b>	<i>Bowman</i>
<b>Existing Zoning</b>	<i>C-2 (Regional Commercial)</i>
<b>Proposed Zoning</b>	<i>C-2 (Regional Commercial)</i>
<b>Number of Lots</b>	<i>1</i>

City of McAllen Planning Department

JACKSON COMMERCE  
DEVELOPMENT SUBDIVISION  
PHASE 1



**LOCATION**

N JACKSON RD

7  
8  
JACKSON COMMERCE  
DEVELOPMENT SUBDIVISION  
PHASE 3

1  
5  
JACKSON COMMERCE  
DEVELOPMENT SUBDIVISION  
PHASE 2

**PROPOSED  
JACKSON COMMERCE  
LOT 4A PHASE 2  
SUBDIVISION**

**E BUS 83**

1 2 3 4 5 6 7  
8  
9  
10  
**CRES**

KELLER'S  
CORNER  
1





**City of McAllen**  
SUBDIVISION PLAT REVIEW

Reviewed On: 5/13/2026

<b>SUBDIVISION NAME: JACKSON COMMERCE LOT 4A PHASE 2 SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. Jackson Rd: 60 ft. from centerline for a total of 120 ft. ROW                      Paving: By State Curb &amp; gutter: By State                      -Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines.                      - Needs to label any existing easements.                      -Provide documentation for existing ROW.                      -The plat identifies the adjacent portion of N. Jackson Rd. as U.S. 83 Expressway right-of-way (variable width). Please coordinate with TxDOT to confirm any additional right-of-way dedication requirements associated with the planned widening of N. Jackson Rd. prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>E. Business Highway 83 (Loop 374): 50 ft. from centerline for a total of 100 ft. ROW.                      **Paving: BY STATE. Curb &amp; gutter: BY STATE.                      - Need to Label the Centerline &amp; Total R.O.W. after accounting for dedication.                      - Needs to label any existing easements.                      -Please show dedication to finalize requirements for any dedication or 100 ft. total ROW.                      **Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply.                      **80.0' R.O.W. also shown for railroad.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Paving Curb &amp; gutter                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>Paving Curb &amp; gutter                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>Paving Curb &amp; 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-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	NA

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

<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. **Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* N. Jackson Rd: 60 ft. or greater for approved site plan. revisions: -Clarify proposed setback notes and ensure compliance with minimum setback requirements as noted on recorded subdivision plat, prior to final. **Zoning Ordinance: Section 138-356	Applied
OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: -Revise plat note #7 to include the word "Others" after letter B. -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final **Zoning Ordinance: Section 138-356	Compliance
OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: --Revise plat note #7 to include the word "Others" after letter B. -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final **Zoning Ordinance: Section 138-356	Compliance
OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: -Revise plat note #7 to include the word "Others" after letter B. -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final **Zoning Ordinance: Section 138-356	Compliance
* Garage: Not for Commercial **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on N. Jackson Rd. **May increase to 5 ft. as per Engineering Department. Revisions required: - add plat note as stated above, prior to final. Please remove the rest of the wording. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

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

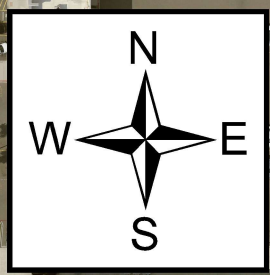
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                      -Add plat note as shown above                      -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks &amp; Private Access Drives                      **Landscaping Ordinance: Section 110-46</p>	Compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                      -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks &amp; Private Access Drives                      **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along N. Jackson Road &amp; Business 83.                      -Add plat note shown above                      **Must comply with City Access Management Policy</p>	Compliance
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Applied
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<p>* 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</p>	NA
<p>* 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</p>	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets:                      Lot has a frontage on N. Jackson Road.                      Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision.                      **Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area                      -Lot 4 has no frontage on the street but has a shared access easement along the north side of the lot. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision.                      **Zoning Ordinance: Section 138-356</p>	Applied

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

<b>ZONING/CUP</b>		
* Existing: I1 Proposed: I1 ***Zoning Ordinance: Article V  * Rezoning Needed Before Final Approval -Subdivision received rezoning approval from Ciy Commission Meeting on 5.11.26. ***Zoning Ordinance: Article V	Applied	
	Compliance	
<b>PARKS</b>		
* Land dedication in lieu of fee.  * 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	
<b>TRAFFIC</b>		
* 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. -TIA waived with conditions. Check with traffic for coditions.	Applied	
	NA	
<b>COMMENTS</b>		
Comments: -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives -Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision *Must comply with City’s Access Management Policy.	Applied	
<b>RECOMMENDATION</b>		
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED AND DRAINAGE APPROVAL.	Applied	

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

JACKSON COMMERCE  
DEVELOPMENT SUBDIVISION  
PHASE 1



LOCATION

N JACKSON RD

JACKSON COMMERCE  
DEVELOPMENT SUBDIVISION  
PHASE 3

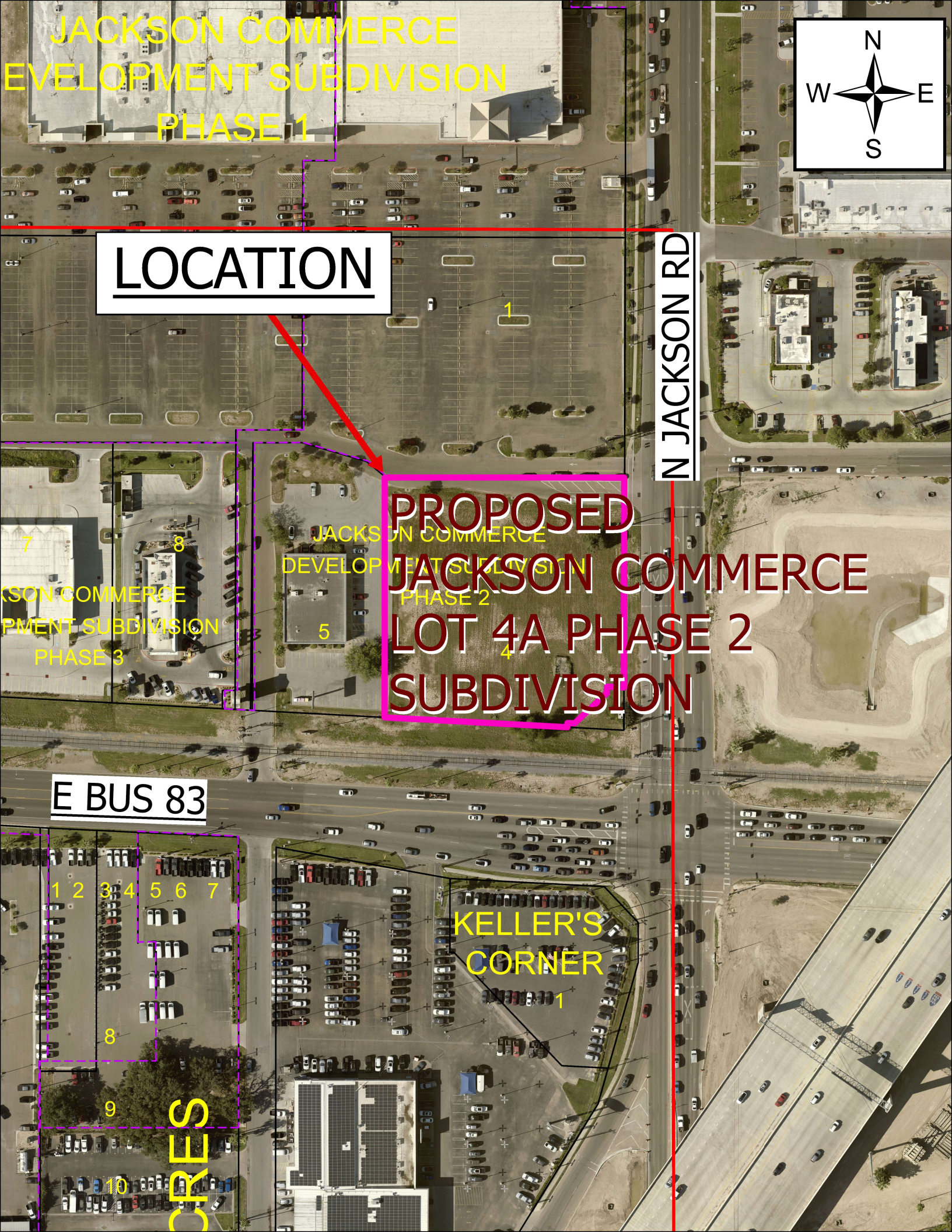
JACKSON COMMERCE  
DEVELOPMENT SUBDIVISION  
PHASE 2

PROPOSED  
JACKSON COMMERCE  
LOT 4A PHASE 2  
SUBDIVISION

E BUS 83

KELLER'S  
CORNER

CORES



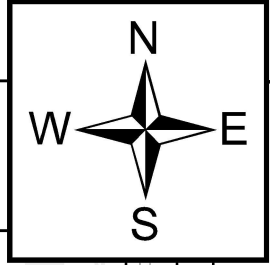
# CITY OF McALLEN

## Planning & Zoning Commission Meeting

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<b>Subdivision Name</b>	<i>Military Industrial Park Subdivision</i>
<b>Owner Name</b>	<i>MCC Industrial Park, LLC</i>
<b>Engineering Firm</b>	<i>South Texas Infrastructure Group</i>
<b>Existing Zoning</b>	<i>I-1 (Light Industrial)</i>
<b>Proposed Zoning</b>	<i>I-1 (Light Industrial)</i>
<b>Number of Lots</b>	<i>10</i>

HIDALGO CANAL CO



MAMA CHEDES COLD STORAGE SUBDIVISION

**LOCATION**

N PALMS

BUSINESS TALK SUBDIVISION

DETENTION AREA LOT "A"

DETENTION AREA LOT "B"

13

14

**PROPOSED MILITARY INDUSTRIAL PARK SUBDIVISION**

S 10TH ST

3

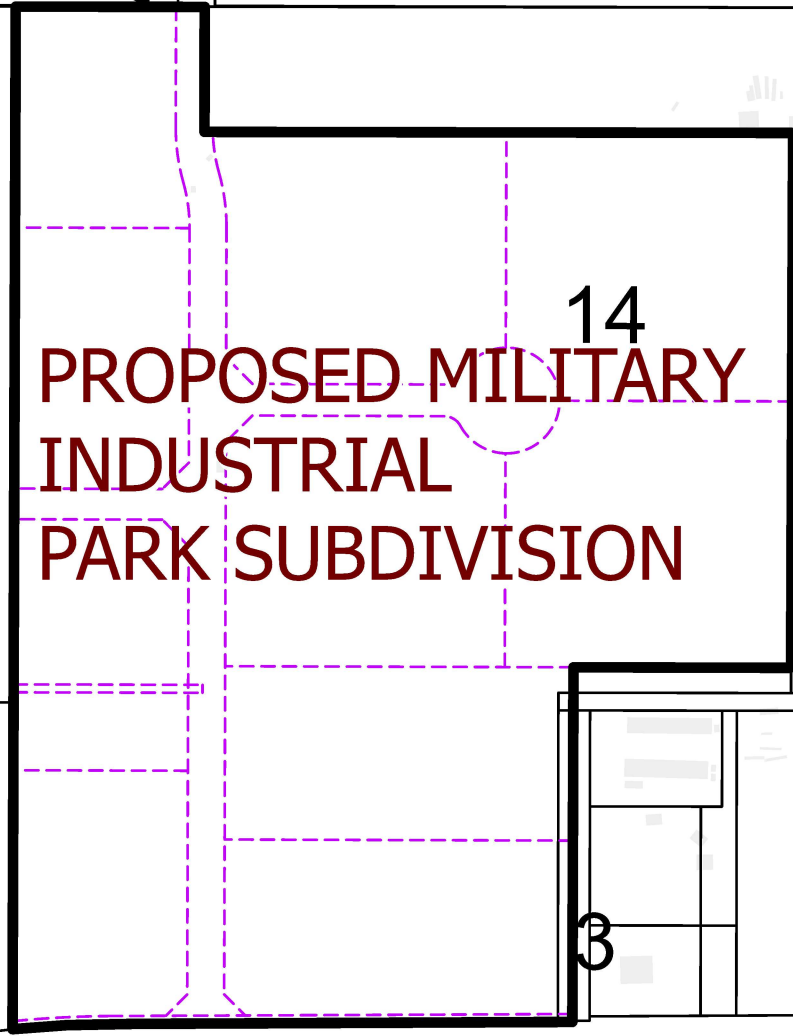
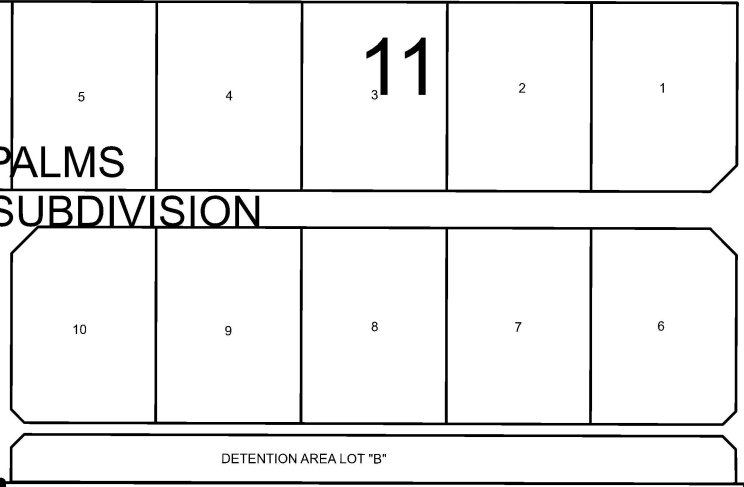
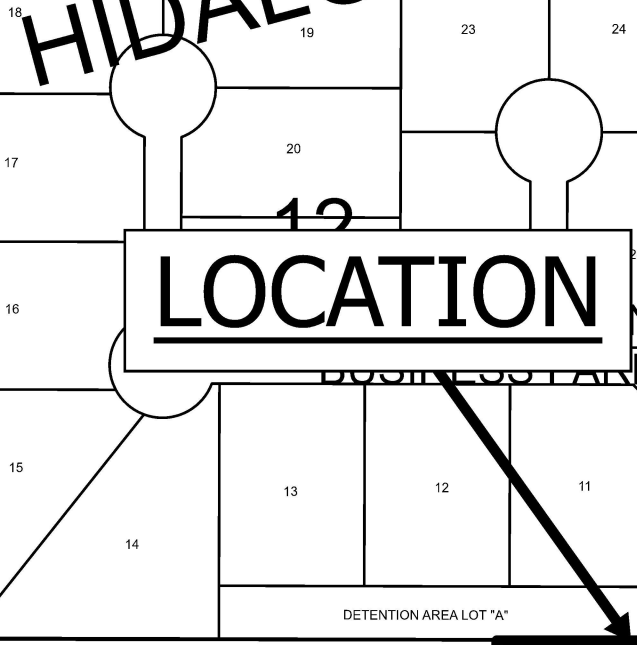
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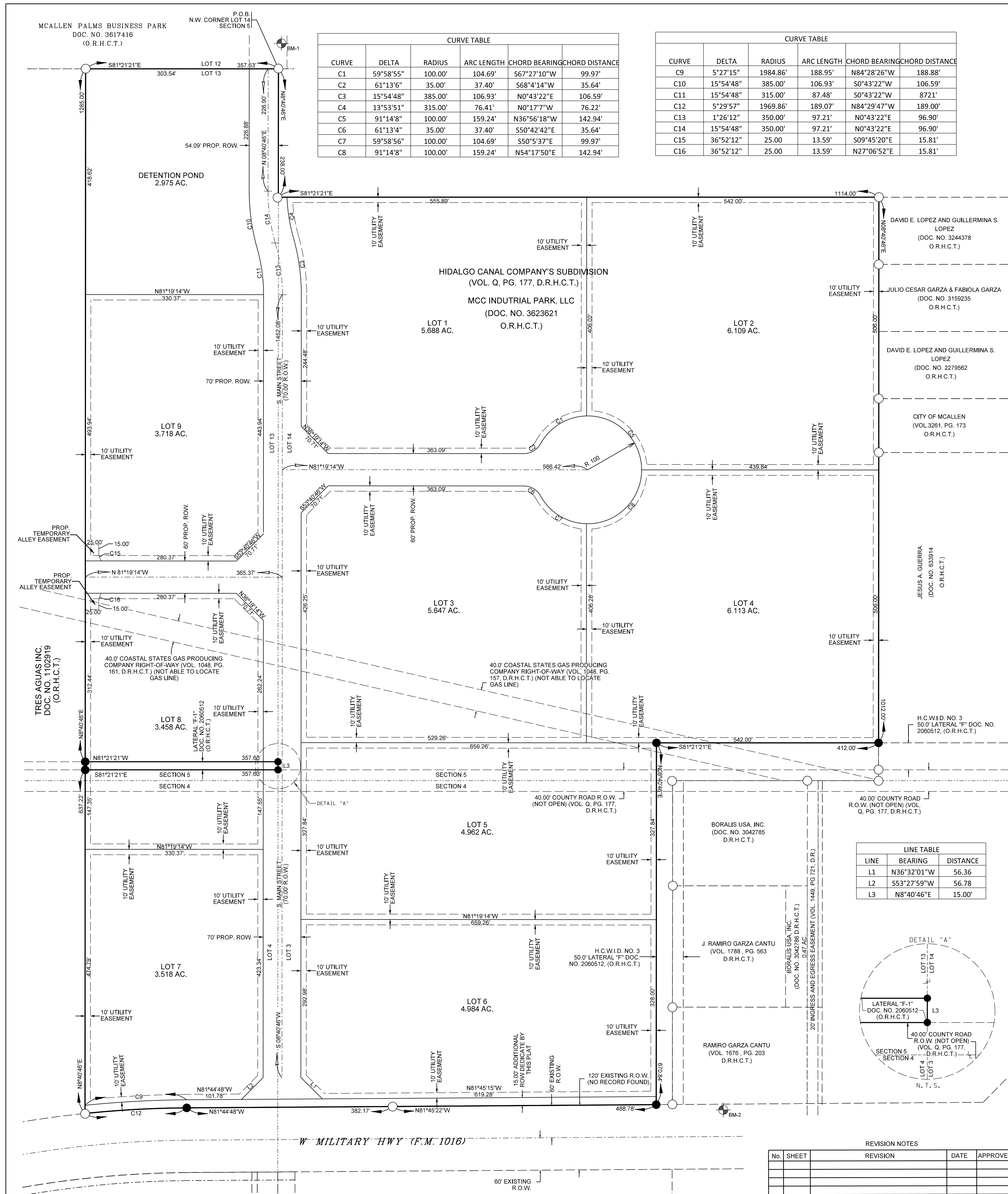
MILITARY HWY

TEX-MART #38

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7

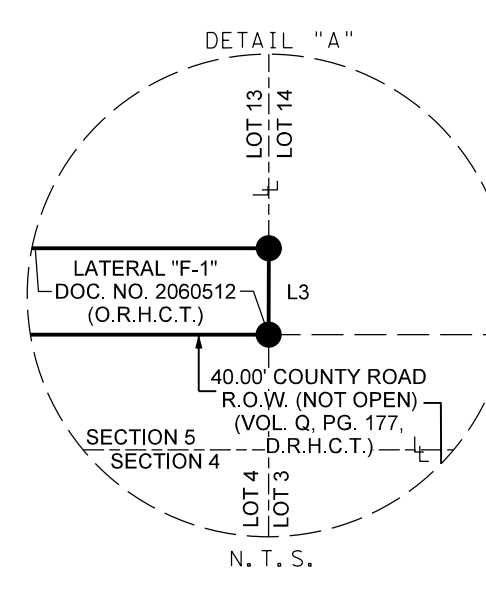




CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	59°58'55"	100.00'	104.69'	S67°27'10"W	99.97'
C2	61°13'6"	35.00'	37.40'	S68°4'14"W	35.64'
C3	15°54'48"	385.00'	106.93'	N0°43'22"E	106.59'
C4	13°53'51"	315.00'	76.41'	N0°17'7"W	76.22'
C5	91°14'8"	100.00'	159.24'	N36°56'18"W	142.94'
C6	61°13'4"	35.00'	37.40'	S50°42'42"E	35.64'
C7	59°58'56"	100.00'	104.69'	S50°5'37"E	99.97'
C8	91°14'8"	100.00'	159.24'	N54°17'50"E	142.94'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	5°27'15"	1984.86'	188.95'	N84°28'26"W	188.88'
C10	15°54'48"	385.00'	106.93'	S0°43'22"W	106.59'
C11	15°54'48"	315.00'	87.48'	S0°43'22"W	87.21'
C12	5°29'57"	1969.86'	189.07'	N84°29'47"W	189.00'
C13	1°26'12"	350.00'	97.21'	N0°43'22"E	96.90'
C14	15°54'48"	350.00'	97.21'	N0°43'22"E	96.90'
C15	36°52'12"	25.00'	13.59'	S09°45'20"E	15.81'
C16	36°52'12"	25.00'	13.59'	N27°06'52"E	15.81'

LINE	BEARING	DISTANCE
L1	N36°32'01"W	56.36
L2	S53°27'59"W	56.78
L3	N8°40'46"E	15.00'



No.	SHEET	REVISION	DATE	APPROVED

**OWNER ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MCC INDUSTRIAL PARK, LLC.  
LUIS H. GANTU (MANAGER)  
6800 S. INTERNATIONAL PKWY STE 10  
MCALLEN, TEXAS 78503

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**CITY OF MCALLEN**

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

\_\_\_\_\_  
MAYOR, CITY OF MCALLEN

DATE: \_\_\_\_\_

**ENGINEER & SURVEYOR CERTIFICATE**

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON NOVEMBER 11, 2024 UNDER MY DIRECTION.

VICTOR H. TREVIÑO, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 6968

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVIÑO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

**HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT, OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

\_\_\_\_\_  
O E BRAND JR., PRESIDENT

\_\_\_\_\_  
MARK FREELAND, SECRETARY

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

\_\_\_\_\_  
RAUL E. SESIN, P.E., C.F.M.

DATE: \_\_\_\_\_

**GENERAL NOTES**

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: "X500" ZONE "X600" AREA IN WHICHES FLOOD HAZARDOUS ARE UNDETERMINED; COMMUNITY PANEL NO. 4803340400.C, EFFECTIVE NOVEMBER 16, 1982.
- SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE.
- FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
- REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
- SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
- CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT:  
BM-1 "SQUARE CUT ON CONCRETE" LOCATE AT THE NORTH RIGHT-OF-WAY OF MILITARY HWY (F.M. 1016)  
ELEV. = 95.124 (NAVD 88)  
BM-2 "SQUARE CUT ON CONCRETE" LOCATE AT THE EAST RIGHT-OF-WAY OF S MAIN ST.  
ELEV. = 96.919 (NAVD 88)
- BEARING BASIS: THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (4205, NAVD/83)
- THIS ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 129,591 CUBIC FEET, OR 2.975 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
- SERVICES CONNECTION WILL BE DONE AT THE BUILDING PERMIT STAGE.
- ADDITIONAL UTILITY LINES MAY BE REQUESTED WHEN THE BUILDING PERMIT IS ISSUED.
- A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MILITARY HWY (F.M. 1016) AND BOTH SIDES OF ALL INTERIOR STREET.
- 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.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG LOTS 6 AND 7 ON MILITARY HIGHWAY.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

**METES AND BOUNDS**

BEING A 53.841 ACRE TRACT OF LAND OUT OF LOTS 13 AND 14, SECTION 5, AND LOTS 3 AND 4, SECTION 4, HIDALGO CANAL COMPANY'S SUBDIVISION, OR PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED BY "GENERAL WARRANTY DEED" TO RIE INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2954255, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 53.841 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "FMN" FOUND COMMON CORNER OF SAID LOT 14 AND LOT 13, SECTION 5, HIDALGO CANAL COMPANY'S SUBDIVISION, ALSO BEING A COMMON CORNER OF A TRACT OF LAND CONVEYED TO MEGAWARE CORPORATION AS DESCRIBED BY DOCUMENT NUMBER 1198333, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND A TRACT OF LAND CONVEYED TO DARLA YVETTE THATCHER, JAMES ALLEN THATCHER & KATHERIN MARIE THATCHER, AS DESCRIBED BY DOCUMENT NUMBER 339713, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE, SOUTH 08°40'46" WEST A DISTANCE OF 238.00 FEET, ALONG SAID COMMON LINE OF SA LOT 13 AND LOT 14, TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "FMN" FOUND, THAT BEARS NORTH 69°22'54" EAST A DISTANCE OF 1.67 FEET, FOR A CORNER OF SAID DARLA YVETTE THATCHER, JAMES ALLEN THATCHER & KATHERIN MARIE THATCHER TRACT, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°21'21" EAST A DISTANCE OF 1,114.00 FEET, ALONG THE SOUTH LINE OF SAID DARLA YVETTE THATCHER, JAMES ALLEN THATCHER & KATHERIN MARIE THATCHER TRACT, TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "FMN" FOUND FOR A CORNER OF A TRACT OF LAND CONVEYED TO DAVID E. LOPEZ AND GUILLERMINA S. LOPEZ AS DESCRIBED IN DOCUMENT NUMBER 3244378, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°40'46" WEST AT A DISTANCE OF 1,082.00 FEET, TO 1/2-INCH IRON ROD FOUND FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO JESUS A. GUERRA AS DESCRIBED IN DOCUMENT NUMBER 83974, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND A TRACT OF LAND CONVEYED TO SAN PASCUAL INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NUMBER 3091312, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°21'21" WEST A DISTANCE OF 382.00 FEET, ALONG THE NORTH LINE OF SAID SAN PASCUAL INVESTMENTS LLC, TO 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "FMN" FOUND THAT BEARS NORTH 93°43' EAST A DISTANCE OF 1.10 FEET, FOR A CORNER OF A TRACT OF LAND CONVEYED TO BORALIS INC., AS DESCRIBED IN DOCUMENT NUMBER 3042785, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°40'46" WEST A DISTANCE OF 600.63 FEET, ALONG SAID EAST LINE OF SAID BORALIS INC. TRACT, TO 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "FMN" FOUND ON THE EXISTING NORTH RIGHT-OF-WAY OF MILITARY HIGHWAY F.M. 1016 (120' RIGHT-OF-WAY) AND ALSO BEING A CORNER OF A TRACT OF LAND CONVEYED TO BORALIS INC., AS DESCRIBED IN DOCUMENT NUMBER 3042785, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°45'22" WEST A DISTANCE OF 518.78 FEET, ALONG SAID EXISTING NORTH RIGHT-OF-WAY OF MILITARY HIGHWAY F.M. 1016 (120' RIGHT-OF-WAY), TO 1/2-INCH IRON ROD WITH PLASTIC STAMPED "M" FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°44'48" WEST A DISTANCE OF 382.17 FEET, CONTINUING ALONG SAID EXISTING NORTH RIGHT-OF-WAY OF MILITARY HIGHWAY F.M. 1016 (120' RIGHT-OF-WAY), TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROVSSS PROP. COR." SET FOR A POINT OF CURVATURE TO THE LEFT, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG SAID CURVE TO THE LEFT, WITH A RADIUS OF 1,969.86 FEET, AN ARC LENGTH OF 189.07 FEET, A DELTA ANGLE OF 89°29'7", A CHORD DISTANCE OF 188.99 FEET AND A CHORD BEARING OF NORTH 84°29'47" WEST, TO 1/2-INCH IRON ROD FOUND FOR A CORNER OF A TRACT OF LAND CONVEYED TO TRES AGUAS INC AS DESCRIBED IN DOCUMENT NUMBER 1102919, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°40'46" EAST A DISTANCE OF 1,937.22 FEET, ALONG SAID EAST LINE OF SAID TRES AGUAS INC, TO 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "FMN" ON THE SOUTH LINE OF SAID LOT 13, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, THENCE, SOUTH 81°21'21" EAST A DISTANCE OF 357.83 FEET, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 53.841 ACRES.

**LEGEND:**

- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROVSS PROP. COR."
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROVSS PROP. COR.", UNLESS OTHERWISE NOTED.
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS O.R.H.C.T.
- MAP RECORDS HIDALGO COUNTY TEXAS M.R.H.C.T.
- DEED RECORDS HIDALGO COUNTY TEXAS D.R.H.C.T.
- RIGHT-OF-WAY R.O.W.
- HIDALGO COUNTY DRAINAGE DISTRICT H.C.D.D.
- UTILITY EASEMENT U.E.
- NOTE
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROVSS PROP. COR." WILL BE SET AT EVERY LOT CORNER OF THIS SUBDIVISION.

**LOCATION MAP**  
SCALE 1"=200'

**LOCATION DESCRIPTION**

MILITARY INDUSTRIAL PARK IS LOCATED IN THE INTERSECTION OF W MILITARY HWY AND S 10TH ST. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF HIDALGO, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 15,128 CENSUS). MILITARY INDUSTRIAL PARK LIES ON THE CITY OF MCALLEN.

**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

**DATE PREPARED:**  
03/19/2025

**SUBDIVISION PLAT**  
**MILITARY INDUSTRIAL PARK**

Being a 52.402 acre tract of land out of Lots 13 and 14, Section 5, and Lots 3 and 4, Section 4, Hidalgo Canal Company's Subdivision, or Porciones 64, 65 and 66, Hidalgo County, Texas, recorded in Volume "Q", Page 177, Deed Records, Hidalgo County, Texas.

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
900 S. STEWART RD., SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 424-3132  
TBP REG # 1500

**PRINCIPAL CONTACTS**

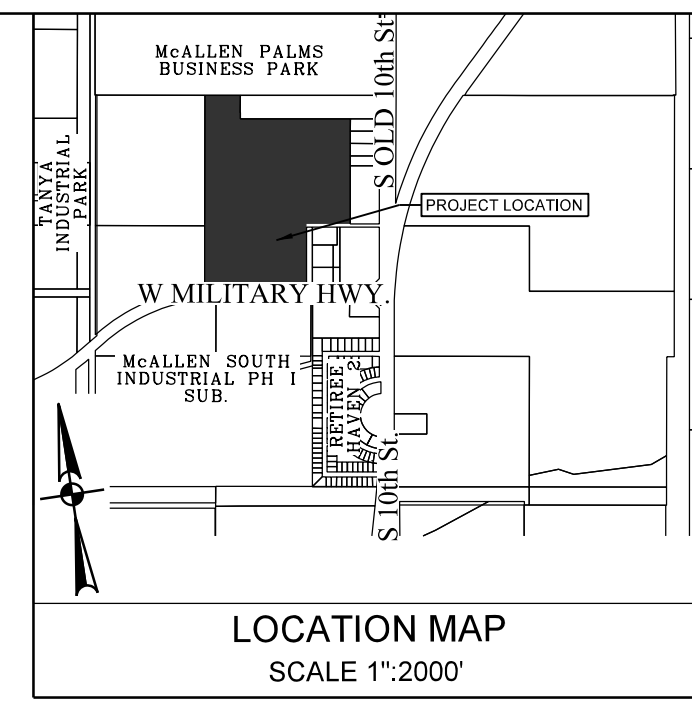
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MCC INDUSTRIAL PARK, LLC.	6800 S. INTERNATIONAL PKWY STE 10 MCALLEN, TEXAS 78503	(956) XXX-XXXX	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVIÑO, R.P.L.S.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

**REVISION NOTES**

No.	SHEET	REVISION	DATE	APPROVED

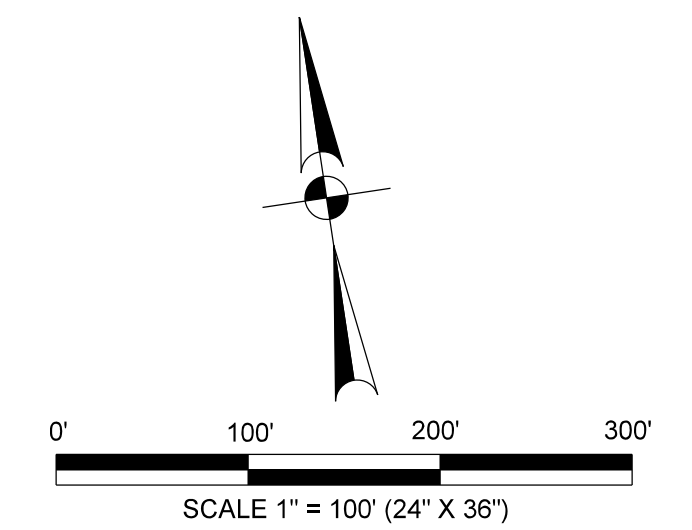
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**LOCATION DESCRIPTION**

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**LEGEND:**

- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROVSS PROP. COR."
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROVSS PROP. COR.", UNLESS OTHERWISE NOTED.
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS O.R.H.C.T.
- MAP RECORDS HIDALGO COUNTY TEXAS M.R.H.C.T.
- DEED RECORDS HIDALGO COUNTY TEXAS D.R.H.C.T.
- RIGHT-OF-WAY R.O.W.
- HIDALGO COUNTY DRAINAGE DISTRICT H.C.D.D.
- UTILITY EASEMENT U.E.
- NOTE
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROVSS PROP. COR." WILL BE SET AT EVERY LOT CORNER OF THIS SUBDIVISION.

**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

**DATE PREPARED:**  
03/19/2025

**SUBDIVISION PLAT**  
**MILITARY INDUSTRIAL PARK**

Being a 52.402 acre tract of land out of Lots 13 and 14, Section 5, and Lots 3 and 4, Section 4, Hidalgo Canal Company's Subdivision, or Porciones 64, 65 and 66, Hidalgo County, Texas, recorded in Volume "Q", Page 177, Deed Records, Hidalgo County, Texas.

