

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 6, 2025 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for the February 18, 2025 meeting.
- b) Approval of minutes for the March 18, 2025 meeting.
- c) Approval of minutes for the April 1, 2025 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Adriana I. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 1, Saltillo Plaza Subdivision, Phase 3, Hidalgo County, Texas; 5001 Pecan Boulevard Unit 140. **(CUP2025-0027)**
- 2. Request of Imelda and Juan Rivera, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a Guest House at Lot 53, Taylor Crossings Subdivision, Hidalgo County, Texas; 5036 Jay Avenue. **(CUP2025-0030)**
- 3. Request of Abdelhadi Mohd Al-Hatabeh on behalf of Javier Masso for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at Lot 1, A&A Subdivision, Hidalgo County, Texas; 5212 North 10th Street. **(CUP2025-0031)**

b) REZONING:

- 1. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-3 (High Density Residential-UDC) District: Lot Six (6), The West 157.0 feet of Lot Seven (7), The North 3.0 feet of the West 157.0 feet of Lot Eight (8), The West 50.5 feet of the East 133.0 feet of the South 62.0 feet of Lot Eight (8), the West 50.0 feet of the East 133.0 feet Lot Nine (9), Gentry Subdivision, Save and Except a 10' additional right of way and utility easement as recorded in document No. 1995-466724, D.R.H.C.T., City of McAllen, Hidalgo County, Texas; 9th S. 29th Street & 13th S. 29th Street. **(REZ2025-0023)**

2. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, 500 Mac Subdivision, Hidalgo County, Texas; 500 East Hackberry Avenue. **(REZ2025-0028)**
3. Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 18-29, and Common Area, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 2601-2709 Wanda Avenue and 2620 Wanda Avenue. **(REZ2025-0030)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 5-13, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 2600-2632 Vanessa Avenue. **(REZ2025-0030)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 14-17 & 33-35, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 5902-5915 South 26th Lane. **(REZ2025-0030)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 1-4 & 30-32, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 5900-5912 South 27th Street. **(REZ2025-0030)**

3) SITE PLAN:

- a) Site plan approval for LOT 12, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4317 South Bentsen Road. (SPR2024-0006)

4) CONSENT:

- a) Sprague Waterfalls Apartments Subdivision, 2520 Sprague Road, Arqcarpa & Krystal Luxury Homes, LLC **(SUB2025-0037) (FINAL) BIG**
- b) 3RVNO Ranch Subdivision (Previously approved as Mtrevin Subdivision), 4212 Lark Avenue, Maria S. Sandoval **(SUB2025-0015) (REVISED FINAL) RDE**

5) SUBDIVISIONS:

- a) Russell Creek Phase I Subdivision, 13701 North 23rd Street, Elite Development 786, LLC **(SUB2025-0053) (REVISED PRELIMINARY) M2E**
- b) Southfork Subdivision, 604 South Peking Street, Marie Isabelle O. Gutierrez **(SUB2024-0138) (REVISED FINAL) SEA**
- c) Vargas Patrimony Subdivision, 307 South 29th Street, Miguel A. Vargas and Johana E. Vargas **(SUB2023-0093) (FINAL) MAS**
- d) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development LLC **(SUB2025-0064) (PRELIMINARY) M&H**
- e) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development Inc. **(SUB2025-0063) (PRELIMINARY) M&H**

- f) Las Brisas Phase III Subdivision (Previously Las Brisas Phase II Subdivision), 15301 North Rooth Road, Rhodes Development Inc. **(SUB2024-0093) (REVISED PRELIMINARY) M&H**
- g) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez **(SUB2024-0114) (REVISED PRELIMINARY) SEA**
- h) Verona Heights Subdivision, 2604 North Ware Road, 11-11 Developments LLC **(SUB2025-0065) (PRELIMINARY) M&H**
- i) Haven Hill Subdivision, 8017 North Ware Road, Fortis Land Company, LLC **(SUB2024-0127) (REVISED FINAL) RDE**
- j) Anaqua Phase I Subdivision, 6600 Tres Lagos Boulevard, Rhodes Enterprises, Inc. **(SUB2024-0047) (REVISED FINAL) M&H**

6) DISCUSSION:

- a) Rezoning updates

7) INFORMATION ONLY:

- a) City Commission meeting updates

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, February 18, 2025 at 3:30p.m.at the McAllen Development Center, Executive Conference Room, 311 North 15th Street, McAllen, Texas

Present:	Michael Fallek Marco Suarez Jose Saldana Emilio Santos Jr.	Chairperson Member Member Member
Absent:	Gabriel Kamel Jesse Ozuna Reza Badiozzamani	Vice-Chairperson Member Member
Staff Present:	Norma Borrego Rodrigo Sanchez Samuel Nunez Kaveh Forghanparast Julio Constantino Alexis Martinez Even Gonzalez Patrick Gray Victor Gray Magda Ramirez	Assistant City Attorney I Senior Planner Senior Planner Planner III Planner III Planner I Development Engineer GIS Coordinator Planner Technician I Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

1) MINUTES:

a) Approval of minutes for the November 19, 2024 meeting.

Being no discussion, Mr. Marco Suarez motioned to approve minutes. Mr. Jose Saldana second the motion with four members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

- 1) Request of Vincent Gerard & Associates Inc. (Vertical Bridge) on behalf of Thomas M. Townsend Jr. (QOT Inc.), for a Conditional Use Permit, for life of the use, and adoption of an Ordinance for a personal wireless service facility at a 50 feet x 50 feet lease space (as surveyed) containing 0.057 acres (2,500 square feet) more or less, out of Lot 7, Block 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 6275 South 10th Street. **(CUP2025-0002)**

Mr. Porfirio Hernandez stated that the subject property is located along the east side of South 10th Street approximately 1,390 feet south of Military Highway. The 50 feet x 50 feet square foot lease area is an interior tract that is part of a larger tract that has a zoning designation of I-1 (Light Industrial) District. The adjacent zoning is I-1 District in all directions. A personal wireless service facility is allowed in an I-1 District with a Conditional Use Permit and in compliance with requirements.

The 50 feet x 50 feet square foot lease area in question is described by metes and bounds, and is located at the midwest portion of Lot 7, Block 4.

The applicant is proposing to place a 120 foot monopole located on the center of the lease area. The proposal will need to meet all building permit requirements. Federal Aviation Administration (FAA) approval must be obtained prior to beginning construction. In addition, the request must comply with requirements set forth in Section 138-118(11) of the zoning ordinance as follows:

- a. Maximum height of pole or tower structure of 80 feet within commercial zones or within 200 feet of an existing residential structure;
 - The applicant is not locating within a commercial zone;
- b. Maximum height of pole or tower structure of 120 feet within industrial zones for measuring distance purposes, the leasehold interest area boundary or compound area boundary, whichever is greater shall be utilized;
 - The applicant is proposing to construct a 120 foot in height monopole
- c. Only one pole or tower structure-allowed per lot or tract within a commercial or industrial zone;
 - There is no other pole structure on property;
- d. The applicant shall attempt to locate the proposed facility on an existing structure, or base station, as per subsections k—m of this section. If collocation of the proposed wireless facility is not possible (as per subsections k—m of this section) then the applicant for a personal wireless service facility must submit at least two alternatives designs for antenna and supporting structure, pole or tower design (including the equipment shelter, as per subsection h, below) that is treated with an architectural material (e.g., "stealth" design) so as to conform to the predominant architectural environment in the area of the facility. Such "stealth" personal wireless service facility shall blend into its proposed surroundings such as a tree, flag pole or other feature, to be approved. When a tree-type stealth design is used, one live and growing tree of the same variety or species one-half the height of the proposed tower shall be planted at the time of installation;
 - Collocation for proposal is not possible;
- e. Minimum spacing between poles and tower structures within commercial or industrial zones of 1,000 feet measured in a direct line of another tower;
 - There are no towers within 1,000 feet;
- f. Must comply with applicable setbacks;
- g. A masonry wall shall be required as a buffer if pole or tower structure is located within the front or side yard, or adjacent to a residential use or zone;
- h. The transmission equipment structure installed at the base of the proposed tower shall be not greater than 180 square feet and constructed to conform to the predominant architectural environment;
- i. A landscaped buffer area to soften the visual impact shall commence along the perimeter of the lease area or the property line. At least one row of shrubs shall be installed as well as trees as appropriate shall be included. Materials shall be of a variety which can be expected to grow to form a continuous hedge at least six feet in height within two years of planting;

- A 6ft masonry wall to be built along the perimeter of the lease space;
- j. The pole or tower structure will be constructed or installed with the capabilities of locating thereon additional personal wireless service facilities when tower or pole is greater than 80 feet in height. The applicant agrees to cooperate with other personal wireless service facility providers in collocating additional facilities on permitted support structures;
- k. A permittee shall exercise good faith in collocating with other providers and sharing the permitted structure, provided such shared use does not give rise to a substantial technical level impairment of the ability to provide the permitted use (i.e., a significant interference in broadcast or reception capabilities as opposed to a competitive conflict or financial burden). Such good faith shall include sharing technical information to evaluate the feasibility of co-location. In the event a dispute arises as to whether a permittee has exercised good faith in accommodation other users, the city may require a third party technical study at the expense of either or both the applicant and permittee;
- l. All conditional use applicants shall demonstrate good-faith, reasonable efforts in developing a collocation alternative for their proposed personal wireless service facility site, which efforts shall be documented to the city and shall include, but not be limited to, providing technical details sufficient to determine co-locations efforts. If the applicant asserts that co-location is not possible, the applicant must provide, in addition to the foregoing, an affidavit in a form provided by the city stating that all efforts to collocate the personal wireless facility at an existing facility have been exhausted and that there is no possibility of co-location on the existing towers;
- m. Failure to comply with the collocation requirements of this section may result in the denial of a permit request or revocation of an existing permit;
- n. If any applicant provides false or misleading information on their application, or in the application process to obtain a permit for a personal wireless facility, then their application may be denied or revoked at the expense of the applicant or the permittee;
- o. If property is leased, term of conditional use permit shall be co-terminus with that term of lease of property;
- p. Construction of tower and equipment facilities shall meet applicable building codes and wind loads;
- q. Notwithstanding the above conditions, to the extent an applicant is fully qualified as an eligible facilities request under Section 6409, in the event of a conflict between the above conditions in this subsection and those criteria and conditions in section 138-1.A., above, and the 2014 Infrastructure Order, then section 138-1.A., and the 2014 Infrastructure Order control, subject to the city reservation of rights, as set forth in the preface to section 138-1.A.

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

Staff recommends approval of the request subject to Section 138-118(11) of the zoning ordinance, compliance with co-location conditions, FAA approval, and building permit requirements.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Being no discussion, Mr. Jose Saldana moved to approve conditional use permit. Mr. Emilio Santos Jr. second the motion with four members present and voting.

- 2) Request of Ruben Martinez on behalf of Luis Muro, for a Conditional Use Permit, for one year, for a Bar at South 28 feet of Lot 6 and all of Lots 7 & 8 & all of Ash Avenue, Lying South of Lot 8, Block 54, North McAllen Subdivision, Hidalgo County, Texas; 110 North 16th Street, Suite B. **(CUP2025-0004)**

Ms. Adriana Solis stated that the property is located along the northeast corner of U.S. Highway Business 83 and North 16th Street. It is zoned C-3 (General Business) District. The adjacent zoning is C-3 District in all directions except to the west across North 16th street there is C-4 (Commercial Industrial) District. Surrounding land uses are restaurants, commercial uses, and a parking facility for the McAllen Central Station. A Bar is allowed in a C-3 district with a Conditional Use Permit (CUP) and in compliance with requirements.

A Conditional Use Permit for a bar at this location was approved by City Commission on February 13, 2024. An application for the same bar has been applied for on January 17, 2025.

The applicant is requesting to continue operating La Bonita Bar from a 1,255 square foot building. The hours of operation are from Tuesday through Saturday from 5 P.M. to 2 A.M. required parking for the proposed bar is 13 parking spaces and 10 are provided. The area location contains 30 parking spaces. The applicant does have a parking agreement to accommodate parking requirements and overflow parking, which does not expire until November 2028.

The Fire Department is pending their necessary inspection, the Health Department has allowed the CUP process to continue. The Planning Department has received no inquiries regarding this proposed establishment. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the Lot of the above-mentioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet from a publicly owned property to the north and adjacent to the south.
- 2) The business must be as close as possible to a major arterial and not generate traffic onto residential sized streets.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The 1,255 sq. ft. bar would require 13 parking spaces; and 10 parking spaces are provided for a deficiency of three parking spaces. However, a parking agreement has been provided.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;

- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request based on noncompliance with requirement listed above as #1 (distance to a publicly owned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was one.

Citizen Mr. Joseph Hetler(1418 Beech Avenue #2) questioned if the establishment was a going to be a bar and grill. He stated they already having an issue with load music. Chairperson Mr. Michael Fallek questioned if any police reports have been filed. Adriana Solis stated they did not have the report at this time but will have it available for the City Commission.

After a short discussion, Mr. Jose Saldana moved to approve conditional use permit. Mr. Marco Suarez second the motion with four members present and voting.

- 3) Request of Habinadi Pacheco on behalf of Norben LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an automotive service and repair (Engine Repair) at Lot 1, Deluxe Auto Subdivision, Hidalgo County, Texas; 2600 South 23rd Road, Suite, J. (CUP2025-0005)**

Ms. Natalie Moreno stated that the property is located on the west side of 23rd street. The property is zoned C-3 (general business) District. Adjacent zoning is C-3 and R-1 (single family residential) District to the north, C-3 to the east, south and R-2 (duplex-fourplex residential) District to the west. Surrounding land uses include United Drive- In, City Motors, TJ appliances, Angel Auto Mart and Window Tinting. An automotive service and repair shop is allowed in the C-3 District with a Conditional Use Permit and in compliance with requirements.

This is the initial application for an automotive service and repair at this location. The applicant applied for a conditional use permit for one year on January 23, 2025.

The applicant is requesting to operate an automotive service and repair. The applicant will be repairing motor engines. As per the applicant, no installation of engine motors will be done at this location. Customers will be picking up and dropping off the motor engines for service. The proposed days and hours of operations are Monday through Friday from 8:00 AM to 5:00 PM and closed on Saturdays and Sundays.

Fire Department has inspected the location and has allowed the Conditional Use Permit to continue. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-281 of the Zoning

Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 square feet is required. The property is 49,345 square feet.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The motor engines will be repaired indoors.
- 3) Outside storage of materials is prohibited; no outside storage is proposed.
- 4) The building where the work is to take place shall be at least 100 feet. from the nearest residence. The building is within 100 feet from the nearest residence.
- 5) A 6 feet opaque fence may be required to buffer residential uses or districts.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff has not received any calls in opposition to the CUP request.