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
900 S. STEWART RD., SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 424-3132  
TBP REG # 1500



Reviewed On: 5/14/2026

<b>SUBDIVISION NAME: MILITARY INDUSTRIAL PARK SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>W. Military Hwy (F.M. 1016): Dedication for 75 ft. from centerline for a total of 150 ft. R.O.W.                      Paving: 65-86 Curb &amp; gutter by state                      - Provide any existing R.O.W. on plat with documents for staff to review.                      - please label centerline and existing R.O.W. on both sides to determine R.O.W dedication.                      - Provide us the "total" ROW on plat.                      - The engineer submitted a variance request to not dedicate ROW. this variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. The board voted to disapprove the variance request to not dedicate ROW at the city commission board meeting.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Required
<p>Interior Streets: Minimum 60 ft. R.O.W                      Paving 40 ft. Curb &amp; gutter both sides                      Revisions needed:                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Compliance
<p>Cul-De-Sac Street: Minimum 60 ft. R.O.W.                      Paving: 40 ft. Curb &amp; gutter both sides                      -Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as per section 134-105 of the subdivision ordinance.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Compliance
<p>E/W Stub Out Street: 60ft.                      Paving: 40 ft. Curb &amp; gutter: both sides                      -Stub out street to the west between Lots 8 and 9, need to provide a paved temporary turnaround. Providing a t-head                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Compliance
<p>Existing 40' County R.O.W: Dedication for 60 ft. R.O.W                      Paving 40 ft. Curb &amp; gutter both sides                      - An abandonment has been submitted and is in process.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Required
<p>* 1,200 ft. Block Length:                      -Need to finalize street layout to assure block length do not exceed 1, 2000 ft in length.                      **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts _____                      **Subdivision Ordinance: Section 134-118</p>	Applied

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

<p>* 600 ft. Maximum Cul-de-Sac                  -Please provide the length of the Cul-De-Sac on plat to determine compliance.                  - The engineer submitted a variance request to the Cul-de-Sac Length exceeding 100ft. (666 ft.). This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026.                  the board voted to approve the variance request to the cul-de-sac length.                  -Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as p                  **Subdivision Ordinance: Section 134-105                  *Please provide Cul-De-Sac length.</p>	<p>Compliance</p>
<p><b>ALLEYS</b></p>	
<p>ROW 20 ft. Paving 16 ft.                  *Alley/service drive easement required for commercial properties.                  -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end.                  - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.                   **Subdivision Ordinance: Section 134-106</p>	<p>Required</p>
<p><b>SETBACKS</b></p>	
<p>* Front: In accordance with the zoning ordinance or greater for easements, whichever greater applies.                  -Please add plat note as stated above.                  **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>*Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies.                  - Please add plat note as referenced above.                  **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>* Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies.                  - add plat note as shown above.                  **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>* Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies.                  - Add plat note as stated above,                  **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>* Garage _____                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>4 ft. wide minimum sidewalk required on Military Hwy (F.M. 1016) and both sides of all interior streets.                  - Add plat note as stated above.                  - Sidewalks might increase to 5 ft. per engineering, prior to final.                  **Subdivision Ordinance: Section 134-120</p>	<p>Compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>

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

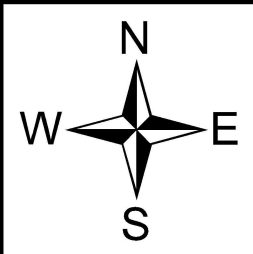
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses *Please add plat note as stated above. **Landscaping Ordinance: Section 110-46	Compliance
8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses *Please add plat note as stated above. **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along Lots 6 and 7 on Military Highway. -Add plat note as stated above **Must comply with City Access Management Policy	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. *Please add plat note as stated above.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: I-1 Proposed I-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
<b>PARKS</b>	
* Land dedication in lieu of fee.	Applied

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

<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> </ul>	<p>NA</p>
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	<p>NA</p>
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	<p>Applied</p>
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	<p>Applied</p>
<b>COMMENTS</b>	
<p>Must comply with City's Access Management Policy.</p> <ul style="list-style-type: none"> <li>- Any abandonments must be by separate instrument and not by this plat.</li> <li>-Need to add the 'Subdivisions parcel information on the Location Map on the top right-hand side. Add parcel information of existing subdivisions on the map please.</li> <li>-- The engineer submitted a variance request to not dedicate ROW and exceeding the Cul-De-Sac Length. This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. The variance request was approved for the cul-de-sac and disapproved the ROW.</li> </ul>	<p>Applied</p>
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED AND ACTIVE ABANDONMENT.</p>	<p>Applied</p>

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

HIDALGO CANAL



**LOCATION**

MAMA CHEDES COLD STORAGE SUBDIVISION

12

11

N PALMS

BUSINESS PARK SUBDIVISION

MELBA AVE

OLD 10TH ST

S MAIN ST

DETENTION AREA LOT A

DETENTION AREA LOT B

13

14

**PROPOSED MILITARY INDUSTRIAL PARK SUBDIVISION**

S 10TH ST

3

MILITARY HWY

TEX-MART #38

4

S MAIN ST

7

# CITY OF McALLEN

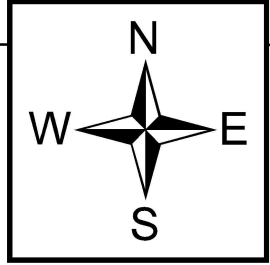
## Planning & Zoning Commission Meeting

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<b>Subdivision Name</b>	<i>Warehouse Kingdom Subdivision Phase III</i>
<b>Owner Name</b>	<i>Abasto Corp., A Texas Corporation</i>
<b>Engineering Firm</b>	<i>Javier Hinojosa Engineering</i>
<b>Existing Zoning</b>	<i>I-1 Light Industrial</i>
<b>Proposed Zoning</b>	<i>I-1 Light Industrial</i>
<b>Number of Lots</b>	<i>1</i>

City of McAllen Planning Department

SUBDIVISION LOT 1 12 11 10 9 8 7 6



29

WAREHOUSE KINGDOM SUBDIVISION PHASE II

LOCATION

S 23RD ST

PROPOSED WAREHOUSE KINGDOM PHASE III SUBDIVISION

30

CEH ADDITION SUBDIVISION LOT 1

MILITARY HWY

THE WAREHOUSE KINGDOM LOT 1A

31

3

4

THE WAREHOUSE KINGDOM SUBDIVISION

HAMMOND'S SUBDIVISION BL

32

1

2

INDU

8

# SUBDIVISION PLAT OF WAREHOUSE KINGDOM SUBDIVISION PHASE III

A TRACT OF LAND CONTAINING 10.28 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOTS 30 AND 31, BLOCK 3, C. E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 18, PAGE 438-439, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF A TRACT OF LAND DEEDED TO ABASTO CORP., A TEXAS CORPORATION, RECORDED IN DOCUMENT NUMBER 3680844, DEED RECORDS, HIDALGO COUNTY, TEXAS.

### STATE OF TEXAS COUNTY OF HIDALGO

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

ABASTO CORP., A TEXAS CORPORATION  
2501 MILITARY HIGHWAY, SUITE F-2  
MCALLEN, TX 78503  
BY: ELIO J. BOTELLO, PRESIDENT

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED ELIO J. BOTELLO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_

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 \_\_\_\_\_

### 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.  
REGISTERED PROFESSIONAL ENGINEER NO. 74808 \_\_\_\_\_ DATE \_\_\_\_\_

### 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.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608  
C.V.Q. LAND SURVEYORS, LLC  
517 BEAUMONT AVE.  
MCALLEN, TEXAS 78501  
TEL. (956) 618-1551  
DATE SURVEYED: 06/09/2025  
TBPELS FIRM No. 10119600

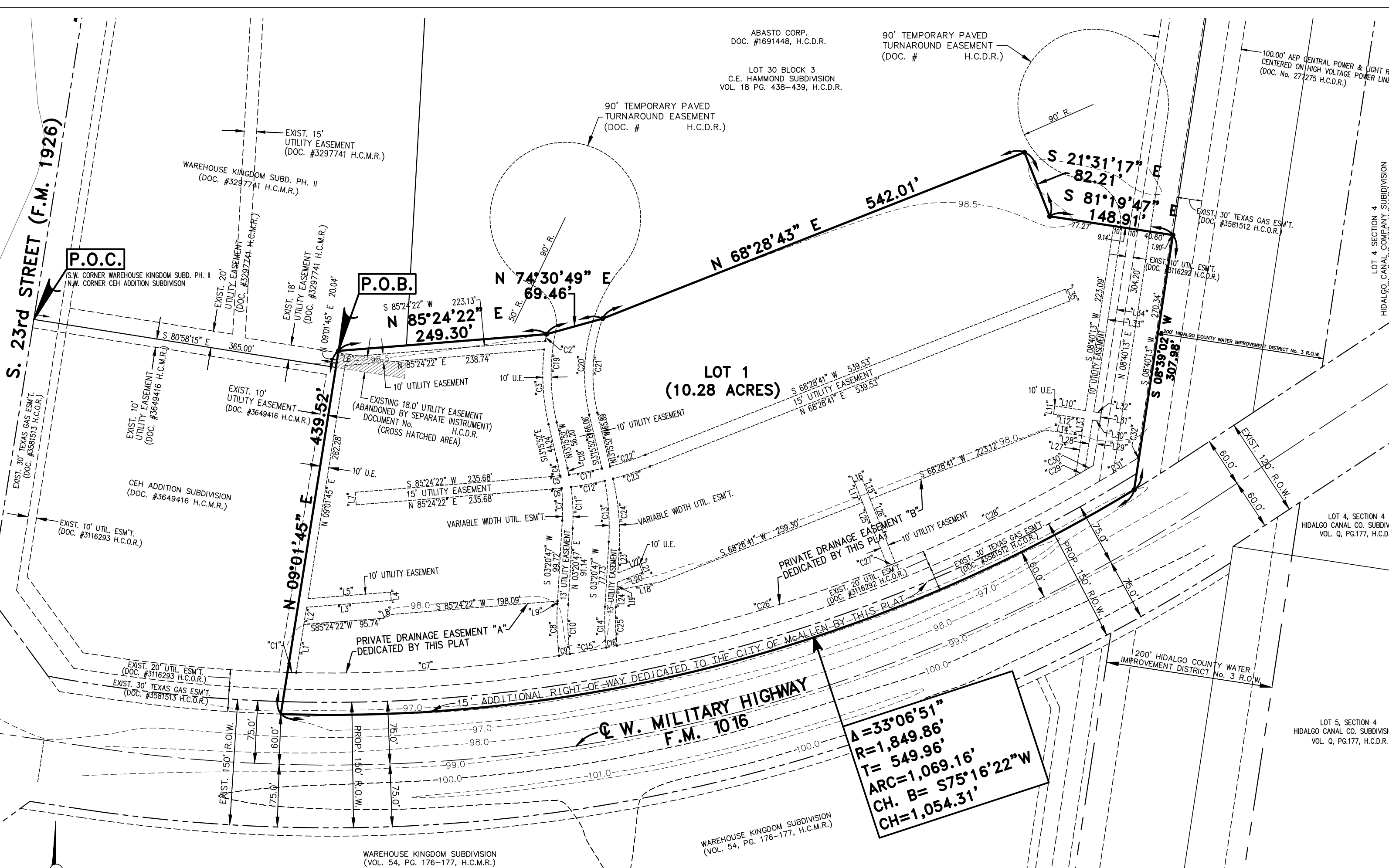


FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

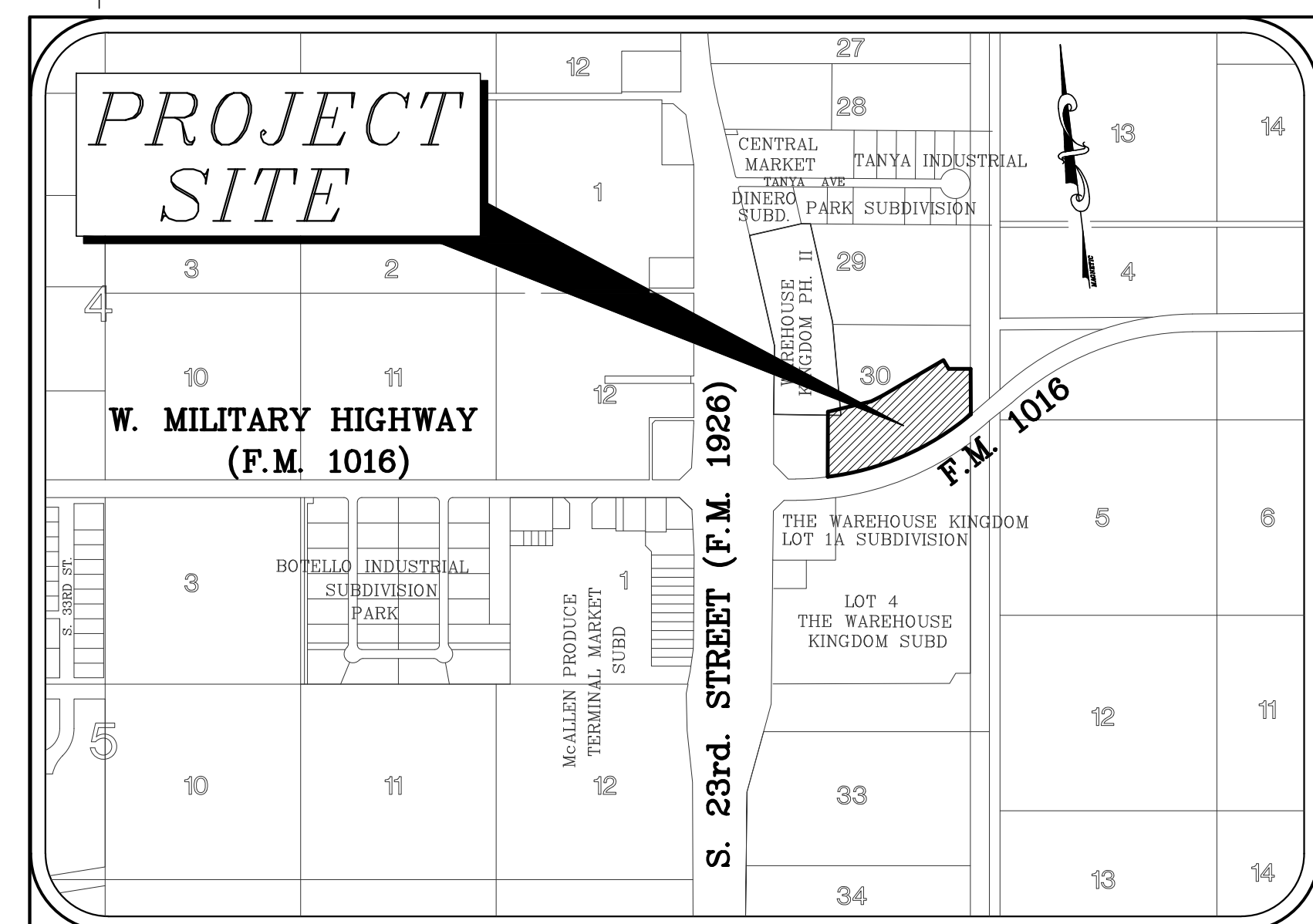
### GENERAL NOTES:

- THIS PROPERTY IS LOCATED IN ZONE "AH" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 06, 1982. FLOOD ZONE "AH" IS DESCRIBED AS "AREAS BE 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE AND THREE FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. THE BASE FLOOD ELEVATION FOR THE ZONE "AH" IS 99.00.
- MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATION 102.00 FEET.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT (W. MILITARY HWY.-F.M. 1016).....75 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICH EVER IS GREATER.  
REAR.....IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICH EVER IS GREATER.  
SIDES.....IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICH EVER IS GREATER.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 80,740 CUBIC FEET (1.854 ACRE FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS PHASE OF THE SUBDIVISION. OVERALL DETENTION PROVIDED FOR WITH THIS PHASE IS 243,959 CUBIC FEET (5.601 ACRE FEET). THE EXCESS DETENTION PROVIDED SHALL BE UTILIZED IN FUTURE PHASES ALONG WITH SUPPLEMENTAL ADDITIONAL DETENTION IN THE FUTURE PHASES OF THE OVERALL DEVELOPMENT. OWNER IS REQUIRED TO SUBMIT AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.
- BENCH MARK ELEV. = 113.04 (MC 98) LOCATED AT THE MEDIAN OF 23rd STREET 6/10 MILES SOUTH FROM EXIT TO F.M. 1016 (30" ALUMINUM PIPE WITH A 3-1/4" BRASS BRASS MONUMENT CAP ON TOP)
- A 5 FOOT WIDE CONCRETE SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF W. MILITARY HIGHWAY (F.M. 1016).
- SET 1/2" Ø IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG W. MILITARY HIGHWAY (F.M. 1016).
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- TxDOT PERMIT IS REQUIRED FOR ACCESS ALONG TxDOT RIGHT-OF-WAYS.
- ALL DRIVEWAY REQUIREMENTS INCLUDING LOCATION AND DIMENSIONS ALONG THE NORTH SIDE OF W. MILITARY HIGHWAY SHALL BE CONSTRUCTED AS PER APPROVED TxDOT PERMITTING REQUIREMENTS AND THE CITY OF MCALLEN.
- THE DETENTION AREAS FOR THIS SUBDIVISION WILL BE LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE OWNER OF WAREHOUSE KINGDOM PHASE III AND NOT THE CITY OF MCALLEN. THE DETENTION AREAS ARE PART OF THE OVERALL DETENTION REQUIRED FOR THIS SUBDIVISION.
- A MINIMUM 24 FT. 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.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- THE DRAINAGE OUTFALL FOR THIS SUBDIVISION AND ALL FUTURE PHASES SHALL BE TO THE DRAINAGE SYSTEM LOCATED WITHIN THE WAREHOUSE KINGDOM SUBDIVISION LOCATED ON THE SOUTH OF MILITARY HIGHWAY (F.M. 1016).



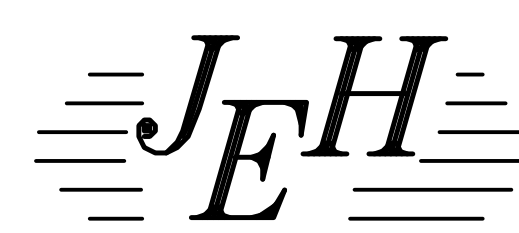
SCALE: 1" = 100'  
BEARING BASIS AS PER  
TEXAS STATE PLANE  
COORDINATES SYSTEM NAD  
1983, SOUTH ZONE.

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  
UTIL. ESMT. = UTILITY EASEMENT  
U.E. = UTILITY EASEMENT



LOCATION MAP  
SCALE: 1" = 1000'

UPDATED: MAY 5, 2026  
DRAWN BY: G. TEEGARDIN  
UPDATED: FEBRUARY 12, 2026  
DRAWN BY: A. GAUNA  
UPDATED: DECEMBER 1, 2025  
DRAWN BY: G. TEEGARDIN  
DATE OF PREPARATION: OCTOBER 21, 2025  
DRAWN BY: G. TEEGARDIN



**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE MCALLEN, TEXAS 78504  
PHONE (956) 668-1588  
javier@javierhinojosaeeng.com  
TBPELS FIRM No. F-1295

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
*C1*	00°20'01"	1,799.86'	5.24'	10.48'	N 88°32'17" W	10.48'
*C2*	01°49'11"	260.00'	4.13'	8.26'	N 09°44'23" E	8.26'
*C3*	19°50'20"	260.00'	45.47'	90.03'	S 03°20'42" E	89.58'
*C4*	04°17'51"	250.00'	9.38'	18.75'	S 11°06'57" E	18.75'
*C5*	01°27'29"	390.00'	4.96'	9.92'	S 04°40'27" W	9.92'
*C6*	01°30'09"	405.00'	5.31'	10.62'	N 84°39'18" E	10.62'
*C7*	08°52'28"	250.00'	19.40'	38.72'	S 01°05'27" E	38.68'
*C8*	10°35'20"	335.00'	31.04'	61.91'	N 01°56'53" W	61.82'
*C9*	00°24'50"	1,799.86'	6.50'	13.00'	N 81°03'06" E	13.00'
*C10*	10°31'12"	322.00'	29.64'	59.12'	N 01°54'49" W	59.04'
*C11*	11°20'35"	250.00'	24.83'	49.49'	N 02°19'30" W	49.41'
*C12*	05°47'17"	405.00'	20.47'	40.91'	N 79°24'45" E	40.90'
*C13*	14°27'46"	290.00'	36.80'	73.20'	S 03°53'00" E	73.01'
*C14*	10°05'42"	278.00'	24.55'	48.98'	S 01°42'04" E	48.92'
*C15*	01°24'09"	1,799.86'	22.03'	44.06'	S 80°08'36" W	44.06'
*C16*	00°24'54"	1,799.86'	6.52'	13.03'	S 79°14'05" W	13.03'
*C17*	05°54'16"	390.00'	20.11'	40.19'	S 79°25'56" W	40.17'
*C18*	01°49'38"	250.00'	3.99'	7.97'	N 12°21'03" W	7.97'
*C19*	29°02'39"	250.00'	55.52'	109.28'	N 12°26'08" W	108.40'
*C20*	30°49'45"	210.00'	37.90'	73.99'	S 02°09'00" W	111.64'
*C21*	32°42'49"	200.00'	58.70'	114.19'	N 03°35'32" E	112.65'
*C22*	06°31'57"	390.00'	22.26'	44.47'	S 71°44'40" W	44.44'
*C23*	06°35'48"	405.00'	23.34'	46.63'	N 71°46'36" E	46.60'
*C24*	16°51'29"	290.00'	42.97'	85.33'	N 05°04'57" W	85.02'
*C25*	09°53'51"	265.00'	22.95'	45.78'	N 01°38'09" W	45.72'
*C26*	10°44'42"	1,799.86'	169.27'	337.54'	N 73°20'17" E	337.05'
*C27*	00°19'16"	1,799.86'	5.00'	10.00'	N 68°07'23" E	10.00'
*C28*	07°37'16"	1,799.86'	119.88'	239.40'	N 64°09'12" E	239.23'
*C29*	00°24'25"	1,799.86'	6.39'	12.78'	N 60°08'22" E	12.78'
*C30*	00°22'27"	1,799.86'	5.88'	11.75'	N 59°54'56" E	11.75'
*C31*	01°39'53"	1,819.86'	26.44'	52.87'	N 58°50'08" E	52.87'
*C32*	00°04'58"	1,819.86'	1.31'	2.63'	N 57°57'43" E	2.63'

LINE DATA			LINE DATA		
LINE	CHORD BEARING	CHORD	LINE	CHORD BEARING	CHORD
*L1*	N 09°01'45" E	58.11'	*L18*	S 79°26'28" W	53.08'
*L2*	N 09°11'45" E	21.04'	*L19*	N 03°20'47" E	9.32'
*L3*	N 85°24'22" E	101.45'	*L20*	N 68°58'41" E	32.44'
*L4*	N 04°35'38" W	10.00'	*L21*	N 21°31'19" W	10.00'
*L5*	S 85°24'22" E	99.02'	*L22*	S 68°28'41" W	27.83'
*L6*	N 80°58'15" E	25.32'	*L23*	N 03°20'47" E	28.14'
*L7*	S 04°35'38" E	15.00'	*L24*	N 03°20'47" E	20.65'
*L8*	S 65°51'16" W	11.32'	*L25*	S 21°31'19" E	82.04'
*L9*	S 03°20'47" W	3.33'	*L26*	N 21°31'19" W	81.98'
*L10*	N 81°20'58" W	37.00'	*L27*	S 08°40'13" W	48.53'
*L11*	S 08°39'02" W	10.00'	*L28*	N 08°40'13" E	60.85'
*L12*	S 81°20'58" E	37.00'	*L29*	S 08°40'13" W	53.47'
*L13*	S 08°40'13" W	20.29'	*L30*	S 81°20'58" E	9.14'
*L14*	N 81°19'47" W	43.74'	*L31*	N 08°40'13" E	10.00'
*L15*	N 21°31'19" W	25.83'	*L32*	N 81°20'58" W	9.14'
*L16*	S 68°28'41" W	10.00'	*L33*	N 08°40'13" E	223.09'
*L17*	S 21°31'19" E	25.83'	*L34*	S 08°40'13" W	223.09'
			*L35*	N 21°31'17" W	15.00'

### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.28 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 30 AND 31, BLOCK 3, C. E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 18, PAGE 438-439, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 10.28 ACRES ALSO BEING ALL OF THAT 0.06 ACRE TRACT OF LAND DEEDED TO ABASTO, CORP., A TEXAS CORPORATION, RECORDED IN DOCUMENT NO. 3680844, H.C.M.R.; AND SAID 10.28 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT AN "X" CUT ON CONCRETE FOR THE COMMON WEST CORNER OF CEH ADDITION SUBDIVISION AS RECORDED IN DOCUMENT NO. 3649416, H.C.M.R. AND SAID WAREHOUSE KINGDOM SUBDIVISION PHASE II; THENCE S 80°58'15" E, ALONG THE NORTH LINE OF SAID CEH ADDITION SUBDIVISION, A DISTANCE OF 365.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "EAGLE SURVEY" FOUND ON THE NORTHEAST CORNER OF SAID CEH ADDITION SUBDIVISION; THENCE N 09°01'45" E, A DISTANCE OF 20.04 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;  
THENCE N 85°24'22" E, A DISTANCE OF 81.40 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST LINE OF A 0.06 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 249.30 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN ANGLE CORNER OF THIS TRACT;  
THENCE N 74°30'49" E, A DISTANCE OF 69.46 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN ANGLE CORNER OF THIS TRACT;  
THENCE N 68°28'43" E, A DISTANCE OF 542.01 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN OUTSIDE CORNER OF THIS TRACT;  
THENCE S 21°31'17" E, A DISTANCE OF 82.21 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER OF THIS TRACT;  
THENCE S 81°19'47" E, A DISTANCE OF 148.91 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE WEST LINE OF A 200.00 HIDALGO COUNTY IRRIGATION DISTRICT NO.3 CANAL RIGHT-OF-WAY OF THIS TRACT;  
THENCE S 08°39'02" W, ALONG THE WEST LINE OF SAID 200.00 HIDALGO COUNTY IRRIGATION DISTRICT NO.3 CANAL RIGHT-OF-WAY, A DISTANCE OF 307.98 FEET SET TO A POINT OF CURVATURE ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 1016 RECORDED IN VOLUME 1649, PAGE 458, H.C.D.R., FOR THE SOUTHEAST CORNER OF THIS TRACT;  
THENCE, SAID SAID CURVE TO THE RIGHT WITH A RADIUS OF 1849.86 FEET, AN INTERIOR ANGLE OF 33°06'51"; AN ARC LENGTH OF 1069.16 FEET, A TANGENT OF 549.96 FEET AND A CHORD THAT BEARS S 75°16'22" W, A DISTANCE OF 1054.31 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE SOUTHEAST CORNER OF SAID CEH ADDITION SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE N 09°01'45" E, ALONG THE EAST LINE OF SAID CEH ADDITION SUBDIVISION, AT A DISTANCE OF 419.48 FEET PASS TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "EAGLE SURVEY" FOUND ON THE NORTHEAST CORNER OF SAID CEH ADDITION SUBDIVISION AND THE SOUTH LINE OF SAID ABASTO, CORP., AND CONTINUING A TOTAL DISTANCE OF 439.52 FEET TO THE POINT OF BEGINNING, CONTAINING 10.28 ACRE OF LAND MORE OR LESS.

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: ABASTO CORP., A TEXAS CORPORATION	2501 MILITARY HIGHWAY, SUITE F-2	MCALLEN, TX 78503	(956) 631-2133
ENGINEER: JAVIER HINOJOSA, P.E.	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ, R.P.L.S.	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551



**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 5/13/2026

<b>SUBDIVISION NAME: WAREHOUSE KINGDOM PHASE III</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Military Highway (F.M. 1016): Dedication as required for 75 ft. from centerline for 150 ft. total ROW                      Paving: 65 ft. to 105 ft. Curb &amp; gutter: both sides                      Revisions needed:                      -Please coordinate with the gas company to verify and clarify the Gas/Utility Easements shown along the R.O.W. on the plat. Any overlap between existing gas or utility easements and the proposed R.O.W. dedication must be clearly identified and addressed prior to recording.                      - Show the existing R.O.W. on both sides of the centerline and show the Total existing R.O.W. after taking into account the dedication, prior to recording.                      -Remove the "Prop" from the 150 ft. annotation and replace it with "Total".                      - All R.O.W. requirements must be addressed prior to recording.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to recording.                      **COM Thoroughfare Plan</p>	Required
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb &amp; 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>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts _____                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac _____                      **Subdivision Ordinance: Section 134-105</p>	Applied

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

<b>ALLEYS</b>	
<p>R.O.W.: 20 ft. Paving: 16 ft.                      *Alley/service drive easement required.                      -Clearly identify and label all service drives/Access Easements on the plat. Specifically, the north-south running service drive and variable access easement running east/west must be labeled accordingly (e.g., "Service Drive/Access Easement") and shown consistently throughout the plat prior to recording.                      -Revise the variable width access easement to be included on the plat and to include defined dimensions. Provide annotations at various points along the easement to clearly label the width and indicate the limits of the easement along its entire length prior to recording.                      -Label any proposed service drives/access easements on the plat prior to recording.                      **Subdivision Ordinance: Section 134-106</p>	Required
<b>SETBACKS</b>	
<p>*Front: Military Highway (F.M. 1016): 75 ft. or greater for approved site plan or easements or in line with existing structures, whichever is greater applies.                       **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.                      **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.                       **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Corner _____                      **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage _____                      **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
<b>SIDEWALKS</b>	
<p>* 5 ft. wide sidewalk required on Military Highway (F.M. 1016).                      - Add the sidewalk plat note prior to final. Plat note may be subject to change.                      - Need to clarify with staff, plat note is subject to change.                      **Subdivision Ordinance: Section 134-120</p>	Compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                      **Landscaping Ordinance: Section 110-46</p>	Compliance
<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>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

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

<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: I-1 (Light Industrial District) Proposed: I-1 (Light Industrial District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee. Park fees do not apply to commercial properties	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording -Park fees do not apply to commercial properties	NA
* Pending review by the Parkland Dedication Advisory Board and CC. -Park fees do not apply to commercial properties	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to recoprding.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>-Please note that the abandonment of easements cannot be accomplished through the plat process. Any proposed easement abandonment shall be completed by separate instrument and must be approved prior to plat recordation.</li> <li>--Submit an ownership map for staff review to verify that no landlocked parcels are created, including properties to the north. If any landlocked properties are identified, additional street connections may be required to provide adequate access prior to final.</li> <li>-Clearly identify and label all proposed service drives/access easements on the plat, including the north-south service drive and the east/west variable width access easement. Revise the plat to include the full extent of the easements with clearly defined dimensions and width annotations shown at different points of the service drive/access easement limits prior to recording</li> </ul> <p>*Must comply with City's Access Management Policy.</p>	Required
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED AND CONTINGENT UPON APPROVAL OF THE ASSOCIATED ABANDONMENT REQUEST.</p>	Required

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



# LOCATION

29

WAREHOUSE KINGDOM SUBDIVISION PHASE II

30

PROPOSED WAREHOUSE KINGDOM PHASE III SUBDIVISION

31

THE WAREHOUSE KINGDOM LOT 1A

32

THE WAREHOUSE KINGDOM SUBDIVISION

HAMMOND'S SUBDIVISION BL

S 23RD ST

S 23RD ST

S 23RD ST

S DEPOT RD

RAMP

RAMP

PRIVATE DR

MILITARY HWY

S 10TH ST

S 10TH ST

INDU

1

2

8

# CITY OF McALLEN

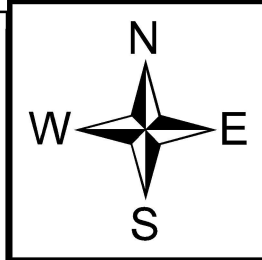
## Planning & Zoning Commission Meeting

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<b>Subdivision Name</b>	<i>Hernandez Acres Subdivision</i>
<b>Owner Name</b>	<i>Saul &amp; Jorge Hernandez</i>
<b>Engineering Firm</b>	<i>Salinas Engineering &amp; Associates</i>
<b>Existing Zoning</b>	<i>ETJ</i>
<b>Proposed Zoning</b>	<i>ETJ</i>
<b>Number of Lots</b>	<i>2</i>

City of McAllen Planning Department

MILE 9 1/2 RD



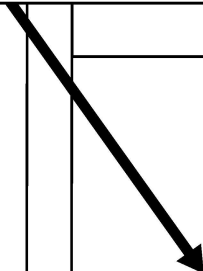
50 UNITED IRRIGATION DISTRICT

LOVE FALLS  
SUBD

LOT 1

LOT 2

**LOCATION**



**PROPOSED  
HERNANDEZ ACRES  
SUBDIVISION**

58-5

57-4

N TROSPER RD

57-5

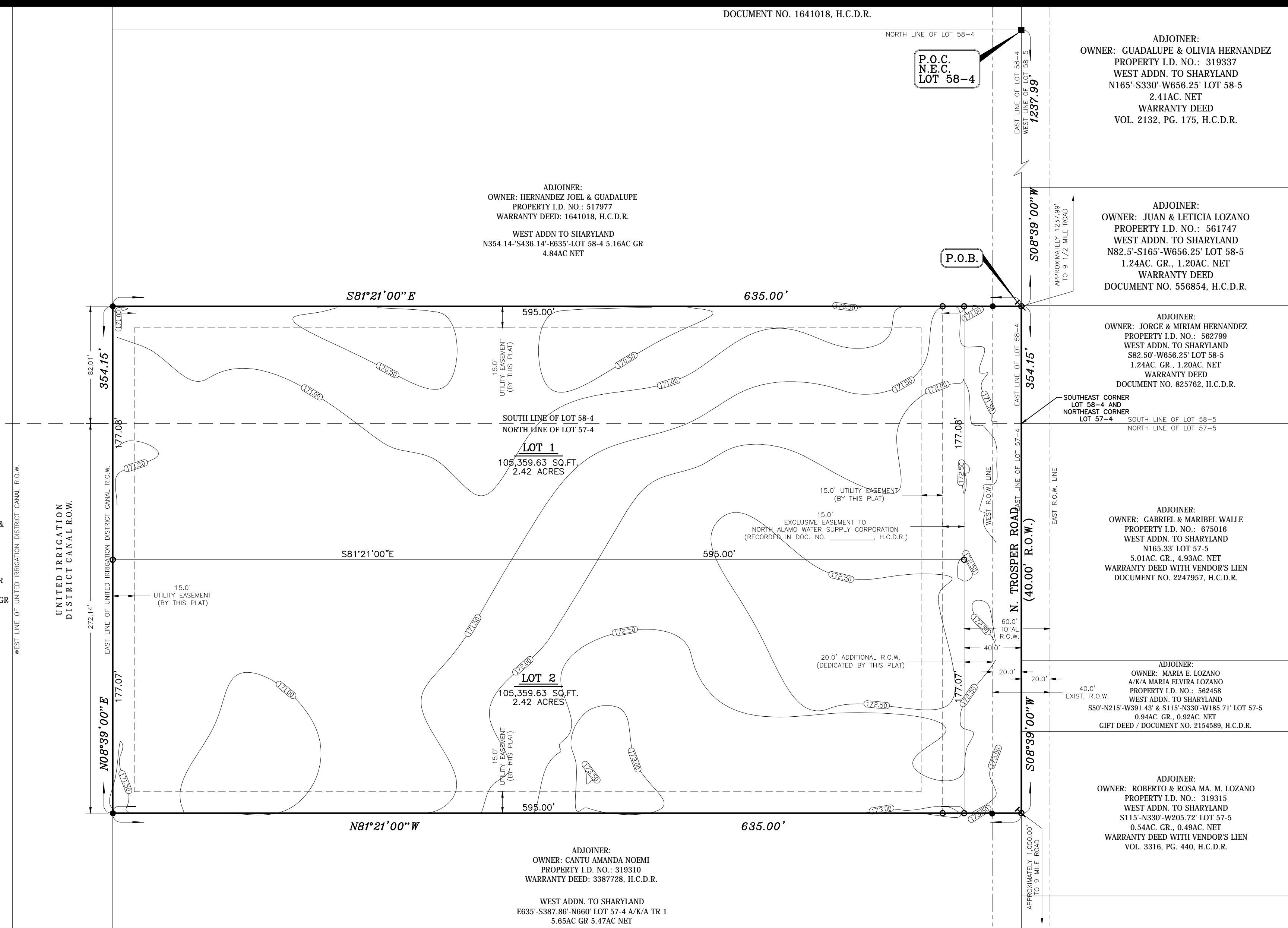
56-4

56-5

SCALE: 1" = 50'

LEGEND

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



ADJOINER:
OWNER: GUADALUPE & OLIVIA HERNANDEZ
PROPERTY I.D. NO.: 319337
WEST ADDN. TO SHARYLAND
N165°-5330'-W656.25' LOT 58-5
2.41AC. NET
WARRANTY DEED
VOL. 2132, PG. 175, H.C.D.R.

ADJOINER:
OWNER: JUAN & LETICIA LOZANO
PROPERTY I.D. NO.: 561747
WEST ADDN. TO SHARYLAND
N82.5°-5165'-W556.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 556854, H.C.D.R.

ADJOINER:
OWNER: JORGE & MIRIAM HERNANDEZ
PROPERTY I.D. NO.: 662789
WEST ADDN. TO SHARYLAND
S82.50°-W556.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 825762, H.C.D.R.

ADJOINER:
OWNER: GABRIEL & MARIBEL WALLE
PROPERTY I.D. NO.: 675016
WEST ADDN. TO SHARYLAND
N165.35' LOT 57-5
5.01AC. GR., 4.93AC. NET
WARRANTY DEED WITH VENDORS LIEN
DOCUMENT NO. 224787, H.C.D.R.

ADJOINER:
OWNER: MARIA E LOZANO
A/K/A MARIA ELVIRA LOZANO
PROPERTY I.D. NO.: 362438
WEST ADDN. TO SHARYLAND
S50°-N215°-W391.43' & S115°-N330°-W185.71' LOT 57-5
0.94AC. GR., 0.92AC. NET
GIFT DEED / DOCUMENT NO. 215459, H.C.D.R.

ADJOINER:
OWNER: ROBERTO & ROSA MA. M. LOZANO
PROPERTY I.D. NO.: 319815
WEST ADDN. TO SHARYLAND
S115°-N330°-W205.72' LOT 57-5
0.54AC. GR., 0.49AC. NET
WARRANTY DEED WITH VENDORS LIEN
VOL. 3318, PG. 440, H.C.D.R.

ADJOINER:
OWNER: CANTIL AMANDA NOEM
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

WEST ADDN. TO SHARYLAND
E835°-S387.86°-N660' LOT 57-4 A/K/A TR 1
5.65AC GR 5.47AC NET

HERNANDEZ ACRES SUBDIVISION

HIDALGO COUNTY, TEXAS
BEING A 5.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 57-4 AND 58-4, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE 'X UNSHADED'. ZONE 'X UNSHADED' AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN...
2. MINIMUM SETBACKS: FRONT: 75.0 FEET OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER. REAR: 15.0 FEET OR GREATER FOR EASEMENT. INTERIOR SIDE: 6.0 FEET OR GREATER FOR EASEMENT.
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT...
4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF (N. TROSPER ROAD) OR (73.50, WHICHEVER IS GREATER). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE...
5. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DESCRIPTION: BM#1 CITY OF McALLEN BENCHMARK 'RESTON' LOCATED AT THE SOUTHEAST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND N. CONWAY BLVD. INTERSECTION. ELEV. = 16102.14 NAVD. 85. BM#2 IS A FOUND ROD LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), BEING THE SOUTHWEST CORNER OF PROPOSED LOT 1. ELEV. = 170.23.
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,246.82 CUBIC-FEET OR 0.166 ACRE-FEET OF STORM WATER RUNOFF...
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT...
8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES...
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH FEES AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL...
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED 'OSSF' PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.

- 11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
13. A FOUR (4.00) FOOT SIDEWALK ALONG NORTH TROSPER ROAD.
14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
15. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
16. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
18. A 6' GRAZING BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE, AS PER CITY OF McALLEN SUBDIVISION REQUIREMENTS.
19. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
20. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND 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.
21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.22% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5(1) COUNTY CONSTRUCTION SPECIFICATIONS 3.1-4.
22. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
23. BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT IN DOCUMENT NUMBER 1924-1770123.

STATE OF TEXAS
UNITED IRRIGATION DISTRICT
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

ATTEST:
PRESIDENT
SECRETARY

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
DATE

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

STATE OF TEXAS
COUNTY OF HIDALGO
WE, SAUL NEPHTHALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS HERNANDEZ ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTER ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HERIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAE. 440, 2000 EDITION, HAVE BEEN MET AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: SAUL NEPHTHALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
WE, SAUL NEPHTHALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HERNANDEZ ACRES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: SAUL NEPHTHALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAUL NEPHTHALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

MAYOR, CITY OF McALLEN
DATE

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

CHAIRMAN
PLANNING AND ZONING COMMISSION
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)
WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HERNANDEZ ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_, 2025.

HIDALGO COUNTY JUDGE
DATE
ATTEST:
HIDALGO COUNTY CLERK
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF HERNANDEZ ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2025.

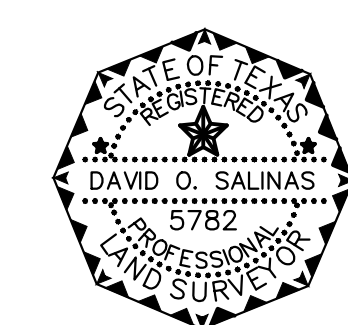
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER
DATE

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



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

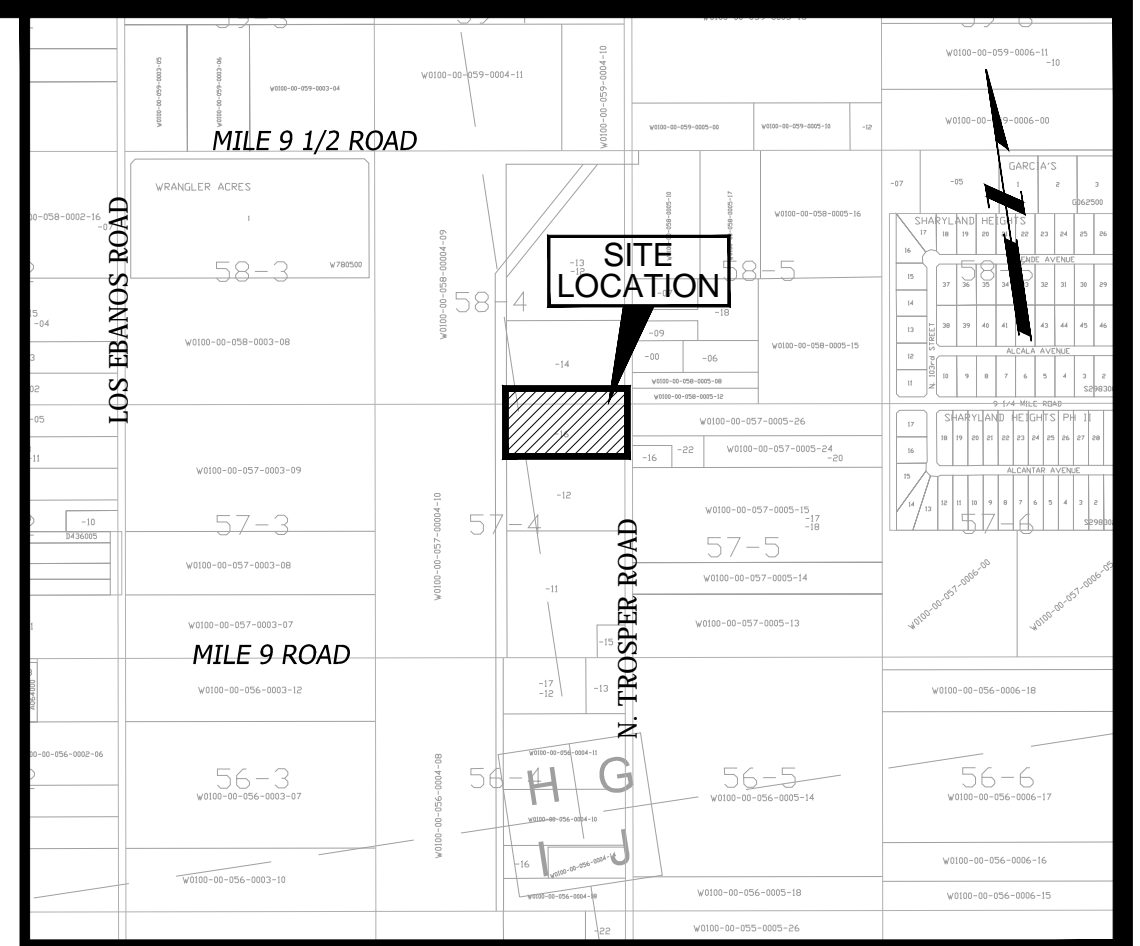
STATE OF TEXAS
COUNTY OF HIDALGO
I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



DAVID OMAR SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #782

SHARYLAND APPROVAL:
I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE HERNANDEZ ACRES SUBDIVISION LOCATED AT McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.
DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION
DATE



LOCATION MAP SCALE 1"=1000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-25-26334
DATE PREPARED: NOV. 21, 2025.
PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
HERNANDEZ ACRES SUBDIVISION IS LOCATED APPROXIMATELY 1,237.99 FEET SOUTH FROM THE CENTER LINE OF TROSPER ROAD FOR THE NORTHEAST CORNER OF THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 143,268 AS PER THE 2015 CENSUS). HERNANDEZ ACRES SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF McALLEN. IT IS WITHIN THE 9 MILE EXTRATERRITORIAL JURISDICTION OF McALLEN UNDER LOCAL GOVERNMENT CODE 42.021, PRESCRIPT No. 4.

METES AND BOUNDS DESCRIPTION

BEING A 5.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 57-4 AND 58-4, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A CONCRETE MONUMENT FOUND ON THE NORTHEAST CORNER OF SAID LOT 58-4 LOCATED IN THE CENTER OF TROSPER ROAD; THENCE, AS FOLLOWS:
SOUTH 08 DEGREES 39 MINUTES WEST, A DISTANCE OF 1,237.99 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1)THENCE, SOUTH 08 DEGREES 39 MINUTES WEST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 58-4, A DISTANCE OF 82.01 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 58-4 SAME BEING THE NORTHEAST CORNER OF SAID LOT 57-4, AT A DISTANCE OF 354.15 FEET IN ALL TO A NAIL FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2)THENCE, NORTH 81 DEGREES 21 MINUTES WEST, A DISTANCE OF 20.0 FEET PASSING A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID TROSPER ROAD, AT A DISTANCE OF 635.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST LINE OF THAT CERTAIN UNITED I.D. CANAL RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3)THENCE, NORTH 08 DEGREES 39 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOTS 57-4 AND 58-4, A DISTANCE OF 272.14 FEET PASSING THE NORTH LINE OF SAID LOT 57-4 AND THE SOUTH LINE OF SAID LOT 58-4, AT A DISTANCE OF 354.15 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4)THENCE, SOUTH 81 DEGREES 21 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 58-4, A DISTANCE OF 615.0 FEET PASSING A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID TROSPER ROAD, AT A DISTANCE OF 635.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.16 GROSS ACRES OF LAND, MORE OR LESS.

BASED ON BEARING: WARRANTY DEED [DOCUMENT NO. 346339, H.C.O.R.] N51SUBDIVISIONPLAT,HERNANDEZ ACRES,5/16/061625.

INDEX SHEET OF HERNANDEZ ACRES SUBDIVISION

Table with 2 columns: SHEET 1, SHEET 2. SHEET 1: HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; PLAT NOTES AND RESTRICTIONS; APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES. SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SHEET 1 OF 2

SEA SALINAS ENGINEERING & ASSOC. CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVENUE, McALLEN, TEXAS 78501
(956) 682-9081 (956) 688-1489 (FAX)
T8PLS 12100 PARK 33 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78737 (512) 239-5263

Table with 6 columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. OWNER: SAUL NEPHTHALI HERNANDEZ, 14508 N. TROSPER ROAD, MISSION, TEXAS 78573, (956) 342-3532, NONE. OWNER: JORGE ANGEL HERNANDEZ, 14508 N. TROSPER ROAD, MISSION, TEXAS 78573, (956) 249-3358, NONE. ENGINEER: DAVID O. SALINAS, 2221 DAFFODIL AVE., McALLEN, TEXAS 78501, (956) 682-9081, (956) 688-1489. SURVEYOR: DAVID O. SALINAS, 2221 DAFFODIL AVE., McALLEN, TEXAS 78501, (956) 682-9081, (956) 688-1489.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX REG. NO. 71973 ON NOV. 21, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ADJOINER:  
OWNER: JOEL & GUADALUPE V. HERNANDEZ  
PROPERTY I.D. NO.: 517977  
WEST ADDN. TO SHARYLAND  
N354.14'-S436.14'-E635' LOT 58-4  
5.16AC. GR., 4.84AC. NET  
GIFT DEED  
DOCUMENT NO. 1641018, H.C.D.R.

ADJOINER:  
OWNER: GUADALUPE & OLIVIA HERNANDEZ  
PROPERTY I.D. NO.: 319337  
WEST ADDN. TO SHARYLAND  
N165'-S330'-W656.25' LOT 58-5  
2.41AC. NET  
WARRANTY DEED  
VOL. 2132, PG. 175, H.C.D.R.

ADJOINER:  
OWNER: JUAN & LETICIA LOZANO  
PROPERTY I.D. NO.: 561747  
WEST ADDN. TO SHARYLAND  
N82.5'-S165'-W656.25' LOT 58-5  
1.24AC. GR., 1.20AC. NET  
WARRANTY DEED  
DOCUMENT NO. 556854, H.C.D.R.

ADJOINER:  
OWNER: JORGE & MIRIAM HERNANDEZ  
PROPERTY I.D. NO.: 562799  
WEST ADDN. TO SHARYLAND  
S82.5'-W656.25' LOT 58-5  
1.24AC. GR., 1.20AC. NET  
WARRANTY DEED  
DOCUMENT NO. 825762, H.C.D.R.

ADJOINER:  
OWNER: GABRIEL & MARIBEL WALLE  
PROPERTY I.D. NO.: 675016  
WEST ADDN. TO SHARYLAND  
N165.33' LOT 57-5  
5.01AC. GR., 4.93AC. NET  
WARRANTY DEED WITH VENDOR'S LIEN  
DOCUMENT NO. 2247957, H.C.D.R.

ADJOINER:  
OWNER: MARIA I. LOZANO  
A/K/A MARIA ELVIRA LOZANO  
PROPERTY I.D. NO.: 562458  
WEST ADDN. TO SHARYLAND  
S50'-N215'-W391.43' & S115'-N330'-W185.71' LOT 57-5  
0.94AC. GR., 0.92AC. NET  
GIFT DEED / DOCUMENT NO. 2154589, H.C.D.R.

**FINAL ENGINEERING REPORT FOR SISTERS SUBDIVISION:**  
BY DAVID O. SALINAS, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

HERNANDEZ ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF TROSPER ROAD. THE WATER SYSTEM FOR HERNANDEZ ACRES SUBDIVISION CONSISTS OF 1" DIAMETER SINGLE SERVICE LINES RUNNING TO EACH LOT. SAID SERVICE TERMINATE AT THE WATER METER BOX FOR LOT 1. ALSO, THERE IS AN EXISTING SINGLE SERVICE LINE WHICH RUNS TO LOT 2 AND TERMINATES AT THE EXISTING WATER METER BOX. THE SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$3000.00 OR \$3000 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$3000.00, WHICH COVERS THE \$3000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNERS, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FROM HERNANDEZ ACRES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A STANDARD SINGLE UNDERGROUND PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRES IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. ADDITIONAL BORINGS WERE MADE NECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS UNIT AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

GONZALEZ SEPTIC TANK SERVICE HAS EVALUATED THE CONDITION OF AN EXISTING SEPTIC TANK ON PROPOSED LOT 2 AND SUBMITTED A REPORT DATED XXXXX THAT CONCLUDED THE SEPTIC TANK IS ACCEPTABLE AND IN SUITABLE CONDITION FOR CONTINUED USE. THE TOTAL COST OF THE INSPECTION IS \$300.00. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE REPORT IS AS FOLLOWS: XXXXXXXXXXXXXXXX.

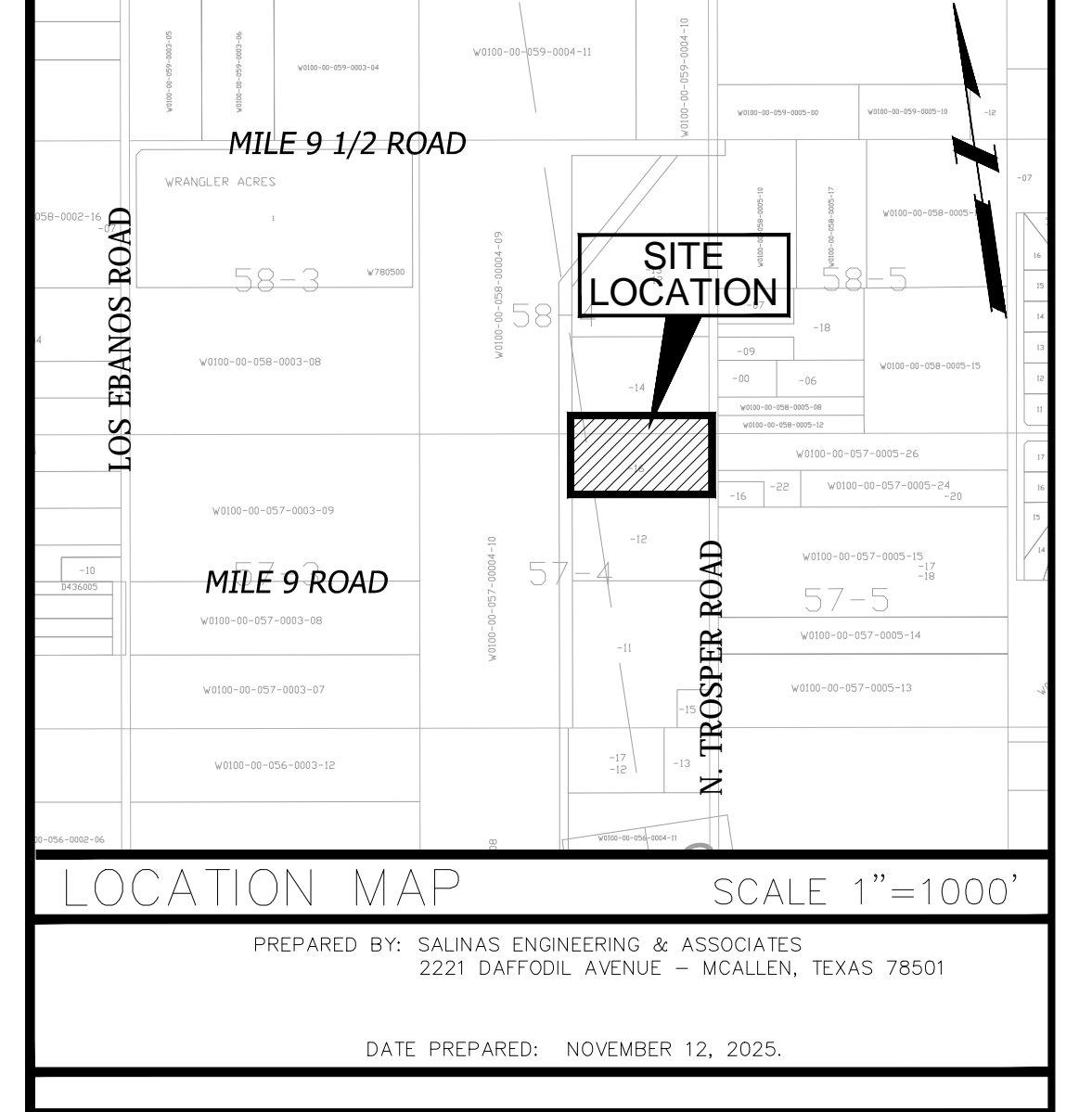
THE ESTIMATED COST TO INSTALL A SEPTIC TANK ON AN INDIVIDUAL LOT IS \$3,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. AT A TOTAL COST OF \$30,000.00, THE HIDALGO COUNTY HEALTH DEPARTMENT HAS REVIEWED AND APPROVED THE INSTALLATION OF ALL OSSF ON XXXXXXXXXXXXXXXX.

**ENGINEER CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.43, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY COMPLIANT WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$30,000.00 WHICH EQUALS TO \$3,000.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$3,000.00 PER LOT (ALL INCLUSIVE). THE INSPECTION OF THE EXISTING SEPTIC TANK WILL COST \$300.00 FOR A TOTAL OF \$3,300.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



INDEX SHEET OF HERNANDEZ ACRES SUBDIVISION

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Item	Description	Quantity	Unit	Rate	Total
1	Water Meter	2	Each	\$1,500.00	\$3,000.00
2	Water Service Line	2	100' Linear	\$1,500.00	\$3,000.00
3	Water Meter Box	2	Each	\$750.00	\$1,500.00
4	Water Meter Valve	2	Each	\$750.00	\$1,500.00
5	Water Meter Cap	2	Each	\$750.00	\$1,500.00
6	Water Meter Gasket	2	Each	\$750.00	\$1,500.00
7	Water Meter O-Ring	2	Each	\$750.00	\$1,500.00
8	Water Meter Seal	2	Each	\$750.00	\$1,500.00
9	Water Meter Lock	2	Each	\$750.00	\$1,500.00
10	Water Meter Key	2	Each	\$750.00	\$1,500.00
11	Water Meter Wrench	2	Each	\$750.00	\$1,500.00
12	Water Meter Pliers	2	Each	\$750.00	\$1,500.00
13	Water Meter Screwdriver	2	Each	\$750.00	\$1,500.00
14	Water Meter Hex Key	2	Each	\$750.00	\$1,500.00
15	Water Meter Allen Key	2	Each	\$750.00	\$1,500.00
16	Water Meter Pin	2	Each	\$750.00	\$1,500.00
17	Water Meter Washer	2	Each	\$750.00	\$1,500.00
18	Water Meter Nut	2	Each	\$750.00	\$1,500.00
19	Water Meter Bolt	2	Each	\$750.00	\$1,500.00
20	Water Meter Sealant	2	Each	\$750.00	\$1,500.00
21	Water Meter Grease	2	Each	\$750.00	\$1,500.00
22	Water Meter Lubricant	2	Each	\$750.00	\$1,500.00
23	Water Meter Oil	2	Each	\$750.00	\$1,500.00
24	Water Meter Filter	2	Each	\$750.00	\$1,500.00
25	Water Meter Screen	2	Each	\$750.00	\$1,500.00
26	Water Meter Gasket	2	Each	\$750.00	\$1,500.00
27	Water Meter O-Ring	2	Each	\$750.00	\$1,500.00
28	Water Meter Seal	2	Each	\$750.00	\$1,500.00
29	Water Meter Lock	2	Each	\$750.00	\$1,500.00
30	Water Meter Key	2	Each	\$750.00	\$1,500.00
31	Water Meter Wrench	2	Each	\$750.00	\$1,500.00
32	Water Meter Pliers	2	Each	\$750.00	\$1,500.00
33	Water Meter Screwdriver	2	Each	\$750.00	\$1,500.00
34	Water Meter Hex Key	2	Each	\$750.00	\$1,500.00
35	Water Meter Allen Key	2	Each	\$750.00	\$1,500.00
36	Water Meter Pin	2	Each	\$750.00	\$1,500.00
37	Water Meter Washer	2	Each	\$750.00	\$1,500.00
38	Water Meter Nut	2	Each	\$750.00	\$1,500.00
39	Water Meter Bolt	2	Each	\$750.00	\$1,500.00
40	Water Meter Sealant	2	Each	\$750.00	\$1,500.00
41	Water Meter Grease	2	Each	\$750.00	\$1,500.00
42	Water Meter Lubricant	2	Each	\$750.00	\$1,500.00
43	Water Meter Oil	2	Each	\$750.00	\$1,500.00
44	Water Meter Filter	2	Each	\$750.00	\$1,500.00
45	Water Meter Screen	2	Each	\$750.00	\$1,500.00
46	Water Meter Gasket	2	Each	\$750.00	\$1,500.00
47	Water Meter O-Ring	2	Each	\$750.00	\$1,500.00
48	Water Meter Seal	2	Each	\$750.00	\$1,500.00
49	Water Meter Lock	2	Each	\$750.00	\$1,500.00
50	Water Meter Key	2	Each	\$750.00	\$1,500.00
51	Water Meter Wrench	2	Each	\$750.00	\$1,500.00
52	Water Meter Pliers	2	Each	\$750.00	\$1,500.00
53	Water Meter Screwdriver	2	Each	\$750.00	\$1,500.00
54	Water Meter Hex Key	2	Each	\$750.00	\$1,500.00
55	Water Meter Allen Key	2	Each	\$750.00	\$1,500.00
56	Water Meter Pin	2	Each	\$750.00	\$1,500.00
57	Water Meter Washer	2	Each	\$750.00	\$1,500.00
58	Water Meter Nut	2	Each	\$750.00	\$1,500.00
59	Water Meter Bolt	2	Each	\$750.00	\$1,500.00
60	Water Meter Sealant	2	Each	\$750.00	\$1,500.00
61	Water Meter Grease	2	Each	\$750.00	\$1,500.00
62	Water Meter Lubricant	2	Each	\$750.00	\$1,500.00
63	Water Meter Oil	2	Each	\$750.00	\$1,500.00
64	Water Meter Filter	2	Each	\$750.00	\$1,500.00
65	Water Meter Screen	2	Each	\$750.00	\$1,500.00
66	Water Meter Gasket	2	Each	\$750.00	\$1,500.00
67	Water Meter O-Ring	2	Each	\$750.00	\$1,500.00
68	Water Meter Seal	2	Each	\$750.00	\$1,500.00
69	Water Meter Lock	2	Each	\$750.00	\$1,500.00
70	Water Meter Key	2	Each	\$750.00	\$1,500.00
71	Water Meter Wrench	2	Each	\$750.00	\$1,500.00
72	Water Meter Pliers	2	Each	\$750.00	\$1,500.00
73	Water Meter Screwdriver	2	Each	\$750.00	\$1,500.00
74	Water Meter Hex Key	2	Each	\$750.00	\$1,500.00
75	Water Meter Allen Key	2	Each	\$750.00	\$1,500.00
76	Water Meter Pin	2	Each	\$750.00	\$1,500.00
77	Water Meter Washer	2	Each	\$750.00	\$1,500.00
78	Water Meter Nut	2	Each	\$750.00	\$1,500.00
79	Water Meter Bolt	2	Each	\$750.00	\$1,500.00
80	Water Meter Sealant	2	Each	\$750.00	\$1,500.00
81	Water Meter Grease	2	Each	\$750.00	\$1,500.00
82	Water Meter Lubricant	2	Each	\$750.00	\$1,500.00
83	Water Meter Oil	2	Each	\$750.00	\$1,500.00
84	Water Meter Filter	2	Each	\$750.00	\$1,500.00
85	Water Meter Screen	2	Each	\$750.00	\$1,500.00
86	Water Meter Gasket	2	Each	\$750.00	\$1,500.00
87	Water Meter O-Ring	2	Each	\$750.00	\$1,500.00
88	Water Meter Seal	2	Each	\$750.00	\$1,500.00
89	Water Meter Lock	2	Each	\$750.00	\$1,500.00
90	Water Meter Key	2	Each	\$750.00	\$1,500.00
91	Water Meter Wrench	2	Each	\$750.00	\$1,500.00
92	Water Meter Pliers	2	Each	\$750.00	\$1,500.00
93	Water Meter Screwdriver	2	Each	\$750.00	\$1,500.00
94	Water Meter Hex Key	2	Each	\$750.00	\$1,500.00
95	Water Meter Allen Key	2	Each	\$750.00	\$1,500.00
96	Water Meter Pin	2	Each	\$750.00	\$1,500.00
97	Water Meter Washer	2	Each	\$750.00	\$1,500.00
98	Water Meter Nut	2	Each	\$750.00	\$1,500.00
99	Water Meter Bolt	2	Each	\$750.00	\$1,500.00
100	Water Meter Sealant	2	Each	\$750.00	\$1,500.00

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SISTERS SUBDIVISION:**  
BY DAVID O. SALINAS, P.E.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISION HERNANDEZ ACRES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA S.W.S.C.). EL DISEÑO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SER EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION HERNANDEZ ACRES CONSISTE DE UN CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VAY (RIGHT OF WAY) DE LA CARRETERA TAYLOR ROAD. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION HERNANDEZ ACRES CONSISTE DE UN (1) CONDUCTO SENCILLO DE AGUA DE 4 PULGADAS DE DIAMETRO QUE CORREN HACIA CADA LOTE. DICHO CONDUCTO SENCILLO DE AGUA SE TERMINA EN LAS CAJAS DE LOS MEDIDORES MECANICOS DE AGUA EN LOTE 1. TAMBIEN CONSISTE DE UN (1) CONDUCTO SENCILLO DE AGUA QUE CORRE HACIA LOTE 2 Y SE TERMINA EN LA CAJA DE MEDIDOR MECANICO DE AGUA. LOS CONDUCTOS SENCILLOS DE AGUA Y LAS CAJAS DE LOS MEDIDORES MECANICOS DE AGUA HAN SIDO INSTALADOS A UN COSTO TOTAL DE \$30,000.00 O \$3,000.00 POR LOTE. EL DISEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA S.W.S.C. \$30,000.00 O \$3,000.00 POR LOTE COMO ESTA DECLARADO EN EL ACUERDO DE SERVICIO DE 30 AÑOS CON S.W.S.C. CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, COSTOS DE DERECHOS DE AGUA Y GASTOS DE MEMBRERIA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DISEÑO DE CADA LOTE SOLUCIONA UN MEDIDOR DE AGUA, LA COMPANIA S.W.S.C. INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA SAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

**INFORME DE EVALUACION DE SUELOS:**

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SUFFICIENTEMENTE UNIFORME). EL TERRENO ES UNIFORME, TERRENO ARCILLOSO Y SUELO FRANCO Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EXISTE EVIDENCIA DE AGUA EN CADA UNA DE LAS EXCAVACIONES. EL SUELO EN ESTA AREA LUEBE BIEN.

GONZALEZ SEPTIC TANK SERVICE HA EVALUADO UN TANQUE SEPTICO DE MODELO DUAL EXISTENTE EN EL PROYECTO LOTE 2 Y HA PREPARADO UN REPORTE DE FECHA DE XXXXX. XXXX QUE CONCLUYE EL TANQUE SEPTICO ES ACEPTABLE Y EN BUENA CONDICION ADECUADA PARA USO CONTINUO. EL COSTO TOTAL DE LA INSPECCION ES \$300.00. EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO.

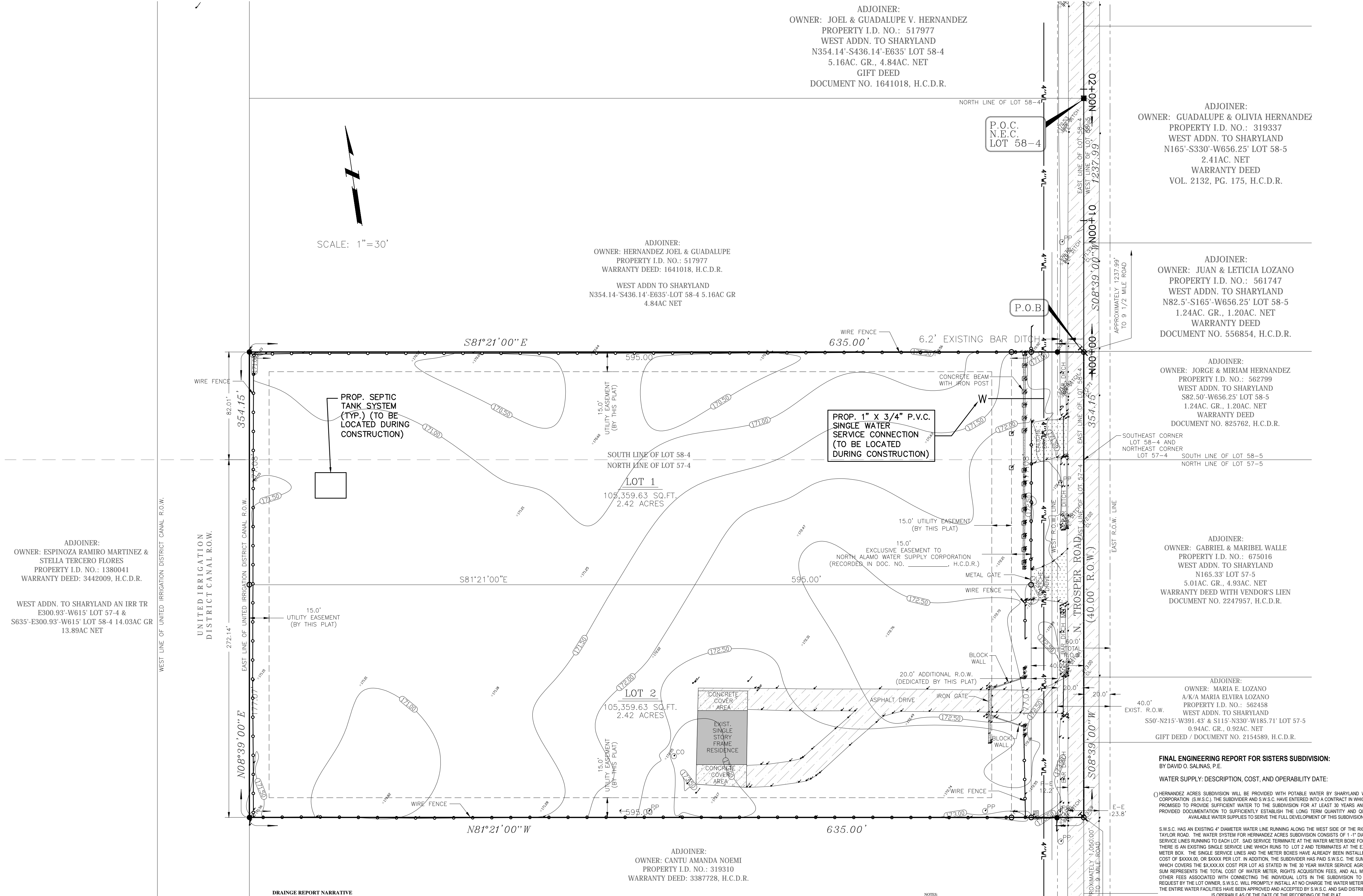
EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$3,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$30,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS. DESDE XXXXXXXXXXXXXXXX.

**CERTIFICACION:**  
CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS DE LA SUBDIVISION Y LAS REGLAS GOBERNANDAS A LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.34 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA. EL SISTEMASERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$3,000.00 O \$3,000.00 POR LOTE.

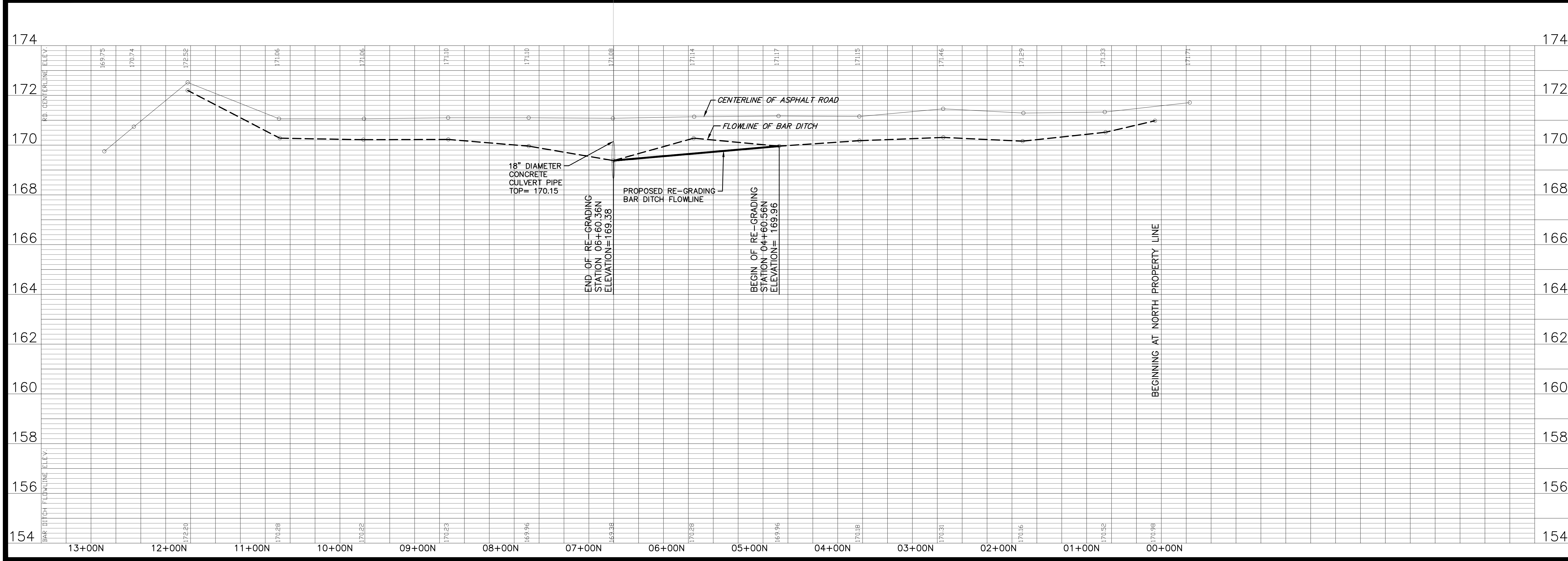
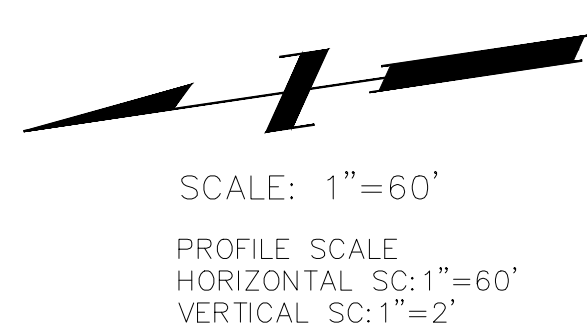
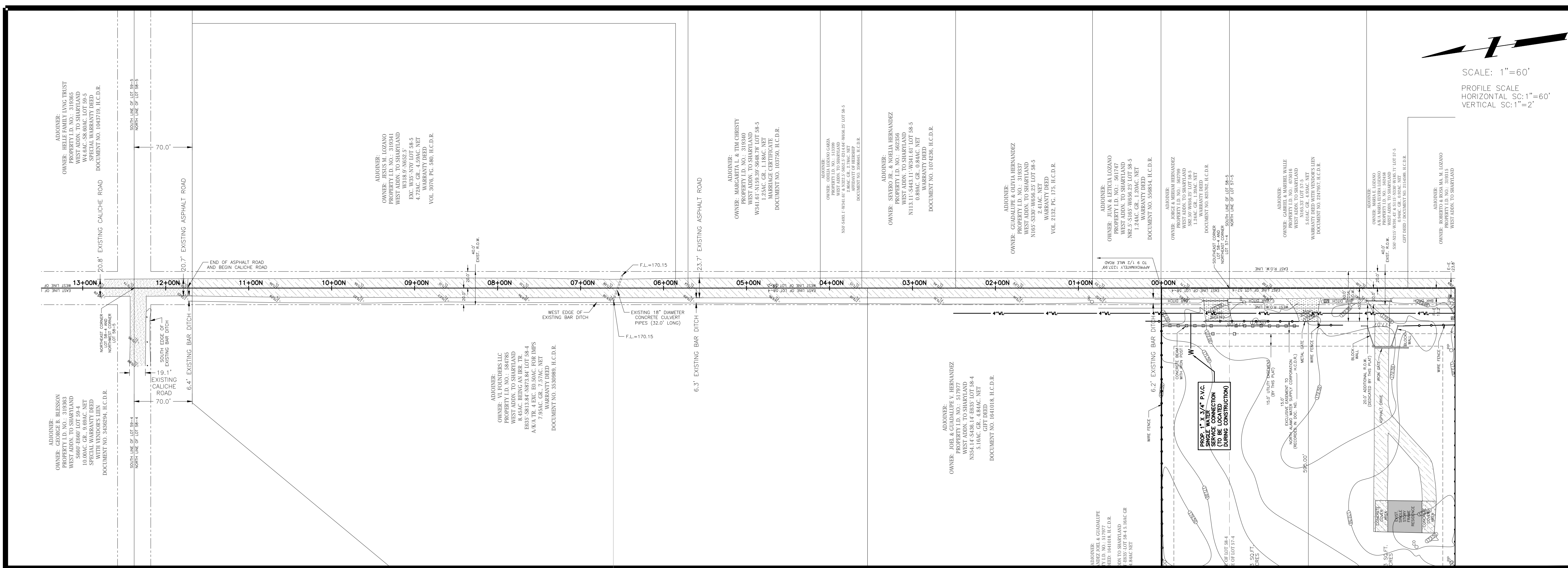
DRENAJE. SE ESTIMA QUE LA FOSAS SEPTICAS COSTARA \$3,000.00. LA INSPECCION DE LA FOSA SEPTICA EXISTENTE COSTARA \$300.00. A UN COSTO TOTAL DE \$3,300.00 PARA TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**DRAINAGE REPORT NARRATIVE**