Staff recommends disapproval of the request based on noncompliance with requirement #4 (distance to the nearest residence) of Section 138-281 of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

After a short discussion regarding enough space at the location for vehicles being left in the property, Mr. Marco Suarez moved to disapprove the conditional use permit with favorable recommendation. Mr. Jose Saldana second the motion with four members present and voting.

- 4) Request of Victor H. Arteaga, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand, at Lots 25-28 & W14.92' Lot 29, Betty-Rose Subdivision, Hidalgo County, Texas; 600 East Highway 83. **(CUP2025-0001)(TABLED SINCE 2/4/2025)**

Chairperson Mr. Michael Fallek asked if the item will be taken off table. Ms. Alexis Martinez responded yes. Mr. Marco Suarez moved to untable item. Mr. Jose Saldana second the motion with four members present and voting.

Ms. Alexis Martinez stated that the property is located at the Southwest corner of East Business Highway 83 and South "E" Street. The property is zoned C-3 (General Business) District. The adjacent zoning is I-1(Light Industrial) District to the north and C-3 District. Surrounding land uses include residential homes, Frontera Collision Auto Parts, office uses, Vital Church, and Falcon bank. A portable food concession stand is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant proposes to operate a portable food concession stand measuring 26 feet by 8 feet as part of an existing business known as Taqueria El Vagoncito Chilango. The proposed hours of operation are Monday through Sunday from 10:00 a.m. to 2:00 a.m.

The McAllen Zoning Ordinance Section 138-395 subsection (14) states that a restaurant, nightclub, cafe or similar recreation or amusement establishment request one parking space for each 100 square feet of floor area, or one space for each five seats, whichever is greater. Based on the submitted site plan, three areas make up this establishment. An enclosed structure (1,118.25 square feet in floor area) used as a dining area, the main building of the property (1,440 square feet in floor area), and lastly, the portable food concession stand. The required parking for this establishment is 26 parking spaces. There are 16 proposed parking spaces as per the site plan, 10 are provided within the subject property and six are being proposed as part of a parking agreement with the neighboring business "Frontera Collision Auto Parts". The applicant has stated that he will obtain additional parking spaces as necessary. Parking agreement document(s) have not been submitted. According to the applicant, no drive-thru services are available.

On December 28, 2024, Code Enforcement Department issued a stop work order for construction of an enclosed structure without a building permit. An application for a building permit has been submitted and is pending, the CUP request determination. The application for a conditional use permit for a portable food concession stand was submitted on January 6, 2025.

The Fire and Health Department inspections are still pending. The Planning Department has not received any calls in opposition to the request. The portable building must also meet the requirements set forth in Section 138-118(9) of the Zoning Ordinance as follows:

- 1) The proposed use shall not be located in a residentially zoned area. Betty-Rose Subdivision is zoned C-3 District.
- 2) The proposed use must be inspected by Building Inspection Department staff and meet applicable building codes.
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; 26 parking spaces are required, however, only 16 parking spaces are being provided on the site plan resulting in a deficiency of 10 parking spaces to meet requirement. Section 138-400 of the Zoning Ordinance, states that the parking lot must be properly striped and free of potholes;
- 4) Portable building must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewer facilities shall be required to the tract and may be required to the proposed use.

Staff recommends approval of the request subject to obtaining a parking agreement that fulfills compliance with parking requirements of 26 parking spaces.

The item was requested to be tabled by the applicant in order to allow more time in obtaining proper documentation for a parking agreement between businesses near the subject property

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

After a brief discussion with member Mr. Marco Suarez asking if location has access to restrooms with Ms. Alexis Martinez responding yes, Mr. Marco Suarez moved to approve conditional use permit. Mr. Jose Saldana second the motion with four members present and voting.

b) REZONING:

- 1) Rezone from C-3 (General Business) District to R-2 (Medium Density Residential) District: 3.656 acres, more or less, being all of Lot 2, Nolana Retail Subdivision, Hidalgo County, Texas; 3900 North "K" Center Street. **(REZ2025-0001)**

Ms. Alexis Martinez stated that the subject property is located along the east side of North "K" Center Street, approximately 328 feet South of Nolana Avenue. The subject property is zoned C-3 (General Business) District.

The applicant is proposing to rezone the property to R-2 (Medium-Density Residential) District in order to construct a townhouse development. A feasibility plan has been submitted showing a proposed 34-Lot townhome development. A subdivision plat has not been submitted for review.

The adjacent zoning is C-3 (General Business) District to the north, east, and west, R-3A (Multifamily Residential Apartment) District to the south, and C-4 (Commercial Industrial) District across North "K" Center Street to the west.

The subject property is vacant. Surrounding land uses include Texas Community Bank, Freedom Bank, Rio Grande Valley Orthopedic Center, Nolana Villas Apartment Complex, L&F Distributors Corporate Office, medical offices, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center, which is a land use designation for light manufacturing, medical centers, and supportive retail. Residential developments of any kind are not considered appropriate for this area.

The development trend for this area along North "K" Center Street is commercial and multifamily residential uses.

The subject property was zoned C-3 (General Business) District in 2014 and Nolana Retail Subdivision was established. The application for a rezoning request to R-2 District was submitted on January 17, 2025.

The requested rezoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, the proposed townhouse development would be compatible with the existing development trend for this area of North "K" Center Street that has an established multifamily residential uses to the south. This proposal will allow for residents to have access to compatible commercial and or personal services within a walkable distance.

Subdivision and site plan review will be required prior to building permit issuance.

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

Staff recommends approval of the rezoning request to R-2 (Medium-Density Residential) District since it conforms to the rezoning and development trends for this area.

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

Being no discussion, Mr. Jose Saldana moved to approve the proposed rezoning request. Mr. Emilio Santos Jr. second the motion with four members present and voting.

- 2) Rezone from R-3C (Multifamily Residential Condominium) District to R-2 (Medium Density Residential) District: 5.565 acres (gross) out of Lot 47, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4313 Colbath Avenue. **(REZ2025-0002)**

Mr. Samuel Nunez stated the applicant requested to table the item at this time. Mr. Marco Suarez moved to table request. Mr. Jose Saldana second the motion with four members present and voting.

c) SUBDIVISION:

- 1) Taj Plaza Storage Subdivision, 4108 North 10th Street, 3BU Family Limited Partnership **(SUB2025-0011) (FINAL) M&H**

Mr. Kaveh Forghanparast stated that the property located on N. 10th Street: ROW dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: Provide the document number on the plat and provide a copy for staff review prior to final/recording. Clarify/remove the 10 ft. U.E. shown on the west side of N. 10th Street ROW prior to final/recording. Provide the document if the easement is by a separate document. If the easement is to any other entity, it must be abandoned prior to final/recording and referenced on the plat prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Proposing plat note #11. Subdivision Ordinance: Section 134-106. Front (N. 10th Street): 50 ft. The proposed subdivision includes a replat of Arapaho Subdivision. The setback must be the same as the recorded plat. If a different setback is requested, a vacate and replat will be required. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Remove the verbiage as shown above from the plat prior to recording, as it is not a required plat note. 4 ft. wide minimum sidewalk required on N. 10th Street. Sidewalk requirement may increase to 5 ft. as per the Engineering Department prior to final/recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. Landscaping Ordinance: Section 110-46 Applied 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final/recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance:

Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, TIA Level I will be waived with conditions. Must comply with conditions prior to recording. As per Traffic Department, TIA Level I will be waived with conditions. Must comply with conditions prior to recording. Some easements shown on the plat do not reference a document number or a wording to indicate that they are being dedicated by this plat. Add the wordings or document number as applicable prior to final/recording. Any abandonment must be done by a separate process, not the plat. Clarify/remove the 10 ft. U.E. shown on the west side of N. 10th Street prior to final/recording. Legal Description of all adjacent lots on all sides are needed prior to final/recording. Show the boundary of Lot "A" Arapaho Subdivision with a very light shade of grey prior to final/recording. Currently it looks like a regular lot line. Review and revise prior to recording. Plat note #2 (finished floor elevation) seem to be different from the required elevation as recorded in Arapaho Subdivision. Clarify/review and revise as applicable prior to recording. Provide a copy of the referenced documents for staff review prior to recording. Must comply with City's Access Management Policy. The proposed subdivision includes all of Lot "A" Arapaho Subdivision. All originally recorded plat notes and restrictions for Arapaho Subdivision apply.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed subdivision request. There was none.

Being no discussion, Mr. Jose Saldana moved to approve the subdivision in final form subject to the conditions noted. Mr. Emilio Santos Jr. second the motion with four members present and voting.

3) SITE PLAN:

- a)** Site plan approval for Lot 4, Rooth Road Center Subdivision, Hidalgo County, Texas; 4012 North 29th Street. **(SPR2025-0005)**

Ms. Adriana Solis stated that the subject property is located along the northeast corner of North 29th Street and Nolana Avenue. The subject property is zoned C-3 (General Business) District. Adjacent zoning includes C-3 District in all directions. Surrounding land uses include Walmart Supermarket, commercial plazas, and vacant land.

The applicant is proposing to construct a 2,900 square foot building to operate a drive-thru restaurant (Zaxby's).

Access to the site is from a private drive shared with Walmart Supermarket. There is no alley proposed.

Based on 2,900 square feet that will be used for the proposed Zaxby's, 29 parking spaces are required for the site and 39 parking spaces are being proposed. Moreover, two of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

4,679.8 square feet of green area is required for the new development and 8,327 square feet is proposed. The tree requirement is as follows: 15 two-and-a half-inch-caliper trees, 8 four-inch caliper trees, 4 six-inch caliper trees, or 6 palm trees. A minimum 10-foot wide landscaped strip is required inside the front property line, North 29th Street. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the

street. Finally, an 8-foot masonry wall is required between commercial and residential zone/use. The applicant is meeting landscaping requirements for green area and trees.

There is a 40-foot front yard setback and 15 foot utility easement along North 29th Street and a 60-foot setback along Nolana Avenue. The rear yard setback and side yard setbacks are as per Zoning Ordinance or greater for approved site plan or easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot-wide minimum sidewalk is required along North 29th Street and Nolana Avenue.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. Must comply with any additional comments provided by all departments during the building permit stage.

Staff recommends approval of the site plan subject to the conditions noted, building permit requirements, subdivision and zoning ordinances.

Being no discussion, Mr. Marco Suarez moved to approve site plan subject to the conditions noted, building permit requirements, subdivision and zoning ordinances. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

- b) Site plan approval for Lot 5, The District Phase I-A Subdivision, Hidalgo County, Texas; 7701 North 10th Street. (SPR2024-0048)**

Mr. Edson Lara stated that the subject property is located along of west side of North 10th Street, approximately 850 feet south of Wisconsin Road. The subject property is zoned C-3 (General Business) District. Adjacent zoning includes C-3 District in all directions. Surrounding land uses include retail stores, restaurants, commercial plazas, and vacant land.

The applicant is proposing to construct a 6,181 Square foot building to operate a restaurant (Cheddar's Scratch Kitchen).

Access to the site is proposed is through a 26 feet wide shared access drive easement, connected from the lot north of the site. Second access is proposed south of the site along North 10th street. There is no alley proposed.

Based on 6,181 square feet that will be used for the proposed restaurant, 62 parking spaces are required for the site and 112 parking spaces are being proposed. Moreover, 5 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

6,532 square feet of green area is required for the new development and 8,701 square feet is proposed. The tree requirement is as follows: 19 two-and-a half-inch-caliper trees, 10 four-inch caliper trees, 5 six-inch caliper trees, or 5 palm trees. A minimum 10-foot wide landscaped strip is required inside the front property line, North 10th Street. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, an 8-foot masonry wall is required between commercial and residential zone/use. The applicant is meeting landscaping requirements for green area and trees.

There is a 79-foot front yard setback and 15 foot utility easement. Side yard setbacks from all lot sides shall be equal to one foot back for each feet in height, height of the building is 24.5 feet therefore side setbacks should be 12 feet. The proposed side setbacks exceed the requirements being, 69 feet on the north side setback, and 74 feet on the south side setback. The rear yard setback yard is as per Zoning Ordinance or greater for approved site plan or easements, the code specifies 5 feet for rear setback. The propose rear setback is 128 feet. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property. Engineering department may require additional conditions.

A 4-foot-wide minimum sidewalk is required along North 10th Street.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. Must comply with any additional comments provided by all departments during the building permit stage.

Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements, Subdivision and Zoning Ordinances

After a brief discussion regarding access, Mr. Marco Suarez moved to approve site plan subject to the conditions noted, Building Permit requirements, Subdivision and Zoning Ordinances. Mr. Emilio seconded the motion, which was approved with four members present and voting.

4) CONSENT:

a) Fenix Estates Subdivision, 1000 East El Rancho Road, Mata G. Construction Inc. **(SUB2023-0109) (FINAL SIX-MONTH EXTENSION) OIM**

b) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An **(SUB2024-0115) (FINAL) SEA**

Being no discussion, Mr. Marco Suarez moved to approve consent item #'s 3a-3b. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

5) SUBDIVISIONS:

a) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2025-0006) (FINAL) M&H**

Mr. Kaveh Forghanparast stated that the property located at Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B Curb & gutter: both sides Revisions needed: Based on the submitted plat, the subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked.' Clarify/submit additional documents prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Required Interior Streets: Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: Interior streets show 32 ft.-50 ft. ROW. Revise the subdivision layout to provide ROW for interior street as needed above prior to final/recording. Submitted master layout shows islands within the streets and cul-de-sac. Paving layout must comply with all Development Departments conditions, including fire apparatus maneuvering, no parking fire lane marking, etc. Street names will be established prior to final/recording. Submit master layout with proposed street names for staff review prior to final/recording. Provide paved temporary turnaround document number and a copy for staff review prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be

escrowed if improvements are required prior to recording. Interior streets show 32 ft.-50 ft. R.O.W. A variance application (VAR2025-0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 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. Alley/service drive easement required for commercial and multi-family properties. Finalize the Public Works Department's requirements prior to final/recording. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Revisions Needed: - Revise the setback note as shown above prior to final/recording. Proposing: "10 ft. minimum or (greater for easement)" Rear (proposing): 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Tres Lagos Blvd., and both sides of all interior streets. Revisions Needed: Proposing plat note #16, to be in accordance with agreement for interior streets. Submit sidewalk plan prior to final/recording to establish requirements. Any revisions needed by sfatt must be finalized prior to final/recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Prior to final/recording, buffer requirements along Tres Lagos Blvd. must be established. Note is subject to change once lot frontage requirements have been finalized. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Note #26 Proposing: "Common Areas 1,2, & 3 will maintained by the property owner/HOA and no City of McAllen." Note must be finalized prior to final/recording. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Revise Plat note #12 as shown above prior to final/recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T, R-3A, and C-4 Proposed: R-3T. Two rezoning applications (REZ2024-0064 & REZ2024-0065) to rezone the property from C-4 and R-3A Districts to R-3T District were approved by the City Commission on January 27, 2025. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final/recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Two rezoning applications (REZ2024-0064 & REZ2024-0065) to rezone the property from C-4 and R-3A Districts to R-3T District were approved by the City Commission on January 27, 2025. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning

process, review and finalize prior to final/recording. Zoning Ordinance: Article V. As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. Must comply with City's Access Management Policy. Missing Plat note #23. Revise the notes numbering prior to recording. Proposed Private subdivision. Correct wording for private subdivisions must be used prior to recording. Submit referenced documents for staff review prior to final/recording. Revise the application for the Number of Dwelling units prior to final/recording. Gate details submitted on February 13, 2025, is under review to verify all details fit in the right-of-way. If additional ROW is needed, the plat layout must be revised prior to recording. Clarify the use of C.A. A and C.A. B prior to final/recording. A plat note to clarify the use may be needed prior to final/recording. Interior streets show 32 ft.-50 ft. R.O.W. A variance application (VAR2025-0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc. The project engineer requested the plat to be presented to the Planning and Zoning Commission for final approval consideration, subject to the variance approval. Required

Staff recommends approval of the subdivision in final form, subject to the conditions noted and the board's clarification on the requested variance.