Proposed Hernandez Acres Subdivision is a residential 2 - 1/2 to 5.16 Gross (4.84 Net) Acre plot out of a part of Lots 57-4 and 58-4, West Addition to Sharyland, Hidalgo County, Texas, and located approx. at Mile 9 1/2 North Road along the west side of Trospers Road in the City of McAllen, TX. This proposed single - family 2.84 acre plot is located in Zone "X" as per the FIRMA Community Plat No. 48513 (259 D, dated 06/06/2000). Zone "X" areas are defined as "... Areas of 300 year flood, areas of 100 year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood." It is noted that a single family home is fully constructed and being occupied



**SEA**  
**SALINAS ENGINEERING & ASSOCIATES**  
 CONSULTING ENGINEERS & SURVEYORS  
 2921 DAFFODIL McALLEN, TEXAS 78501  
 (956) 682-9081 (956) 686-1489 (FAX)  
 789 S. 12100 PARK 35 CIRCLE BLDG. A, SUITE 106, AUSTIN, TEXAS 78753 (512) 239-5265

Sheet Title:  
**EXISTING OFF-SITE  
 BAR DITCH PROFILE**

Project:  
**HERNANDEZ ACRES  
 SUBDIVISION**

David Omar Salinas  
 Registered Professional  
 Engineer # 71973  
 Date: 07/21/25  
 Scale: 1"=60'  
 Designed By: D.O.S.  
 Drawn By: A.E.  
 Checked By: D.O.S.  
 Approved By: D.O.S.  
 Project No: SP-25-26334  
 Drawing No: **HERNANDEZ\_ACRES\_SUBD.DWG**  
 Sheet 1 of 1



**City of McAllen**  
SUBDIVISION PLAT REVIEW

Reviewed On: 4/15/2026

<b>SUBDIVISION NAME: HERNANDEZ ACRES SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Trosper Road: Dedication for 40 ft. from centerline for 80 ft. ROW                      Paving: 52 ft. Curb &amp; gutter: both sides                      - Label centerline and indicate how ROW was dedicated and provide documents for staff review as applicable, prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>9 1/4 Mile Street: Dedication as needed for total 60-70 ft. ROW                      Paving: 40-44 ft. Curb &amp; gutter: both sides                      - Provide ROW dedication for an E/W 1/4 mile collector aligning with north line of Lot 57-4/south line of Lot 58-4 prior to final. Discuss with staff for alignment.                      -the engineer submitted a variance request to the quarter mile collector. The subdivision will be heard at the planning and zoning meeting of April21, 2026 and CC on May 11, 2026                      **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 &amp; 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 **Subdivision Ordinance: Section 134-118</p>	Applied
<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
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      *Alley/service drive easement required for commercial properties                      **Subdivision Ordinance: Section 134-106</p>	NA
<b>SETBACKS</b>	
<p>* Front: Proposing 75 ft. or in line with the average setbacks of existing structures, or easement, whichever is greater.                      - Need to clarify before final, but not less than ordinance requirements.                      - Need to finalize service drive requirement along N. Trosper Road and this is a Thoroughfare Road.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance

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

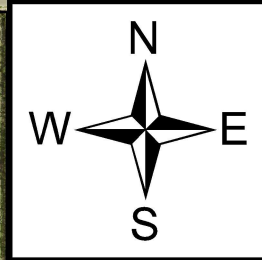
<p>* Rear: Proposing 15 ft. rear setback for easement shown on plat.                  - Finalize prior to final, but not less than ordinance requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: Proposing 6 ft. or greater for easement.                  - Need to finalize prior to final, but no less than ordinance requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: Will be established once E/W 1/4 Mile Street is provided on plat as required, but not less than ordinance requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft., except where greater setback is required, greater setback applies.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on N. Trosper Road and E/W 1/4 Mile Street.                  - Sidewalks may increase to 5 ft. as may be required prior to final.                  **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.                  **Landscaping Ordinance: Section 110-46</p>	<p>Required</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.                  - Finalize wording on plat note prior to final.                  **Landscaping Ordinance: Section 110-46</p>	<p>Required</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along:                  **Must comply with City Access Management Policy                  - As per Traffic Department, existing access to existing home will be honored although if it going to be demolished then we would require a shared access between lots 1 &amp; 2.                  - Lots should front a parallel service drive along N. Tropsper Road as this is a road designated on the Thoroughfare Plan. Finalize prior to final.</p>	<p>Non-compliance</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>NA</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* 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.</p>	<p>NA</p>
<p>**Section 110-72 applies if private subdivision is proposed.</p>	
<p>**Landscaping Ordinance: Section 110-72</p>	
<p>**Subdivision Ordinance: Section 134-168                  - If use changes or if number of lots change, comment will be revised accordingly.</p>	

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

<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>- If use changes or number of lots increase, comment will be revised as needed.</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: ETJ Proposed: ETJ</li> <li>- Should the property be annexed, initial zoning will be required.</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> <li>Should the property be annexed, initial zoning will be required.</li> </ul>	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>Should the property be annexed, park requirements will apply.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>- Should the property be annexed, park requirements will apply.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> <li>- Should the property be annexed, park requirements will apply.</li> <li>-</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation waived for two single-family residences.</li> <li>- If use changes, requirements may be required as applicable.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>- Per Traffic Department, Trip Generation waived for two single-family residences.</li> <li>- If use changes, requirements may be required as applicable.</li> </ul>	Applied
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Provide documents and width of UID Canal ROW prior to final.</li> <li>- Provide documents for the existing ROW on N. Trosper Road.</li> <li>- Revisions and references to UDC might be required and must be finalized prior to final.</li> <li>- The engineer submitted a variance request to the quarter mile collector. The variance will be heard on April 21, 2026 and CC on May 11, 2026</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	Required
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITES APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.</p>	Applied

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

MILE 9 1/2 RD



**LOCATION**

**PROPOSED  
HERNANDEZ ACRES  
SUBDIVISION**

50 UNLIMITED IRRIGATION DISTRICT  
FIVE FALLS  
SUBD.

58-5

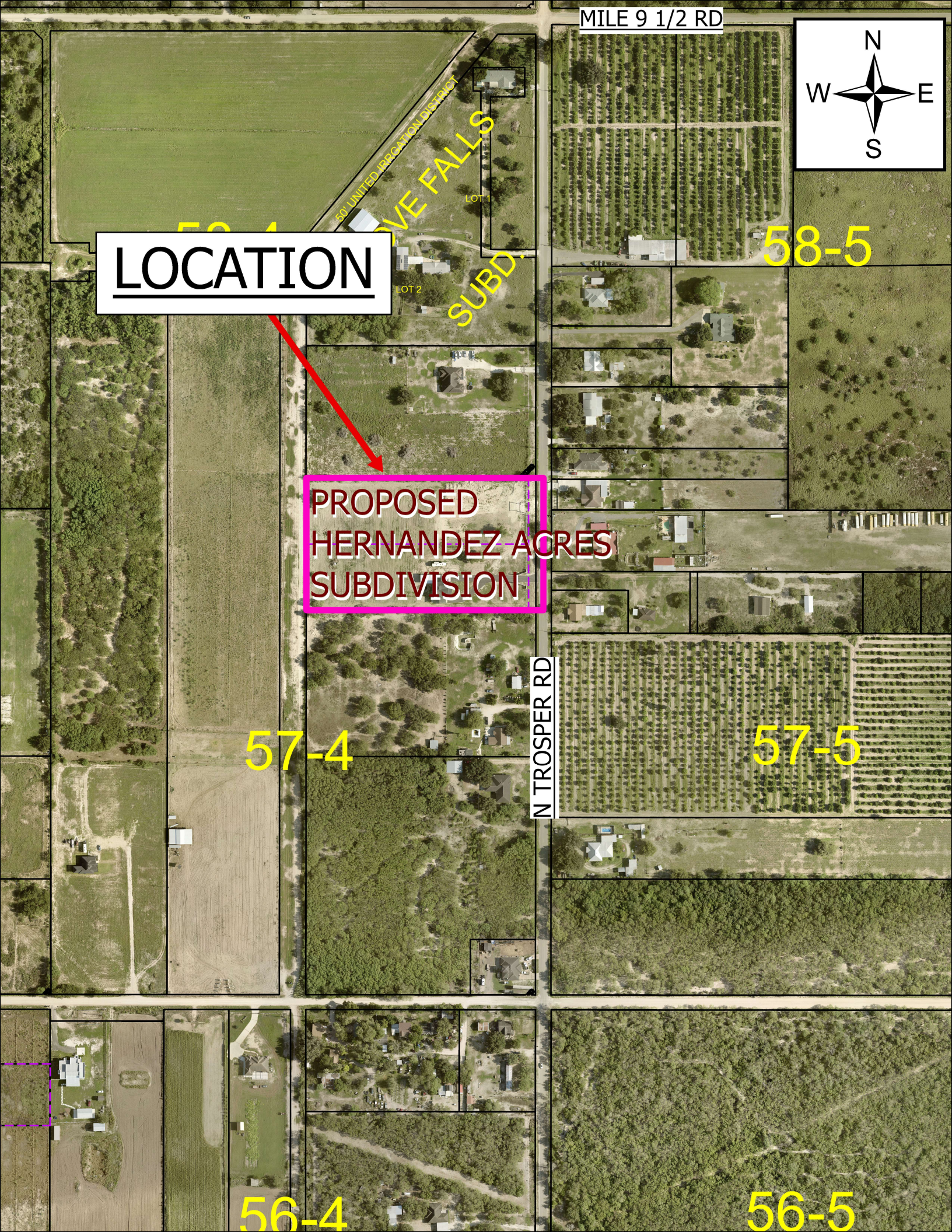
57-4

N TROSPER RD

57-5

56-4

56-5



# CITY OF McALLEN

## Planning & Zoning Commission Meeting

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<b>Subdivision Name</b>	<i>Alhambra on 10<sup>th</sup> Phase II Subdivision</i>
<b>Owner Name</b>	<i>Mouayad Development, LLC</i>
<b>Engineering Firm</b>	<i>Rioplex Engineering, LLC</i>
<b>Existing Zoning</b>	<i>R-2/M-2</i>
<b>Proposed Zoning</b>	<i>R-2/M-2</i>
<b>Number of Lots</b>	<i>69 / 1</i>

City of McAllen Planning Department

April 30, 2026

City of McAllen Planning Department  
Attn: Mr. Omar Sotelo, Planning Director  
311 N. 15<sup>th</sup> St.  
McAllen, TX 78501

RE: ALHABRA ON 10<sup>TH</sup> SUBDIVISION PHASE II (PRIVATE SUBDIVISION) – VARIANCE REQUESTS TO THE CITY OF McALLEN

Dear Mr. Sotelo:

On behalf of the developer, Al Yazji Development LLC, and in reference to the proposed Alhambra on 10th Subdivision Phase II, we respectfully submit this request for variances to certain requirements of the City of McAllen's Unified Development Code (UDC). The variances are outlined as follows:

**1. INTERNAL ROAD RIGHT-OF-WAY WIDTH:**

REQUIREMENT: 60-foot right-of-way with 40-foot back-to-back paving for multi-family residential streets.

PROPOSAL: A 50-foot right-of-way with 40-foot back-to-back paving, along with 10-foot utility and sidewalk easements on both sides. The proposed street will be privately owned and maintained by the property owner and a Homeowners' Association (HOA), thereby ensuring long-term maintenance without reliance on public infrastructure. The reduced right-of-way does not impact the functional pavement width, which remains consistent with City standards, and continues to provide adequate access for emergency vehicles, solid waste collection, and public utilities.

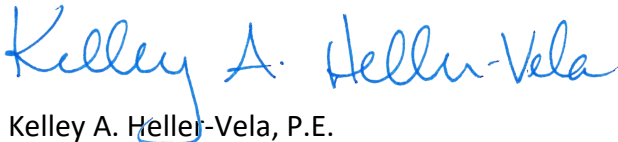
**2. BLOCK LENGTH:**

REQUIREMENT: Maximum block length in the R-2 district shall not exceed 800 feet or twelve (12) lots, whichever is less.

PROPOSAL: Approximately 1250-foot block length. The proposed subdivision represents the second phase of a coordinated private development with access provided via N. 10th Street and connectivity to the adjacent Park West Subdivision. Due to the configuration of the parent tract, existing adjacent development patterns, and limited points of access, additional street connections are not feasible. Despite the increased block length, the design maintains adequate internal circulation, pedestrian accessibility, and emergency access in accordance with City standards. The layout has been carefully planned to ensure that the deviation does not create adverse impacts to traffic flow, safety, or serviceability. The requested variance is therefore considered reasonable and consistent with the practical development of the property.

We respectfully request the Planning Department and City Council's consideration and approval of these variance requests to allow the Alhambra on 10th Subdivision Phase II to proceed as currently designed. The proposed variances are minimal, reasonable, and in keeping with the intent of the UDC, while accommodating site-specific limitations. We greatly appreciate your time and assistance with this matter. Should you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,



Kelley A. Heller-Vela, P.E.  
Principal



**LOCATION**

**12**

BICENTENNIAL BLVD.

**PROPOSED ALHAMBRA PHASE II  
ON 10TH SUBDIVISION**

COMMON AREA "A" (DETENTION)

JOHNSON CREEK AVE

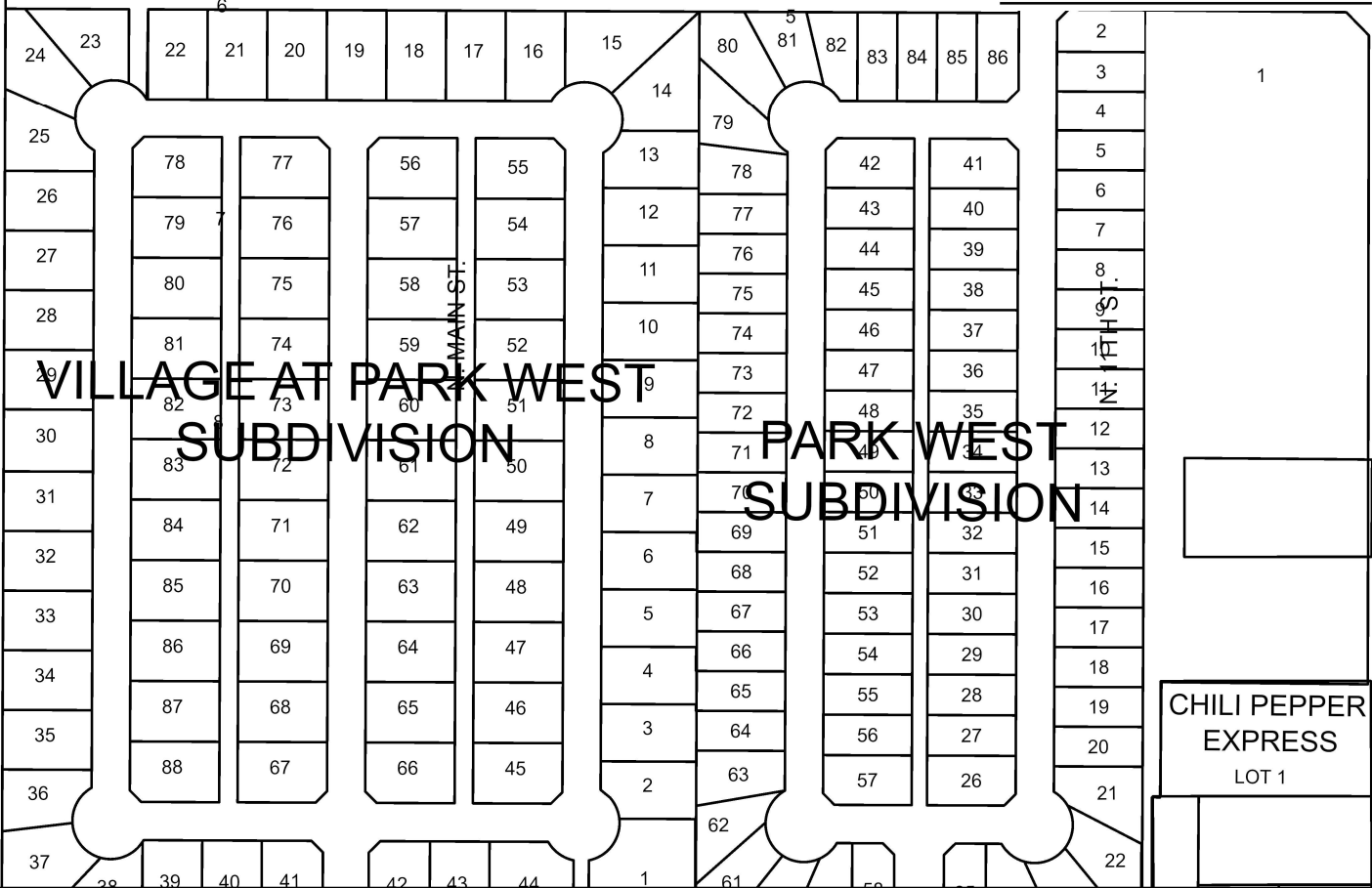
N 10TH ST

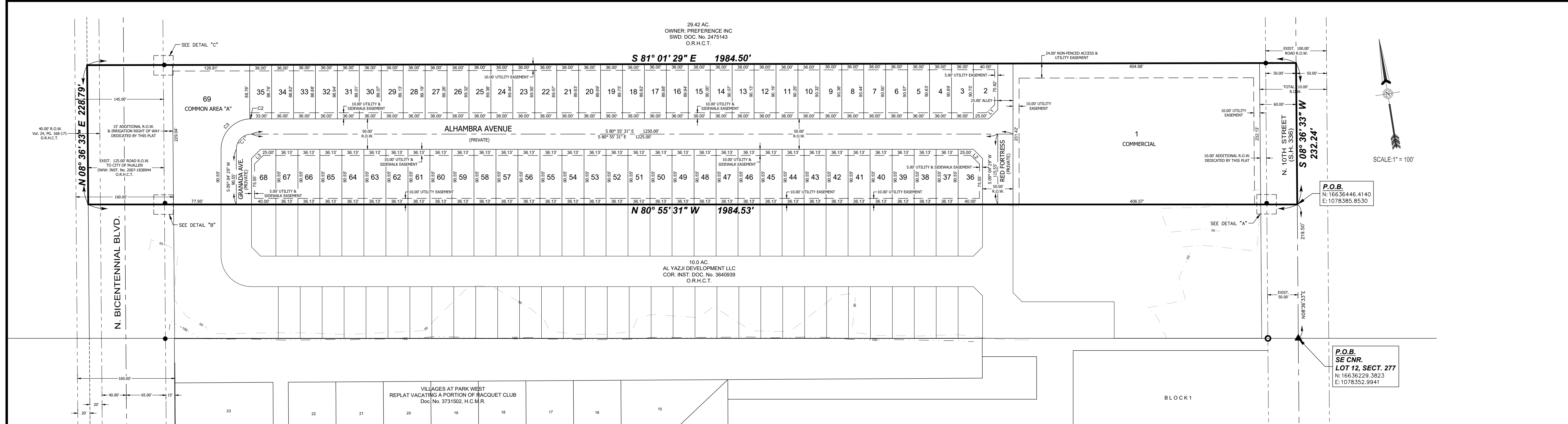
BICENTENNIAL BLVD.

VILLAGE AT PARK WEST  
SUBDIVISION

PARK WEST  
SUBDIVISION

CHILI PEPPER  
EXPRESS  
LOT 1





Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	9403.22	2.158	26	3214.31	0.074	51	3271.66	0.075
2	3519.07	0.081	27	3212.06	0.074	52	3271.66	0.075
3	3296.04	0.075	28	3209.81	0.074	53	3271.66	0.075
4	3263.79	0.075	29	3207.56	0.074	54	3271.66	0.075
5	3261.54	0.075	30	3205.31	0.074	55	3271.66	0.075
6	3259.29	0.075	31	3203.06	0.074	56	3271.66	0.075
7	3257.04	0.075	32	3200.81	0.073	57	3271.66	0.075
8	3254.79	0.075	33	3198.56	0.073	58	3271.66	0.075
9	3252.54	0.075	34	3196.31	0.073	59	3271.66	0.075
10	3250.29	0.075	35	3194.06	0.073	60	3271.66	0.075
11	3248.04	0.075	36	3509.70	0.081	61	3271.66	0.075
12	3245.79	0.075	37	3271.75	0.075	62	3271.66	0.075
13	3243.54	0.074	38	3271.66	0.075	63	3271.66	0.075
14	3241.30	0.074	39	3271.66	0.075	64	3271.66	0.075
15	3239.05	0.074	40	3271.66	0.075	65	3271.66	0.075
16	3236.80	0.074	41	3271.66	0.075	66	3271.66	0.075
17	3234.55	0.074	42	3271.66	0.075	67	3271.66	0.075
18	3232.30	0.074	43	3271.66	0.075	68	3509.70	0.081
19	3230.05	0.074	44	3271.66	0.075	69	22774.80	0.523
20	3227.80	0.074	45	3271.66	0.075			
21	3225.55	0.074	46	3271.66	0.075			
22	3223.30	0.074	47	3271.66	0.075			
23	3221.05	0.074	48	3271.66	0.075			
24	3218.81	0.074	49	3271.66	0.075			
25	3216.56	0.074	50	3271.66	0.075			

## SUBDIVISION MAP OF ALHAMBRA ON 10th PHASE II SUBDIVISION (PRIVATE)

BEING A SUBDIVISION OF A 10.50 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 20.08 ACRES OUT OF LOT 12, SECTION 277, OF TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF LANDS IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS, HIDALGO COUNTY.

### METES AND BOUNDS DESCRIPTION:

A 10.50 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 20.08 ACRES OUT OF LOT 12, SECTION 277, OF TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF LANDS IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS AND DESCRIBED AS THE NORTH 10.08 ACRES OUT OF THE SOUTH 20.08 ACRE OF SAID LOT 12, SECTION 277 IN DEED RECORDED IN VOLUME 2063, PAGE 555, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT OF LAND BEING ALSO DESCRIBED AND CONVEYED TO MARIA ELENA FALCO, TRUSTEE OF THE SARAH ANN VILLEDA TRUST II, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3488740, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS, SAID 10.50 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID LOT 12 SECTION 27 ON STATE HIGHWAY NO. 336 (N. 10<sup>TH</sup> STREET) THENCE NORTH 08 DEGREES 36 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 12 SECTION 27 A DISTANCE OF 219.50 FEET TO A CALCULATED POINT (N:16636446.4140, E:1078352.8530) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING

THENCE NORTH 80 DEGREES 55 MINUTES 31 SECONDS WEST, OVER AND ACROSS SAID LOT 12, SECTION 27 AT A DISTANCE OF 50.00 FEET TO A CALCULATED POINT ON THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 336 (N. 10<sup>TH</sup> STREET), REFERENCING A 1/2" IRON ROD WITH A CAP STAMPED "RDE" FOUND AT A BEARING OF NORTH 09 DEGREES 04 MINUTES 29 SECONDS WEST, A DISTANCE OF 2.15 FEET, CONTINUING AT A DISTANCE OF 1,859.52 FEET PASS A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF BICENTENNIAL BOULEVARD REFERENCING A 1/2" IRON ROD FOUND NORTH 33 DEGREES 52 MINUTES 59 SECONDS EAST A DISTANCE OF 2.46 FEET, CONTINUING A TOTAL DISTANCE OF 1,984.53 FEET TO A CALCULATED POINT AT THE WEST LINE OF SAID LOT 12 SECTION 27, ON BICENTENNIAL BOULEVARD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 36 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 12, SECTION 27 A DISTANCE OF 228.79 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 01 MINUTES 29 SECONDS EAST, OVER AND ACROSS SAID LOT 12, SECTION 27, AT 125.00 PASS A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, CONTINUING AT A DISTANCE OF 126.60 FEET PASS A 1/2" IRON ROD FOUND ON LINE, CONTINUING AT A DISTANCE OF 1,934.50 FEET PASS A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 336 (N. 10<sup>TH</sup> STREET), CONTINUING A TOTAL DISTANCE OF 1,984.50 FEET TO A CALCULATED POINT ON THE EAST LINE OF SAID LOT 12, SECTION 27 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

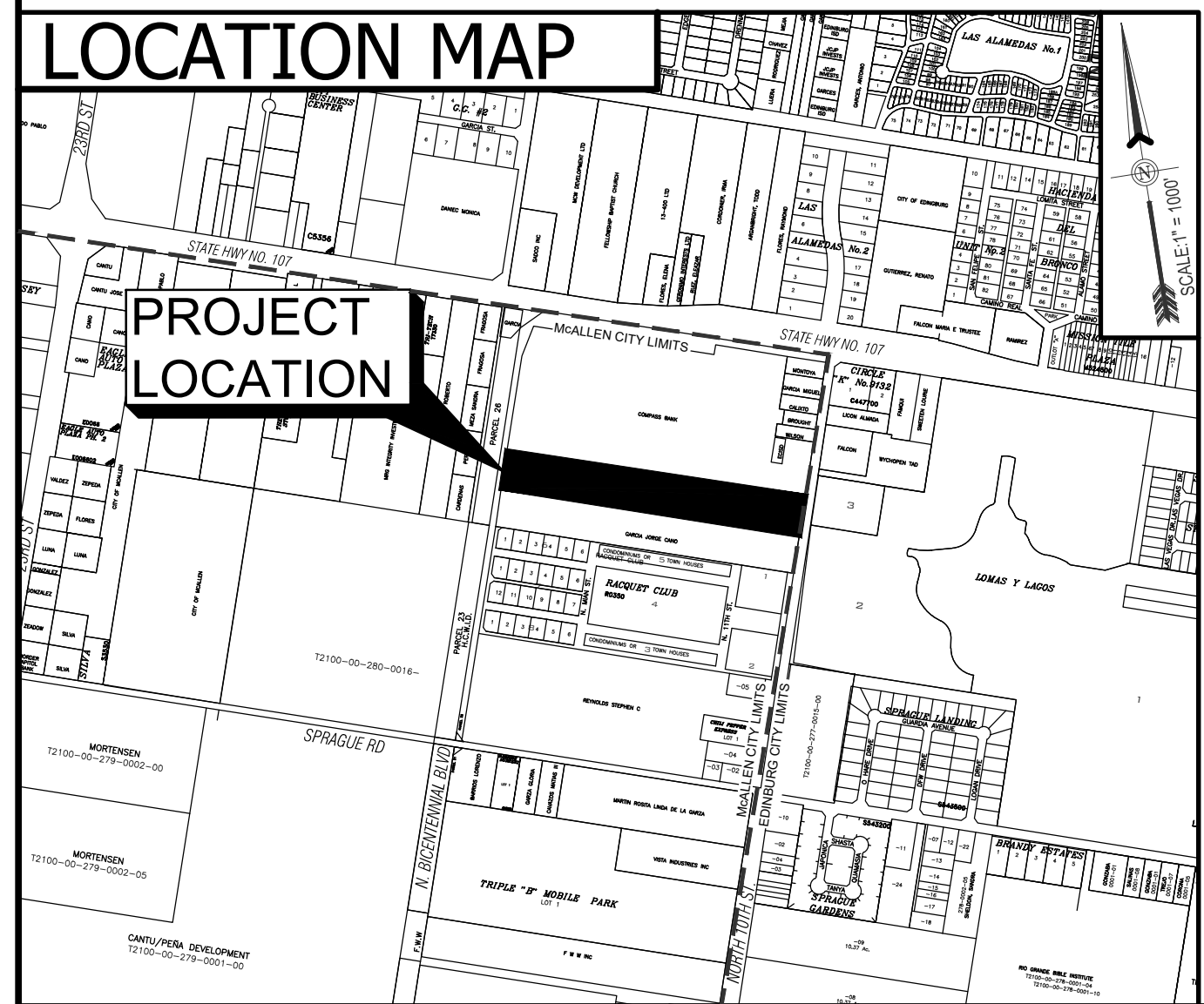
THENCE SOUTH 08 DEGREES 36 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, SECTION 27 A DISTANCE OF 232.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.50 ACRES OF LAND, MORE OR LESS

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_



**RIO PLEX ENGINEERING**

FIRM No. 26964  
1200 Auburn Ave., Suite 280 Office # (956) 631-8327  
McAllen, TX. 78504 rioplexengineering.com

PRINCIPAL CONTACTS	ADDRESS	CITY & ZIP	PHONE
OWNER: MOUAYAD H YAZJI	400 CORNELL AVE	MCALLEN, TX 78504	C/O (956) 330-2433
ENGINEER: KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	MCALLEN, TX 78504	(956) 330-2433
SURVEYOR: MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

### GENERAL NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000.
- 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 ORDINANCE.
  - FRONT: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
  - LOTS 2-69: 20 FT. OR GREATER FOR EASEMENTS
  - REAR: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
  - LOTS 2-69: 10 FT. OR GREATER FOR EASEMENTS
  - SIDES: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
  - LOTS 2-69: 5 FT. OR GREATER FOR EASEMENTS
  - CORNER: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
  - LOTS 2-69: 10 FT. OR GREATER FOR EASEMENTS
  - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- CITY OF McALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEOMETRIC C.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16636202.035, E=1076277.683, ELEV.=102.61.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 82,768 C.F. - 1,900 - AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
- 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' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET, BICENTENNIAL BLVD., AND BOTH SIDES OF ALL INTERIOR STREETS.
- 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 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 10TH STREET & BICENTENNIAL BOULEVARD.
- COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE ALHAMBRA ON 10th PHASE II SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-138 SHALL BE NULL & VOID.
- DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON/DETENTION AREAS AND ITS PRIVATE STREETS.
- HOME OWNERS ASSOCIATION COVENANTS FOR ALHAMBRA ON 10th PHASE II SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. \_\_\_\_\_, H.C.D.R.
- ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
- PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR ALHAMBRA ON 10th PHASE II SUBDIVISION IS \$46,900.00, BASED ON \$700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON \_\_\_\_\_ WITH THE CONDITIONS LISTED.
- LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-58 WILL BE USED AS MULTIFAMILY LOTS.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ALHAMBRA ON 10th PHASE II SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEYS, AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

MOUAYAD YAZJI, GOVERNING PERSON \_\_\_\_\_ DATE \_\_\_\_\_  
MOUAYAD DEVELOPMENT LLC  
400 CORNELL AVE  
MCALLEN, HIDALGO, TEXAS 78504

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOUAYAD YAZJI, 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421  
STATE OF TEXAS

DATE PREPARED: 12/19/2025  
ENGINEERING JOB # R25-007



STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388  
STATE OF TEXAS

DATE SURVEYED: 04/07/2025  
SURVEY JOB # 25020



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 \_\_\_\_\_

\_\_\_\_\_ 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  
\_\_\_\_\_ DATE \_\_\_\_\_

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



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



Reviewed On: 5/15/2026

<b>SUBDIVISION NAME: ALHAMBRA ON 10TH PHASE II SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW                      Paving: By State Curb &amp; gutter: By State                      Revisions needed:                      - Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to final.                      - Provide a copy of the existing ROW documents for staff review prior to final.                      **Subdivision Ordinance: Section 134-105 and/or UDC                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Required
<p>N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW                      Paving: 65-105 ft. Curb &amp; gutter: both sides                      Revisions needed:                      - Label the centerline and the existing ROW on both sides to finalize the ROW dedication requirements as required above prior to final.                      - Provide documents referenced on plat, prior to final                      - Show legal description on the east side of the property, prior to final.                      **Subdivision Ordinance: Section 134-105 and/or UDC                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Required
<p>Interior Street: ROW dedication needed for 60 ft. total ROW                      Paving: 40 ft. Curb &amp; gutter: both sides                      Revisions required:                      - Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded.                      -If there will be a stub out from the south side of the proposed subdivision, please provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final.                      -Name of street will be finalized by staff prior to final, plat currently shows Alhambra Avenue. Name is subject to change.                      - The engineer submitted a variance request to the 50ft row and 40 ft of back-to-back. The variance will be heard at the planning and zoning meeting of may 19, 2026 and CC on June 8, 2026                      **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 &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied

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

<p>Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>Max Block Length in the R-2 District shall not exceed 800 feet or twelve lots whichever is less.                  - Engineer submitted a variance request to the max block length. P&amp;Z board on may 19th and CC TBD                  **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts                  **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>*600 ft. Maximum Cul-de-Sac Length.                  *300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved.                  -Provide the Cul-de-Sac radius for staff review prior to final.                  - If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3.9                  -As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required.                  **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving:16 ft.                  - Provide alley according to Public Works Department's requirements prior to final.                  - Plat shows the multifamily development alley being a dead end, please revise as accordingly.                  -Alley or service drive cannot dead-end.                  -Engineer must clarify if alley or service drive will be provided for lots 1 and the multifamily development in the rear, prior to final.                  *Alley/service drive easement required for commercial properties/ multifamily                  **Subdivision Ordinance: Section 134-106 and/or UDC</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>*Front: Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements or in line with existing structures, whichever greater applies.                  *Front: Lots 2-58, 20 ft. or greater for easements                  Revisions needed:                  - Please revise setbacks as shown above, prior to final.                  - Please correct number of lots, prior to final.                  ***Front: (Proposing) Lots 2-69 20 ft. or greater for easements.                   **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*Rear: Lot 1- In accordance with the zoning ordinance or greater for approved site plan or easements.                  *Rear: Lot 2-58 - 10 ft. or greater for easements                  Revisions needed:                  - Please revise setbacks as shown above, prior to final.                  - Please correct number of lots, prior to final.                  *Rear (Proposing) lots 2-69 - 10 ft or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>

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

<p>*Sides: Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements.                  *Sides: 2-58 - 6 ft. or greater for easements.                  -Revisions needed:                  - Please revise setbacks as shown above, prior to final.                  - Please correct number of lots, prior to final.                  - Pending rezoning for approval to the new UDC to the 5ft.</p> <p>(Proposing) 2-69- 5ft or grater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*Corner Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements.                  *Corner 2-58 - 10ft or greater for easements.                  Revisions needed:                  - Please revise setbacks as shown above, prior to final.                  - Please correct number of lots, prior to final.</p> <p>*Corner (Proposing) 2-69 - 10 ft. or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setbacks applies.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>*5 ft. wide minimum sidewalk required on North 10th street, Bicentennial Boulevard and 4 ft. wide minimum sidewalk requirements on both sides of interior streets.                  Revisions needed:                  - revise plat note as shown above, prior to final.                  -Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC.                  **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p>	<p>Applied</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>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along N. 10th street and Bicentennial Boulevard.                  **Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.                  - Add plat note as shown above, prior to final.</p>	<p>Non-compliance</p>

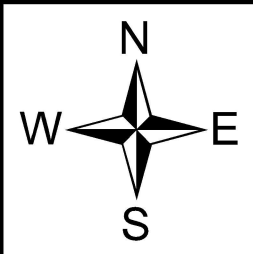
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* 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.</p> <p>- Add plat note as shown above, prior to final.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
	<p>Applied</p>
	<p>Required</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets</p> <p>- Plat shows no access to a public street for lots 2 through 59. Please revise the plat accordingly.</p> <p>**Subdivision Ordinance: Section 134-1</p>	<p>Non-compliance</p>
<p>* Minimum lot width and lot area</p> <p>- if rezoning is approved to the new UDC, the minimum requirements for a townhouse development is lot width of 20 ft and the minimum lot area is 2,250 sqft.</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing R-2 &amp; C-3 (OLD CODE) Proposed R-2 &amp; M2 (UDC)</p> <p>***Zoning Ordinance: Article V</p>	<p>Non-compliance</p>
<p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p> <p>The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17,2026 and City Commission on April 13, 2026.</p> <p>- If rezoning is approved, new requirements may be applicable.</p>	<p>Non-compliance</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.</p> <p>- Park Fee of \$700 per dwelling unit to be paid prior to recording.</p> <p>A park fee of \$40,600 (58 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.</p> <p>-58 Lots</p>	<p>Non-compliance</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p> <p>- Park Fee of \$700 per dwelling unit to be paid prior to recording.</p> <p>A park fee of \$40,600 (58 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.</p> <p>-58 Lots</p>	<p>Non-compliance</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p> <p>- Park Fee of \$700 per dwelling unit to be paid prior to recording.</p> <p>A park fee of \$40,600 (58 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.</p> <p>-58 Lots</p>	<p>Non-compliance</p>

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

<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>-- Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded.</li> <li>-Application references the subdivision being private. Please clarify if there will be any issues with the subdivision on the south side, prior to final.</li> <li>-Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final.</li> <li>-Provide a turn around on the east side of the plat. As per Ordinance 134-105 Dead-end streets shall be prohibited.</li> <li>-Please clarify if there will be a stub out on the south side between lots 13 and 14, prior to final.</li> <li>-Remove plat note #20, therefore it is not needed.</li> <li>-The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17,2026 and City Commission on April 13, 2026, going from R-2 &amp; C-3 (OLD CODE) to M-2 and R2 (UDC)</li> <li>- If rezoning is approved, new requirements may be applicable.</li> <li>- - The engineer submitted a variance requests. The variances will be heard at the planning and zoning meeting of may 19, 2026 and CC on June 8, 2026</li> </ul> <p>*Must comply with City’s Access Management Policy.</p>	Required
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE VARIANCE REQUESTS.</p>	Applied

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



**LOCATION**



**12**

**PROPOSED ALHAMBRA PHASE II  
ON 10TH SUBDIVISION**

COMMON AREA "A" (DETENTION)

JOHNSON CREEK AVE

N 10TH ST



**VILLAGE AT PARK WEST  
SUBDIVISION**

**PARK WEST  
SUBDIVISION**

**CHILI PEPPER  
EXPRESS  
LOT 1**

BICENTENNIAL BLVD.