Mr. Edgar Garcia, representing Melden & Hunt, spoke regarding the request. City Engineer, Mr. Even Gonzalez stated the concerns regarding street access.

After a short discussion, Mr. Marco Suarez moved to table the item. Mr. Emilio Santos Jr. seconded the motion, which was tabled with four members present and voting.

- b) Villas at Las Palmas Phase I Subdivision (Previously Villas at Tres Lagos B Phase I Subdivision), 15200 North Shary Road, Rhodes Development, Inc. (SUB2025-0021) (REVISED PRELIMINARY) M&H**

Mr. Kaveh Forghanparast stated that the property located on N. Shary Road: 60 ft. from centerline for 120 ft.- 192 ft. ROW Paving: 65 ft. Curb & gutter: both sides Revisions needed: Show and label centerline and existing ROW on both sides to verify compliance prior to final. Show the existing ROW at multiple points to clarify that minimum 120 ft. ROW exists along this property, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: Submitted application indicates single-family development which requires 50 ft. ROW. Revise the plat to show minimum 50 ft. ROW and for interior streets, and revise the lots layout to comply with minimum lot size as pre agreement, prior to final. Paved temporary turn around and escrow will be needed at the end of the interior street between Lots 22 and 23 prior to final. If it is outside the boundary of the subdivision, it must be by a separate instrument. Add a knuckle at Common Area B prior to final. Street names will be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. The project engineer submitted a variance application (VAR2025-0006) to request 32 ft. ROW and paving for interior streets with 10 ft. sidewalk and utility easements on both sides. The submitted variance letter indicates that this subdivision will be a private townhouse subdivision; however, the subdivision application proposes a public single-family subdivision. Clarify and revise the application and finalize the zoning prior to final. If private subdivision is proposed, show additional ROW at gate area (60-65 ft. ROW) and submit gate details prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior

to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3T and R-3C Zone Districts. 1200 ft. block length applies to the subdivision since the application states the property will be rezoned from R-3A to R-1. 900 Block length will be applicable if rezoned to R-3T or R-3C. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for multifamily and commercial properties. The alley requirement applies to the current zone (R-3A). If the property is rezoned to R-1 zone, as indicated on the application, and the lots layout is revised to comply with minimum lot size as per agreement, then alley does not apply. Finalize the zoning prior to final. Must comply with Public Works Department's requirements prior to final. Subdivision Ordinance: Section 134-106. Front (proposing): 20 ft. or greater for easements. Finalize the zoning requirement to finalize the setback requirements prior to final. Zoning Ordinance: Section 138-356. Rear (proposing): 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides (Proposing): 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Shary Road. City Ordinance will not apply for interior street sidewalk, provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Add a sidewalk note for N. Shary Road. Minimum 4 ft. sidewalk required on N. Shary Road. Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Shary Road. Revisions Needed: Revise plat note #8 as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Shary Road. Add a plat note as shown above prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Finalize the zoning to finalize the requirement prior to final. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. As per the application the subdivision is public subdivision. Clarify/remove the reference to "gate areas" from plat note #20 prior to final. Revise the application and submit gate details prior to final, if private subdivision is proposed. Public Improvement District (PID) / Developer / Homeowner's Association / Owners, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. The current zone is R-3A. As per the submitted application, this is a single-family development and will be rezoned to R-1 District. The lots width complies to the agreement requirement. However, the lot area does not comply with minimum lot size as per the agreement. Revise the layout and finalize the zoning prior to final. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-1 - The zoning must be finalized prior to final. Zoning Ordinance: Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's

requirements as of 10/30/2014, as per agreement. As per Traffic Department, Master Trip Generation is required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Rezoning must be submitted and finalized prior to final. Revise the layout to comply with the minimum lot size as per agreement. Legal description of all adjacent lots will be needed prior to final, including the west side of N. Shary Road. Submit a master layout including the future phases with the proposed lot numbering prior to final as some lot numbers seem to be out of the order. Remove the lot layout for future phases from this plat prior to final as the future phases are not recorded. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2025-0006) to request 32 ft. ROW and paving for interior streets with 10 ft. sidewalk and utility easements on both sides. The submitted variance letter indicates that this subdivision will be a private townhouse subdivision; however, the subdivision application proposes a public single-family subdivision. Clarify and revise the application and finalize the zoning prior to final. If private subdivision is proposed, show additional ROW at gate area (60-65 ft. ROW) and submit gate details prior to final.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, and the board's clarification on the requested variance.

Being no discussion, Mr. Marco Suarez moved to approve in revised-preliminary/final form, subject to the conditions noted, drainage & utilities approval with the variance vote to be later determined. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

c) Enclave on Jackson Subdivision, 2613 North Jackson Road, Vista Property Investment, LLC (SUB2024-0117) (REVISED PRELIMINARY) M&H

Mr. Kaveh Forghanparast stated that the property located on N. Jackson Road: Dedication needed for 75 ft. from centerline for 150 ft. total ROW Paving: By State Curb & gutter: by State Revisions needed: Provide a copy of referenced documents for staff review prior to final. Existing ROW in front of Common Area "A" is shown 120 ft. but 60 ft. on one side and 60.06 ft. on the other sides of the centerline. Submit documents and clarify the discrepancy or revise as applicable prior to final. Show ROW dedication requirement as shown above prior to final. Ensure that ROW complies with State plans for N. Jackson Road, any acquisitions should be included with document number, dimensions, and labeling, finalize prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests: 1. Request to dedicate 60 ft. from centerline to N. Jackson Road for total 120 ft. in lieu of 75 ft. for total 150 ft. required ROW. 2. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. 3. Request to allow interior street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. Non-compliance N/S quarter mile collector (on the west side): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Label the dimension of the sliver of land with HCID No.2 easement, shown on the west side of ROW dedication for the N/S collector, and clarify if it will be dedicated to the District prior to final. Provide the document number for the HCID No. 2 easement on the plat and a copy for staff review prior to final. Name of the street will be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Show the ROW dedication as shown above and the revise the layout to comply with block length prior to final. - Show the distance between the centerline of the proposed interior street and the existing street on the east side. It seems that the centerline shown on W. Sharm Street is not drawn on the center. Clarify and revise prior to final. As per Sec. 134-105, Street jogs with centerline offsets of less than 125 feet shall be avoided. Name of the street will be finalized prior to final. As per the submitted application, the

subdivision will be private but not gated. Add "(Private Street)" label under the name of the interior street when finalized. If the subdivision is gated, the submitted application must be revised and gate details must be submitted for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests: 1. Request to dedicate 60 ft. from centerline to N. Jackson Road for total 120 ft. in lieu of 75 ft. for total 150 ft. required ROW. 2. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. 3. Request to allow interior street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3T & R-3C Zone Districts. Revise the layout to comply with the maximum block length requirement. Subdivision Ordinance: Section 134-118. Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests: 1. Request to dedicate 60 ft. from centerline to N. Jackson Road for total 120 ft. in lieu of 75 ft. for total 150 ft. required ROW. 2. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. 3. Request to allow interior street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. ROW: 20 ft. Paving: 16 ft. As per Public Works Department curbside collection was approved by Public Works Director subject to conditions. Must follow the conditions prior to final/recording. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. 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. 5 ft. wide minimum sidewalk required on N. Jackson Road and 4 ft. wide minimum sidewalk required on both sides of all interior streets and N/S quarter mile collector as applicable. Plat note will be finalized once ROW dedication and street name for N/S quarter mile collector is finalized. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses AND along N. Jackson Road and the quarter mile collector as applicable. Plat note will be finalized once ROW dedication and street name for N/S quarter mile collector is finalized. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Jackson Road and the quarter mile collector as applicable. Plat note will be finalized once ROW dedication and street name for N/S quarter mile collector is finalized. Must comply with City Access Management Policy Required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for five or more attached dwelling units. Section 138-210 requires that 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. A site plan is recommended to be submitted prior to final to verify compliance with city codes including parking, landscaping, etc. Common Areas, any private streets/drives, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Based on the submitted application, the subdivision is private but not gated. Clarify/remove any reference regarding gate areas from plat note #11 prior to final. If the subdivision is gated, the submitted application must be revised and gate details must be submitted for staff review prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and

maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Submit a copy of the draft HOA document prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O & C-3 Proposed: R-3T. Two rezoning requests (REZ2024-0068 & REZ2024-0069) for the subject property to rezone A-O and C-3 Districts to R-3T was approved by the City Commission on 01/27/2025. The project engineer must verify if the lots boundaries are within the R-3T zone prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Two rezoning requests (REZ2024-0068 & REZ2024-0069) for the subject property to rezone A-O and C-3 Districts to R-3T was approved by the City Commission on 01/27/2025. The project engineer must verify if the lots boundaries are within the R-3T zone prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application and plat, 78 townhomes are proposed. As per Parks Department, park land dedication of 1.24 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, 78 townhomes are proposed. As per Parks Department, park land dedication of 1.24 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. If park fee in lieu of park land dedication is proposed, it must be reviewed by the City Manager's Office. As per Traffic Department, Trip Generation was approved and no TIA is required. Add the document number for HCID #2 and provide a copy prior to final. - Any abandonment must be done by a separate process, not by plat. All lots may have only one number/letter. Correct any lots with two labels prior to final (e.g. Lot 79/Common Area "A" & Lot 80/Common Area "B"). A portion of the subdivision on the west side of ROW dedication for N/S Collector on the west side of the subdivision is not labeled. Clarify and revise prior to final. - Use a bold line for original subdivision boundary prior to final. Must comply with City's Access Management Policy. Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests: 1. Request to dedicate 60 ft. from centerline to N. Jackson Road for total 120 ft. in lieu of 75 ft. for total 150 ft. required ROW. 2. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. 3. Request to allow interior street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, and the board's clarification on the requested variances.

Mr. Edgar Garcia, representative for Melden & Hunt and Mr. Even Gonzalez (city engineer) spoke in regards variances being requested (NPO).

After a lengthy discussion, Mr. Marco Suarez moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, and the board's clarification on the requested variances 2&3. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

d) Sprague Waterfalls Apartments Subdivision, 2520 Sprague Road, Arqcarpa & Krystal Luxury Homes, LLC (SUB2024-0050) (REVISED PRELIMINARY) BIG

Mr. Kaveh Forghanparast stated that the property located on Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Show the document number on the plat for the existing ROW and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Non-compliance E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Show ROW dedication for an E/W quarter mile collector on the north side prior to final. Clarify if the E/W interior street is proposed in lieu of the northern boundary prior to final. If so, a temporary stub out to be extended to the east and west will be reviewed by staff prior to final. Collector Street must be public. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Interior Streets: Dedication as required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Based on the submitted plat, Streets currently labeled as "B", "C", and "D" will be private. Clarify why street labeled as "A" is not labeled private prior to final. Gate detail for entrance from Sprague Road has been submitted. Plat shows 65 ft. ROW but the gate detail depicts 50 ft. ROW. Also, it seems that 20 ft. paving is B-B, but as per Fire Department, 20 ft. F-F is needed. Please revise the gate detail prior to final. Submit gate details for the interior streets labeled as "C" and "D" to finalize the ROW requirements prior to final. Street names to be finalized by staff prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. As per Public Works, subdivision is approved for curbside pickup. Must comply with their requirements prior to final/recording. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan revise the setback note as shown above prior to final. Proposing: 20 ft. except 10 ft. for unenclosed carports or greater for easements or approved site plan whichever is greater. Plat note wording to be finalized prior to final. Zoning Ordinance: Section 138-356. The project engineer submitted a variance application on behalf of the developer with the following requests: 1. 10 ft. front yard setback for unenclosed carports 2. 5 ft. side yard setback for interior sides. If the variance request for front setback is approved, 10 ft. will only apply to unenclosed carports and 20 ft. will apply to any other structure. Rear: 10 ft. or great for easements or approved site plan Proposing: 10 ft. or greater for easements or approved site plan whichever is greater. Setbacks for double fronting lots must be established prior to final. Plat note wording to be finalized prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements or approved site plan Proposing: 5 feet or greater for easements or approved site plan whichever. Zoning Ordinance: Section 138-356. The project engineer submitted a variance application on behalf of the developer with the following requests: 1. 10 ft. front yard setback for unenclosed carports 2. 5 ft. side yard setback for interior sides. Corner: 10 feet or greater for easements or approved site plan whichever is greater. Zoning Ordinance: Section 138-356. Garage: 18 ft. except wherever greater setback is required, greater setback applies. Add a plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Sprague Road, both sides of all interior streets, and along quarter mile collector if Collector Street is required. Finalize the quarter mile collector requirement to finalize the sidewalk note requirement prior to final. Engineering Department may require 5 ft. sidewalk prior to final. 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, Sprague Road, and quarter mile collector if Collector Street is required. Finalize the quarter mile

collector requirement to finalize the buffer note requirement prior to final. Landscaping Ordinance: Section 110-46 Non-compliance. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Sprague Road and quarter mile collector. Finalize the quarter mile collector requirement to finalize the note requirement prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common lots and detention areas must be maintained by the lot owners/HOA 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 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Based on plat note #14, an HOA is being proposed. If an HOA is proposed, a plat note to cross reference the HOA document and a copy of the HOA document will be required prior to final/recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: R-3A - An annexation and initial zoning to R-3A was approved by City Commission on May 13, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. An annexation and initial zoning to R-3A was approved by City Commission on May 13, 2024. Zoning Ordinance: Article V. Land dedication in lieu of fee. The application and plat submitted on May 3, 2024, proposes 43 lots which includes a common lot for a detention pond. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify total number of units prior to final to finalize the total park fee. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted on May 3, 2024, proposes 43 lots which includes a common lot for a detention pond. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify total number of units prior to final to finalize the total park fee. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. Pending review by the City Manager's Office. The application and plat submitted on May 3, 2024, proposes 43 lots which includes a common lot for a detention pond. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify total number of units prior to final to finalize the total park fee. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate document, not by plat. Easements need to be notated as dedicated by this plat or with a plat note to indicate that all easements are dedicated by this plat, unless states otherwise. Ensure proper legal descriptions are provided for all adjacent properties. Signature blocks must comply with Section 134-61 of the subdivision ordinance. Lot layout for the adjacent property to the west must be removed, if the proposed plat on the west is not recorded prior to this plat. Must comply with City's Access Management Policy. The project engineer submitted a variance application on behalf of the developer with the following requests: 1. 10 ft. front yard setback for unenclosed carports 2. 5 ft. side yard setback for interior sides. If the variance

request for front setback is approved, 10 ft. will only apply to unenclosed carports and 20 ft. will apply to any other structure.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approvals, and the board's clarification on the requested variances.