BICENTENNIAL BLVD.

# CITY OF McALLEN

## Planning & Zoning Commission Meeting

---

<b>Subdivision Name</b>	<i>J&amp;A Ranch Subdivision</i>
<b>Owner Name</b>	<i>Jorge Alberto De Hoyos and Anita Moreno</i>
<b>Engineering Firm</b>	<i>S2 Engineering, PLLC</i>
<b>Existing Zoning</b>	<i>ETJ</i>
<b>Proposed Zoning</b>	<i>ETJ</i>
<b>Number of Lots</b>	<i>2</i>

City of McAllen Planning Department



As such, granting this variance will not prevent the orderly subdivision of land in the area, nor will it negatively impact circulation, access, or infrastructure planning. The request reflects a practical adaptation of the regulation to a minor subdivision with limited impact.

Should you have any questions or require any additional information, please contact me at (956) 403-9787.

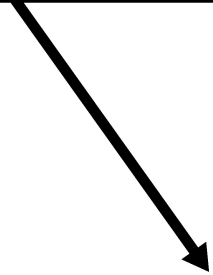
**Respectfully,**



**Jose Noe Saldivar, P.E., CFM.**  
**President/Senior Project Manager**  
[s2engineering.ns@gmail.com](mailto:s2engineering.ns@gmail.com)



**LOCATION**



**50-10**

**PROPOSED J&A RANCH  
SUBDIVISION**

LOT 2

N. 96TH ST.

LOT 1

CHARLES SUBDIVISION

0-9

50-1

1 2 3 4 5 6 7 8 1 2 3 4 5 6 7 8  
BOUGAINVILLE AZELEA

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16  
BOUGAINVILLE DR. SUBDIVISION

N BRYAN RD.  
BRYAN RD.

KENTUCKY AVE.  
KENT ESTATES  
LOT 1  
SUBD.

9-9

**49-10**

49-1

BRYAN WEST  
1 2 3 4  
ESTATES

S.H. 107

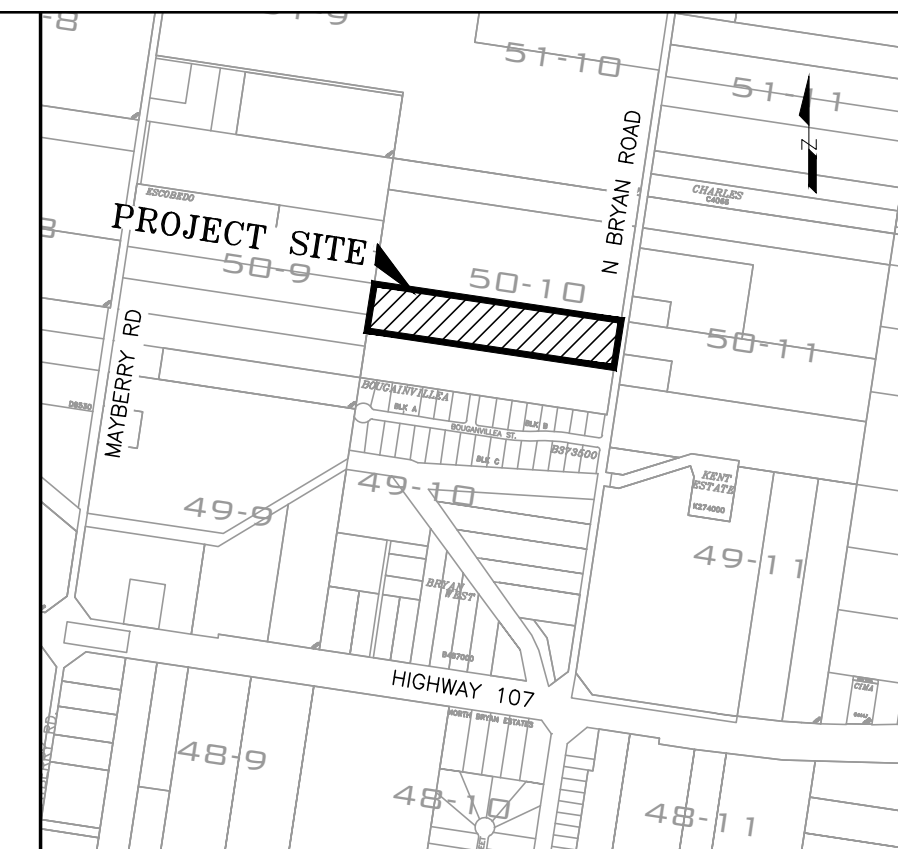
SH 107

# SUBDIVISION PLAT OF: J & A RANCH SUBDIVISION

BEING A 7.50-ACRE TRACT SITUATED IN HIDALGO COUNTY, TEXAS AND OUT OF LOT 50-10 OF THE WEST ADDITION TO SHARYLAND SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

L. REYES FAMILY, L.P.  
WARRANTY DEED  
JUNE 6, 2016  
15.00 ACRES DOC.#2718167  
H.C.O.R.

SCALE 1:60

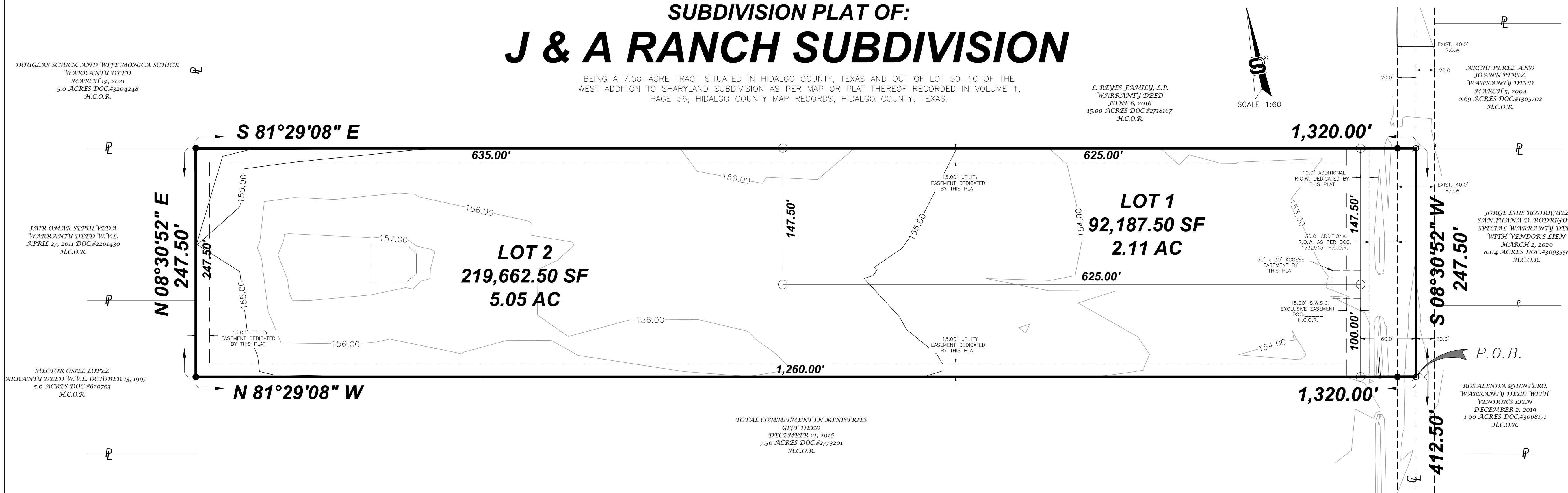


LOCATION MAP SCALE = 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:  
J & A RANCH SUBDIVISION IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE WEST SIDE OF BRYAN RD. THE NEAREST MUNICIPALITY IS THE CITY OF MCALLEN (POPULATION 41,024 - 2021 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.

### SURVEYING LEGEND

- SET 1/2" IRON ROD WITH PLUMB LINE PLUMBED
- SET MAGNAIL
- CALCULATED POINT
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIPE
- FOUND SUTURE PICKER SPINDLE
- POINT OF BEGINNING
- POINT OF COMMENCING
- PROPERTY LINE
- CENTER LINE
- LOT LINE
- EAST
- N.E.C. NORTHEAST CORNER
- S.E.C. SOUTHWEST CORNER
- N.W.C. NORTHWEST CORNER
- S.W.C. SOUTHWEST CORNER
- M.R.C. MAP RECORD OF HIDALGO COUNTY
- O.R.C. OFFICIAL RECORDS OF HIDALGO COUNTY
- D.R.C. DEED RECORDS OF HIDALGO COUNTY
- R.O.W. RIGHT OF WAY
- R.E.D. RECORD DISTANCE
- RECORD DISTANCE



TOTAL COMMITMENT IN MINISTRIES  
GIFT DEED  
DECEMBER 21, 2016  
7.50 ACRES DOC.#2772201  
H.C.O.R.

### METES AND BOUNDS

BEING A 7.50-ACRE TRACT SITUATED IN HIDALGO COUNTY, TEXAS AND OUT OF LOT 50-10 OF THE WEST ADDITION TO SHARYLAND SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO JORGE ALBERTO DE HOYOS AND WIFE ANITA MORENO AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED MAY 20, 2024, RECORDED IN DOCUMENT NUMBER 355840, HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. SAID 7.50-ACRE TRACT BEING PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING, AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF LOT 50-10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION THENCE, NORTH 08° 30' 52" EAST, ALONG THE CENTERLINE OF BRYAN ROAD, SAME BEING THE EAST SIDE OF LOT 50-10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION, AND WITHIN THE BOUNDARIES OF BOUGANVILLEA SUBDIVISION AS RECORDED IN VOLUME 22, PAGE 31A MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 165.0 FEET PASSING NORTHEAST CORNER OF SAID BOUGANVILLEA SUBDIVISION AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TOTAL COMMITMENT IN MINISTRIES, AS DESCRIBED IN A GIFT DEED, DATED DECEMBER 21, 2016, RECORDED IN DOCUMENT NUMBER 2773201, HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 412.50 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO TOTAL COMMITMENT IN MINISTRIES, AND FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE, NORTH 81° 29' 08" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO TOTAL COMMITMENT IN MINISTRIES, AT 20.00 FEET PASS A 1/2" IRON ROD FOUND AT THE WEST RIGHT-OF-WAY LINE OF SAID BRYAN ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO HECTOR OSIEL LOPEZ AND WIFE DOLORES LOPEZ AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED OCTOBER 13, 1997, RECORDED IN DOCUMENT NUMBER 629793, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO TOTAL COMMITMENT IN MINISTRIES, AND ALSO BEING ON THE WEST LINE OF LOT 50-10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08° 30' 52" EAST, ALONG THE WEST LINE OF LOT 50-10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION, SAME BEING THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO HECTOR OSIEL LOPEZ AND WIFE DOLORES LOPEZ, AND CONTINUING PASSING THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO HECTOR OSIEL LOPEZ AND WIFE DOLORES LOPEZ AND SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAIR OMAR SEPULVEDA AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED APRIL 27, 2011, RECORDED IN DOCUMENT NUMBER 2201430, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, A DISTANCE OF 247.50 FEET TO A 3/8" IRON ROD FOUND ON THE SOUTHWEST CORNER OF A 15.00 ACRE TRACT CONVEYED TO L. REYES FAMILY LP AS DESCRIBED IN A WARRANTY DEED, DATED JUNE 6, 2016, RECORDED IN DOCUMENT NUMBER 2718167, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO JAIR OMAR SEPULVEDA, THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DOUGLAS SCHICK AND WIFE MONICA SCHICK BY DOCUMENT NUMBER 3204248 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81° 29' 08" EAST, ALONG THE SOUTH LINE OF SAID 15.00 ACRE TRACT CONVEYED TO L. REYES FAMILY LP, AT 1,300.00 FEET PASS A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID BRYAN ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A MAG NAIL SET ON THE CENTERLINE OF SAID BRYAN ROAD AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO L. REYES FAMILY LP FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08° 30' 52" WEST, ALONG THE CENTERLINE OF SAID BRYAN ROAD, SAME BEING THE EAST SIDE OF LOT 50-10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION, A DISTANCE OF 247.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.50-ACRE TRACT OF LAND, MORE OR LESS.

### STATE OF TEXAS COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE J & A RANCH SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



Preliminary  
OSCAR HERNANDEZ, R.P.L.S.  
R.P.L.S. No. 5005  
S2 ENGINEERING, PLLC  
2020 E GRIFFIN PARKWAY  
MISSION, TEXAS 78574

### HIDALGO COUNTY UNITED IRRIGATION DISTRICT

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

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

PRESIDENT \_\_\_\_\_ ATTEST: SECRETARY \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
I (WE), \_\_\_\_\_, AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J & A RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

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 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.

JORGE ALBERTO DE HOYOS \_\_\_\_\_ DATE: \_\_\_\_\_  
1006 PEREGRIN DR  
EDINBURG, TEXAS 78542

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J & A RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

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 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.

### STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
I (WE), \_\_\_\_\_, AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J & A RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

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 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.

ANITA MORENO \_\_\_\_\_ DATE: \_\_\_\_\_  
1006 PEREGRIN DR  
EDINBURG, TEXAS 78542

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J & A RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

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

### PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, COMMUNITY-PANEL NUMBER: 480334 0295 D . REVISED DATE: NOVEMBER 16, 1982. FLOOD ZONE IS BEING REMOVED CASE NO. 24-06-1884g LOMR-F.
- 2.- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT: LOT 1 WILL NEED TO RETAIN 4,192 CUBIC FEET (155 CUBIC YARDS) FOR A 50-YEAR STORM EVENT. LOT 2 WILL NEED TO RETAIN 74,236 CUBIC FEET (2,749 CUBIC YARDS) FOR A 50-YEAR STORM EVENT. THE PROPOSED DETENTION POND AREA SHOULD BE DEFINED AND PROVIDED DURING SITE PLAN APPROVAL PROCESS. SAID AREA MUST COMPLY WITH THE VOLUME PROVIDED IN THIS PLAT.
- 3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE 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.
- 4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 5.- MINIMUM BUILDING SETBACK LINES:  
FRONT .....60.00' OR GREATER FOR EASEMENTS  
REAR .....15.00' OR GREATER FOR EASEMENTS  
SIDE .....6.00' OR GREATER FOR EASEMENTS  
CORNER SIDE .....10.00' OR GREATER FOR EASEMENTS  
GARAGE .....18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- 6.- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG N BRYAN ROAD
- 7.- ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
- 8.- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. 1 ELEV. 152.15 AT A 1/2"-IRON ROD FOUND NORTHEAST CORNER OF THE SUBDIVISION. NAD83 DATUM BENCHMARK COORDINATES  
X = 1052349.3270 Y = 10641353.24
- 9.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 10.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 11.- 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.
- 12.- 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.
- 13.- 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.
- 14.- EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.
- 15.- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
- 16.- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 17.- COMMON AREAS, ANY PRIVATE STREETS/DRIVER, GATE AREAS, ETC. MUST BE MAINTAINED BY LOT OWNER AND NOT THE CITY OF MCALLEN.
- 18.- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 19.- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 1. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

### STATE OF TEXAS COUNTY OF HIDALGO

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



Preliminary  
JOSE N. SALDIVAR, P.E., C.F.M.  
LICENSED PROFESSIONAL ENGINEER No. 94076  
S2 ENGINEERING, PLLC  
2020 E GRIFFIN PARKWAY  
MISSION, TEXAS 78574

### PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JORGE ALBERTO DE HOYOS AND ANITA MORENO	1006 PEREGRIN DR	EDINBURG, TEXAS 78542	
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 E GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)403-9787

### HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

INDEX TO SHEETS OF J&A SUBDIVISION	
1 OF 2	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, 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; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MAG NAIL SET AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND HIGH-REVISION NOTES.
2 OF 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION, REVISION NOTES; & CONSTRUCTION DETAILS.



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



# WATER SYSTEM, SANITARY SEWER SYSTEM, PAVING AND DRAINAGE LAYOUT : J & A RANCH SUBDIVISION



Preliminary

J & A RANCH SUBDIVISION  
WATER SYSTEM, SANITARY SEWER SYSTEM LAYOUT

DOUGLAS SCHICK AND WIFE MONICA SCHICK  
WARRANTY DEED  
MARCH 19, 2021  
5.0 ACRES DOC.#2004248  
H.C.O.R.

L. REVES FAMILY, L.P.  
WARRANTY DEED  
JUNE 6, 2016  
15.00 ACRES DOC.#2718167  
H.C.O.R.

JAIR OMAR SEPULVEDA  
WARRANTY DEED W.V.L.  
APRIL 27, 2011 DOC.#2201450  
H.C.O.R.

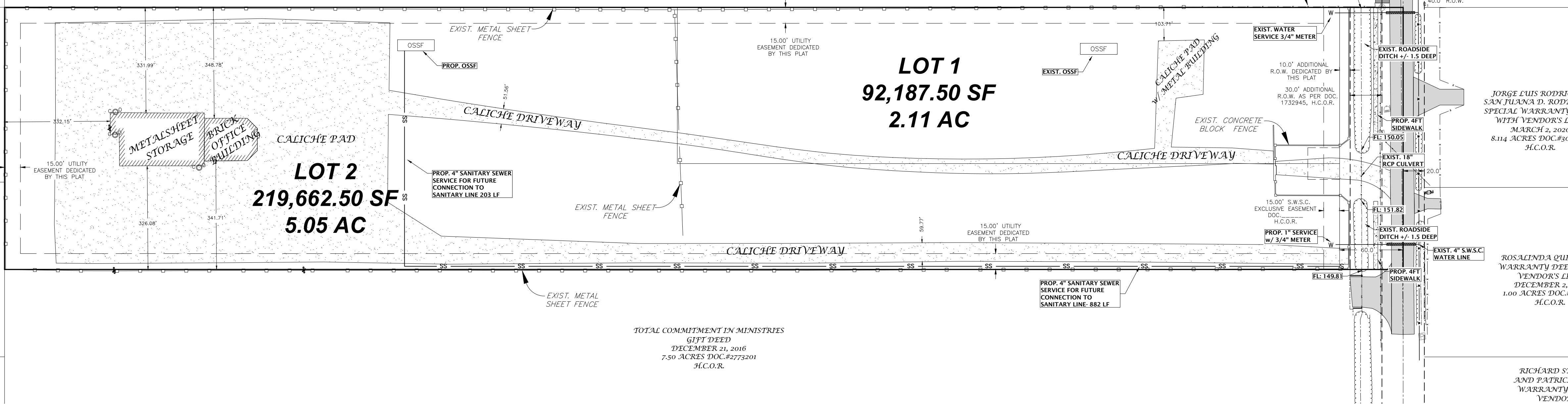
HECTOR OSTEL LOPEZ  
WARRANTY DEED W.V.L. OCTOBER 15, 1997  
5.0 ACRES DOC.#629793  
H.C.O.R.

ARCHI PEREZ AND JOAQUIN PEREZ  
WARRANTY DEED  
MARCH 5, 2004  
0.69 ACRES DOC.#305702  
H.C.O.R.

JORGE LUIS RODRIGUEZ SAN JULIANA D. RODRIGUEZ  
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN  
MARCH 2, 2009  
8.114 ACRES DOC.#3095558  
H.C.O.R.

ROSALINDA QUINTERO, WARRANTY DEED WITH VENDOR'S LIEN  
DECEMBER 2, 2010  
1.06 ACRES DOC.#0680171  
H.C.O.R.

RICHARD STEVEN CLEM AND PATRICIA ANN CLEM  
WARRANTY DEED WITH VENDOR'S LIEN  
JUNE 26, 2025  
10.00 ACRES DOC.#360731  
H.C.O.R.



TOTAL COMMITMENT IN MINISTRIES  
GIFT DEED  
DECEMBER 21, 2016  
7.50 ACRES DOC.#2775201  
H.C.O.R.

FINAL ENGINEERING REPORT FOR J & A RANCH SUBDIVISION:  
BY JOSE N. SALDIVAR, P.E.

**WATER SUPPLY: DESCRIPTION AND COSTS.**

J & A RANCH SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY, CORP. THE SUBDIVIDER AND THE SHARYLAND WATER SUPPLY CORP. SIGNED A CONTRACT PROVIDING THAT THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER FOR THE NEXT 30 YEARS. SHARYLAND WATER SUPPLY CORP. SUBMITTED SUFFICIENT DOCUMENTATION TO ESTABLISH A LONG-TERM WATER SUPPLY QUANTITY AND QUALITY TO SERVE THE SUBDIVISION'S FUTURE DEVELOPMENT. SHARYLAND WATER SUPPLY CORP. HAS AN EXISTING 4" DIAMETER LINE RUNNING ALONG THE EAST SIDE OF EL N BRYAN ROAD.

THE WATER SYSTEM FOR J & A RANCH SUBDIVISION CONSISTS OF CONNECTING TO THE EXISTING LINE WEST OF BRYAN ROAD WITH A ONE (1) 1" INDIVIDUAL SERVICE BRANCH OFF FROM THE 4" DIAMETER LINE FOR LOT 2, AND AN EXISTING 3/4" METER SERVICE FOR LOT 2. THE WATER SERVICE LINES, AND METER BOXES WERE INSTALLED AT A TOTAL COST OF US \$ \_\_\_\_\_ OF WHICH US \$ \_\_\_\_\_ WAS COVERED PER LOT. THE SUBDIVISION OWNER ADDITIONALLY PAID SHARYLAND WATER SUPPLY CORP. THE AMOUNT OF US \$ \_\_\_\_\_ OR US \$ \_\_\_\_\_ PER LOT ACCORDING TO THE 30-YEAR POTABLE WATER SERVICE CONTRACT AND DOCUMENT COVERING THE WATER METER, (INCLUDING INSTALLATION COSTS FOR EACH METER, CONNECTION FEES, AND MEMBERSHIPS). WHEN THE LAND OWNER REQUESTS A WATER METER, SHARYLAND WATER SUPPLY CORP. WILL INSTALL THE METER AT NO COST TO THE OWNER. THE WATER SYSTEM IS FULLY OPERATING ON OR BEFORE THE DATE THE SUBDIVISION IS RECORDED IN HIDALGO COUNTY.

**SANITARY SEWAGE DESCRIPTION AND EXPENSES:**

J & A RANCH SUBDIVISION HAS BEEN TREATED BY ON-SITE SEWER FACILITIES.

THE SANITARY SEWAGE SYSTEM OF J & A RANCH SUBDIVISION CONSISTS OF AN EXISTING OSSF FOR LOT 1, AND A PROPOSED OSSF FOR LOT 2.

THE ON-SITE SEWER FACILITIES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE ENTIRE OSSF FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY HIDALGO COUNTY HEALTH DEPARTMENT AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

REPORTE FINAL DE INGENIERIA DE J & A RANCH SUBDIVISION  
POR: JOSE N. SALDIVAR, P.E.

**ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD.**

LA SUBDIVISION J & A RANCH CUENTA CON SUMINISTRO DE AGUA POTABLE DE SHARYLAND WATER SUPPLY CORP. EL PROMOTOR Y SHARYLAND WATER SUPPLY CORP. FIRMARON UN CONTRATO QUE GARANTIZA EL SUMINISTRO SUFICIENTE DE AGUA A LA URBANIZACION DURANTE LOS PROXIMOS 30 ANOS. SHARYLAND WATER SUPPLY CORP. PRESENTO LA DOCUMENTACION NECESARIA PARA ESTABLECER UN SUMINISTRO DE AGUA A LARGO PLAZO, CON LA CANTIDAD Y CALIDAD ADECUADAS PARA EL DESARROLLO FUTURO DE LA URBANIZACION. LA CORPORACION DE ABASTECIMIENTO DE AGUA DE SHARYLAND TIENE UNA TUBERIA EXISTENTE DE 4" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO ESTE DE LA CARRETERA EL N BRYAN.

EL SISTEMA DE AGUA PARA LA SUBDIVISION J & A RANCH CONSISTE EN UNA CONEXION A LA TUBERIA EXISTENTE AL OESTE DE LA CARRETERA BRYAN MEDIANTE UNA DERIVACION INDIVIDUAL DE 1" DESDE LA TUBERIA DE 4" DE DIAMETRO PARA EL LOTE 2, Y UN MEDIDOR EXISTENTE DE 3/4" PARA EL LOTE 2. LAS TUBERIAS DE SERVICIO DE AGUA Y LAS CAJAS DE MEDIDORES SE INSTALARON CON UN COSTO TOTAL DE US\$ \_\_\_\_\_ DE LOS CUALES US\$ \_\_\_\_\_ FUERON CUBIERTOS POR LOTE. EL PROPIETARIO DE LA SUBDIVISION PAGO ADICIONALMENTE A LA CORPORACION DE ABASTECIMIENTO DE AGUA DE SHARYLAND LA CANTIDAD DE US\$ \_\_\_\_\_ POR LOTE, SEGUN EL SERVICIO DE AGUA POTABLE DE 30 AOS. CONTRATO Y DOCUMENTACION QUE CUBRE EL MEDIDOR DE AGUA (INCLUYENDO LOS COSTOS DE INSTALACION DE CADA MEDIDOR, LAS TARIFAS DE CONEXION Y LAS MEMBRESIAS). CUANDO EL PROPIETARIO DEL TERRENO SOLICITE UN MEDIDOR DE AGUA, SHARYLAND WATER SUPPLY CORP. LO INSTALARA SIN COSTO ALGUNO PARA EL PROPIETARIO. EL SISTEMA DE AGUA ESTARA EN PLENO FUNCIONAMIENTO EN LA FECHA EN QUE SE REGISTRE LA SUBDIVISION EN EL CONDADO DE HIDALGO 9 ANTES DE ESTA FECHA.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**

LA URBANIZACION J & A RANCH CUENTA CON UN SISTEMA DE ALCANTARILLADO PROPIO.

EL SISTEMA DE ALCANTARILLADO SANITARIO DE LA URBANIZACION J & A RANCH CONSTA DE UNA INSTALACION EXISTENTE PARA EL LOTE 1 Y UNA INSTALACION PROYECTADA PARA EL LOTE 2.

LAS INSTALACIONES DE ALCANTARILLADO PROPIO SE HAN INSTALADO CON UN COSTO TOTAL DE \$ 0 \$ POR LOTE. ADEMAS, EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA APROBADO Y ACEPTADO LA TOTALIDAD DE LAS INSTALACIONES, Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

**DRAINAGE STATEMENT**  
J&A RANCH SUBDIVISION

**I. PROJECT LOCATION**

J&A RANCH SUBDIVISION IS A PROPOSED 2-LOT COMMERCIAL AND RESIDENTIAL SUBDIVISION WITHIN THE CITY OF McALLEN, ETC. LOCATED IN HIDALGO COUNTY, ON THE WEST SIDE OF BRYAN RD AND APPROXIMATELY 1,200 FT NORTH OF SH 107. THE NEARBY MUNICIPALITIES ARE THE CITY OF McALLEN, BEING A 7.5-ACRE TRACT OF LAND OUT OF LOT 50-10, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME I, PAGE 56, MAP RECORDS HIDALGO COUNTY, HIDALGO COUNTY, TEXAS.

**II. FLOOD PLAIN**

THE PROPOSED SUBDIVISION LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0295 D REVISED TO REFLECT LOWR DATED JUNE 6, 2000.

**III. SOIL CONDITIONS**

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO FINE SANDY LOAM (25) BEING HYDROLOGIC SOIL GROUP "B", HIDALGO SANDY CLAY LOAM (28), BEING HYDROLOGY SOIL GROUP "B", WEB SOIL SURVEY IS ATTACHED.

**IV. EXISTING CONDITIONS**

THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN AN EAST DIRECTION TOWARDS BRYAN RD. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS:  
LOT 1: EXISTING 10-YEAR STORM EVENT GENERATES 1.51 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 4.20 CFS FOR A 50-YEAR STORM EVENT. CREATING AN INCREASE OF 2.69 CFS OF STORM RUNOFF.  
LOT 2: EXISTING 10-YEAR STORM EVENT GENERATES 2.26 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 26.19 CFS FOR A 50-YEAR STORM EVENT. CREATING AN INCREASE OF 23.93 CFS OF STORM RUNOFF.  
OVERALL, THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 26.62 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.

**V. PROPOSED CONDITIONS**

IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS:  
LOT 1 WILL NEED TO RETAIN 4,192 CUBIC FEET (155 CUBIC YARDS) FOR A 50-YEAR STORM EVENT.  
LOT 2 WILL NEED TO RETAIN 74,236 CUBIC FEET (2,749 CUBIC YARDS) FOR A 50-YEAR STORM EVENT.  
BASED ON THE ATTACHED AREA ELEVATION EXHIBIT, THE CURRENT NATURAL RUNOFF FLOWS IN AN EASTERLY DIRECTION. DEVELOPER SHALL RE-GRADE ROADSIDE DITCH AS PER COUNTY STANDARDS. NO ADDITIONAL IMPROVEMENTS WILL BE PROPOSED. ALL EXISTING STRUCTURES WILL REMAIN IN PLACE, IN THE EVENT THAT ANY ADDITIONAL IMPROVEMENTS ARE PROPOSED, THE PROPOSED DETENTION AREA SHOULD BE DEFINED AND PROVIDED DURING SITE PLAN APPROVAL PROCESS. SAID AREA MUST COMPLY WITH THE VOLUME PROVIDED IN THIS DRAINAGE REPORT.  
RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR THE PROPOSED SUBDIVISION IS IN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NO. 480334 0295 D, MAP REVISED DATED JUNE 2, 2000. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.



This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY  
JOSE N. SALDIVAR, P.E. No. 94076

**COST ESTIMATE**

WATER DISTRIBUTION: \_\_\_\_\_  
OSSF IMPROVEMENTS: \_\_\_\_\_  
DRAINAGE IMPROVEMENTS: \_\_\_\_\_  
PAVING IMPROVEMENTS: \_\_\_\_\_  
TOTAL: \_\_\_\_\_

**SURVEYING LEGEND**

- SET 12" IRON ROD WITH PLASTIC CAP STAMPED WITH NUMBER
- SET MAG NAIL
- △ CALCULATED POINT
- FOUND 12" IRON ROD
- FOUND 12" IRON PIPE
- FOUND COTTON WEAVER STAKE
- SET SQUARE CUT
- POWER POLE
- LIGHT POLE
- WIRE
- POINT OF BEGINNING
- POINT OF COMMENCING
- CENTER LINE
- LOT LINE
- EASEMENT
- RIGHT OF WAY
- RECORD BEARING
- RECORD DISTANCE
- OVERHEAD POWER LINE
- FIBER OPTIC (APPROXIMATE LOCATION)
- SPOTTED GAS LINE (APPROXIMATE LOCATION)
- SPOTTED WATER LINE (APPROXIMATE LOCATION)
- SPOTTED IF SANITARY SEWER LINE (APPROXIMATE LOCATION)
- NE CORNER
- S.E. CORNER
- S.W. CORNER
- N.W. CORNER
- OFFICIAL RECORD OF HIDALGO COUNTY
- OFFICIAL RECORD OF HIDALGO COUNTY
- OFFICIAL RECORD OF HIDALGO COUNTY
- OFFICIAL RECORD OF HIDALGO COUNTY
- OFFICIAL RECORD OF HIDALGO COUNTY



This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY  
JOSE N. SALDIVAR, P.E. No. 94076

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, (WE) \_\_\_\_\_ AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **J&A RANCH SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (a)(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 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.

JORGE ALBERTO DE HOYOS  
1008 PEREGRIN DR  
EDINBURG, TEXAS 78542

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ANITA MORENO  
1006 PEREGRIN DR  
EDINBURG, TEXAS 78542

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, (WE) \_\_\_\_\_ AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **J&A RANCH SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

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- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS 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.

ANITA MORENO  
1006 PEREGRIN DR  
EDINBURG, TEXAS 78542

DATE: \_\_\_\_\_

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
1400 W. BRYAN RD. SUITE 100  
MCALLEN, TEXAS 78123  
956-403-9787  
S2ENGINEERINGPLLC.COM





Reviewed On: 5/15/2026

<b>SUBDIVISION NAME: J&amp;A RANCH SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. Bryan Road: 60 ft. from centerline for a 120 ft. total ROW                      Paving: 65-85 ft. Curb &amp; gutter: both sides                      Revisions required:                      - Please add "N" to N. Bryan Road on plat, prior to final.                      - Needs to provide existing R.O.W. documents number on the plat and provide copies for staff review prior to final.                      - remove the word "original" on the 40 ft. or ROW. indicate if its either "existing" "total" etc.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>N/S Quarter Mile Collector (West Boundary): Dedicate 30 ft. from centerline for 60 ft. total ROW.                      Paving: 40 ft. Curb &amp; gutter: both sides                      Revision Required:                      - Staff is still reviewing if a N/S collector will be required and will be established, prior to final.                      -- The engineer submitted a variance request to not provide the N/S Collector. The variance will be heard at the planning and zoning meeting of May 19, 2026. and city commission on June 8, 226                      **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 &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb &amp; 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                      - The block length does not meet the requirement.                      exceeds 120 ft.                      -- The engineer submitted a variance request to the block length. The variance will be heard at the planning and zoning meeting of May 19, 2026 and city commission on June 8, 2026.                      **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	Applied

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

ALLEYS	
<p>ROW: 20ft. Paving: 16 ft.                      *Alley/service drive easement required for commercial properties/multifamily development                      - Alley/service drive easement required for commercial properties.                      -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end.                      - The engineer submitted a variance request to not provide alley for the subject property. The variance will be heard at the planning and zoning meeting of May 19, 2026 and city commission on 06/08/26                      **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 60 ft. or greater for easements.                      **Zoning Ordinance: Section 138-356                      * Rear: 15 ft. or greater for easements                      **Zoning Ordinance: Section 138-356                      * Sides 6 ft with fire wall or greater for easements.                      - please clarify "firewall" firewall as it is not part of the plat note.                      -Please submit documentation regarding county's requirements to setbacks for residential and commercial property.                      **Zoning Ordinance: Section 138-356                      * Corner: 10 ft. or greater for easements                      **Zoning Ordinance: Section 138-356                      * Garage: 18 ft. except where greater setback is required, greater setback applies                      - Add plat note as stated above, prior to final.                      **Zoning Ordinance: Section 138-356                      *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Non-compliance
	Applied
	Non-compliance
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. Bryan Road and N/S quarter miles collector                      -Staff is still reviewing if a N/S collector will be required and will be established, prior to final.                      **Subdivision Ordinance: Section 134-120                      * 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                      - Add plat note as stated above, prior to final.                      **Landscaping Ordinance: Section 110-46                      * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                      - Add plat note as stated above, prior to final.                      **Landscaping Ordinance: Section 110-46                      *Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Non-compliance
	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"> <li>* No curb cut, access, or lot frontage permitted along</li> </ul>	TBD
<ul style="list-style-type: none"> <li>**Must comply with City Access Management Policy</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	Required
<ul style="list-style-type: none"> <li>Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>- Add plat note as stated above, prior to final.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* 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.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>- Minimum requirement for a single-family home is 5,000 sq ft.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: ETJ Proposed ETJ</li> <li>- If annexed to the city, a rezoning application &amp; park requirements would apply.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>- - If annexed to the city, a rezoning application &amp; park requirements would apply.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>-If annexed to the city, a rezoning application &amp; park requirements would apply.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> <li>-- If annexed to the city, park fees will apply for residential, prior to final.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> <li>- If annexed to the city, park fees will apply for residential, prior to final.</li> </ul>	Applied
TRAFFIC	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	TBD

**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.	TBD
<b>COMMENTS</b>	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>-- The engineer submitted a variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and city commission on June 8, 2026.</p> <p>- Application indicates Single- family home and commercial property.</p> <p>- If annexed to the city, a rezoning application &amp; park requirements would apply.</p> <p>- Must comply with the county's requirements.</p> <p>- Please submit documentation regarding county's requirements to setbacks for residential and commercial property.</p>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO DRAINAGE AND UTILITY APPROVALS AND APPROVAL OF REQUEST # 1 (ALLEY) AND 3 (BLOCK LENGTH) AND DISAPPROVAL OF REQUEST #2 (N/S COLLECTOR)</p>	Applied

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



# CITY OF McALLEN

## Planning & Zoning Commission Meeting

---

<b>Subdivision Name</b>	<i>Ballesteros Subdivision</i>
<b>Owner Name</b>	<i>Blanca Alicia Garza</i>
<b>Engineering Firm</b>	<i>Perez Consulting Engineers</i>
<b>Existing Zoning</b>	<i>R-1 (Low Density Residential)</i>
<b>Proposed Zoning</b>	<i>R-1 (Low Density Residential)</i>
<b>Number of Lots</b>	<i>3</i>



April 13, 2026

Omar Soltelo, Planning Director  
City of McAllen  
311 N. 15th Street  
McAllen, Texas 78501

**Re: Variance Request  
Subdivision Requirements for Ballesteros Subdivision  
S, Bentsen Road ROW Dedication  
Cul-de-Sac Diameter Requirements  
Sidewalk Location Requirements**

Dear Mr. Sotelo:

On behalf of the Ballesteros family, we are herewith requesting a Variance from the Right-of-Way of S. Bentsen Road and for the Cul-de-Sac paving and ROW diameter requirements as requested in the Subdivision Review Comments of 3-06-2026.