Being no discussion, Mr. Jose Saldana moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approvals, and the board's clarification on the requested variances. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

e) Amistad McAllen Subdivision, 4120 North Taylor Road, Amistad McAllen (SUB2025-0013) (PRELIMINARY) BIG

Mr. Julio Constantino stated that the property located on N. Taylor Rd. Dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides Revisions Needed: Please provide Doc. No. on the plat for the apparent Existing 80 ft. R.O.W. located on Taylor Rd. 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, prior to final. Disclaimer: Please clarify any existing easements that are being shown inside of the R.O.W. and provide Documents for Staff review prior to final. 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. (N/S Collector Street) N. 48th St.: 60 ft. 70 ft. ranging R.O.W. Paving: 40 ft. 44 ft. B-B Curb & gutter: Both Sides Revisions Needed: City to provide information for the required dedication for N. 48th Street, to be finalized prior to final. R.O.W. to be dedicated by Plat. Need to provide an Area map to verify for street alignments/offsets. 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. (E/W Collector Street). Primrose Ave. Dedication needed for 60 ft. of R.O.W. Paving: 40 ft. 44 ft. B-B Curb & gutter: Both Sides Revisions Needed: Need to provide an Area map to verify for street alignments/offsets. Disclaimer: Recorded Subdivision located directly north "Vicente Subdivision" provided 35 ft. of 'Future Road R.O.W.' Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Lot 1: Front: 25 ft. or greater for easements, whichever is greater applies. Lots 2&3: Front: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Rear: 10 ft. or greater for easements, whichever is greater applies. Lots 2&3: Rear: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Sides: 6 ft. or greater for easements, whichever is greater applies. Lots 2&3: Rear: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Add the plat note as shown above prior to final. Disclaimer: Only applies to Residential lot. Zoning Ordinance: Section 138-356". All setbacks are subject to increase for easements or approved site plan. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Lot 1: Front:

25 ft. or greater for easements, whichever is greater applies. Lots 2&3: Front: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Rear: 10 ft. or greater for easements, whichever is greater applies. Lots 2&3: Rear: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356 Non-compliance Lot 1: Sides: 6 ft. or greater for easements, whichever is greater applies. Lots 2&3: Rear: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Corner: 10 ft. or greater for easements, whichever is greater applies. Lots 2&3: Rear: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Add the plat note as shown above prior to final. Disclaimer: Only applies to Residential lot. Zoning Ordinance: Section 138-356" Non-compliance all setbacks are subject to increase for easements or approved site plan. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add plat note as shown above prior to final. Lots cannot be landlocked, access to a public street is required. Please clarify Lot 3 since it needs to have access to the street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) & A-O (Agricultural and Open Space District) Proposed: R-1 (Single-Family Residential District) & C-4 (Commercial Industrial District). Needs to request a Rezoning application for Lots 2 & 3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V Required. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be \$700.00. 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. Need to provide copies of documents for all existing R.O.W. & utility easements being shown on the plat for staff review prior to final. Update location map with an updated Hidalgo county parcel maps. Verify the North Arrow shown on the Location Map & add a label leader that stipulates the City of McAllen City Limits. Clarify the overlap of easements into the R.O.W. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. For a church, you will need to submit an application for a Conditional Use Permit (CUP) that will need to be reviewed by the Planning & Zoning Commission and by the City Commission. Must comply with City's Access Management Policy and access spacing as specified by the Traffic Department. Additional notes as needed prior to final regarding maintenance responsibilities of any common areas. Must comply with Fire, Public Works and other departments as may be applicable at time of Conditional Use Permit review, including site plan requirements related to the C.U.P.

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

Being no discussion, Mr. Jose Saldana moved to approve subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

f) Plaza Muzquiz Subdivision, 2900 Trenton Road, Arqcarpa Design & Construction, LLC (SUB2025-0014) (PRELIMINARY) BIG

Mr. Julio Constantino stated that the property located on Trenton Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: 65-85 ft. Curb & gutter: Both sides. Need to provide document numbers shown on the plat for staff review prior to final. Needs to label Total R.O.W. and dimensions taken from the Centerline to the boundary of the properties. Display road name as "Trenton Road (120.0' R.O.W.)". Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N.29th Street: Dedication as needed for 50 ft. centerline for 100 ft. Total ROW. Paving 65 ft. Curb & gutter: Both Sides Revisions needed: Provide an additional 10.0 ft. of R.O.W. dedication on N. 29th Street. Need to provide document numbers shown on the plat for staff review prior to final. Needs to label Total R.O.W. and dimensions taken from the Centerline to the boundary of the properties. Display road name as "N. 29th Street (100.0' R.O.W.)". Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Alley/service drive easement required for commercial properties. Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Subdivision Ordinance: Section 134-106". Front: Trenton Road/N.29th Street: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note #3 as noted above. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note #3 as noted above. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note #3 as noted above. Zoning Ordinance: Section 138-356. Corner: See front setback section above. Revisions Needed: Add note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Trenton Road and N. 29th Street. Revisions Needed: Add plat note as shown above, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 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. Must comply with Traffic Departments requirements prior to final. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add plat note as shown above prior to final. 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-3L Proposed: C-3L. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Plat is missing the label for the Point of Beginning (P.O.B.). Need to include items in your legend table. On the Location map, make sure to label your site project and add a frame for the N. Arrow, put on the top left side of your location map viewport for clarity. Clearly label all the streets and add their respective R.O.W. Add the parcel map information on the surrounding parcels of your subdivision. General Plat Notes missing include: Sidewalk Note, Access Easement Note. Common

Areas Plat Note. 25X25 ft. Sight Obstruction Easement Note. Alley requirement or Min. 24 ft. Private Service Drive Easement Note - Disclaimer: Any Abandonment of easements must be done by a separate instrument/document, cannot be done by plat. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form subject to conditions noted, drainage, and utility approvals. Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

**g) Premier Estates Subdivision, 4232 South Ware Road, Premier Asset Holdings, LLC
(SUB2025-0012) (PRELIMINARY) SEA**

Mr. Julio Constantino stated that the property located on Francisca Ave.: Dedication for 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: both sides. On the recorded subdivision of Macias-Torres Subdivision, City Commission approved a variance to allow for 25 ft. R.O.W. instead of the 50 ft. subject to execution of a license agreement for pavement of a 25 ft. ROW in lieu of the 50 ft. ROW dedication. Will be applied if boundaries are the same as the previous project. Variance request (VAR2025-0003) to be presented at the Planning & Zoning Commission of February 18, 2025. Variance request is for the owners to get access to Francisca Ave. via a current easements, of which premier will pave 90 ft. needs to clarify with staff on the width of the pavement, for B-B. We understand 90 ft. length, but what about the width? R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Will be reviewed/applied as part of the site plan review. Front: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Proposing: Front (N. Ware Rd.) In accordance with Zoning Ordinance. Disclaimer: Need to finalize Frontage of the Subdivision. 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. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Francisca Ave. May increase to 5 ft. as per Engineering Department. Add plat note for the 4 ft. wide minimum sidewalks. Please finalize note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 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 drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Need to add plat note as shown above and once finalized prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Disclaimer: Subdivision is currently considered "Landlocked" Variance request (VAR2025-0003) to be presented at the Planning & Zoning Commission of February 18, 2025. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L (Light Commercial District) Proposed: C-3L (Light Commercial District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Need to provide staff with copy of all recorded documents being shown on the plat for review prior to final. Verify the Bearings

and distances matching with the Metes and Bounds Description. Provide a North Arrow on the Location Map. On the Location map, the Hidalgo County Parcel maps came out multi-colored. Set the line layer to use black lines. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; Chairman, Planning & Zoning Commission. Need to correct the Mayor's Signature Block with correct wording, as it should read; Mayor, City of McAllen, date. Variance to be reviewed at the P&Z meeting of February 18, 2025. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form subject to the conditions noted, drainage & utilities approvals, and board's decision on the respective variance.

After a brief discussion, included with applicant Mr. David Salinas (2221 Daffodil, McAllen), Mr. Marco Suarez moved to approve in preliminary form subject to the conditions noted, and drainage & utilities approvals not including the variance request. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

5) DISCUSSION:

No discussion.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jose Saldana adjourned the meeting at 4:20p.m. with Mr. Emilio Santos Jr. seconding the motion with four members present and voting.

Michael Fallek, CHAIRPERSON

ATTEST:

Magda Ramirez, ADMINISTRATIVE ASSISTANT

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, March 18, 2025 at 3:32p.m.at the McAllen Development Center Executive Conference Room 3, 311 North 15th Street, McAllen, Texas.

Present:	Michael Fallek	Chairperson
	Gabriel Kamel	Vice.Chairperson
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
Absent:	Marco Suarez	Member
	Reza Badiozzamani	Member
Staff Present:	Martin Canales	Assistant City Attorney III
	Michelle Rivera	Assistant City Manager
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director
	Rodrigo Sanchez	Senior Planner
	Eduardo Garza	Planner III
	Julio Constantino	Planner III
	Adriana Solis	Planner II
	Hilda Tovar	Planner II
	Noah Del Bosque	Planner Technician I
	Even Gonzalez	Development Engineer
	Patrick Grey	GIS Coordinator
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

1) MINUTES:

- a) Approval of the minutes for the December 17, 2024 meeting

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

2) PUBLIC HEARING:

. Board Member Mr. Emilio Santos Jr. entered meeting. His voting began with Item 2a1.

a) CONDITIONAL USE PERMITS:

- 1) Request of Edward Liscano on behalf of Cosme Liscano Jr. and Maria A. Liscano, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Single Family Dwelling on a commercial lot at the North ½ of Lot 11, Block 40, McAllen Addition Subdivision, Hidalgo County, Texas; 415 South Bicentennial Boulevard. **(CUP2025.0015)**

Ms. Adriana Solis stated that the property is located along east side of South Bicentennial Boulevard. The subject property is zoned C.3 (General Business. Old Code) District. The adjacent zoning is C.3 District in all directions. Surrounding land uses include commercial and offices uses within the downtown area. A single.family dwelling is allowed within a C.3 (Old Code) District with a Conditional Use Permit (CUP) and in compliance with requirements.

A Certificate of Compliance was issued to the property owner on February 11, 2025. An application for a CUP for a single.family dwelling within a C.3 District was submitted on February 14, 2025.

The applicant is proposing to construct a new two.story single.family home.

As per the current ordinance, a Conditional Use Permit is required for a single.family dwelling on a commercially zoned property and must be in compliance with R.1 (Single.family Residential – Old Code) District requirements. The Health Department has indicated the CUP process may continue. The establishment must comply with requirements set forth in Section 138.176 of the Zoning Ordinance (Old Code) and specific requirements as follows:

- 1) To provide sufficient space in a appropriate locations for residential development to meet the present and future housing needs of the city, with allowance for a diversity of sites.
- 2) To protect residential areas against pollution, environmental hazards and other objectionable influences.
- 3) To protect residential areas, as far as possible, against heavy and through traffic.
- 4) To protect residential areas against congestion, as far as possible, by managing the density of population in and around them; by providing for off.street parking spaces; and by providing open areas for rest and recreation and to break the monotony of continuous building bulk, thus providing a more desirable environment for urban living.
- 5) To provide for privacy and access of light and air to windows, as far as possible, through controls over the spacing and height of buildings and other structures.
- 6) To promote the most desirable use of land and direction of building development not in conflict with the adopted policies of the city; to promote stability of residential development; to protect the character of the district; to conserve the value of land and buildings; and to protect the city's tax base.
- 7) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

If future residential additions are proposed for the property an amendment may be required. However as of July 2025, no CUP for single family.dwelling within a commercial district will be required due to adoption of the City of McAllen Unified Development Code (UDC). Any changes thereafter may require variances or it will be a nonconforming use

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

Staff recommends disapproval of the request for life of the use since it does not follow to the development trend (commercial) along South Bicentennial Boulevard.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Applicant Edward Liscano, 415 South Bicentennial, was asked by Chairperson Mr. Michael Fallek why he wanted to build a home in the area. He stated his father has his home next door and has been living in the area for over 20 years without any issues.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the request for life of the use subject to conditions on Section 138.176 of the Zoning Ordinance. Mr. Raul Sesin second the motion with five members present and voting.

- 2) Request of Sharon B. Flores on behalf of St. John's Episcopal Church & School, for a Conditional Use Permit, and adoption of an ordinance, for life of the use, for an Institutional Use (Church school) at Lot 9, Block 1, Morningside Addition Subdivision, Hidalgo County, Texas; 2601 North 8th Street.
(CUP2025.0006)(TABLED ON 3/4/2025)

Chairperson Mr. Michael Fallek asked if the item was going to be removed from table. Ms. Hilda Tovar stated yes. Mr. Raul Sesin motioned to remove from table. Mr. Jesse Ozuna second the motion with five members present and voting.

Ms. Hilda Tovar stated that the property is located on the west side of North 8th Street and it is zoned R.1 (single family residential.O.C.) District. The adjacent zoning is C.3 (general business.O.C.) District to the west and R.1 (single family residential.O.C.) District in all the other directions. Surrounding land uses include church, offices, retail stores, apartments, and single.family residences.

St. John's Episcopal Church to the west of the property has an existing Conditional Use Permit for an institutional use that was approved by City Commission on June 23, 1997. There is an existing Conditional Use Permit for properties owned by the church located at Lot 1 and Lot 2, Block 6, Morningside Subdivision for a school/daycare; which was approved by City Commission on January 8, 1987 for life of the use. A Conditional Use Permit for property located Lot 3, Block 6, Morningside Subdivision for youth gathering and meetings for the church was approved by City Commission on November 24, 2014. St. John's Episcopal Church has now acquired the subject property and is proposing to use the existing building for a daycare school. The subject property will have its own Conditional Use Permit; therefore, the existing Conditional Use Permits of the Church will not be affected.

The applicant is proposing to use the property for a daycare school from the existing 1,354 sq. ft. one story building on site. An institutional use is allowed in a R.1 District.O.C. with a Conditional Use Permit. The one.story building will consist of a crib room, play area, food prep area and an office. Based on four parking spaces for up to 400 square feet of floor area plus one parking space for each additional 400 square feet of floor area, 7 parking spaces are required for the proposed day care school. Parking will be provided from the church parking lot which is located on the west side of the alley.

The Health Department and Fire Department have inspected the establishment and found the place to be in compliance to continue the CUP process. The proposed use must also meet the requirements set forth in Section 138.118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property has access to North 8th Street and Highland Drive;
- 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; 7 parking spaces are required for the proposed day care school. Parking will be provided from the church parking lot which is located on the west side of the alley;
- 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. The school must comply with the circulation pattern approved by the Traffic Operations Department;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

Any future changes or additions to the site will require amended of the Conditional Use Permit.

Staff has not received any oppositions to the conditional use permit request.

Staff recommends approval of the request, for life of the use, subject to Section 138.118 of the Zoning Ordinance, Building Permit, and Fire Department requirements.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Citizen William Rod Clark, representing the applicant, was asked by Chairperson Mr. Michael Fallek why they are wanting to build into the residential area. Mr. Clark stated they want to expand the infant space for the daycare. Mr. Fallek stated his concern is the additional traffic. Mr. Clark stated they only have 14 children and do not anticipate a difference in traffic.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the request for life of the use subject to conditions on Section 138.176 of the Zoning Ordinance. Mr. Emilio Santos Jr. second the motion with five members present and voting.

b) REZONING:

- 1) Tract I: Rezone from R.1 (Single-Family Residential . O.C.) District to R.3 (High Density Residential. UDC) District: a 0.167 acre tract of land out of the north 2 ½ acres

of the north 10 acres of the south 20 acres of Lot 1, Block 17, Steele and Pershing Subdivision, Hidalgo County, Texas; 1021 East Augusta Avenue. **(REZ2025.0006)**

Tract II: Rezone from R.1 (Single.Family Residential) District to R.3 (High Density Residential) District: a 0.334 acre tract of land out of the north 2 ½ acres of the north 10 acres of the south 20 acres of Lot 1, Block 17, Steele and Pershing Subdivision, Hidalgo County, Texas; 1009 East Augusta Avenue. **(REZ2025.0006)**

Ms. Hilda Tovar stated that the subject property is located along the north side of Augusta Avenue. The property is zoned R.1 (Single Family Residential.O.C.) District.

The applicant is requesting to rezone the property to R.3 (High Density Residential.U.D.C) District for a multifamily residential development, if the rezoning is applicable. A feasibility plan not been submitted.

The adjacent zoning is R.1 (Single Family Residential.O.C.) District in all directions except to the south across East Augusta Avenue which is R.3T (Multifamily Residential Townhouses.O.C.) District.

The property currently is currently vacant. Surrounding uses include vacant land, single family residential dwellings and townhouse residential uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Single.family homes make up the majority of the land use category although townhomes are to be encouraged to create diversity in housing choices.

The development trend of this area along the north side of Augusta Avenue is single family residential uses and multifamily residential uses on the south side.

The application for this rezoning request was submitted February 17, 2025.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan, residential uses. It is also compatible with the existing higher density residential development along the south side of Augusta Avenue.

A recorded subdivision plat and site plan approval will be required prior to building permit issuance for any future developments on the subject property. Any future developments must also comply with building permit and conditional use requirements (if applicable) of the zoning district in which it is located.

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

Staff recommends disapproval of the rezoning request to R.3 (High Density Residential.U.D.C) District. Alternatively, staff recommends approval for R.1 (Low Density Residential.U.D.C) District.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning request. There were several that attended meeting, with one Mr. Jorge Hernandez speaking on behalf of some.

Citizen Mr. Jorge Hernandez and his wife, Mrs. Marlene Hernandez both stated concerns on population issues, traffic safety, and not enough sidewalk space. Mr. Hernandez also stated that several of the neighbors did not receive legal notices.

Citizen Ms. Mayo De la Torre, 1004 West Covina, stated her concern was that the streets are very narrow and there is not enough walk way.

Citizen Ms. Diana Medina, 971 East Balboa Avenue, stated her concerns were not enough sidewalks and traffic issues and safety.

Applicant, Ms. Marlene Hernandez stated she has done her research and observation on traffic and does not see an issue happening with traffic due to other entrance and exit areas and streets.

After a lengthy discussion, Mr. Vice Chairperson Mr. Gabriel Kamel moved to disapprove the rezoning request. Mr. Raul Sesin second the motion with five members present and voting.

- 2) Rezone from R.1 (Single.Family Residential.OC) District to R.1 (Low Density Residential.UDC) District: the north 9.95 acres out of Lot 348, John H. Shary Subdivision, Hidalgo County, Texas; 5517 North Bentsen Road. **(REZ2025.0007)**

Ms. Hilda Tovar stated that the subject property is located along the southwest corner of Dove Avenue and North Bentsen. The property is zoned R.1 (Single Family Residential.O.C.) District.

The applicant is requesting to rezone the property to R.1 (Low Density Residential.U.D.C.) District in order to develop a single family residential subdivision. A subdivision plat by the name of Dove Meadows was submitted for this location and is under review.

The adjacent zoning is R.1 (Single Family Residential.O.C.) District in all directions except to the north and west there is A.0 (Agricultural and Open Space.O.C.) District.

The property is currently vacant. Surrounding uses include single family residential dwellings and a junior high school (Sharyland North Junior High School).

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Single.family homes make up the majority of the land use category.

The development trend of this area along Dove Avenue and North Bentsen Road is single family residential.

A rezoning request to R.1 (Single Family Residential.**O.C.**) for this property was approved on August 22nd, 2022.

The application for this rezoning request was submitted February 19, 2025.

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

A recorded subdivision plat and site plan approval will be required prior to building permit issuance for any future developments on the subject property. Any future developments must also comply with building permit and conditional use requirements (if applicable) of the zoning district in which it is located.

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

Staff recommends approval of the rezoning request to R.1 (Low Density Residential.U.D.C.) District.

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

Being no discussion, Vice Chairperson Gabriel Kamel moved to approve the rezoning request to R.1 (Low Density Residential.U.D.C.) District. Mr. Raul Sesin second the motion with five members present and voting.

- 3) Rezone from R.3C (Multifamily Residential Condominium) District to R.2 (Medium Density Residential) District: 5.565 acres (gross) out of Lot 47, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4313 Colbath Avenue.
(REZ2025.0002)(TABLED ON 2/18/2025)(WITHDRAWN)

Case has been withdrawn. No action required, none taken.

c) SUBDIVISION:

- 1) Pecan Heights Subdivision, 100 East Pecan Boulevard, Terraform Development, LLC
(SUB2024.0108) (FINAL) M2E

Mr. Julio Constantino stated that the property located on N. 1st St.: Existing 60.0ft R.O.W. Paving: 40.0ft Curb & gutter: Both Sides . Provide document number of the R.O.W. for staff review, prior to final/recording. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to recording. 900 ft. Block Length for R.3T Zone Districts. Subdivision Ordinance: Section 134.118. R.O.W.: 20ft. Paving: 16ft. Revisions needed: . Label the proposed alley as "24 ft. private service drive easement" prior to final/recording as it is located on private property. The dumpster easement may not overlap the 24 ft. service drive easement. Ensure that 20 ft. Alley & Utility Easement on the north side can be utilized by proposed subdivision as it appears that it is a private alley. Clarify and submit documents as applicable prior to recording. If the alley cannot be used, the layout may need to be revised which requires review by the development team and approval by the board. 20 ft. alley & utility easement crosses the irrigation easement ensure there are no issues with the crossing. Clarify and submit documents as applicable prior to recording. Dumpster Easements are labeled but have been removed from the latest plat. Add them to plat, as approved by Public Works, prior to final/recording. The easements comply with all development department requirements, including Public Works, prior to final/recording. Alley/service drive easement required for commercial and multi.family properties. Subdivision Ordinance: Section 134.106 Front: 10 ft. or greater for easements, whichever is greater applies. Revise the plat note as shown above prior to final/recording. Revisions needed Proposing: 10 ft. or greater for easements, "which" is greater applies. Setbacks are based on R.3T Zoning District. Zoning Ordinance: Section 138.356. Rear: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138.356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138.356. Corner: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138.356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 1st Street. Sidewalk requirement may increase to 5 ft. per Engineering Department prior to final. Subdivision Ordinance: Section 134.120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 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 North 1st Street. Must comply with City Access Management Policy. 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. Any owner, builder or developer of a

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multiple.family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single.family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final. Zoning Ordinance: Section 138.210. Common Areas, gate areas, alley easements etc. must be maintained by the lot owners and not the City of McAllen. Plat note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134.168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134.168 applies if private subdivision is proposed. Section 110.72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110.72. Subdivision Ordinance: Section 134.168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134.168 applies if private subdivision is proposed. Section 110.72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110.72. Subdivision Ordinance: Section 134.168. Lots fronting public/private streets. Subdivision Ordinance: Section 134.1. Minimum lot width and lot area. Lot dedication min. 20' frontage on street. Zoning Ordinance: Section 138.356. Existing: R.3T (townhouse residential) Proposed: R.3T (townhouse residential). 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. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. A park fee of \$9,800 (\$700 x 14) must be paid prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Trip Generation approved, no TIA required. If the layout changes, it requires review by the development team and approval by the board, as applicable. Review and revise any typos on the metes and bounds section of the plat, prior to recording, e.g. "Thence, North 81 degrees 23 minutes..." At the Planning and Zoning Commission meeting of July 10, 2024 the board voted to approve the subdivision in preliminary form subject to the conditions noted, drainage and utility approvals. Disclaimer: City of McAllen does not require the Irrigation district signature block, but if presented on the plat, signature will be required. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed re.subdivision request. There was none.

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

2) STC West 30 Acres Subdivision, 1101 N. Ware Rd., STC Facilities Planning & Construction (SUB2025.0003) (FINAL) PCE

Mr. Julio Constantino stated that the property located on N. Ware Road: Dedication for 60 ft. from centerline for total 120 ft. ROW Paving: by the State Curb & gutter: by the State Revisions needed: Show and label the ROW from centerline and total ROW after dedication prior to final/recording to verify any additional ROW dedication requirement prior to final/recording. Please use dashed line for ROW to avoid confusion with lot line prior to final/recording. Clarify/revise the E/W solid line on N. Ware Road ROW on the northwest side of IVY Ave. prior to final/recording. Clarify/remove the solid line from entrance of Jasmine Ave. prior final/recording. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Required Pecan Blvd.: Dedication for 60 ft. from centerline for total 120 ft. ROW Paving: by the State Curb & gutter: by the State Revisions needed: Label "Existing ROW" on both sides prior to final/recording. Show and label the ROW from centerline and total ROW after dedication prior to final/recording to verify any additional ROW dedication requirement prior to final/recording. There are multiple document referenced

on the plat. Clarify what part of the ROW each document references and provide a copy for staff review prior to final/recording. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Staff reviewed and determined that a collector street does not apply to this property. Subdivision Ordinance: Section 134.118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Add the following plat note prior to final/recording: A minimum 24 ft. private service drive for city services will be established as part of site plan and must be maintained by the lot owner and not the City of McAllen. Subdivision Ordinance: Section 134.106. N. Ware Road/Pecan Boulevard: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements, or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138.356. Rear: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements. Zoning Ordinance: Section 138.356. Sides: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements. Zoning Ordinance: Section 138.356. Corner: see front setback. Zoning Ordinance: Section 138.356. 4 ft. wide minimum sidewalk required on N. Ware Road and Pecan Boulevard. Engineering Department may require 5 ft. sidewalk prior to final/recording. Subdivision Ordinance: Section 134.120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi.family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110.46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi.family residential zones/uses. Landscaping Ordinance: Section 110.46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, 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 & C.3 Proposed: A.O & C.3 . Proposed development for STC. An Approved CUP for an institutional use is required prior to building permit issuance. Revised application submitted on 10/09/2023 proposed to keep existing A.O & C.3 zones. The applicant was informed that an approved CUP will be required prior to building permit issuance. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation triggered TIA Level III. However, the TIA was waived with some conditions. Must follow the conditions prior to recording. As per Traffic Department, Traffic Impact Analysis (TIA) Level III was triggered. However, the TIA was waived with some conditions. Must follow the conditions prior to recording. Clarify if plat note No. 6 was requested by Fire Department prior to final/recording. Based on the application, the subdivision is proposed as one lot. The original properties lot lines within this subdivision boundary must be revised prior to final/recording to resemble the ghosted text prior to final/recording, so that they would not be confused with proposed lot lines for this subdivision. Use a solid line for the new property line after ROW dedication prior to final/recording. Only the original property boundary (before right.of.way dedication) must be shown with bold line. Lot line after ROW dedication must be solid line but not as bold as the boundary. Please revise the lines along N. Ware Road prior to final/recording. Contact staff for any questions. Provide a copy of the referenced documents for staff review prior to final/recording. Revise the label to clarify if the 30 ft. HCID No. 1 on the south side is an easement or ROW. Clarify if it continues to any other property to the east or west. Revise as applicable prior to final/recording. Proposed development for STC. An Approved CUP for an institutional use is required prior to building permit issuance. Use a very light shade for contour lines and original lot lines of Mrs. G.M. Terrell Subdivision prior to recording to avoid confusions with proposed lot lines for STC West 30 Acres Subdivision. Any abandonment must be done by a separate document and referenced on the plat prior to final/recording. Must comply with City's Access Management Policy:

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed re.subdivision request. There was none.

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

3) CONSENT:

- a) 29th Subdivision, 8516 N. 29th Street, Real Estate Team Holdings LP
(SUB2025.0032) (FINAL) M&H
- b) Vacate Plat of Jackson Meadows, Lot 67C – 67W Subdivision and Replat of Jackson Meadows Storage Lots Subdivision, 2700 South Jackson Road, Esponjas Development, LTD **(SUB2024.0137) (FINAL) M2E**

Being no discussion, Mr. Emilio Santos Jr. moved to approve consent item #s 3a & 3b. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

4) SUBDIVISIONS:

- a) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2025.0006) (FINAL) M&H (Tabled on 02/18/2025)**

Chairperson Mr. Michael Fallek asked if item was ready to present. Mr. Eduardo Garza stated it was ready. Mr. Raul Sesin motioned to remove off table. Mr. Jesse Ozuna second the motion with five members present and voting.