1. In the case of Bentsen Road, requiring a dedication of 100 ft total ROW: The proposed Subdivision is meeting the already-existing ROW dedications in the adjacent subdivisions "Garcia-Ballesteros" and "Falling Water". The proposed Final Plat of the Ballesteros Subdivision has already provided additional 10-foot ROW dedication, there aligning to the mentioned subdivisions.
2. Regarding the Cul-de-Sac Fire Department diameter and paving requirements, the Developer prefers an 100-foot, unobstructed Cul-de-Sac ROW with 80-foot paving diameter with the appropriate fire lane designation striping if required.
3. Regarding the sidewalk requirements: The developer proposes to construct sidewalks as required by the City of McAllen Subdivision Ordinance only on in front of the lots facing the proposed street.

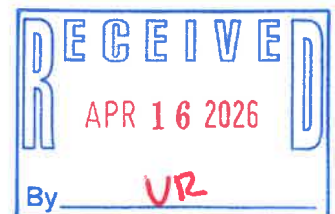
It is our opinion that the developer has already fulfilled the these ROW requirements and that no further roadway dedication is necessary. The proposed private subdivision consists of four (4) lots.

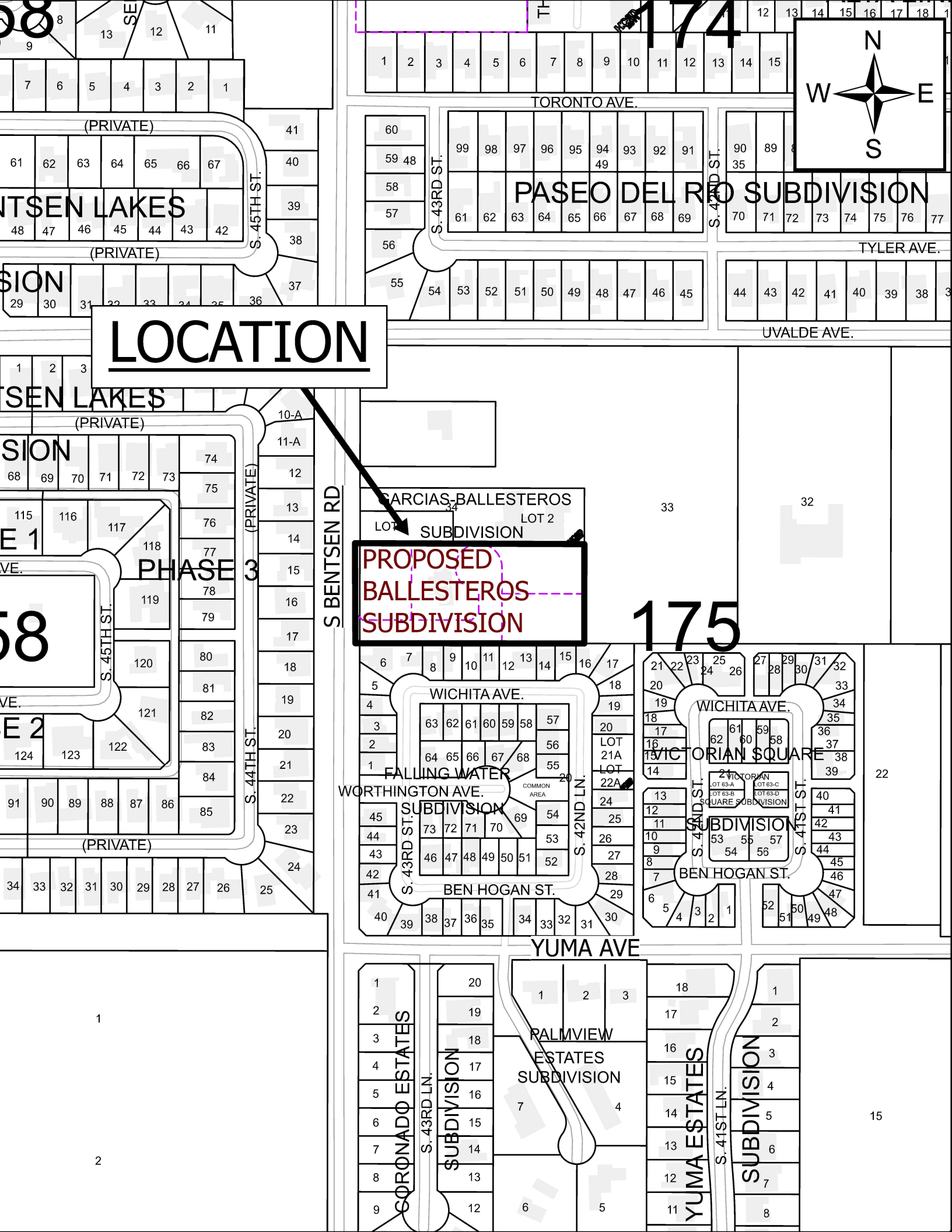
Please review the information attached, and should you have any questions, please let us know.

We hope that the City of McAllen Planning Commission look favorable on our variance request.

Respectfully submitted,  
**Perz Consulting Engineers, LLC.**

Jorge D. Perez, P.E., RPLS  
Vice-President

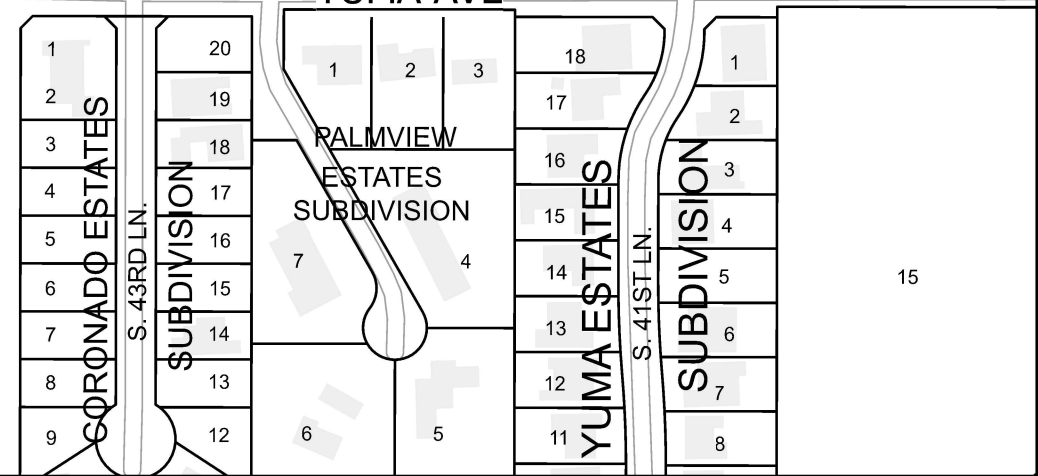
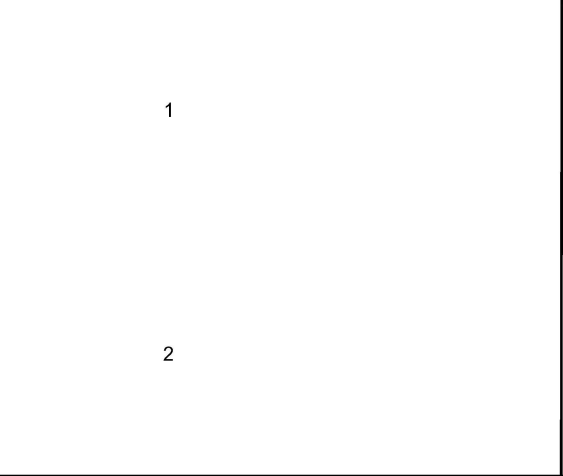
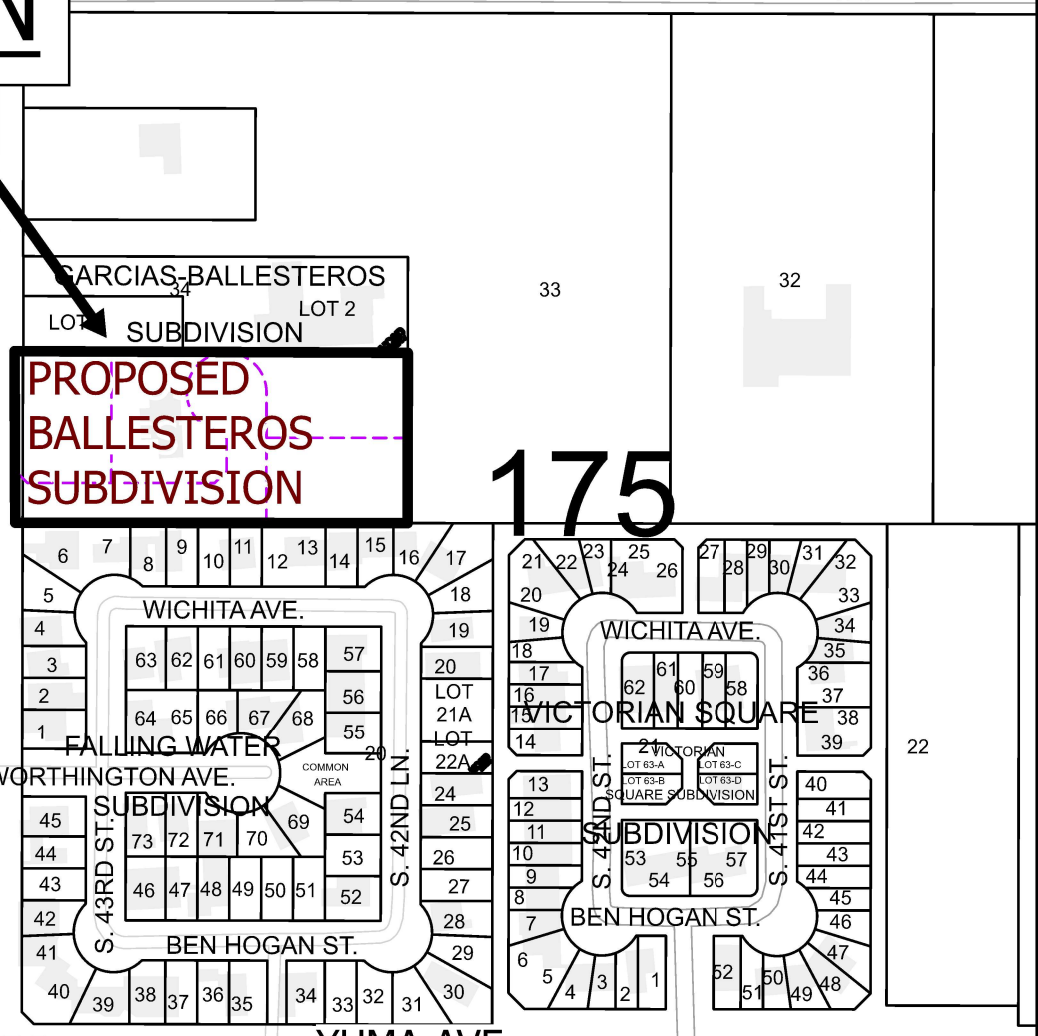
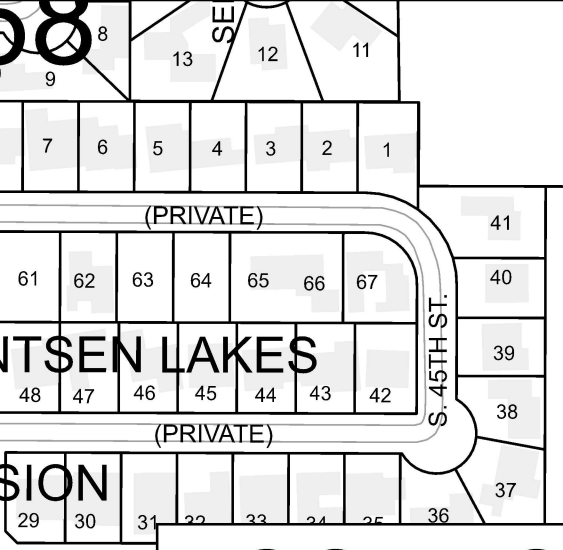


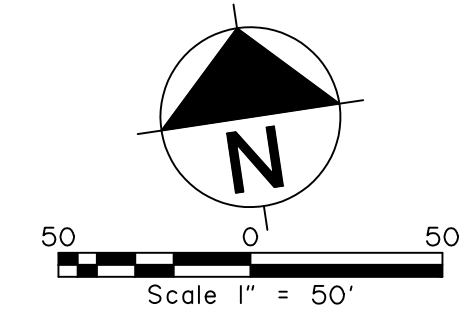


**LOCATION**

**PROPOSED  
BALLESTEROS  
SUBDIVISION**

**175**





- LEGEND:**
- FD ○ = 1/2" IRON ROD FOUND
  - I.R.S. ● = IRON ROD SET
  - ⊕ = BENCHMARK
  - P = PROPERTY LINE
  - ℓ = LOT LINE
  - ⊖ = CENTER LINE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCING
  - R.O.W. = DENOTES RIGHT OF WAY
  - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. = HIDALGO COUNTY OFFICIAL RECORDS
  - VOL. = VOLUME
  - PGS. = PAGES
  - P.U.E. = PUBLIC UTILITY EASEMENT

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, BLANCA ALICIA GARZA, OWNER OF THE LAND THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF **BALLESTEROS SUBDIVISION**, AN ADDITION TO THE CITY OF MCALLEN, WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS AS RESTRICTED TO THE EMPLOYED AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR USE AS STREET RIGHT OF WAY AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

BLANCA ALICIA GARZA  
 1208 S 1ST 1/2 STREET  
 MCALLEN, TEXAS 78501  
 HIDALGO COUNTY

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 ON THIS DAY PERSONALLY APPEARED BLANCA ALICIA GARZA WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ A.D. 2026.

NOTARY PUBLIC  
 HIDALGO COUNTY, TEXAS

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

DATED THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ A.D. 2026.

CHAIRMAN, PLANNING AND ZONING COMMISSION  
 MCALLEN, TEXAS

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

DATED THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ A.D. 2026.

MAYOR  
 CITY OF MCALLEN, TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

DATED THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ 2026.

CARLOS VASQUEZ, R.P.L.S. NO. 4608  
 CVQ LAND SURVEYORS, LLC  
 TBPELS FIRM NO. 10119600  
 517 BEAUMONT AVE.  
 MCALLEN, TEXAS 78501

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

DATED THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ 2026.

JORGE D. PEREZ, P.E.  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS T.B.E. NO. 34594

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: \_\_\_\_\_ DEPUTY



Texas Registered Engineering Firm F-2158  
 808 Dallas Ave. McAllen, Texas 78501  
 (361) 631-4482 fax (361) 682-1545

DATE OF ISSUANCE: JUNE 26, 2025  
 REVISED: FEBRUARY 20, 2026  
 REVISED: MARCH 31, 2026  
 REVISED: APRIL 22, 2026

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 2.41 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 34, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, MAP REFERENCE: VOLUME 5, PAGE 20, H.C.M.R., AND SAID 2.41 ACRES OF LAND ALSO BEING ALL OF THAT TRACT OF LAND DEEDED TO BLANCA ALICIA GARZA, AS RECORDED IN DOCUMENT NO. 3537877, H.C.D.R., AND SAID 2.41 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWEST CORNER OF SAID LOT 34, WITHIN THE RIGHT-OF-WAY S. BENTSEN ROAD, THENCE, S 81°26'17" E, ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "ASES" FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID S. BENTSEN ROAD THE NORTHWEST CORNER OF FALLING WATER SUBDIVISION, AS RECORDED IN VOLUME 53, PAGE 192, H.C.M.R., AND THE SOUTHWEST CORNER OF SAID GARZA TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT AND POINT OF BEGINNING;

THENCE, N 08°30'25" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S. BENTSEN ROAD AND THE WEST LINE OF SAID GARZA TRACT, A DISTANCE OF 213.68 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID GARZA-BALLESTEROS SUBDIVISION, AS RECORDED IN DOC. 2767008, H.C.M.R. AND THE NORTHWEST CORNER OF SAID GARZA TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81°26'17" E, CONTINUING ALONG THE COMMON LINE OF SAID GARZA-BALLESTEROS SUBDIVISION AND SAID GARZA TRACT, A DISTANCE OF 492.14 FEET TO A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID GARZA-BALLESTEROS SUBDIVISION, THE NORTHEAST CORNER OF SAID GARZA TRACT AND THE COMMON LINE OF LOT 33 AND SAID LOT 34, OF SAID MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

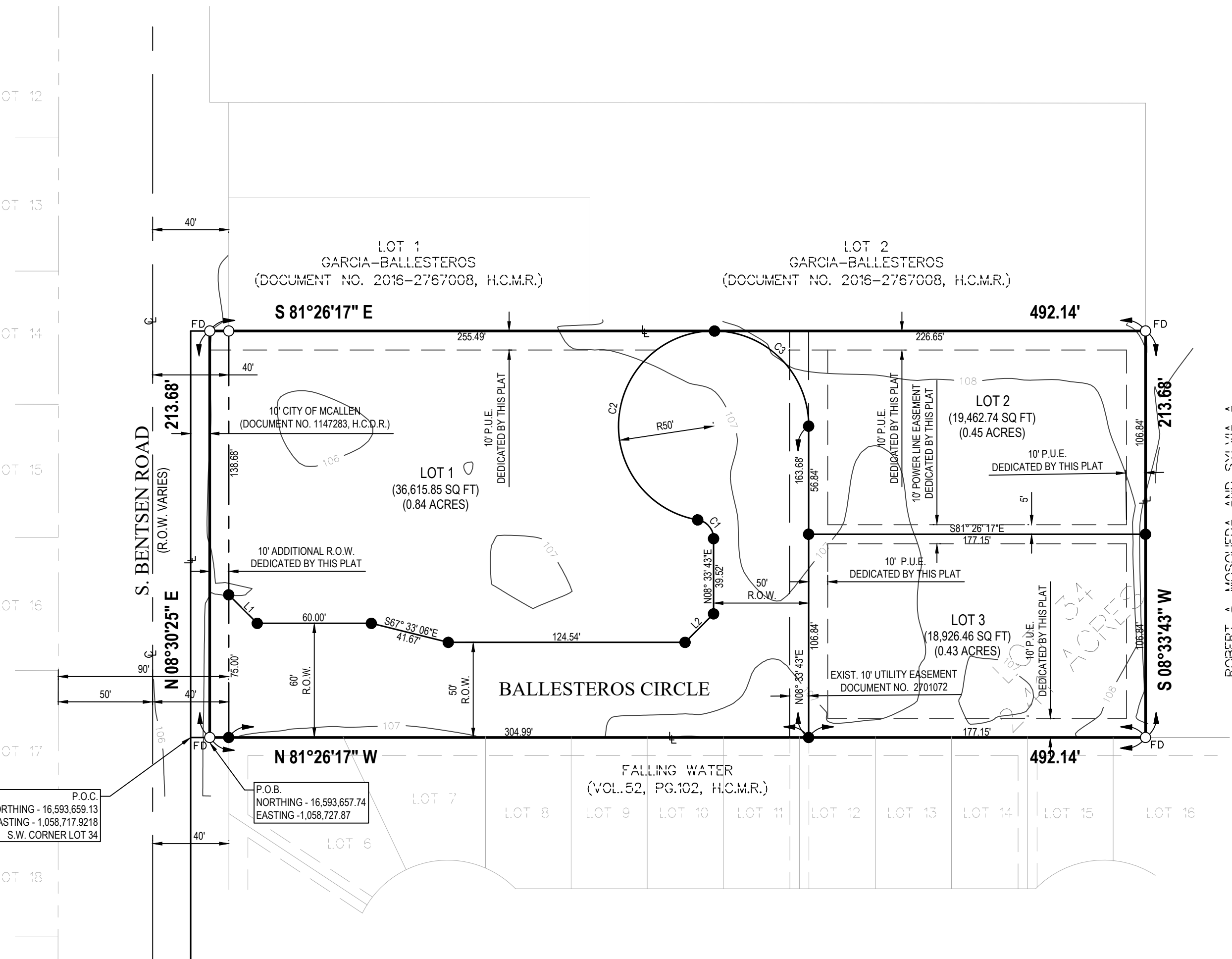
THENCE, S 08°33'43" W, ALONG THE COMMON LINE OF SAID LOTS 33 AND 34, MCALLEN FIRST SUBURBAN CITRUS GROVES AND THE EAST LINE OF SAID GARZA TRACT, A DISTANCE OF 213.68 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "OYO L'S" FOUND, ON THE NORTHEAST CORNER OF SAID FALLING WATER SUBDIVISION AND THE SOUTHWEST CORNER OF SAID GARZA TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 81°26'17" W, ALONG THE COMMON LINE OF SAID GARZA TRACT AND SAID FALLING WATER SUBDIVISION, A DISTANCE OF 492.14 FEET TO THE POINT OF BEGINNING, CONTAINING 2.41 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM, NAD 1983, SOUTH ZONE.

**GENERAL NOTES:**

1. BUILDING SETBACKS SHALL BE AS FOLLOWS:  
 FRONT: 25 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
 REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
 SIDES: 5 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
 CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
 GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACKS APPLIES.  
 NOTE: ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS.
2. THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS FLOOD ZONE "B". AREAS OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480343 0010 C, REVISED NOVEMBER 2, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY.
3. THE FINISH FLOOR OF ANY BUILDING CONSTRUCTED WITHIN THIS SITE SHALL BE SET AT A MINIMUM ELEVATION OF 106.00 OR 18 INCHES ABOVE TOP OF CURB OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
5. THE ESTIMATED DRAINAGE DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE A TOTAL OF 0.15 ACRE-FEET (6.334 C.F.) AND SHALL BE DETAINED ON SITE.
6. ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES.
7. A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. BENTSEN ROAD AND BOTH SIDED OF INTERIOR STREETS.
8. A 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY, RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL ZONES/USES.
9. A 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES/USES.
10. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
11. BENCHMARK: THE BENCHMARK USED FOR THIS SUBDIVISION IS DESIGNATED AS "MC 80" (MCALLEN CITY DATUM) LOCATED AT THE SOUTH BOUND OF EXPRESSWAY 83 BY A CANAL IN VICINITY TO TAYLOR RD.  
 NORTHING: 16596566.42  
 EASTING: 1057762.93  
 ELEVATION: 104.46'
12. THE UTILITY EASEMENTS SHOWN ON THE PLAT ARE DEDICATED UTILITY EASEMENTS. ALL UTILITIES FOR THIS SUBDIVISION SHALL BE UNDERGROUND.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. BENTSEN RD.
14. COMMON AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
15. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
16. THE HOMEOWNER'S ASSOCIATION COVENANTS ARE RECORDED IN DOCUMENT NO. \_\_\_\_\_ H.C.D.R.



CURVE TABLE							
Curve #	LENGTH (FT)	RADIUS (FT)	DELTA (DEG)	(IC) DIRECTION (DEG, MIN, SEC)	CHORD L (FT)	CHORD D (BEARING)	TAN (FT)
C1	14.03	10.00	080.41	80°24'21"	12.91	N31° 38' 27" W	8.45
C2	149.21	50.00	170.98	170°58'44"	99.69	S13° 38' 44" W	633.82
C.3	78.04	50.00	089.43	89°25'37"	70.36	N36° 09' 05" W	49.50

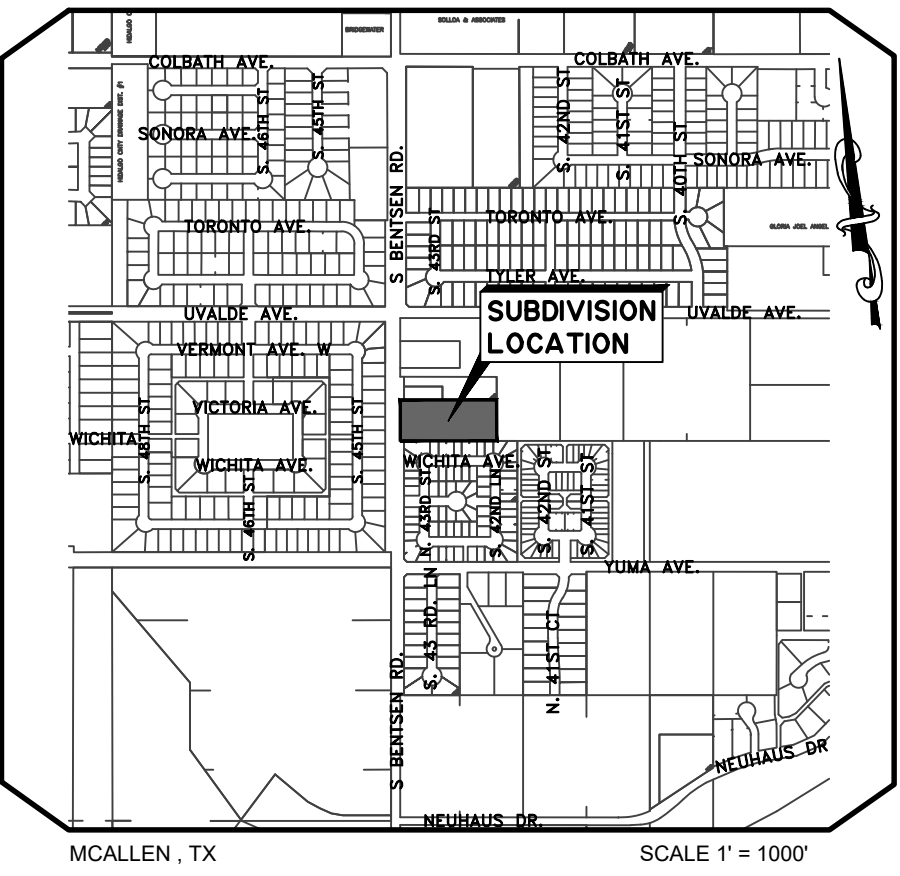
LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION (BEARING)
L1	21.21	S36° 26' 16.81"E
L2	21.21	S53° 33' 43.19"W

# BALLESTEROS SUBDIVISION

## (PRIVATE SUBDIVISION)

### MCALLEN, TEXAS

A TRACT OF LAND CONTAINING 2.41 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 34, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, MAP REFERENCE: VOLUME 5, PAGE 20, H.C.M.R., AND SAID 2.41 ACRES OF LAND ALSO BEING ALL OF THAT TRACT OF LAND DEEDED TO BLANCA ALICIA GARZA, AS RECORDED IN DOCUMENT NO. 3537877, H.C.D.R.



A:\Coal\_Ren\_24-25\_ILMS\_Tech\Users\pcc-uj\TWO\_14910\_HAS\GIS\24046-BALLESTEROS\_SUBDIVISION\DESIGN\DWG\03\_SH02\04\_PLAT.dwg  
 User: pcc-uj  
 Date: 2/26/2025 10:42:11 AM  
 Plot Date: 2/26/2025 10:42:11 AM  
 Plot Scale: 1"=50'  
 Plot Path: L:\L\Layout2\_PBF



**City of McAllen**  
SUBDIVISION PLAT REVIEW

Reviewed On: 5/15/2026

<b>SUBDIVISION NAME: BALLESTEROS SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. Bentsen Road: 10 ft. of dedication for 50 ft. from Centerline for Total 100 ft. of R.O.W.                      Paving: 65 ft. Curb &amp; gutter: Both Sides                      - Document No. 1147283 shown on the plat needs to be provided a copy for staff review prior to final.                      - Show ROW dedication on both sides from centerline at several points along Bentsen Road prior to final.                      - Show ROW from centerline and total ROW after accounting for ROW dedication.                      -The Engineer submitted a variance request to not provide Additional ROW for this road. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026.                      *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Street: (Ballesteros Circle *NAME SUBJECT TO CHANGE*)                      - Dedication as required for 50 ft. Total R.O.W.                      Paving: 32 ft. Curb &amp; gutter: Both Sides                      - Street names to be finalized prior to final.                      - Additional R.O.W. may be required at the gate area. Need to provide staff with paving and gate details for review.                      - Provide gate details for staff review                      **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 &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>_____ Paving _____ Curb &amp; 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                      * If rezoning to the new R-1 (Low-Density Residential District)                      - Block length in the R-1 and R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less.                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3T Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA

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

<p>* 600 ft. Maximum Cul-de-Sac                  --The Engineer submitted a variance request to not provide the required requirement for ROW. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026.                  - As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required.                  - Need to provide Cul-De-Sac details regarding R.O.W. and paving details to assure compliance prior to final.                  - A Cul-De-Sac street shall be platted and constructed with a concrete paved cul-de-sac at the closed end.                  - On the Cul-De-Sac area, need to shorten the dimension of the lot lines in order to accommodate for any easements/walls/buffers on this area.                  **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p>
<p><b>ALLEYS</b></p>	
<p>R.O.W.: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial and Townhome Developments.                  **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p><b>SETBACKS</b></p>	
<p>* Front: 20 ft. or greater for easements, whichever is greater applies.                  - Add plat note as stated above, prior to final.                  **Unified Development Code Section 2.2.2-1</p>	<p>Applied</p>
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies                  -Add plat note as stated above, prior to final                  **Unified Development Code Section 2.2.2-1</p>	<p>Applied</p>
<p>Sides: 5 ft. or greater for easements, whichever is greater applies.                  -add plat note as stated above, prior to final.                  **Unified Development Code Section 2.2.2-1</p>	<p>Applied</p>
<p>Corner: 10 ft. or greater for easements, whichever is greater applies.                  -Add plat note as stated above, prior to final.                  **Unified Development Code Section 2.2.2-1</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.                  -Add plat note as stated above, prior to final.                  **Unified Development Code Section 2.2.3.D.4</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on S. Bentsen Road and both sides of interior streets.                  -Add plat note #7 as stated above, prior to final.                  - May Increase to 5 ft. as per Engineering Department, prior to final/recording.                  --The Engineer submitted a variance request to not provide a side walk on the south side of the property. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026.                  **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>

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

<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>- Referenced in plat note #9</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>- Referenced in plat note #10.</li> <li>- Will be required to provide buffer on the South boundary line of the property.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along S. Bentsen Road.</li> <li>**Must comply with City Access Management Policy</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	No
<ul style="list-style-type: none"> <li>* 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.</li> <li>- Need to add HOA Plat note as shown above with the Full Subdivision Plat Name.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>* Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>- Add HOA Plat note with the Full Subdivision Plat Name.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Non-compliance
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public/private streets.</li> <li>- No curb cuts are allowed onto S. Bentsen Road.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied

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

<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: A-O (Agricultura and Open Space District) Proposed: R-1 (Low-Density Residential District)</li> <li>* Rezoning application (REZ2025-0087) was approved on August 25, 2025 at the city commission board meeting.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<ul style="list-style-type: none"> <li>-Rezoning application was submitted (REZ2025-0087) and was approved on August 25, 2025 at the city commission board meeting. for R-1 - LOW DENSITY RESDIENTIAL (UDC)</li> </ul>	Applied
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>- As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at \$700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>- As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at \$700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation waived for 4 single family homes.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	NA
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>--The Engineer submitted Variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026.</li> <li>- Subdivision application proposes a private and gated subdivision, provide gate and cul-de-sac details prior to final.</li> <li>- Need to provide any utility and ROW documents being shown on the plat for staff review prior to recording.</li> <li>-* Rezoning application (REZ2025-0087) was approved on August 25, 2025, at the city commission board meeting to the new R-1 (UDC).</li> <li>-As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required, The Cul-De-Sac requirements on the subdivision are not complying.</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	Required
<b>RECOMMENDATION</b>	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF REQUESTS NUMBER #1 (ROW) AND #3 (SIDEWALK) AND DISAPPROVAL OF REQUEST #2 (CUL-DE-SAC)</p>	Applied

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



**LOCATION**

**PROPOSED  
BALLESTEROS  
SUBDIVISION**

175

174

S BENTSEN RD

TORONTO AVE

PASEO DEL RIO SUBDIVISION

TYLER AVE

UVALDE AVE

(PRIVATE)

ITSEN LAKES

(PRIVATE)

SION

ITSEN LAKES

(PRIVATE)

SION

E 1

58

VE

E 2

(PRIVATE)

PHASE 3

MARCAS BALLESTEROS  
LOT 1 SUBDIVISION

WICHITA AVE

FALLING WATER

WORTHINGTON AVE

SUBDIVISION

BEN HOGAN ST

YUMA AVE

WICHITA AVE

VICTORIAN SQUARE

SUBDIVISION

BEN HOGAN ST

PALMVIEW  
ESTATES  
SUBDIVISION

CORONADO ESTATES  
SUBDIVISION

YUMA ESTATES  
SUBDIVISION

1

2

22

15

# CITY OF McALLEN

## Planning & Zoning Commission Meeting

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<b>Subdivision Name</b>	<i>The Cue Subdivision</i>
<b>Owner Name</b>	<i>City of McAllen</i>
<b>Engineering Firm</b>	<i>Perez Consulting Engineers</i>
<b>Existing Zoning</b>	<i>A-0, R-1, C-3</i>
<b>Proposed Zoning</b>	<i>A-0, R-1, C-3</i>
<b>Number of Lots</b>	<i>4</i>

City of McAllen Planning Department



April 21, 2026

Omar Soltelo, Planning Director  
City of McAllen  
311 N. 15th Street  
McAllen, Texas 78501

**Re: Variance Request  
Subdivision Requirements for The CUE Subdivision  
McAllen, Texas**

Dear Mr. Sotelo:

We are herewith requesting a Variance from the Right-of-Way and Lot 4 configuration requirements as requested in the Subdivision Review Comments of 3-18-2026.

1. In the case of South 10<sup>th</sup> Street, requiring a dedication of 150 ft total ROW. Due to the proximity of existing structures in the Quinta Mazatlán Urban Sanctuary, McAllen International Airport, the Fairfield Inn & Suites, and the McAllen County Club, expansion of South 10th Street by TxDOT or the City of McAllen is not currently part of the foreseeable plan. However, when such a plan for expansion modifications is put in place, we are open to complying with these requirements.
2. In the case of Lot 4 (700 Sunset Drive), requiring frontage onto a public street, this lot does not have direct access to a dedicated public right-of-way. The Developer wishes to reserve this lot for the future benefit and possible use by The Quinta Mazatlán World Birding Center and The Quinta Park and Ride Project.

It is our opinion that the City of McAllen, the developer, has already fulfilled the ROW requirements and that no further roadway dedication is necessary.

Please review the information attached and should you have any questions, please let me know. We hope that the City of McAllen Planning Commission look favorable on our variance request.