Mr. Eduardo Garza stated that the property located at Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B.B Curb & gutter: both sides Revisions needed: Based on the submitted plat, the subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked.' Clarify/submit additional documents prior to final/recording. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Required Interior Streets: Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: Interior streets show 32 ft..50 ft. ROW. Revise the subdivision layout to provide ROW for interior street as needed above prior to final/recording. Submitted master layout shows islands within the streets and cul.de.sac. Paving layout must comply with all Development Departments conditions, including fire apparatus maneuvering, no parking fire lane marking, etc. Street names will be established prior to final/recording. Submit master layout with proposed street names for staff review prior to final/recording. Provide paved temporary turnaround document number and a copy for staff review prior to final/recording. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to recording. Interior streets show 32 ft..50 ft. R.O.W. A variance application (VAR2025.0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. 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. Alley/service drive easement required for commercial and multi.family properties. Finalize the Public Works Department's requirements prior to final/recording. Subdivision Ordinance: Section 134.106. Front: 10 ft. or greater for easements. Revisions Needed: Revise the setback note as shown above prior to final/recording. Proposing: "10 ft. minimum or (greater for easement)" Rear (proposing): 11 ft. or greater for easements. Zoning Ordinance: Section 138.356. Sides: In accordance with the Zoning ordinance or greater for easements. Zoning Ordinance: Section 138.356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138.356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Tres Lagos Blvd., and both sides of all interior streets. Proposing plat note #16, to be in accordance with agreement for interior streets. Submit sidewalk plan prior to final/recording to establish requirements. Any revisions needed by staff must be finalized prior to final/recording. Subdivision Ordinance: Section 134.120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi.family residential and commercial, and industrial zones/uses. Prior to final/recording, buffer requirements along Tres Lagos Blvd. must be established. Note is subject to change once lot frontage requirements have been finalized. Landscaping Ordinance: Section 110.46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi.family residential zones/uses. Landscaping Ordinance: Section 110.46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Note #26 Proposing: "Common Areas 1,2, & 3 will maintained by the property owner/HOA and no City of McAllen." Note must be finalized prior to final/recording. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134.168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Revise Plat note #12 as shown above prior to final/recording. Section 134.168 applies if private subdivision is proposed. Section 110.72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110.72. Subdivision Ordinance: Section 134.168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134.168 applies if private subdivision is proposed. Section 110.72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110.72. Subdivision Ordinance: Section 134.168. Lots fronting public streets. Subdivision Ordinance: Section 134.1. Minimum lot width and lot area. Zoning Ordinance: Section 138.356. Existing: R.3T, R.3A, and C.4 Proposed: R.3T. Two rezoning applications (REZ2024.0064 & REZ2024.0065) to rezone the property from C.4 and R.3A Districts to R.3T District were approved by the City Commission on January 27, 2025. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final/recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Two rezoning applications (REZ2024.0064 & REZ2024.0065) to rezone the property from C.4 and R.3A Districts to R.3T District were approved by the City Commission on January 27, 2025. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final/recording. Zoning Ordinance: Article V. As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. Must comply with City's Access Management Policy. Missing Plat note #23. Revise the notes numbering prior to recording. Proposed Private subdivision. Correct wording for private subdivisions must be used prior to recording. Submit referenced documents for staff review prior to final/recording. Revise the application for the Number of Dwelling units prior to final/recording. Gate details submitted on February 13, 2025, is under review to verify all details fit in the right.of.way. If

additional ROW is needed, the plat layout must be revised prior to recording. Clarify the use of C.A. A and C.A. B prior to final/recording. A plat note to clarify the use may be needed prior to final/recording. Interior streets show 32 ft..50 ft. R.O.W. A variance application (VAR2025.0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc. The project engineer requested the plat to be presented to the Planning and Zoning Commission for final approval consideration, subject to the variance approval. At the Planning and Zoning Commission meeting of February 18, 2025, staff recommended disapproval of the variance request. After a brief discussion, the board unanimously tabled the item so that the engineer and staff meet to discuss the issues with the variance request. There were five members present and voting. Required

Staff recommends approval of the subdivision in final form, subject to the conditions noted and the board's clarification on the requested variance.

Fire Chief Juan Gloria stated they are ready to move forward with request and do not have any issues holding back approval.

Edgar Garcia, representing Melden & Hunt spoke regarding the requested variance and stated clarifications on parking and all issues in question.

After a lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in final form, subject to the conditions noted and prohibiting sidewalk/street parking, with board's clarification on the requested variance. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

. Mr. Jesse Ozuna left the meeting at 4:22p.m. His last vote was 4a.

**b) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise (SUB2024.0101)
(REVISED PRELIMINARY) SEA**

Mr. Eduardo Garza stated that the property located on Dallas Avenue: Dedication required for 30 ft. from centerline for 60 ft. total ROW. Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final. Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Required South 9th Street: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides. Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134.118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi.family properties. Plat shows existing 10 ft. alley by Vol. 10 Pg. 10 of H.C.M.R. which is the Amended Map of Waldron's Subdivision. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134.106. Front: Dallas Avenue/South 9th Street: 20 ft. or greater for easements or approved site plan; or in line with existing structures, which is greater applies. Revise setback note as shown above, prior to final. Submit a variance request if any other setback is requested. Proposing: 9th Street: 20 ft. Dallas Avenue: 8 ft. If the variance is submitted and approved, the setback notes need to include "or greater for easements". Zoning Ordinance: Section 138.356. The project engineer submitted a variance application (VAR2025.0007) to request South 9th street to be considered the front and Dallas Street to be

considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. If the variance request is approved by the Planning and Zoning Commission, the setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 8 ft. or greater for easement or approved site plan; whichever is greater applies. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138.356. Interior Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. Revise setback note as shown above, prior to final. Submit a variance request if any other setback is requested. Proposing: Side yard along south side: 6 ft. If the variance is submitted and approved, the setback notes need to include "or greater for easements". Zoning Ordinance: Section 138.356. Corner: See setbacks for Dallas Avenue and South 9th Street. Submit a variance request if any other setback is requested. Proposing: 9th Street: 20 ft. Dallas Avenue: 10 ft. If the variance is submitted and approved, the setback notes need to show "or greater for easements". Zoning Ordinance: Section 138.356. The project engineer submitted a variance application (VAR2025.0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. If the variance request is approved by the Planning and Zoning Commission, the setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 8 ft. or greater for easement or approved site plan; whichever is greater applies. Garage: 18 ft. except where greater setback is required, greater setback applies. Add a setback note as shown above prior to final. Zoning Ordinance: Section 138.356 Non.compliance all setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dallas Avenue and South 9th Street. Subdivision Ordinance: Section 134.120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi.family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110.46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi.family residential zones/uses. Landscaping Ordinance: Section 110.46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Dallas Avenue. 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. Zoning Ordinance: Section 138.210. Common Areas, any private drives, 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 Proposed: R.3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the Engineer total amount of dwelling units to be 12. The submitted application must be revised to reflect this information. Based on 12 dwelling units, \$8,400 must be paid for park fees prior to recording. If the number of dwelling units changes, fees to be adjusted accordingly. As per Traffic Department, Trip Generation was waived for 12 dwelling units for apartments. Application must be revised to show total amount of dwelling units. Any abandonments must be done by separate process, not by plat, prior to recording. Site plan will be reviewed internally by staff prior to building permit issuance. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2025.0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. If the variance request is approved by the Planning and Zoning Commission, the setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or

approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 8 ft. or greater for easement or approved site plan; whichever is greater applies.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approvals, and the board's clarification on the variance request.

David Salinas, representing developer Mr. Ron Surprise, stated they are planning to build a 12 apartment building and needs the variance request approved in order to proceed.

Patrick Grey, McAllen Public Utilities, spoke on the 10' water easement that will be installed.

After a lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approvals but no vote on the variance until further clarification. Mr. Raul Sesin seconded the motion, which was approved with four members present and voting.

**c) AAA Apartments Subdivision, 5900 5 Mile Line Road, Anissa Izel Sanchez
(SUB2025.0004) (FINAL) REG**

Mr. Eduardo Garza stated that the property located on Auburn Avenue (5 Mile Road . FM 676): 20 ft. ROW dedication for 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides . Please label total ROW after accounting for dedication, prior to final. Clarify if there are any issues with overlap of Sharyland water easement and dedicated ROW, prior to recording. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required 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. ROW: 20 ft. Paving: 16 ft. As per Public Works, access easement will need to be provided for trash services in the future and proper turn around for lot 2 if annexed. Alley/service drive easement required for commercial/multi.family properties. Subdivision Ordinance: Section 134.106. Front: Lot 1: 50 feet or greater for easements Lot 2: 330.49 feet or greater for easements. As per Hidalgo County Planning Department. Zoning Ordinance: Section 138.356. Rear: Lot 1: 15 feet or greater for easements Lot 2: 15 feet or greater for easements. As per Hidalgo County Planning Department. Zoning Ordinance: Section 138.356. Sides: Lot 1: 6 feet or greater for easements Lot 2: 6 feet or greater for easements. As per Hidalgo County Planning Department. Zoning Ordinance: Section 138.356. Garage: Lot 1: 18 feet except where greater setback is required, greater setback applies. Lot 2: 18 feet except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Auburn Avenue (5 Mile Road . FM 676) . 5 ft. sidewalk required along Auburn Avenue (5 Mile Road . FM 676) 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. Landscaping Ordinance: Section 110.46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi.family residential zones/uses. Landscaping Ordinance: Section 110.46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private drives, access easements, 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: ETJ Proposed: ETJ. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation has been honored from previous submittal. Traffic Impact Analysis (TIA) required prior to final plat. As

per Traffic Department, Previous TG approved and honored, no TIA required. Clarify if there are any issues with overlap of Sharyland water easement and dedicated ROW, prior to recording. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. . Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in final form subject to the conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

d) Sharyland Business Park – Project Circle Subdivision, 4800 Tanya Avenue, Van Trust Real Estate, LLC (SUB2025.0031) (PRELIMINARY) KHA

Mr. Eduardo Garza stated that the property located on Paving: 52 ft. . 65 ft. Curb & gutter: both sides. Label variable width ROW dimensions to establish ROW requirements, prior to final. Reference document numbers for existing ROW and provide a copy for staff review, prior to final. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Non.compliance International Parkway: dedication as needed for 80 ft. total ROW Paving: 52 ft. . 65 ft. Curb & gutter: both sides. Reference document numbers for existing ROW and provide a copy for staff review, prior to final. Remove proposed and relabel to 80' additional ROW dedicated by this plat, prior to final. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. South Taylor Road: Dedication as required for 80 ft. total ROW Paving: 52 ft. 65 ft. Curb & gutter: both sides. Documents for South Taylor Road are being reviewed by staff to establish requirements if applicable. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134.105 . Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134.118. 900 ft. Block Length for R.3 Zone Districts. ROW: 20 ft. Paving: 16 ft. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead.end. . If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen"., prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134.106. Front (International Parkway): In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise front setback as shown above, prior to final. Zoning Ordinance: Section 138.356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise rear setback as shown above, prior to final. Zoning Ordinance: Section 138.356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise side setback as shown above, prior to final. Zoning Ordinance: Section 138.356. Tanya Avenue: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise corner setback as shown above, prior to final. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on International Parkway and Tanya Avenue. Include a plat note as shown above wording to be finalized, prior to final. Sidewalk requirements may increase to 5 ft. as per Engineering Department. Subdivision Ordinance: Section 134.120 Non.compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi.family residential and commercial, and industrial zones/uses. Include a plat note as shown above, prior to final. Landscaping Ordinance: Section 110.46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi.family residential zones/uses. Include a plat note as shown above, prior to final. . 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 drives, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above wording to be finalized, prior to final. 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 Applied Existing: I.1 Proposed: I.1. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation is approved, TIA level I is under review. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TIA level I is under review. Any abandonments must be done by separate process, not by plat. If Canal ROW is abandoned, label with appropriate document number, prior to final. Signature blocks on plat must comply with Section 134.61 of the Subdivision Ordinance. Remove signature blocks that pertain to Hidalgo County for plat approval as they are not needed. Subdivision application and plat show differing subdivision names, plat will need to be revised reflect information provided on application, prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form subject to the conditions noted, drainage, and utility approval. Mr. Raul Sesin seconded the motion, which was approved with four members present and voting.

**e) Valdez Estate Subdivision, 3309 N. Bentsen Road, Katty Valdez (SUB2025.0030)
(PRELIMINARY) BIG**

Mr. Eduardo Garza stated that the property located on North Bentsen Road: 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides. Label total ROW after accounting for ROW dedication, prior to final. No ROW dedication is shown on plat. Subdivision Ordinance: Section 134.105 . Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134.105 . Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134.118. Front: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Revise front setback as shown above, prior to final. Zoning Ordinance: Section 138.356. Subdivision Ordinance: Section 134.106. Rear: In accordance with the Zoning Ordinance or greater for easements. Revise rear setback note as shown above, prior to final. Zoning Ordinance: Section 138.356. Sides: In accordance with the Zoning Ordinance or greater for easements. Revise side setback note as shown above, prior to final. Zoning Ordinance: Section 138.356. Garage: 18 ft. except where greater setback is required, greater setback applies. Include a plat note as shown above, prior to final. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site plan. 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. 4 ft. wide minimum sidewalk required on North Bentsen Road. Include a plat note as shown above wording to be finalized, prior to final. 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. Landscaping Ordinance: Section 110.46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi.family residential zones/uses. Landscaping Ordinance:

Section 110.46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134.1. Minimum lot width and lot area . Zoning Ordinance: Section 138.356. Existing: R.1 Proposed: R.1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and can go up or down; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Any abandonments must be done by separate process, not by plat. Provide an ownership map for the surrounding lots, prior to final to make sure no parcel will be landlocked if property is platted. Remove plat note #6 as it is not needed. Subdivision name on application and on plat will need to be revised to only show Valdez Estate. All signature blocks must comply with Section 134.61 of the subdivision ordinance, prior to recording. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form subject to the conditions noted, drainage, and utility approval. Raul Sesin seconded the motion, which was approved with four members present and voting.

**f) Christian's Manor Subdivision, 2420 Jordan Avenue, Community Hope Projects, Inc.
(SUB2025.0028) (PRELIMINARY) S2E**

Mr. Eduardo Garza stated that the property located on Jordon Road: Dedication needed for 40 ft. from centerline for 80 ft. total ROW Paving: approximately 50 ft. Curb & gutter: both sides. Label 40 ft. additional ROW as dedicated by this plat, prior to final. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. South 25th Street: Dedication needed for 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides. Label 25 ft. additional ROW as dedicated by this plat, prior to final. 20 ft. ROW easement appears to be only for utility lines and not for access. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134.118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties; existing alley to the north. Subdivision Ordinance: Section 134.106. Front: in accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Proposing: 15 ft. or greater for easements. Engineer must clarify setbacks or submit a variance request for a 15 ft. front yard setback, prior to final. Zoning Ordinance: Section 138.356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies Proposing: 5 ft. or greater for easements. Engineer must clarify setbacks or submit a variance request for a 5 ft. rear yard setback, prior to final. . Zoning Ordinance: Section 138.356 Noncompliance. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revise side setback as shown above, prior to final. Zoning Ordinance: Section 138.356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revise corner setback as shown above, prior to final. Zoning Ordinance: Section 138.356. Garage: 18 ft. except where greater setback is required; greater setback applies. Include a plat note as shown above, prior to final. . Zoning Ordinance: Section 138.35. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Jordan Road and South 25th Street. Revise plat note #7 as shown above, prior to final. Sidewalk requirements 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 multifamily residential and commercial, and industrial zones/uses. Revise plat note #14 as shown above, prior to final. Landscaping Ordinance: Section 110.46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multifamily 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. Include a plat note as shown above wording to be finalized, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134.1. Minimum lot width and lot area. Zoning Ordinance: Section 138.356 Existing: R.3A Proposed: R.3A. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application 8 dwelling units are being proposed. As per Parks Department, park land dedication of 0.1272 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 8 dwelling units are being proposed. As per Parks Department, park land dedication of 0.1272 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 8 dwelling units are being proposed. As per Parks Department, park land dedication of 0.1272 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. As per Traffic Department, Trip Generation is waived for 8 dwelling unit apartment complex, if number of units changes a new Trip Generation will be required. Any abandonment must be done by separate process, not by plat. Remove plat notes #2, 8, and 18 as they are not required plat notes. . Signature blocks on plat must comply with Section 134.61. 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 approval.

Being no discussion, Mr. Raul Sesin moved to approve subdivision in preliminary form subject to the conditions noted, utility, and drainage approval. Mr. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

**g) Kerria Center Subdivision, 3700 North 23rd Street, Jim & Mary Kay Moffitt Family, Ltd.
(SUB2025.0029) (PRELIMINARY) SPEC**

Mr. Eduardo Garza stated that the property located on N. 23rd Street: Proposing 10 ft. ROW dedication for 50 ft. from centerline for 110 ft. total ROW Paving: by the state Curb & gutter: by the state. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. Label total ROW after additional ROW dedication is accounted for, prior to final. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. Kerria Ave.: 5 ft. ROW dedication for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. Label total ROW after additional ROW dedication is

accounted for, prior to final. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134.118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties; existing alley to the east. . Subdivision Ordinance: Section 134.106. Front: N. 23rd Street: 50 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138.356. Rear: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Include a plat note as shown above, prior to final. Zoning Ordinance: Section 138.356. Side: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138.356. Corner: 20 ft. or greater for approved site plan or easements. Include a plat note as shown above, prior to final. . Engineer is requesting a 20 ft. corner setback along Kerria Ave., as previously approved by the Planning and Zoning Commission on July 19, 2016. The plat received final on the 19th; however, it was not recorded. . P&Z approved the 20 ft. corner setback on Kerria Ave. at the meeting of June 5, 2018. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site. 4 ft. wide minimum sidewalk required on North 23rd Street and Kerria Avenue. Engineering Department is requiring a 5 ft. wide sidewalk on N. 23rd Street. Subdivision Ordinance: Section 134.120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi.family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110.46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi.family residential zones/uses. Landscaping Ordinance: Section 110.46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134.1. Minimum lot width and lot area. Zoning Ordinance: Section 138.356. Existing: C.3 Proposed: C.3. Zoning Ordinance: Article V. Land dedication in lieu of fee. Commercial developments do not apply to Parks. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Commercial developments do not apply to Parks. Pending review by the City Manager's Office. Commercial developments do not apply to Parks. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, submit and updated trip generation to compare to previously approved trip generation. Traffic Impact Analysis (TIA) required prior to final plat. Agreement from respective Gas Company needed for any improvements over easement. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form subject to the conditions noted, drainage, and utility approval. Mr. Raul Sesin seconded the motion, which was approved with four members present and voting.

**Chairperson Mr. Michael Fallek stated they would vote for item #'s 4h – 4k together.

h) Balboa Acres West Half of Lot 9, Block 28, 3411 Elmira Ave., Karina Sanchez (SUB2025.0025) (PRELIMINARY)

Mr. Julio Constantino stated that the property located on Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. R.O.W.: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial/multi.family properties. Subdivision Ordinance: Section 134.106. Front: 25 ft. Zoning Ordinance: Section 138.356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138.356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138.356. Garage: 18 ft. except where greater setback required, greater setback applies. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site plan. 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. Lots fronting public streets Subdivision Ordinance: Section 134.1. Minimum lot width and lot area. Zoning Ordinance: Section 138.356. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording Applied . 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. Must comply with City's Access Management Policy.

i) Balboa Acres East Half of Lot 9, Block 28, 3409 Elmira Ave., Karina Sanchez (SUB2025.0026) (PRELIMINARY)

Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. R.O.W.: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial/multi.family properties. Subdivision Ordinance: Section 134.106. Front: 25 ft. Zoning Ordinance: Section 138.356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138.356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138.356. Garage: 18 ft. except where greater setback required, greater setback applies. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site plan. 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. Survey for East half of Lot 9, Block 28 shows 50 ft. of width. Zoning Ordinance: Section 138.356. Existing: R.1 Proposed:R.1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing plat notes remain the same. Public hearing with legal notices required for the subdivision of the lot. Must comply

with other department requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

**j) Balboa Acres West Half of Lot 10, Block 28, 3405 Elmira Ave., Karina Sanchez
(SUB2025.0027) (PRELIMINARY)**

Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. R.O.W.: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial/multi.family properties. Subdivision Ordinance: Section 134.106. Front: 25 ft. Zoning Ordinance: Section 138.356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138.356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138.356. Garage: 18 ft. except where greater setback required, greater setback applied. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site plan. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110.72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110.72. Subdivision Ordinance: Section 134.168 Applied LOT REQUIREMENTS . Lots fronting public streets . Subdivision Ordinance: Section 134.1. Minimum lot width and lot area . Survey for West half of Lot 10, Block 28 shows 50 ft. of width. Zoning Ordinance: Section 138.356. Existing: R.1 Proposed:R.1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing plat notes remain the same. Public hearing with legal notices required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

**k) Balboa Acres East Half of Lot 10, Block 28, 3401 Elmira Ave., Karina Sanchez
(SUB2025.0024) (PRELIMINARY)**

Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134.105. Monies must be escrowed if improvements are required prior to final. Alley/service drive easement required for commercial/multi.family properties. Subdivision Ordinance: Section 134.106. Front: 25 ft. Zoning Ordinance: Section 138.356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138.356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138.356. Garage: 18 ft. except where greater setback required, greater setback applies. Zoning Ordinance: Section 138.356. All setbacks are subject to increase for easements or approved site plan. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134.168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110.72. Subdivision Ordinance: Section 134.168. Lots fronting public streets. Subdivision Ordinance: Section 134.1. Minimum lot width and lot area. Survey for East half of Lot 10, Block 28 shows 50 ft. of width. Zoning Ordinance: Section 138.356. Existing: R.1 Proposed:R.1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic

Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat.: Existing plat notes remain the same. Public hearing with legal notices required for the subdivision of the lot . Must comply with other department requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve item #'s 4h.4k. Mr. Raul Sesin seconded the motion, which was approved with four members present and voting.

- I) Northwood Trails Block II & Block III Subdivision, 3300 Freddy Gonzalez Drive, Red Rock Real Estate Development Group, Ltd. **(SUB2022.0092)(PRELIMINARY 6 MONTH EXTENSION) QHA**

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to extend request for 6 months. Mr. Raul Sesin second the motion with four members present and voting.

5) DISCUSSION:

Assistant City Manager, Michelle Rivera, announced the new Planning Director, Mr. Omar Sotelo.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel adjourned the meeting at 4:34p.m. with Mr. Emilio Santos Jr. seconding the motion with four members present and voting.

Michael Fallek, CHAIRPERSON

ATTEST: _____
Magda Ramirez, ADMINISTRATIVE ASSISTANT

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, April 1, 2025 at 3:30p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek	Chairperson
	Marco Suarez	Member
	Emilio Santos Jr	Member
	Reza Badiozzamani	Member
	Raul Sesin	Member

Absent:	Gabriel Kamel	Vice-Chairperson
	Jesse Ozuna	Member

Staff Present:	Martin Canales	Assistant City Attorney III
	Michelle Rivera	Assistant City Manager
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director
	Rodrigo Sanchez	Senior Planner
	Eduardo Garza	Planner III
	Julio Constantino	Planner III
	Adriana Solis	Planner II
	Natalie Moreno	Planner II
	Edson Lara	Planner II
	Porfirio Hernandez	Planner I
	Victor Grey	Planner Technician I
	Even Gonzalez	Development Engineer
	Eduardo Mendoza	Director of Engineering
Carmen White	Administrative Assistant	

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Marco Suarez

1) MINUTES:

- a) Minutes for the January 7, 2025 meeting are to be read on the next Planning & Zoning Meeting.

Being no discussion, Mr. Reza Badiozzamani motioned to approve minutes. Mr. Raul Sesin second the motion with five members present and voting.

- b) Minutes for the March 4, 2025 meeting are to be read on the next Planning & Zoning Meeting.

No action required, none was taken.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

- 1) Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop, at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. (CUP2025-0016)**

Ms. Tovar stated the subject property is located along the north side of Trenton Road, east of North 23rd Street. The proposed use is located within a commercial plaza under the name of Trenton Village. The subject property is zoned C-3 (general business-O.C.) District. The adjacent zoning is R-1 (single-family residential-O.C.) District to the north and east and A-O (agricultural and open space-O.C.) District to the south. There is C-3 district to the west. A smoke and vape shop are allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a retail vape and smoke shop, in a suite, which is part of a multi-tenant commercial building by the name of Trenton Village. The proposed hours of operation are 10:00 a.m. – 2:00 a.m. Monday through Sunday. The commercial plaza is a mixture of retail, restaurants and other commercial uses.

The initial Conditional Use permit was submitted on September 2022. At the Planning and Zoning meeting of October 18, 2022, the Board recommended disapproval of the request. At the City Commission meeting of November 14, 2022, the request was approved with a variance to the distance requirement.

The Fire Department has completed the inspection for the proposed business. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of a residential zone.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Trenton Road.
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties

including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

The Planning Department has received no calls or concerns regarding the proposed use.

Staff recommends disapproval of the request based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Being no discussion, Mr. Marco Suarez moved to disapprove Conditional Use Permit request based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted with a favorable recommendation. Mr. Emilio Santos, Jr. second the motion with five members present and voting.

- 2) Request of Melden and Hunt Inc. on behalf of HDP Ware LLC., for a Conditional Use Permit, for an amendment to a Planned Unit Development (PUD) at a 9.333-acre tract out of Lot 100, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road. **(CUP2025-0022)**

Ms. Tovar stated the property is located along the east side of North Ware Road. The tract has a lot size of 9.33 acres and is currently vacant. The property is zoned R-3A (multifamily apartment residential) District. The adjacent zoning is R-1 (single family residential) District to the north, east, and south. There is also C-3 (general business) District to the west. A Planned Unit Development (PUD) is permitted in an R-3A District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.

A Conditional Use Permit application for a PUD was submitted on September 11, 2023, and is

undergoing the site plan review process. The subdivision plat under the name “Villas at Ware” was submitted on June 27, 2023, is undergoing the review process and will be recorded as part of this PUD.

The applicant is proposing to use the existing 9.33 acres of land to establish a PUD for a townhouse development. The site plan layout proposes a total of 86 lots, two of which will be used for common areas and 84 for townhomes.

The proposed PUD for Villas at Ware subdivision is requesting the following variances:

- 10 feet front yard setbacks instead of 20 feet.
- Three (3) feet side yard setbacks instead of six (6) feet. A 10-foot separation between townhomes is proposed for all lots within this PUD. Please see section for Streets and Setbacks for details regarding the proposed side yard setbacks.
- An 8-foot cedar fence adjacent to single-family residential zones and uses instead of a required 8-foot masonry wall.
- Six (6) lots are proposed below the 18-foot minimum driveway width requirement. The Engineering Department has approved this proposal.

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth on Article IV for Planned Developments of the Subdivision Ordinance, and are summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-3A (multifamily apartment residential) District for buildings designated as apartments. The proposed townhouse development is not permitted as per ordinance within the current zoning district designation.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Section 138-394 (1) Single-family, mobile/modular home, townhouse and duplex: Two parking spaces per dwelling unit. One off-street parking for single-family uses shall be located beyond the front yard setback. Parking on landscape development areas required by Section 110-48 is prohibited. Based on the 84 townhomes proposed, a total of 168 parking spaces will be required for the overall site, with 84 total off-street parking spaces beyond the front yard setback.

A variance to the 18-foot driveway width requirement is being requested for six (6) lots within this PUD. These lots have driveway entrances that are around 12 feet and then expand into 18 feet, making it possible for two parking spaces to be provided per dwelling unit.

4. LANDSCAPING AND BUFFERS: A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. The portion of the front yard for any residential parcel located between the property line and the extension of the side yard setback line shall be devoted to landscape material.

Based on the lot area table and landscape area table provided, all lots will be complying with the minimum landscape requirement. A minimum 2.5” caliper tree is also proposed within the front yard of each townhouse lot, which meets the requirement for tree credits as per ordinance.

As per Section 110-49, "A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks." An 8-foot cedar fence is proposed as a buffer between this townhouse development and the existing single-family zones and uses. The Planning Department is recommending disapproval of the 6-foot cedar fence variance proposal.

5. **STREETS AND SETBACKS:** The following minimum building setbacks are proposed:

Front: 10 feet, or greater for easements.

Rear: 10 feet, or greater for easements.

Garage door: 18 feet.

Interior sides: Lots 1-56: 7 feet south, 3 feet north; Lots 57-80: 7 feet west, 3 feet east; Lots 81-84: 7 feet south, 3 feet north.

32 feet of right-of-way (ROW) is proposed for all interior streets within this PUD. A 60-foot common access easement is proposed for access off North Ware Road. Any ROW requirements will be finalized through the associated subdivision review process.

6. **DRAINAGE:** Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.

7. **ADDITIONAL PROVISIONS:** Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development is proposing a single use within the existing 9.33 acres.

A 5-foot minimum sidewalk is proposed on both sides of all interior streets.

Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.

A recorded subdivision plat and PUD site plan is required prior to issuance of building permits. The subdivision review process must be completed and recorded together with the site plan.

If the subdivision layout changes, the Conditional Use Permit will need to be amended to resemble the approved Subdivision Plat. The PUD must comply with all City department requirements, including but not limited to, the Building Permit & Inspections Department, Planning Department, Utility Department, Engineering Department, Fire Department, and the Environmental and Health Code Compliance Department. Finally, if this request is granted approval, all proposed structures and improvements on the recorded Subdivision Plat and PUD site plan will be required during the building permitting process.

Staff did not receive any phone calls, emails, or letters in opposition to this request.

Staff also recommends disapproval of the variance request for the proposed 8-foot cedar fence adjacent to single-family residential zones and uses. Staff recommends that the applicant comply with the required 8-foot masonry wall between this PUD development and the existing single-family zones

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was one.