Respectfully submitted,  
**Perz Consulting Engineers, LLC.**

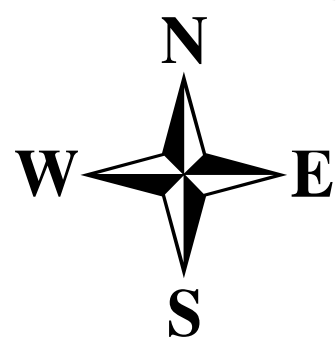


David Perez, P.E.  
President

# McALLEN<sup>2</sup> COU

615

## LOCATION



10TH ST

MAX JONES  
SUBDIVISION  
LOT 1

THE WOODLANDS  
SUBDIVISION  
2 800 1 700

VISTA  
ALEGRE  
LOT "A"  
628

**PROPOSED THE CUE  
SUBDIVISION**

SUNSET DR

QUINTA MAZATLA  
SUBDIVISION  
LOT 1

S OLD 10TH ST

10TH ST (S.H. 336)

FORD'S  
SUBDIVISION

LA PLAZA  
REGENCY NO. 2  
SUBD.

6

BALES RD

BALES RD

LOT 1  
3113  
LOT 2  
3105  
SOUTH 40TH  
SHOPPING  
CENTER  
LOT 1  
3201

3101  
3103  
3105  
3107  
3109  
3111  
3113  
3115  
3119  
3106  
3110  
3114

S 6TH LN

S 5TH LANE

3200

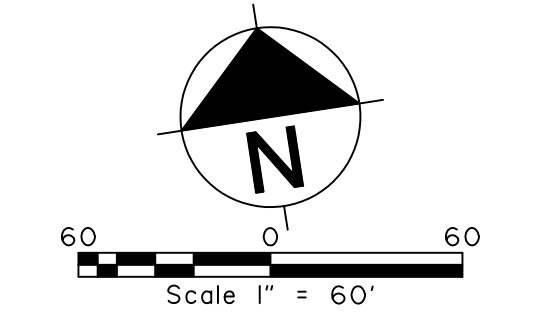
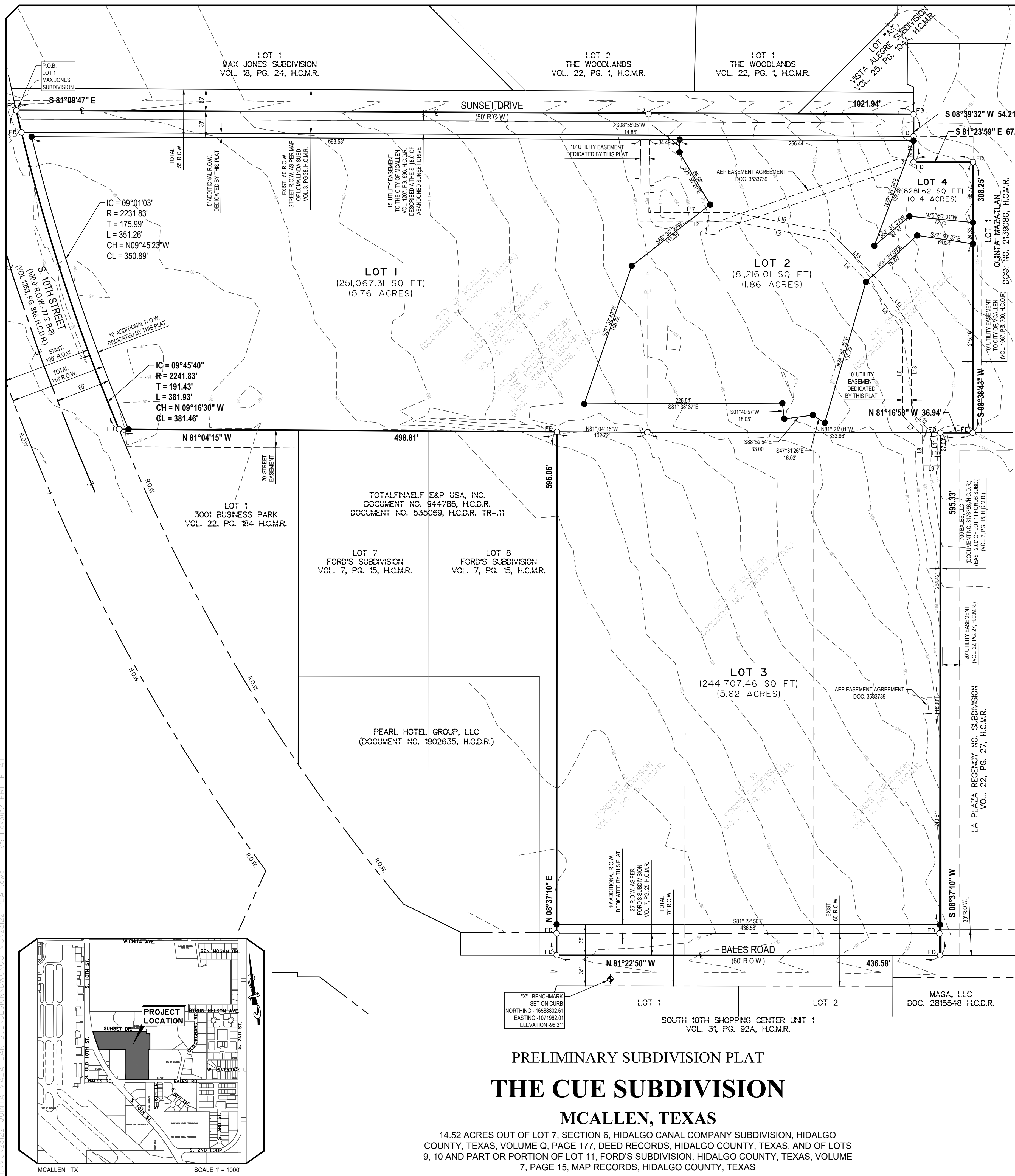
701

3221-2

3201

3118

3206



Line #	Length (FT)	Direction
L1	93.08	S09° 01' 59.52"W
L2	105.35	S81° 22' 32.12"E
L3	108.12	S70° 07' 32.12"E
L4	76.91	S36° 22' 32.12"E
L5	59.34	S25° 38' 15.27"E
L6	96.71	S08° 37' 27.88"W
L7	32.40	S36° 22' 32.12"E
L8	33.46	S08° 37' 05.95"W
L9	20.22	S81° 17' 54.19"E
L10	10.23	N81° 17' 54.19"W
L11	27.61	N08° 37' 05.95"E
L12	32.40	N36° 22' 32.12"W
L13	95.65	N08° 37' 27.88"E
L14	62.90	N25° 38' 15.27"W
L15	81.34	N36° 18' 50.11"W
L16	112.14	N70° 07' 32.12"W
L17	96.26	N81° 22' 32.12"W
L18	83.05	N09° 01' 44.60"E

- LEGEND:**
- FD O = 1/2" IRON ROD FOUND
  - I.R.S. = IRON ROD SET
  - = BENCHMARK
  - P = PROPERTY LINE
  - L = LOT LINE
  - C = CENTER LINE
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = DENOTES RIGHT OF WAY
  - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. = HIDALGO COUNTY OFFICIAL RECORDS
  - VOL. = VOLUME
  - PGS. = PAGES

- GENERAL NOTES:**
- MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT CENTER OF SUNSET DRIVE.
  - MINIMUM SET BACKS LINES:  
FRONT - ACCORDING TO THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE EXISTING SETBACKS, WHICHEVER IS GREATER.  
REAR - ACCORDING TO THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.  
SIDES - ACCORDING TO THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.  
CORNER - ACCORDING TO THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
  - SETBACKS FOR THE EXISTING STRUCTURE(S) REMAIN; HOWEVER ONCE ANY ADDITIONS OR NEW CONSTRUCTION IS PROPOSED, THE SETBACKS AS REFERENCED IN NOTE NO. 2 WILL APPLY.
  - BY GRAPHICAL PLOTTING LAND CONTAINED WITHIN THIS SUBDIVISION LIES IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82. COMMUNITY PLAN NO. 480343-0010C
  - REQUIRED STORM WATER DETENTION SHALL BE 2.21 ACRE-Feet (3565.47 CY)
  - "X" - BENCHMARK SET ON CURB NORTHING - 16588802.61 EASTING - 1071962.01 ELEVATION - 98.31'
  - 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. 10TH STREET, SUNSET DRIVE AND BALES ROAD.
  - 6 FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
  - 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
  - THE CONSTRUCTION OF ANY STRUCTURES AND DRAINAGE DETENTION PONDS ON OR WITHIN ANY EASEMENT SHALL BE PROHIBITED.
  - COMMON AREA, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS.
  - THIS SUBDIVISION IS SUBJECT TO AEP EASEMENTS AS FOLLOWS; AEP EASEMENT AGREEMENT DOC. 3533739

- METES AND BOUNDS DESCRIPTION:**
- A TRACT OF LAND CONTAINING 14.52 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 7, SECTION 6, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND LOTS 9 AND 10 AND PART OR PORTION OF LOT 11, FORD'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 7, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 14.52 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING, AT A NAIL FOUND, AT THE SOUTHWEST CORNER OF MAX JONES SUBDIVISION, MAP REFERENCE: VOLUME 18, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, THE EAST RIGHT-OF-WAY LINE OF S. 10TH STREET, (STATE HIGHWAY 336), RECORDED IN VOLUME 1253, PAGE 846, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS TRACT;
- THENCE S 81° 09' 47" E, ALONG THE SOUTH LINE OF SAID MAX JONES SUBDIVISION, WITHIN SUNSET DRIVE, A DISTANCE OF 1021.94 FEET, TO A NAIL SET, ON THE WEST LINE OF QUINTA MAZATLAN SUBDIVISION MAP REFERENCE: DOCUMENT NUMBER 2139080 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;
- THENCE S 08° 39' 32" W, ALONG THE WEST LINE OF SAID QUINTA MAZATLAN SUBDIVISION, AT A DISTANCE OF 25.00 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SUNSET DRIVE, CONTINUING A TOTAL DISTANCE OF 94.40 FEET, TO A 1/2" IRON ROD FOUND, AT AN INSIDE CORNER OF SAID QUINTA MAZATLAN SUBDIVISION, FOR A CORNER HEREOF;
- THENCE S 81° 23' 59" E, ALONG SAID QUINTA MAZATLAN SUBDIVISION, A DISTANCE OF 67.78 FEET, TO AN IRON PIPE FOUND, ON AN INSIDE CORNER OF SAID QUINTA MAZATLAN SUBDIVISION, FOR A CORNER HEREOF;
- THENCE S 08° 38' 43" W, ALONG SAID QUINTA MAZATLAN SUBDIVISION, A DISTANCE OF 308.25 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID QUINTA MAZATLAN SUBDIVISION, THE NORTH LINE OF LA PLAZA REGENCY NO. 2 SUBDIVISION, MAP REFERENCE: VOLUME 22 PAGE 27 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;
- THENCE N 81° 16' 58" W, ALONG THE NORTH LINE OF SAID LA PLAZA REGENCY NO. 2 SUBDIVISION, AT A DISTANCE OF 34.94 FEET, PASS A 1/2" IRON ROD FOUND, ON THE NORTHWEST CORNER OF SAID LA PLAZA REGENCY NO. 2 SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 36.94 FEET, TO THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO 700 BALES, LLC, RECORDED IN DOCUMENT NUMBER 3176798 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;
- THENCE S 08° 37' 10" W, ALONG THE WEST LINE OF SAID 700 BALES, LLC, TRACT, AT A DISTANCE OF 570.33 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JA GZA" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF BALES RD, CONTINUING A TOTAL DISTANCE OF 595.33 FEET, TO A NAIL SET, ON THE SOUTH LINE OF SAID LOT 11, FORD'S SUBDIVISION, FOR THE SOUTHEAST CORNER HEREOF;
- THENCE N 81° 22' 50" W, ALONG THE SOUTH LINE OF SAID LOTS 11, 10 AND 9, FORD'S SUBDIVISION, WITHIN SAID BALES ROAD, A DISTANCE OF 436.58 FEET, TO A NAIL SET, ON THE WEST LINE OF SAID LOT 9, FOR THE SOUTHWEST CORNER HEREOF;
- THENCE N 08° 37' 10" E, ALONG THE WEST LINE OF SAID LOT 9, AT A DISTANCE OF 25.00 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE NORTH RIGHT-OF-WAY LINE OF SAID BALES ROAD, CONTINUING A TOTAL DISTANCE OF 596.06 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JA GZA" FOUND, ON THE NORTHWEST CORNER OF SAID LOT 9, FOR A CORNER HEREOF;
- THENCE N 81° 04' 15" W, ALONG THE NORTH LINE OF LOTS 7 AND 8, OF SAID FORD'S SUBDIVISION, AT A DISTANCE OF 292.00 FEET, PASS THE NORTHEAST CORNER OF 3001 BUSINESS PARK SUBDIVISION, MAP REFERENCE: VOLUME 22, PAGE 184 MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 498.81 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP "M & H" FOUND, ON THE EAST RIGHT-OF-WAY OF SAID S. 10TH STREET (FM 336), AND A CURVE TO THE RIGHT, FOR A CORNER HEREOF;
- THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 381.93 FEET, SAID CURVE HAVING A RADIUS OF 2241.83 FEET, A DELTA ANGLE OF 09° 45' 40", A TANGENT OF 191.43 FEET, AND A CHORD THAT BEARS N 09° 16' 30" W, 381.46 FEET, TO THE POINT OF BEGINNING, CONTAINING 14.52 ACRES OF LAND, MORE OR LESS.

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

CITY OF McALLEN  
1300 HOUSTON AVE.  
McALLEN, TEXAS 78504  
HIDALGO COUNTY

STATE OF TEXAS  
COUNTY OF HIDALGO  
ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ A.D. 2026.

NOTARY PUBLIC

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

DATED THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ A.D. 2026.

CHAIRMAN, PLANNING AND ZONING COMMISSION  
McALLEN, TEXAS

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

DATED THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ A.D. 2026.

MAYOR  
CITY OF McALLEN, TEXAS

ATTEST: CITY SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

DATED THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ 2026.

CARLOS VASQUEZ, R.P.L.S. NO. 4608  
CVQ LAND SURVEYORS, LLC  
TBPELS FIRM NO. 10119600  
517 BEAUMONT AVE.  
McALLEN, TEXAS 78501

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

DATED THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ 2026.

J. DAVID PEREZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS T.B.E. NO. 89429



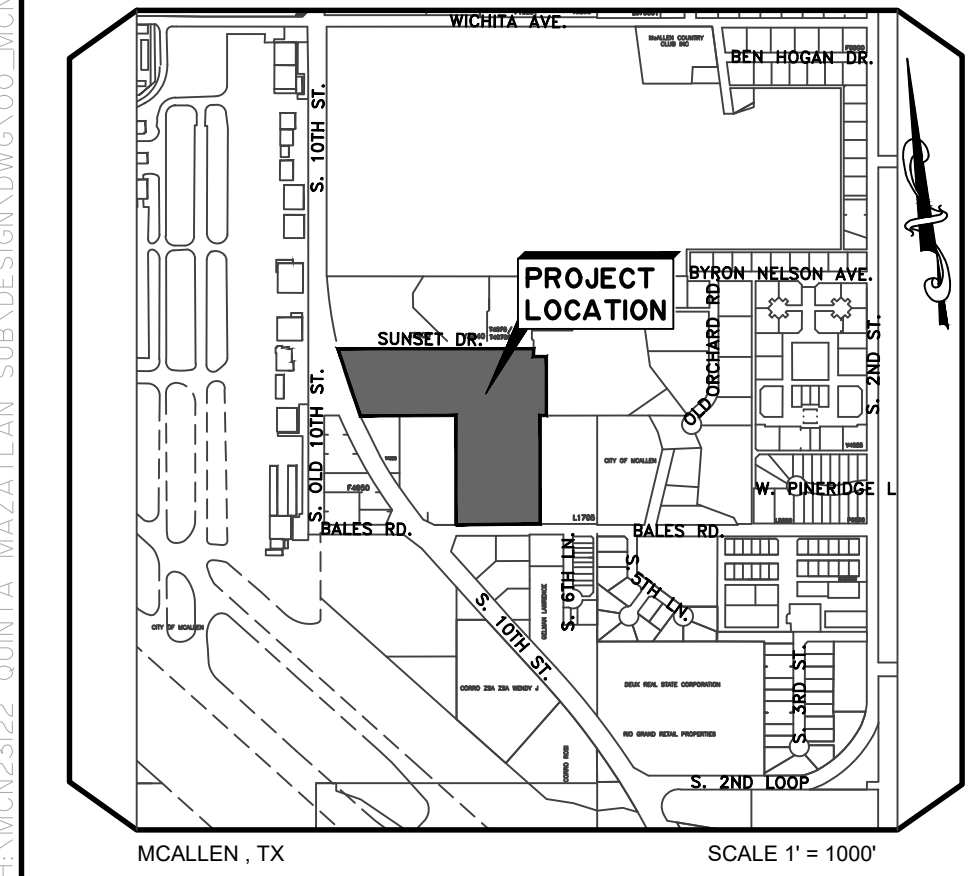
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, CLERK  
HIDALGO COUNTY CLERK



ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: \_\_\_\_\_ DEPUTY

DATE OF ISSUANCE: JULY 3, 2024  
REVISED: JANUARY 19, 2026  
REVISED: MARCH 3, 2026



PRELIMINARY SUBDIVISION PLAT  
**THE CUE SUBDIVISION**  
McALLEN, TEXAS

14.52 ACRES OUT OF LOT 7, SECTION 6, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OF LOTS 9, 10 AND PART OR PORTION OF LOT 11, FORD'S SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 7, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

A: Cod. Rev. 24-25 (LWMS, Tech) User: pcc-11 TH: 0 V: 0  
 H:\A\2024\2024 QUINTA MAZATLAN SUBDIVISION.DWG: 01-MCV23022\_PLAT.dwg - L:\k-L\Layout2\_EBPE.dwg



Reviewed On: 5/14/2026

<b>SUBDIVISION NAME: THE CUE SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. 10th Street: ROW dedication needed for 75 ft. from centerline for total 150 ft. ROW                      Paving: By the State Curb &amp; gutter: By the State                      Revisions needed:                      - Show and label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final.                      - Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final.                      - Submit a copy of the referenced documents prior to final.                      - Provide the ROW dedication as shown above prior to final.                      -The subdivision will be requesting a variance on May 19, 2026, to waive the requirement for additional right-of-way dedication. Approval of the variance request shall be required prior to final approval of the subdivision.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Sunset Drive: ROW dedication as needed for 5 ft. additional ROW dedication for 30 ft. from centerline for total 55 ft. ROW                      Paving: 40 ft. Curb &amp; gutter: both sides                      Revisions needed:                      - Reference the document number for the existing ROW and submit a copy of the referenced documents prior to final.                      - Provide ROW dedication as needed above prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Bales Road: ROW dedication needed for 35 ft. from centerline for total 70 ft. ROW                      Paving: 44 ft. Curb &amp; gutter: both sides                      Revisions needed:                      - Reference document number for the existing ROW and submit a copy of the referenced documents prior to final.                      - Provide the ROW dedication as shown above prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb &amp; 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                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA

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

<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial properties                  ** A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use, which include a service drive.                  **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p><b>SETBACKS</b></p>	
<p>* Front: According to the Zoning Ordinance or greater for easements or approved site plan, or in line with average existing setback, whichever is greater                  **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>* Rear: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater                  **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>* Sides: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater                  **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>* Corner: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater                  **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>* Garage                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on S. 10th Street, Sunset Drive, and Bales Road - Engineering Department may request 5 ft. sidewalk for S. 10th Street prior to final.                  **Subdivision Ordinance: Section 134-120</p>	<p>Compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.                  -The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement.                  - Any additional buffer as applicable must be finalized prior to final.                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  -The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement.                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>

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

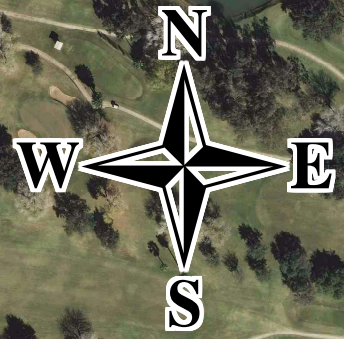
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along S 10th Street..</li> <li>- Plat note requirement will be finalized prior to final.</li> <li>**Must comply with City Access Management Policy</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>** A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use.</li> <li>- Any change in the approved site plan will require the CUP to be amended.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners.</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 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.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>-The subdivision will be requesting a variance on May 19, 2026, to allow lots not fronting a public street. Approval of the variance request shall be required prior to final approval of the subdivision.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: A-O, R-1, and C-3 Proposed: A-O, R-1, and C-3</li> <li>***Zoning Ordinance: Article V</li> <li>** A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use.</li> <li>- Any change in the approved site plan will require the CUP to be amended.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>Based on the submitted application, the proposed use is learning center and park; therefore, park land dedication or fees do not apply.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> <li>Based on the submitted application, the proposed use is learning center and park; therefore, park land dedication or fees do not apply.</li> </ul>	NA

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

<p>* Pending review by the Parkland Dedication Advisory Board and CC. Based on the submitted application, the proposed use is learning center and park; therefore, park land dedication or fees do not apply.</p>	<p>NA</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. **Please contact Traffic Operations Department with any questions.</p>	<p>Applied</p>
	<p>Required</p>
<p><b>COMMENTS</b></p>	
<p>Comments: -A variance request will be required if the right-of-way (ROW) dedication is proposed to remain as currently shown on the plat. The Thoroughfare Plan identifies a 150-foot ROW along S. 10th Street, which is not reflected on the submitted plat. -Lot 4 must have frontage on a public street in accordance with subdivision requirements. If Lot 4 is proposed to remain as currently configured without public street frontage, a variance request will be required. -The subdivision will be requesting a variance on May 19, 2026, to allow lots not fronting a public street and to waive the requirement for additional right-of-way dedication. Approval of the variance request shall be required prior to final approval of the subdivision. *Must comply with City’s Access Management Policy.</p>	<p>Required</p>
<p><b>RECOMMENDATION</b></p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL, AND APPROVAL OF VARIANCE REQUESTS #1 &amp; #2.</p>	<p>Applied</p>

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

# MCALLEN COUNTY



## LOCATION



MAX JONES  
SUBDIVISION  
LOT 1

THE WOODLANDS  
SUBDIVISION  
2

VISTA  
ALEGRE  
LOT "A"  
628

PROPOSED THE CUE  
SUBDIVISION  
7

QUINTA MAZATLAN  
SUBDIVISION  
LOT 1

10TH ST

S OLD 10TH ST

10TH ST (S.H. 336)

6

BALES RD

BALES RD

FORD'S  
SUBDIVISION  
7

LA PLAZA  
REGENCY NO. 2  
SUBD.  
LOT 1

HIDALGO CA  
SUBDIVISION

LOT 1  
UNIT 1  
SOUTH 10TH  
SHOPPING  
CENTER  
LOT 1

LOT 2  
UNIT 2  
SOUTH 10TH  
SHOPPING  
CENTER  
LOT 2

S 6TH LN

LAPAZ SUBD

AVIGNON

S 5TH CT  
S 5TH LANE

# CITY OF McALLEN

## Planning & Zoning Commission Meeting

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<b>Subdivision Name</b>	<i>The Woodlands Subdivision</i>
<b>Owner Name</b>	<i>MDM Land Company, LLC</i>
<b>Engineering Firm</b>	<i>Rio- Delta Engineering</i>
<b>Existing Zoning</b>	<i>M-1 (Local Mix Use)</i>
<b>Proposed Zoning</b>	<i>M-1 (Local Mix Use)</i>
<b>Number of Lots</b>	<i>5</i>

City of McAllen Planning Department



# City of McAllen

## Planning Department

### REASON FOR APPEAL

1) BLOCK LENGHT.  
 2) N/S COLLECTOR STREET ALONG THE EAST BOUNDARY.

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.
	1) THE PROPERTY HAS EXISTING DIMENSIONS OF APPROXIMATELY 1,145 FEET AND 1,424.84 FEET, WHICH LIMIT THE ABILITY TO MEET THE 900-FOOT BLOCK LENGTH REQUIREMENT. ADDING A PUBLIC STREET IS NOT PRACTICAL DUE TO THE SITE CONFIGURATION AND WOULD SIGNIFICANTLY REDUCE THE DEVELOPABLE AREA, RESTRICTING REASONABLE USE OF THE LAND.
	2) The property is constrained by its size and configuration, and requiring a collector street along the east boundary would significantly reduce the developable area, making it difficult to design a compliant subdivision. Additionally, there is no existing or immediate collector street connectivity in this area, so the requirement would create an isolated segment and impose a disproportionate burden on this tract.
	2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	1) THE VARIANCE IS NECESSARY TO ALLOW REASONABLE DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH ITS ZONING. STRICT COMPLIANCE WOULD REQUIRE ADDITIONAL STREETS THAT ARE NOT FEASIBLE AND WOULD LIMIT THE ABILITY TO UTILIZE THE PROPERTY FOR ITS INTENDED RESIDENTIAL USE.
	2) The variance is necessary to allow the property owner to reasonably develop the tract in a manner consistent with applicable subdivision standards. Requiring a collector street along the east boundary would impose an excessive right-of-way dedication and construction burden, significantly limiting the usable area of the property. Granting the variance preserves the owner's ability to develop and utilize the land without imposing constraints that are not proportional to the site or surrounding conditions.
	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.
	1) THE DEVELOPMENT CONSISTS OF ONLY EIGHT APARTMENT UNITS, RESULTING IN LOW TRAFFIC AND MINIMAL IMPACT ON INFRASTRUCTURE. ADEQUATE ACCESS FOR RESIDENTS AND EMERGENCY SERVICES WILL BE MAINTAINED, AND NO NEGATIVE IMPACTS TO SURROUNDING PROPERTIES ARE ANTICIPATED.
	2) The requested variance will not be detrimental to public health, safety, or welfare, as the proposed subdivision will still comply with all applicable standards for access, drainage, utilities, and emergency services.
	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.
	1) THE VARIANCE IS SPECIFIC TO THIS PROPERTY'S CONSTRAINTS AND WILL NOT AFFECT THE ABILITY OF SURROUNDING PROPERTIES TO DEVELOP IN COMPLIANCE WITH SUBDIVISION REGULATIONS. THE LAYOUT DOES NOT INTERFERE WITH FUTURE CONNECTIVITY OR INFRASTRUCTURE.
	2) Requiring a collector street along the east boundary at this stage is premature and not supported by existing conditions.

TRIP  
LE DEL SOL  
HOME PARK  
EL PASO  
(RECORDED)

DALLAS

HOUSTON

PECOS

LAREDO

WACO

LAND I.S.D. No. 2  
(RECORDED)

4th. St.  
HARY CROSSING  
45 44 43 42 41  
PHASE III  
( UNRECORDED )

40  
6  
5 4 3 2 1  
TAYLOR OAKS

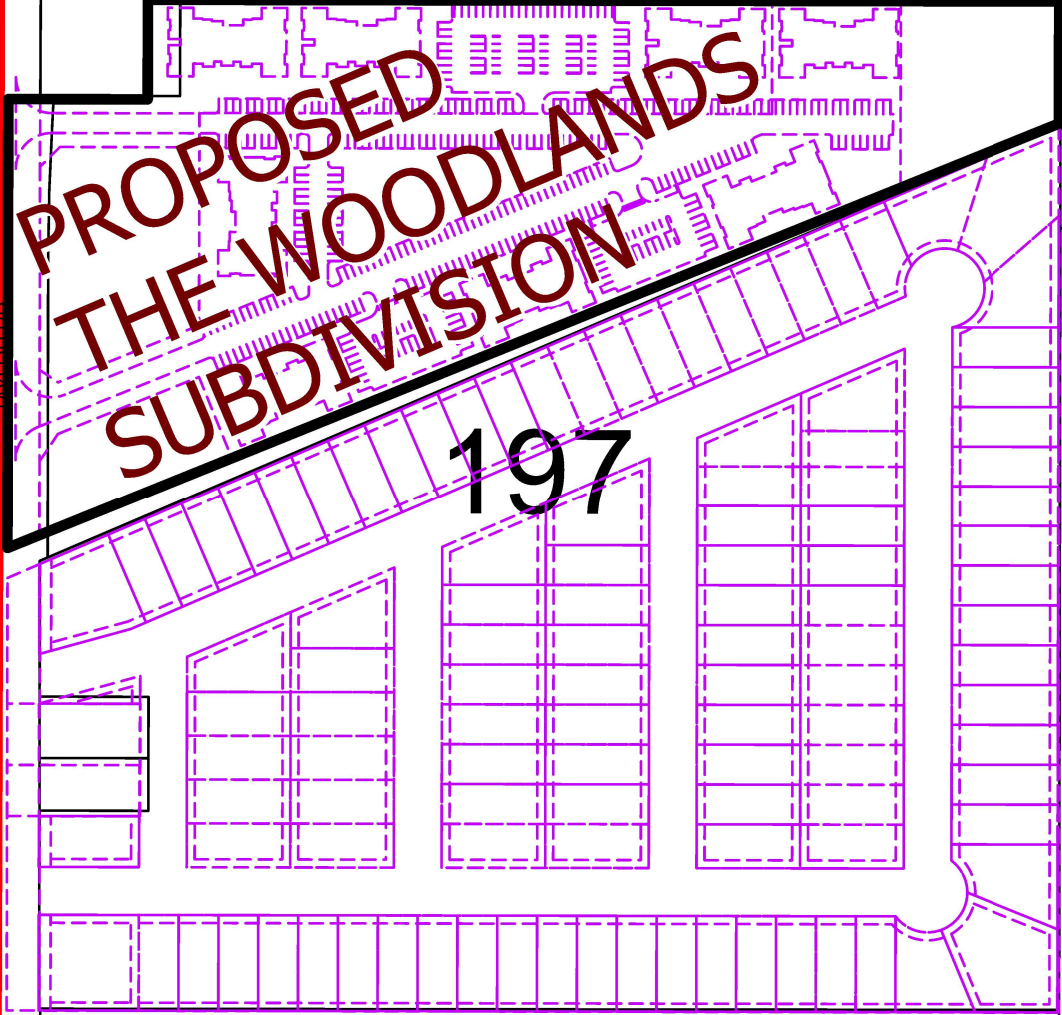
61 62 63 64 65 66  
46 45 44 43 42  
47

**LOCATION**

LOT 1 CONTRERAS SUBDIVISION

CORTEZ SUBDIVISION  
LOT 1

S TAYLOR RD



**PROPOSED  
THE WOODLANDS  
SUBDIVISION**

197

THE TREE APARTMENTS  
SUBDIVISION

LOT 2

207

10  
9  
8  
7  
6  
5  
4  
3  
2  
1

CHICAGO AVE.

49 64  
48 65  
47 66  
46 67  
45 68  
44 69  
43 70

ERIE AVE

42 41 40

SHARY LANDING SUB

S. 48TH LANE

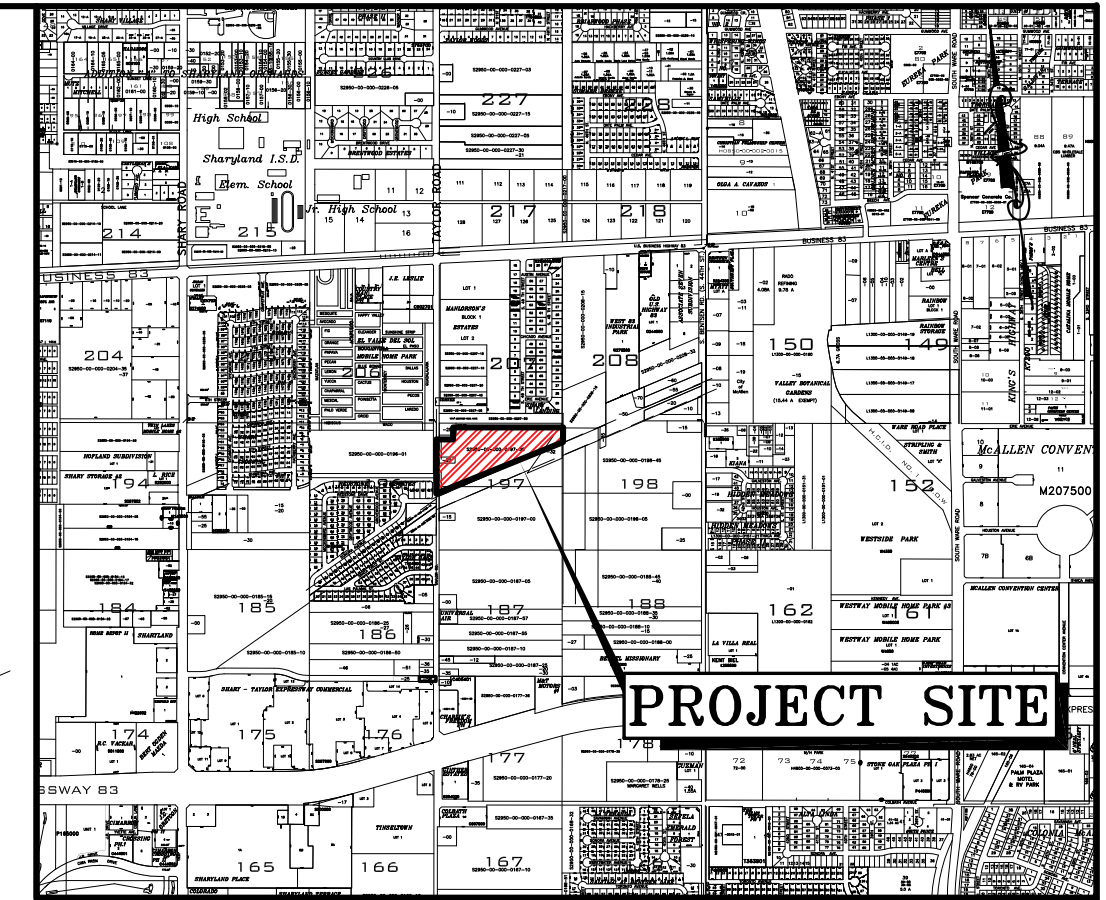
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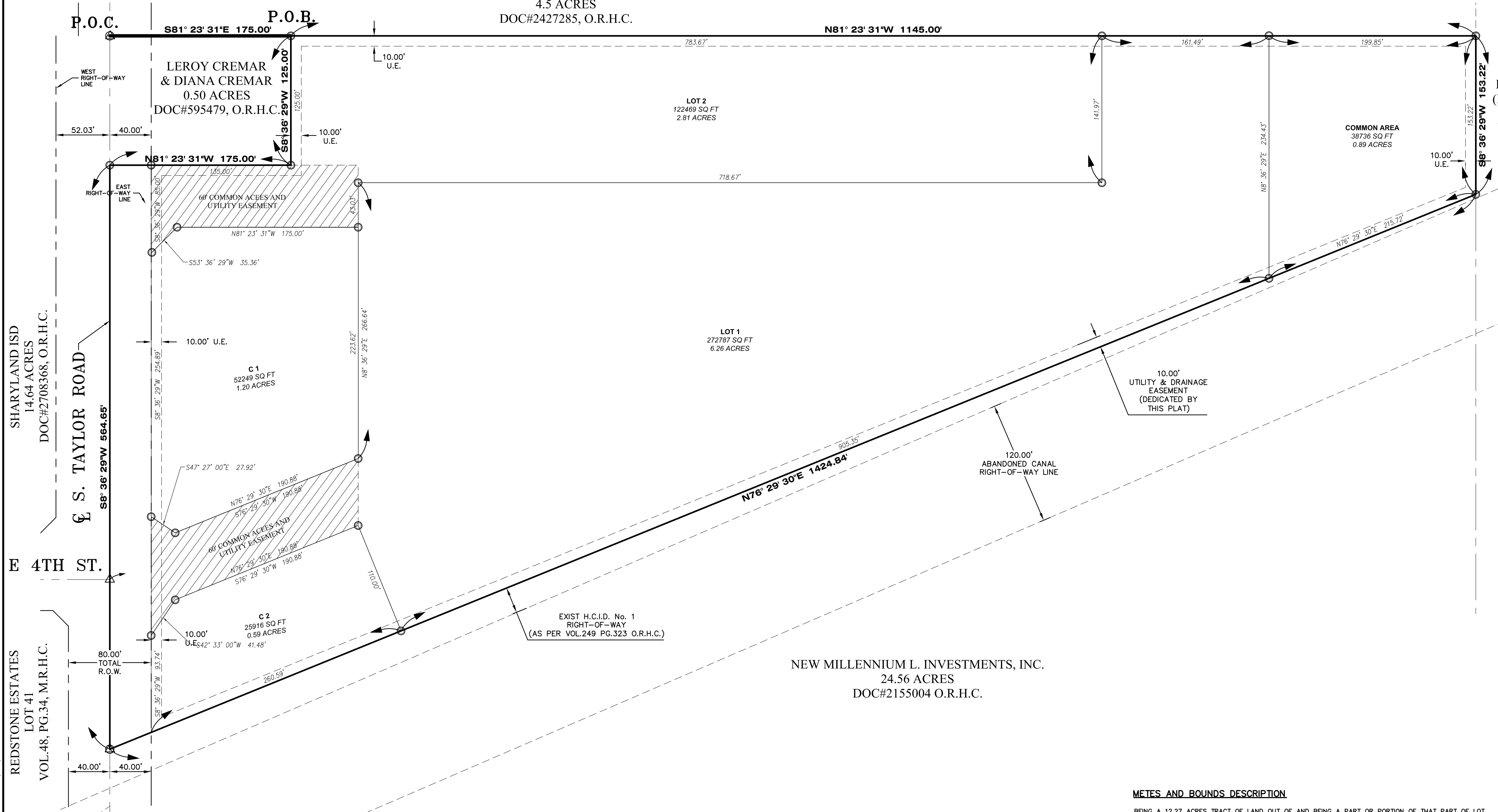
# THE WOODLANDS SUBDIVISION

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

LONGVIEW ASSOCIATE PARTNER, LP  
4.5 ACRES  
DOC#2427285, O.R.H.C.



LOCATION MAP SCALE: 1" = 2000'



HIDALGO COUNTY DRAINAGE DISTRICT No.1 (RADO DRAIN)-EASEMENT  
0.65 ACRES  
VOL. 2772, PG.92, D.R.H.C.

EXIST. DRAIN DITCH

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

**LEGEND**

- - SET 1/2 INCH IRON ROD
- - FOUND 1/2 INCH IRON ROD
- ▲ - FOUND COTTON PICKER SPINDLE
- △ - SET COTTON PICKER SPINDLE
- XXXX - NATURAL GROUND
- - CALCULATED POINT
- - CAPPED IRON ROD SET

**ABBREVIATION LEGEND**

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

SHARYLAND JSD  
14.64 ACRES  
DOC#2708368, O.R.H.C.

REDSTONE ESTATES  
LOT 41  
VOL.48, PG.34, M.R.H.C.

S. TAYLOR ROAD  
SB 36 29'W 564.65'

E 4TH ST.  
90.00' TOTAL R.O.W.

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

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

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS GUTIERREZ (OWNER), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS**  
**UNITED IRRIGATION DISTRICT**  
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
**MAYOR'S CERTIFICATE**  
I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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

PLANNING AND ZONING CHAIR DATE

NEW MILLENNIUM L. INVESTMENTS, INC.  
24.56 ACRES  
DOC#2155004 O.R.H.C.

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE**

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

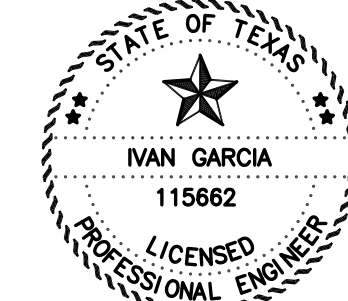
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

**STATE OF TEXAS - COUNTY OF HIDALGO**

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

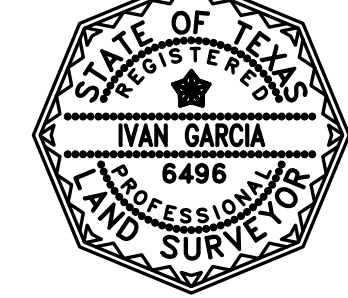
IVAN GARCIA P.E., R.P.L.S. DATE  
REG. PROFESSIONAL ENGINEER NO. 115662



**STATE OF TEXAS - COUNTY OF HIDALGO**

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

IVAN GARCIA P.E., R.P.L.S. DATE  
REG. PROFESSIONAL LAND SURVEYOR NO. 6469  
SURVEY FIRM NO. 10194027



**METES AND BOUNDS DESCRIPTION**

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

COMMENCING AT A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 197, SAME POINT BEING NORTHEAST CORNER OF LOT 196 OF THE SAID JOHN H. SHARY SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, AND SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 125.0 FEET BY 175.0 FEET TRACT DESCRIBED IN A WARRANTY DEED FROM LA VANDA M. BEST TO LORNE E. BEST AND WIFE, MARY M. BEST, DATED MAY 21, 1979, RECORDED IN VOLUME 1624, PAGE 628, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

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

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

THENCE S 76°29'30" W ACROSS THE SAID LOT 197, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.66 ACRE NEW HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT 1,381.86 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,424.84 FEET TO A COTTON-PICKER-SPINDLE SET ON THE WEST LINE OF THE SAID LOT 197, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 0.66 ACRE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, AND SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 83°36'29" E ALONG THE WEST LINE OF THE SAID LOT 197, SAME BEING ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 564.85 FEET TO A COTTON-PICKER-SPINDLE SET, THE SOUTHWEST CORNER OF THE SAID BEST TRACT, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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

THENCE N 83°36'29" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 12.27 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.38 ACRES LIES WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD.

FILED FOR RECORD IN HIDALGO COUNTY INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

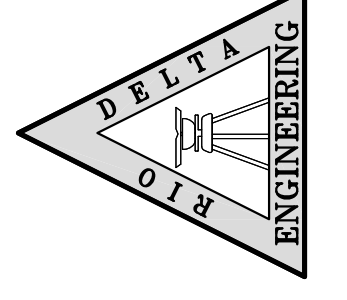
BY: \_\_\_\_\_ DEPUTY

**PRINCIPAL CONTACTS:**

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

- GENERAL PLAT NOTES:**
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
  - MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 25 FT. OR GREATER FOR EASEMENTS.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.  
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.  
CORNER: 10 FT. OR GREATER FOR EASEMENTS.  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
  - THE SUBDIVISION IS IN ZONE "C" (NO-SHADING). AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.
  - A DRAINAGE DETENTION OF \_\_\_\_ CF OR \_\_\_\_ ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN DITCH CROSS SECTION. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
  - ENGINEER DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
  - EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - THE CITY OF McALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
  - 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
  - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. TAYLOR ROAD.
  - CITY OF McALLEN BENCHMARK (MC75)=133.46', LOCATED AT THE N.E. CORNER OF N. TAYLOR RD. & U.S. BUSINESS 83 APPROX. 1,840 FEET NORTH OF THIS SITE
  - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG S. TAYLOR ROAD.
  - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
  - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  - THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT# 1140166, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
  - 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.
  - AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WOODLANDS ON TAYLOR SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

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



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JANUARY 30, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

**PLAT SHEET**  
THE WOODLANDS  
McALLEN, TEXAS  
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E., R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.  
CHECKED: IVAN GARCIA P.E., R.P.L.S.  
DRAWN: HG.  
SCALE: N.T.S.  
DATE: JANUARY 30, 2026  
PROJECT: SUB 25.051  
REVISIONS:  
PAGE NO. **SHT 2**



Reviewed On: 5/15/2026

<b>SUBDIVISION NAME: THE WOODLANDS SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. Taylor Rd: 40 ft. from center line for a total of 80 ft. ROW                      Paving:52 ft. - 65 ft. Curb &amp; gutter: Both sides                      - Please provide document of existing R.O.W. for staff review, prior to final.                      - Clarify any varying street R.O.W. on the plat.                      - Label Existing R.O.W. dedications, from Centerline, Total, etc. prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Erie Avenue: 80 ft. ROW                      Paving: 52 ft. Curb &amp; gutter: both sides</p>	TBD
<p>N/S Collector Street along the east boundary: 60 ft. ROW.                      Paving: 40ft. Curb &amp; gutter: Both sides                      - The Engineer submitted a variance request and will be heard at the planning and zoning meeting of May 19, 2026.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan                      -Need to submit variance request if not proposing to extend road to the north.</p>	Non-compliance
<p>_____ Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>_____ Paving _____ Curb &amp; 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>	Applied
<p>* 900 ft. Block Length for R-3T Zone Districts.                      -The preliminary plat submitted on February 16, 2026, does not comply with block length requirement, please revise accordingly.                      *Any change of zone or variance request must be done and completed prior to final approval.                      - A variance request was submitted for the block length and will be heard at the planning and zoning on May 19, 2026                      **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac: Indicate cul-de-sac length on the plat.:</p>	NA

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

<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      *Alley/service drive easement required for commercial and multi-family properties.                      -Private Access Service Drive Easement must be minimum 24 ft. paved width and cannot dead-end, must be in compliance with Fire &amp; Public Works Department Requirements.                      -Maintenance of such drive is by the property owner and not the City of McAllen.                      -Alley/Service drive requirement must be addressed prior to final.                      **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: in accordance with the zoning ordinance or greater for easements.                      Revisions Needed:                      Proposing: 25 ft. or greater for easements.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the zoning ordinance greater for easements.                      Revisions Needed:                      Proposing: In accordance with the zoning ordinance, or greater for easements.                      **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Sides: In accordance with the zoning ordinance, or greater for easements.                      Revisions Needed:                      Proposing: In accordance with the zoning ordinance, or greater for easements.                      **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Corner: 10 ft. or greater for easements.                      Revisions Needed:                      Proposing: 10 ft. or greater for easements.                      **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies.                      * For the apartment complex lots only.                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on S. Taylor Rd., and both sides of all interior streets.                      Revisions Needed:                      -Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final.                      **Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. Finalize wording prior to final.                      ****Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Road.</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

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

NOTES	
<p>* No curb cut, access, or lot frontage permitted along S. Taylor Road. - Shown as plat note #9</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more attached dwelling units on each lot if applicable. ***Zoning Ordinance: Section 138-210.</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: - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to add plat note as shown above prior to final. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. - Shown as plat note # 19, need to modify subdivision name to match what is on the plat. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
	NA
	Required
	Required
	Required
	TBD
LOT REQUIREMENTS	
<p>* Lots fronting public streets. Common Area, Lot 1 &amp; Lot 2 are currently not fronting a public street. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	Non-compliance
	Applied
ZONING/CUP	
<p>* Existing: R-1 (Single-Family Residential) District &amp; R-3T (Townhouse Residential) District Proposed: M-2 (LOCAL MIX USE) ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. - If rezoning to UDC, development requirements are subject to change. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval If proposing changing to UDC, need to apply for rezoning, and rezoning needs to be completed prior to final approval. ***Zoning Ordinance: Article V</p>	Applied
	Applied

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

<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>- Property for Commercial Development does not apply to Parks.</li> <li>- ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.</li> <li>- Clarify the total number of dwelling units to finalize the park fee prior to final.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established.</li> <li>***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.</li> <li>***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.</li> </ul>	Required
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	Required





207



**LOCATION**

**PROPOSED  
THE WOODLANDS  
SUBDIVISION**

197

**THE TREE APARTMENTS  
SUBDIVISION**

**LOT 2**

TRIP  
LE DEL SOL  
HOME PARK  
EL PASO  
(RECORDED)

DALLAS

HOUSTON

PECOS

LAREDO

MCCO

LAND I.S.D. No. 2  
(RECORDED)

4th St  
SHARY CROSSING  
PHASE III  
(UNRECORDED)

TAYLOR OAKS

61 62 63 64 65 66  
48 45 44 43 42

LOT 1 CONTRERAS  
SUBDIVISION

CORTEZ SUBDIVISION  
LOT 1

CHICAGO AVE.

SHARY LANDING SUB

ERIE AVE

S. 48TH LANE

S TAYLOR RD

10  
9  
8  
7  
6  
5  
4  
3  
2  
1

49 64  
48 65  
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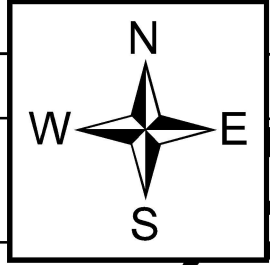
# CITY OF McALLEN

## Planning & Zoning Commission Meeting

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<b>Subdivision Name</b>	<i>Re-Plat Lot 17, Block 17 Altamira Subdivision</i>
<b>Owner Name</b>	<i>Cisneros construction &amp; Contracting, LLC</i>
<b>Engineering Firm</b>	<i>Moore Land Surveying</i>
<b>Existing Zoning</b>	<i>R-2 (Duplex-Fourplex Residential)</i>
<b>Proposed Zoning</b>	<i>R-1 (Low- Density Residential)</i>
<b>Number of Lots</b>	<i>2</i>

City of McAllen Planning Department



**LOCATION**

**PROPOSED  
ALTAMIRA  
SUBDIVISION**

**S 25TH ST.**

**S 25TH ST**

**BEAUMONT AVE**

**NT AVE.**

**YOUNG'S ADDITION**

**BDIVISION**

**AVE**



LOT 16, BLOCK 17

S81°27'05"E 50.00'

LOT 1, BLOCK 1  
0.064 AC. GROSS  
0.059 AC. NET

RE-PLAT  
LOT 17, BLOCK 17  
ALTAMIRA SUBDIVISION

LOT 2, BLOCK 1  
0.094 AC. GROSS  
0.089 AC. NET

N81°27'05"W 50.00'

COMMENCING POINT &  
POINT OF BEGINNING  
SOUTHEAST CORNER  
OF LOT 17

BEAUMONT AVE  
(60 FT. R.O.W.)

S 25TH ST  
(60 FT. R.O.W.)

STATE OF TEXAS  
COUNTY OF HIDALGO

(WE), THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RE-PLAT OF LOT 17, BLOCK 17, ALTAMIRA SUBDIVISION OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE 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.

CISNEROS CONSTRUCTION & CONTRACTING, LLC  
TIMOTHY CISNEROS (MANAGER)

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. TIMOTHY CISNEROS, OF CISNEROS CONSTRUCTION & CONTRACTING, LLC, KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC, CAMERON COUNTY, TEXAS.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS HEREBY CERTIFY THAT RE-PLAT OF LOT 17, BLOCK 17, ALTAMIRA SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS RE-PLAT OF LOT 17, BLOCK 17, ALTAMIRA SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF McALLEN DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6370



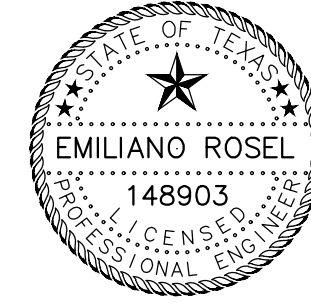
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ENGINEER WHO IS DULY REGISTERED TO PRACTICE IN THE STATE OF TEXAS, HEREBY CERTIFIES AS FOLLOWS: THE WATER AND SEWER FACILITIES ARE HEREBY DESCRIBED BY THE DEVELOPER ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER V.T.C.A., WATER CODE 16.243 AND COMPLY IN ALL RESPECTS WITH STATE, COUNTY, AND MUNICIPAL LAW.

EXECUTED THIS DAY \_\_\_\_ OF \_\_\_\_ 20 \_\_\_\_

EMILIANO ROSEL, PE  
TX LIC. NO. - 148903



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

RAUL E. SESIN, PE, CFM DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, ARTURO GUAJARDO, JR., COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON \_\_\_\_ AT \_\_\_\_ AM/PM, INSTRUMENT NUMBER \_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

METES AND BOUNDS DESCRIPTION

BEING 0.16 ACRE OF LAND OUT OF LOT 17, BLOCK 17, ALTAMIRA SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.17 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

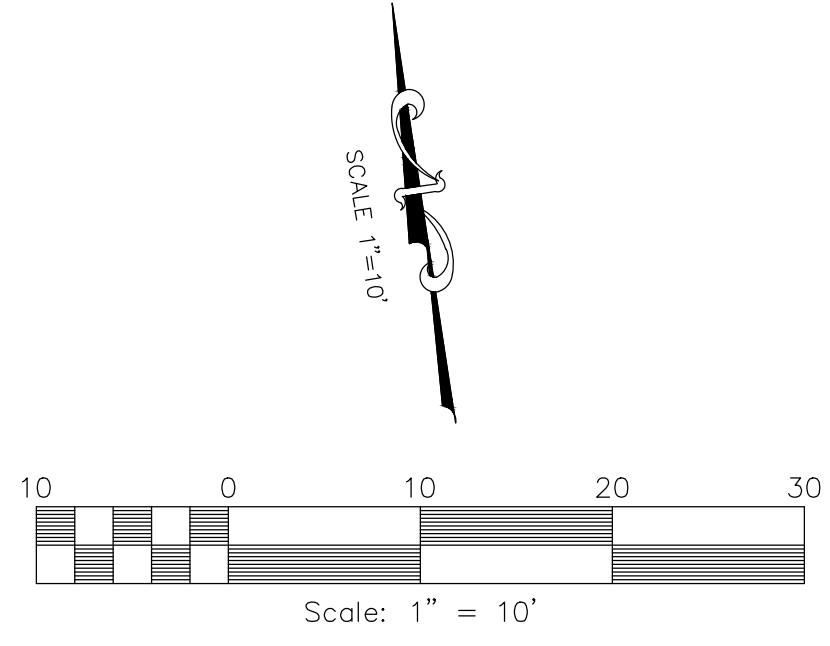
- 1) THENCE ALONG THE SOUTH BOUNDARY OF LOT 17 AND THE NORTH RIGHT OF WAY OF BEAUMONT AVENUE (HAVING 60 FEET OF RIGHT OF WAY) AND BEING ON THE WEST RIGHT OF WAY OF SOUTH 25TH / STREET (HAVING 60 FEET OF RIGHT OF WAY), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE ALONG THE WEST BOUNDARY OF LOT 17, NORTH 08 DEG. 32 MIN. 55 SEC. EAST A DISTANCE OF 140.00 FEET TO AN IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE LEAVING THE WEST BOUNDARY OF LOT 17, SOUTH 81 DEG. 27 MIN. 05 SEC. EAST A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND, BEING ON THE WEST RIGHT OF WAY OF SOUTH 25TH / STREET, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE ALONG THE EAST BOUNDARY OF LOT 17 AND THE WEST RIGHT OF WAY OF SOUTH 25TH / STREET, SOUTH 08 DEG. 32 MIN. 55 SEC. WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.096 ACRE OF LAND WITHIN THESE METES AND BOUNDS.



NOTES

1. FLOOD ZONE CLASSIFICATION THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480108, PANEL NUMBER 0475, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0475F)
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB OF ADJACENT ROADWAY.
3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
4. SETBACKS TO BE AS PER CITY OF McALLEN ZONING ORDINANCE  
A) FRONT = 20 FEET  
B) SIDE = 5 FEET  
C) REAR = 10 FEET  
D) CORNER = 10 FEET  
COMPLY WITH SETBACKS OR EASEMENT WIDTH WHICHEVER IS GREATER.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
7. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS, SHALL BE PROHIBITED.
8. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
9. THIS TRACT LIES WITHIN THE CITY LIMITS OF McALLEN.
10. CITY OF McALLEN BENCHMARK: "MC 77" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLOCK, LYN OFFICE, PEDRO ON OCTOBER 21, 1969, BEING LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF WALLACE RD. & DIRT RD. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT ON TOP AT ELEVATION = 126.53 FEET (NAVD88)

LEGEND	
⊕	IRON ROD FOUND
■	CONC. MONUMENT FOUND
⚓	NAIL FOUND
⊕	"X" MARK FOUND
⊕	IRON ROD SET WITH CAP STAMPED "MOORE-6370"
○	TREE
⊕	WATER METER
⊕	TRANSFORMER
⊕	CABLE PEDESTAL
⊕	A/C UNIT
⊕	MAILBOX
⊕	CLEANOUT
⊕	POWER POLE
⊕	GUY WIRE ANCHOR
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	GAS METER
⊕	GAS VALVE
⊕	ELECTRIC JUNCTION BOX
⊕	TELEPHONE PEDESTAL
⊕	STORM INLET
⊕	SIGN
⊕	LIGHT POST
⊕	MANHOLE
⊕	IRRIGATION VALVE
⊕	IRRIGATION STANDPIPE
⊕	SEPTIC TANK
⊕	POST
⊕	GRATE INLET



RE-PLAT OF:  
**LOT 17, BLOCK 17  
ALTAMIRA SUBDIVISION**  
0.16 ACRE OF LAND OUT OF LOT 17, BLOCK 17,  
ALTAMIRA SUBDIVISION,  
HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME  
5, PAGE 12, MAP RECORDS OF HIDALGO  
COUNTY, TEXAS

CISNEROS CONSTRUCTION & CONTRACTING, LLC  
SUBDIVIDED FOR: 2825 BOARDWALK  
BROWNSVILLE, TX 78526  
956-371-8957  
PLOT DATE: APRIL 15, 2026 JOB NO: 139012

**Moore Land  
Surveying, LLC**

14216 Paris Drive, La Feria, TX 78559  
(956)245-0988 TBPLS Firm No. 10194186  
(956)245-4651 TBPE Firm No. 19190



Reviewed On: 5/14/2026

<b>SUBDIVISION NAME: RE-PLAT LOT 17, BLOCK 17 ALTAMIRA SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. 25th ST: 30 ft. from centerline for a total of 60 ft. ROW                      Paving: 40 ft. Curb &amp; gutter: Both Sides                      -Revise the ROW labeling to clearly show and label the total ROW width from both sides of the centerline. The plat shall reflect the full ROW width, including any additional dedication provided by this plat, prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Beaumont Ave: 30 ft. from centerline for a total of 60 ft. ROW                      Paving: 40 ft. Curb &amp; gutter: Both Sides                      -Revise the ROW labeling to clearly show and label the total ROW width from both sides of the centerline. The plat shall reflect the full ROW width, including any additional dedication provided by this plat, prior to final.                      **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 &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb &amp; 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-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	NA
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      -Upon approval of any rezoning request, the property shall be subject to requirements for the approved zoning district and plat shall be revised accordingly prior to final.                      *Alley/service drive easement required for commercial properties                      **Subdivision Ordinance: Section 134-106</p>	Applied

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

<b>SETBACKS</b>	
<p>* Front: 20 ft                      -The proposed use will require rezoning of the property. Upon rezoning, the development shall comply with all applicable requirements of the approved zoning district, and the plat shall be revised accordingly prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear:10 ft.                      -Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district and plat shall be revised accordingly prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: 6 ft.                      -Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district and plat shall be revised accordingly prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft.                      -Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district and plat shall be revised accordingly prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies                      -Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district and plat shall be revised accordingly prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN                      -- Note on the plat if existing structures will remain: Existing structures remain as now exist; however, once redevelopment and/or an expansion occurs, then new setbacks will apply.</p>	Required
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on S. 25th Street and Beaumont Ave.                      **May increase to 5 ft. as per Engineering Department                      **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
<b>BUFFERS</b>	
<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>	Applied
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along _____                      -. No additional access will be granted along South 25th Street or Beaumont Avenue, existing driveways to remain                      **Must comply with City Access Management Policy</p>	Applied

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

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as shown above prior to final</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* 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.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Applied
	Non-compliance
	NA
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets _____</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area for current zone R-2 District 50 ft. lot width and 5,600 sq.ft. lot area -current sq.ft. for lot 1 is 4,094 -current sq.f.t. for lot 2 is 2,787 -The proposed subdivision does not meet the minimum lot area requirements of the current zoning district. Revise the plat accordingly or pursue the appropriate variance and/or rezoning request prior to final approval. **Zoning Ordinance: Section 138-356</p>	Applied
	Non-compliance
<b>ZONING/CUP</b>	
<p>* Existing: R-2 Proposed: R-1 -The proposed subdivision does not currently meet the minimum requirements necessary to subdivide the property under the existing zoning district. Any proposed rezoning request may trigger additional development requirements and standards associated with the approved zoning classification, which shall be addressed accordingly. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval -Upon approval of the rezoning request, the plat shall be revised to comply with all applicable requirements of the approved zoning district prior to final. ***Zoning Ordinance: Article V</p>	Required
	Non-compliance
<b>PARKS</b>	
<p>* Land dedication in lieu of fee.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - \$700 x 2 dwelling units = \$1,400 to be paid prior to recording.</p> <p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	NA
	Required
	NA

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

<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>-Per traffic, Trip Generation waived for 2-single family lot subdivision</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	<p style="text-align: center;">Compliance</p> <hr/> <p style="text-align: center;">NA</p>
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>-Revise the plat to reflect the proposed name change to Altamira Lots 17A &amp; 17B, Block 17 Subdivision. Additionally, a public hearing will be required for the proposed replat prior to final approval.</li> <li>-Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.</li> <li>-Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat.</li> <li>-Based on the proposed lot layout, the existing structures appear to encroach into the required setback areas. Please review and clarify prior to final approval.</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	<p style="text-align: center;">Non-compliance</p>
<b>RECOMMENDATION</b>	
<p>Recommendation:  <b>STAFF RECOMMENDS DISAPPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM DUE TO THE CONDITIONS NOTED.</b></p>	<p style="text-align: center;">Non-compliance</p>

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



**LOCATION**



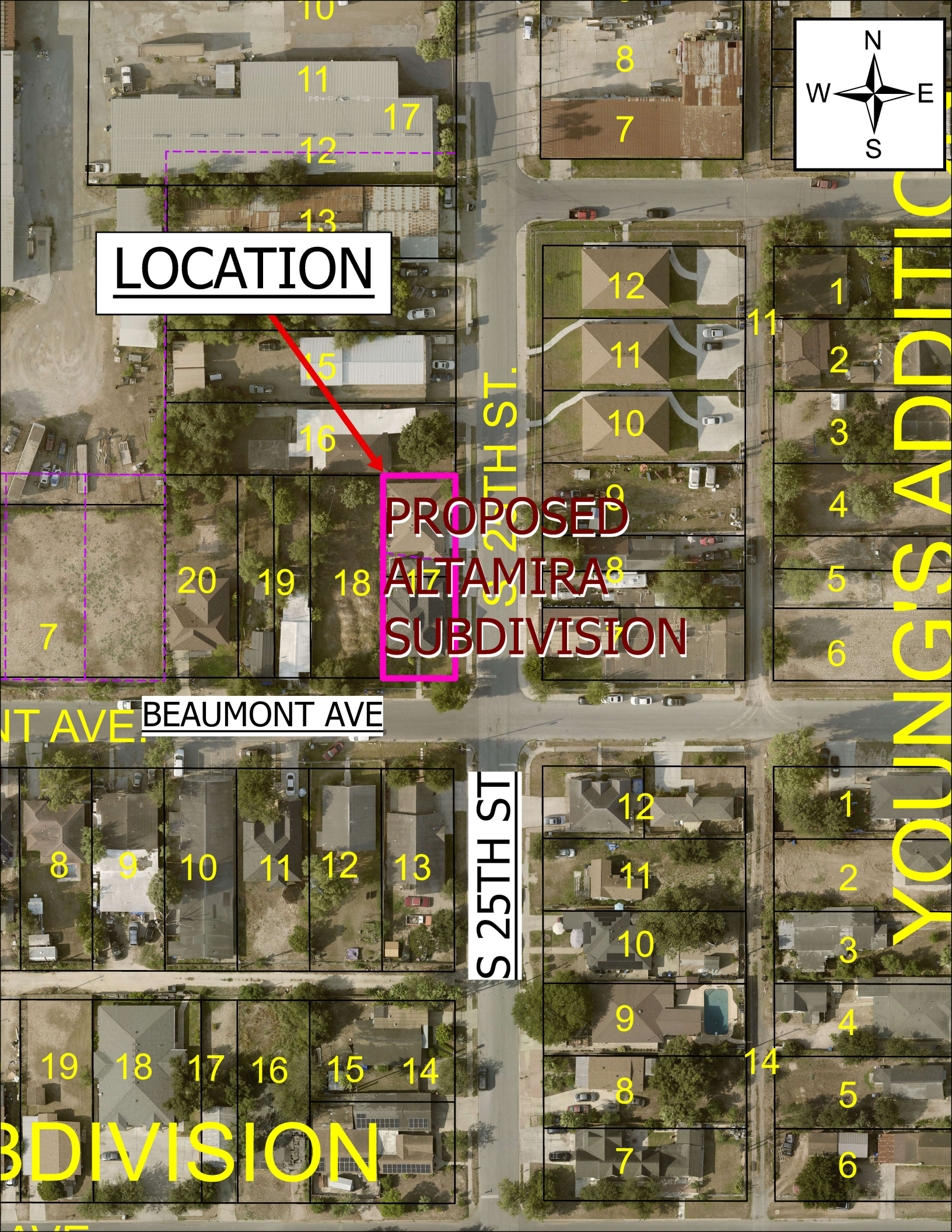
**PROPOSED  
ALTAMIRA  
SUBDIVISION**

**BEAUMONT AVE**

**S 25TH ST**

**3 DIVISION**

**YOUNG'S ADDITION**



# CITY OF McALLEN

## Planning & Zoning Commission Meeting

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<b>Subdivision Name</b>	<i>ISMJ Retail Subdivision</i>
<b>Owner Name</b>	<i>ISMJ Retail Partners</i>
<b>Engineering Firm</b>	<i>Bowman</i>
<b>Existing Zoning</b>	<i>C-3 (General Business)</i>
<b>Proposed Zoning</b>	<i>C-3 (General Business)</i>
<b>Number of Lots</b>	<i>1</i>

E. PINERIDGE AVE.

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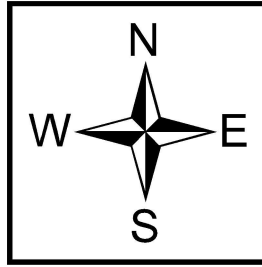
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**LOCATION**

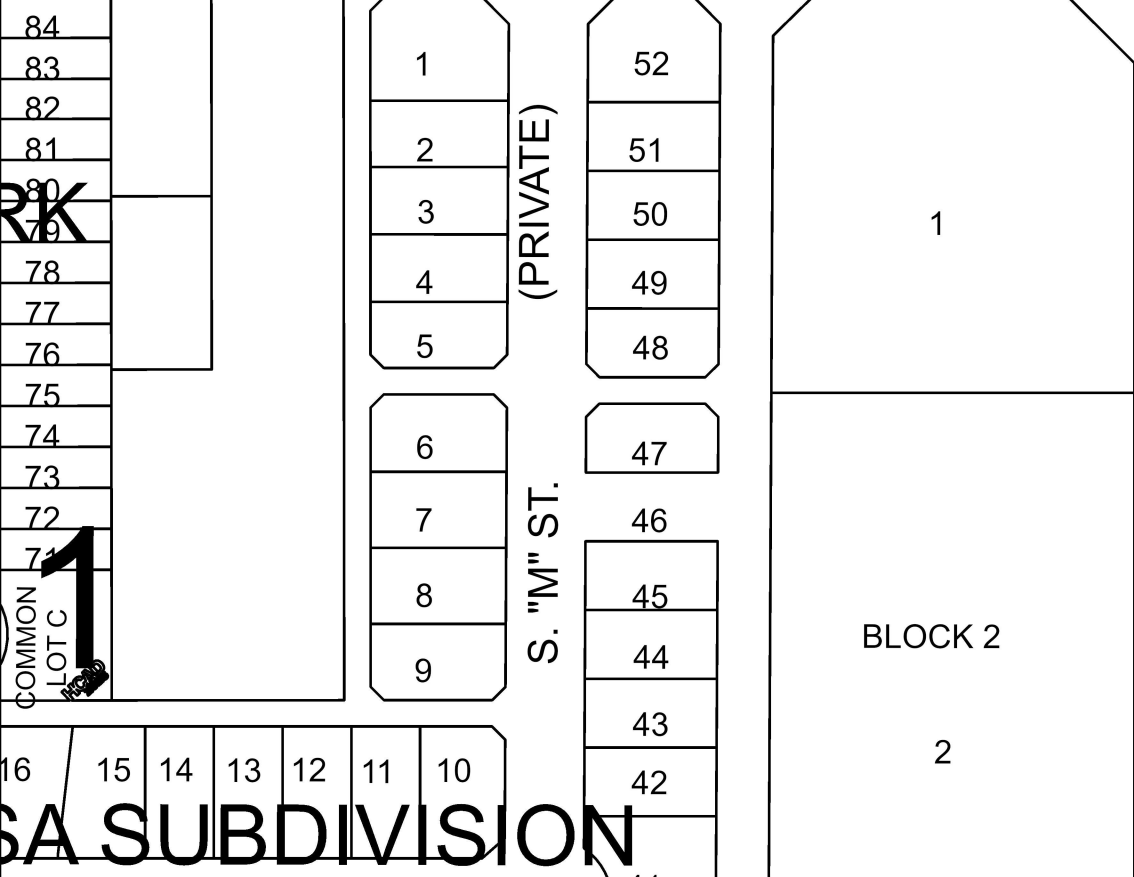
LOT 1

EL RANCHO INVESTMENT

**PROPOSED  
IMJ RETAIL  
SUBDIVISION**

**S JACKSON RD**

**E EL RANCHO RD**



**RK**

**COMMON LOT C**

**SA SUBDIVISION**

16 15 14 13 12 11 10





Reviewed On: 5/14/2026

<b>SUBDIVISION NAME: ISMJ RETAIL SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. Jackson Road (F.M.2061): Dedication of 60 ft. from centerline for a total of 120 ft. total R.O.W.                      Paving: BY STATE Curb &amp; gutter: BY STATE                      Revision Required                      -There are existing powerline poles along S. Jackson Road that appear to be within the ROW dedication. Please clarify if they will be no issues with the ROW dedication.                      - Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required.                      -Needs to provide R.O.W. documents on the plat and provide copies for staff review prior to final.                      - Need to Label the Centerline &amp; Total R.O.W. after accounting for dedication.                      - Remove the word "Prop" on plat                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>E. El Rancho Road: Dedication of 40 ft. from centerline for a total of 80 ft. R.O.W.                      Paving: 52 ft. Curb &amp; gutter: both sides                      Revision required:                      - There are existing powerline poles along E. El Rancho Road that appear to be within the ROW dedication. Please clarify if they will be no issues with the ROW dedication.                      - Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required.                      -Needs to provide R.O.W. documents on the plat, and provide copies for staff review prior to final.                      - Remove the word "Prop" on the dedication.                      **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 &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb &amp; 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                      **Subdivision Ordinance: Section 134-118</p>	NA

**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>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving:16 ft.                  *Alley/service drive easement required for commercial properties.                  - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end.                  - If service drive is proposed a plat note stating, "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.                  **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>Front: S. Jackson Road &amp; E. El Rancho Road- In accordance with the zoning ordinance/UDC or greater for easements or in line with existing structures, whichever greater applies.                  - Add plat note as stated above, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>Rear: In accordance with the zoning ordinance/UDC or greater for easements, whichever greater applies.                  - Add plat not as stated above, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>Sides: In accordance with the zoning ordinance/UDC or greater for easements, whichever greater applies.                  - Add plat note as stated above, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>Corner: In accordance with the zoning ordinance/UDC or greater for easements, whichever greater applies.                  - Add plat note as stated above, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage _____                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on S. Jackson Road (F.M. 2061) and E. El Rancho Road.                  May increase to 5 ft. as per Engineering Department- Revise plat note as stated above, prior to final.                  - Remove "During Building permit stage" that is no longer needed as part of the plat note.                  **Subdivision Ordinance: Section 134-120                  * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p>
<p><b>BUFFERS</b></p>	<p>Applied</p>
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                  - Add plat note as stated above, prior to final.                  **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>

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

<p>* 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.</p>	Compliance
<b>NOTES</b>	Applied
<p>* 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</p>	TBD
	NA
	Compliance
	Applied
	NA
<b>LOT REQUIREMENTS</b>	NA
<p>* Lots fronting public streets                  **Subdivision Ordinance: Section 134-1                  * Minimum lot width and lot area                  **Zoning Ordinance: Section 138-356</p>	Applied
	Applied
<b>ZONING/CUP</b>	
<p>* Existing: C-3 (General Business- OC) Proposed C-3 (General Business- OC)                  ***Zoning Ordinance: Article V                  * Rezoning Needed Before Final Approval                  - As of 05.12- No rezoning application have been submitted in our system.                  - If rezoning occurs, requirements may change.                  ***Zoning Ordinance: Article V</p>	Applied
	Applied
<b>PARKS</b>	
<p>* Land dedication in lieu of fee.                  * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording                  * Pending review by the Parkland Dedication Advisory Board and CC.</p>	NA
	NA
	NA
<b>TRAFFIC</b>	
<p>*As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	Non-compliance

**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.	Required
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>-Provide the legal descriptions from adjacent properties on plat.</li> <li>- Plat note #2 and #5 are repeated twice. revise accordingly.</li> <li>- Please provide "Total" "Existing" etc., on ROW.</li> <li>-On Vicinity Map, provide the City Pharr Limits. Prior to recording.</li> <li>- There are existing powerline poles along S. Jackson Road that appear to be within the ROW dedication. Please clarify if they will be no issues with the ROW dedication.</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED AND DRAINAGE AND UTILITY APPROVALS.</p>	Applied

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

E. PINERIDGE AVE.

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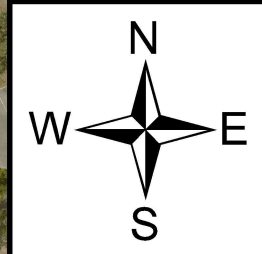
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**LOCATION**

LOT 1

EL RANCHO INVESTMENT

**PROPOSED IMJ RETAIL SUBDIVISION**

S JACKSON RD

E EL RANCHO RD

84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
COMMON LOT C

1  
2  
3  
4  
5  
6  
7  
8  
9  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42

S. "M" ST. (PRIVATE)

1

BLOCK 2

2

SA SUBDIVISION