Mr. Edgar Garcia, Melden & Hunt, LLC, 115 W. McIntyre Street, Edinburg.. Mr. Marco Suarez asked Mr. Garcia why they did not want to use a brick wall as a buffer as opposed to a cedar fence. He stated having a cedar fence as that would be less in cost expense.

After a brief discussion, Mr. Marco Suarez moved to disapprove the Conditional Use Permit. Mr. Raul Sesin second the motion with five members present and voting.

- 3) Request of Jeff A. Lowder on behalf of McAllen Country Club Inc., for an Amendment to the Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use at East 400 - West 499.1 Feet – North 300 Feet of Lot 1, Block 6 except South 85.77 Feet 2.57 Acres Net, Hidalgo Canal CO-MC Subdivision, Hidalgo County, Texas; 501 Wichita Avenue. **(CUP2025-0018)**

Ms. Solis stated the subject property is located at the southwest corner of Wichita Avenue and Country Club Lane. The subject property is currently zoned A-O (Agricultural and Open Space – OC) District and R-1 (Single Family Residential – OC). The adjacent zoning is A-O District to the south and west, R-1 District to the east and north across Wichita Avenue. The applicant is requesting to amend a Conditional Use Permit (CUP) for the existing McAllen Country Club establishment and is proposing to construct golf course maintenance facility. An institutional use is permitted in the A-O District with a Conditional Use Permit.

The application for an amendment to a Conditional Use Permit for a golf course facility was submitted on February 28, 2025.

The applicant is proposing to construct a golf course maintenance facility adjacent to the existing parking lot.

A building permit will be required and will be subject to compliance with all requirements.

Fire Department is pending inspection for this location. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance (Old Code) and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. There is access to Wichita Avenue.
2. The proposed use shall comply with the McAllen Off-Street Parking and Loading Ordinance and make provisions to prevent the use of street parking, especially in residential areas. There is existing parking area provided on the property.
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 buildings shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

Staff received one call in opposition regarding traffic concerns.

Staff recommends approval of the request, for the life of the use, subject to compliance with the stated conditions, Section 138-118 of the Zoning Ordinance (Old Code) Fire Department requirements, and building permit requirements.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was one.

Ms. Lupita Gray, 316 Ben Hogan Avenue, McAllen. She wanted to know what was being constructed in the back of her property and if it was going to affect her property.

Being no discussion, Mr. Marco Suarez moved to approve the Conditional Use Permit for the life of the use, subject to compliance with the stated conditions, Section 138-118 of the Zoning Ordinance (Old Code) Fire Department requirements, and building permit requirements. Mr. Raul Sesin second the motion with five members present and voting.

- 4) Request of Sonia D. Gomez, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care Facility), at Lot 3, Ivy Terrace Subdivision, Hidalgo County, Texas; 912 North 29th Street. **(CUP2025-0021)**

Ms. Solis stated the property is located along the eastside of North 29th Street and is zoned R-2 (Duplex-Fourplex Residential - OC) District. The adjacent zoning is R-2 District to the north and south, R-3A (Multifamily Residential Apartments - OC) District to the east, and A-O (Agricultural and Open Space - OC) District to the west across North 29th Street. Surrounding land uses include single-family residences, apartments, condominiums, and South Texas College. A home occupation is permitted in an R-2 District with a Conditional Use Permit (CUP).

A Conditional Use Permit for a Home Occupation (Day Care Facility) was applied for and approved for this location on January 7, 2014. A new Conditional Use Permit was applied for on March 5, 2025 under a different applicant for the same use (Home Occupation - Day Care Facility).

The applicant is proposing to operate a day care from an existing residence. The hours of operation are from 7:00 AM to 7:00 PM. Monday through Saturday only. The applicant stated the day care may accommodate anywhere from six to 12 children. There will only be one employee on site.

The Fire Department is pending an inspection for this location. However, the Health Department has conducted an inspection and determined the CUP process may continue. Should the conditional use permit be approved, the applicant would require to sign the certificate acknowledging and agreeing to the conditions of the permit. The establishment must also comply with requirements set forth in Section 138-118(a)(8) of the Zoning Ordinance (Old Code) and other specific requirements as follows:

- 1) The proposed use shall meet the requirements of the Department of Human Resources.
- 2) Fenced area for outside play yards shall be provided.
- 3) A paved area adjacent to the street for pickup and delivery of children off the street shall be provided.
- 4) The daycare facility shall be clearly secondary to the residential use. The daycare is secondary to the residential use.
- 5) The applicant must reside at the location of the permit.
- 6) No more than 2-day care facility shall be located within 600 feet of each other as measured over the shortest distance of street right-of-way.
- 7) No more than 1-day care facility shall be located on a dead end street or cul-de-sac. Daycare facilities located on a dead end street or cul-de-sac shall be limited to the number of children permitted in a registered family home as defined by the Department of Human Resources.
- 8) Day care facilities shall not be located on a ½ street or a street that is accessed by a ½ street.
- 9) Day care facilities located in a residential and agriculture zoning districts shall not contain more than 12 children. The applicant proposes to care for 12 children.
- 10) Signs shall not be permitted except a nameplate not exceeding 1 square foot bearing the person's name or occupation; and attached against the wall of the main building in A-O, R-2 TO C-2 districts.
- 11) No more than one additional employee that does not reside on the premises shall be employed at the day care facility.
- 12) The property owner shall sign the applicant or the applicant shall provide a letter of authorization from the property owner.

Staff has not received phone calls in opposition to the CUP request.

Staff is recommending approval of the CUP request for a Home Occupation (Day Care Facility), for one year, subject to the conditions noted on Section 138-118(a)(8) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Being no discussion, Mr. Raul Sesin moved to approve the Conditional Use Permit for one year, subject to the conditions noted on Section 138-118(a)(8) of the Zoning Ordinance. Mr. Emilio Santos, Jr. second the motion with four members voting aye and one voting nay, Mr. Marco Suarez.

5) Request of Julio Ruz/RUZCA on behalf of Monica Calderon, for a Conditional Use

Permit, for life of use, and adoption of an ordinance, for a Guest House, at Lot 4, Orangewood East Subdivision, Hidalgo County, Texas; 700 East Sundown Drive.
(CUP2025-0023)

Ms. Martinez stated the subject property is located between Sundown Drive and East Orangewood Drive. The property is zoned R-1 (single-family residential - OC) District and currently has a residential home. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single family residential - OC) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (OC) District in all directions. The surrounding land uses include single-family residences and vacant land.

An initial Conditional Use Permit (CUP) request was submitted March 22, 2023 and was approved at the City Commission meeting of May 8, 2023 however, no construction took place and the permit expired. A new CUP application for a guest house was submitted on March 6, 2025. An application for a Variance request for three was approved at the Zoning Board of Adjustment & Appeals meeting of March 5, 2025. A building permit application was submitted on January 8, 2025 to the Building Inspections and Permits Department for a guest house, but was disapproved pending determination of the Conditional Use Permit request.

The plat for Orangewood East Subdivision was recorded on August 6, 1996. According to Hidalgo County Appraisal District records, the existing residence was built in 2012. The guest house size is 2,897 square feet. According to the submitted floor plan, the proposed guest house will include a kitchen, bedroom, study room, spa, entertainment room, and gym area. The Fire Department has conducted their inspection of the subject property and no concerns were noted. The guest house development must comply with requirements for guest houses set forth in Section 138-118(a)(5) of the Zoning Ordinance (Old Code) and specific requirements as follows:

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size where the guest house will be built is 37,353 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted.
Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permitting process.

Staff did not receive any phone calls, letters, or emails in opposition to this request.

Staff recommends approval of this request, for life of the use, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance (Old Code), and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Being no discussion, Mr. Marco Suarez moved to approve the Conditional Use Permit for life of the use, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance (Old Code), and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.. Mr. Raul Sesin second the motion with five members present and voting.

- 6) Request of Sanjuanita Cantu, for a Conditional Use Permit, for one year, for a Home Occupation (daycare facility), at Lot 35, McAllen Builders Subdivision, Hidalgo County, Texas; 2128 South 34th Street. **(CUP2025-0020)**

Mr. Lara stated the property is located north of Jordan Road along the West side of South 34th Street, the property is zoned R-1 (Single Family Residential-OC) District. The adjacent zoning is R-1 District in all directions. A Home Occupation (Day Care) is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements.

This is the initial Conditional Use Permit for a Home Occupation (Day Care) at this location. The application for this request was submitted on March 5, 2025

The applicant is proposing to operate a day care on the subject property. The proposed hours of operation are Monday through Saturday from 7:00 AM through 6:00 PM. The Fire Department and Health Department have completed their inspection and found no violations. The Home Occupation (Day care) must also meet the requirements set forth in Section 138-118(8) of the zoning Ordinance as follows:

1. Must meet requirements of Department of Human Resources;
2. Must have fenced-in area for outside play of children;
3. Must have paved area adjacent to street for pickup and delivery of children off of street;
4. Area used for day care facilities should be clearly secondary to residential use of structure;
5. Person who applies for permit must reside at location for which permit is applied;
6. There shall be no more than two day care facilities within 600 feet of each other as measured over the shortest distance of street right-of-way between the facilities;
7. No more than one day care facility shall be permitted on a dead-end street or cul-de-sac. That day care facility shall care for no more children than are permitted in a registered family home by the state department of human resources;
8. No day care facilities shall be permitted on a half-street or on a street which has a half-street as a means of access;

9. Day care facilities which care for more than 12 children shall not be permitted in a residential zoning district;
10. No signs are permitted. A one-square foot nameplate bearing the person's name or occupation may be displayed if attached flat against the wall of the residence;
11. No more than one additional employee that does not reside on the premises is permitted; and
12. If the person operating the day care facility is not the owner of the property, then the application must be signed by the owner or a letter of authorization from the owner must be submitted.

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

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118(8) of the Zoning Ordinance, Building Departments, Health and Fire Department requirements.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Being no discussion, Mr. Reza Badiozzamani moved to approve the Conditional Use Permit for one year, subject to compliance with requirements in Section 138-118(8) of the Zoning Ordinance, Building Departments, Health and Fire Department requirements. Mr. Raul Sesin second the motion with four members voting aye and one nay, Mr. Marco Suarez.

- 7) Request of Claudia M. Marquina on behalf of Golden Wolf Legacy, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape shop/liquor store, at Lot 2, La Vista Commerce Subdivision, Hidalgo County, Texas; 2301 North 23rd Street. **(CUP2025-0024)**

Ms. Moreno stated the property is located along the west side of 23rd street, south of La Vista Avenue. It is zoned C-3 (general business- oc) District. Adjacent properties are zoned C-3 (general business-oc) District to the north and south, R-1 (single family residential-oc) District to the east across North 23rd Street, and R-3A (multifamily residential apartments-oc) District to the west. Surrounding land uses include McAllen High School, commercial retail and apartments. A smoke shop is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

This is the initial application for a Conditional Use Permit for a vape shop/liquor store at this location. A site plan review was submitted on October 03, 2023 and was approved by the Planning and Zoning Commission on January 30, 2024. On January 6, 2025, the applicant applied for a building permit but it was not approved due to a conditional use permit required for a vape shop.

The applicant is proposing to operate a vape shop/liquor store at this location. The proposed store hours of operation are Monday through Sunday from 10:00 a.m. to 9:00 p.m. Once the applicant receives her liquor license to sell alcohol, the operation of the store will be closed on Sundays. The applicant stated that no smoking will be allowed on the premises. This is strictly a retail operation for a vape shop and liquor store.

The Fire Department inspection is still pending. The Planning Department has received no inquiries regarding this proposed establishment. As per Section 138-400 of the Zoning Ordinance, the parking lot

must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the Lot of the above mentioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone use to the west and McAllen ISD to the east of the subject property.
- 2) The business must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access to north 23rd street.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The 972 sq. ft. vape shop/liquor store would require 3 parking spaces; there are 35 common parking spaces provided on site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property and a school) of Section 138-118(a)(4)(a) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was one.

Mr. Martinez, Jr. 4914 N. 28th Street, McAllen. He had concerns of a vape shop being across from a high school.

Being no discussion, Mr. Reza Badiozzamani moved to disapprove the Conditional Use Permit. Mr. Marco Suarez second the motion with three members voting nay and two ayes.

b) REZONING:

- 1) Rezone from A-O (agricultural and open space- OC) District to R3 (high density residential- UDC) District: 5.32-acre tract of land out of Lot 1, First United Methodist Church Subdivision, Hidalgo County, Texas; 4200 North McColl Road (rear).

(REZ2025-0018)

Ms. Moreno stated the subject property is an interior tract located on the east side of North McColl Road, approximately 400 feet from East Nolana Avenue.

The applicant is requesting to rezone from A-O (agricultural and open space-OC) District to R-3 (high density residential-UDC) District for a multifamily residential development.

The adjacent zoning is R-3A (multifamily residential apartments-OC) District to the north, C-3 (general business-OC) District to the east and south and A-O (agricultural & open space-OC) District to the west.

The property is currently part of a bigger tract of the west of First United Methodist Church Subdivision. Surrounding uses are vacant land, Vida Buena apartments, Rio Grande Valley Orthopedic center, Saenz Pharmacy, Open MRI, Family Day and Night Clinic, Walgreens and Espinosa's Law Firm.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center, which is a land use designation for light manufacturing, medical centers, and supportive retail. Residential developments of any kind are not considered appropriate for this area.

The development trend along this area of North McColl is primarily Commercial, Office buildings with multifamily residential uses on interior tracts.

The property is part of First United Methodist Church Subdivision. A rezoning request for the rear portion 5.32 acres was submitted on February 25, 2025. A Subdivision replat will be required.

The requested rezoning does not conform to the Future Land Use Plan designation as shown on the Envision McAllen Future Land Use Plan; however, the proposed rezoning is compatible with the rezoning and development trend for this area. This proposed development will allow for residents to have access to compatible commercial and or personal services within a walkable distance.

A subdivision and site plan review will be required prior to building permit issuance for any future developments for this property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the zoning request.

Staff recommends approval of the rezoning request to R-3 (high density residential- UDC) District since it conforms to the rezoning and development trend for this area.

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

After a brief discussion, with the applicant, David Marroquin, Mr. Marco Suarez moved to approve the rezoning request to R-3 (high density residential- UDC) District since it conforms to the rezoning and development trend for this area. Mr. Raul Sesin second the motion with five members present and voting.

2) Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional

Commercial-UDC) District: a 1.31 acre tract of land out of the West 332.0 feet out of a 1.71 acre tract out of Lot One (1), Block Four (4), A.J. McColl Subdivision, Hidalgo County, Texas; 4617 North Jackson Road. **(REZ2025-0020)**

Mr. Lara stated the subject property is located southwest of the intersection of Jackson Road, and of Violet Avenue. The property is zoned R-1 (Single Family Residential-OC) District.

The applicant is requesting to rezone the property from R-1 (Single Family Residential-OC) District to C2 (Regional Commercial-UDC) District. The applicant is proposing a commercial use.

The adjacent zoning is R-1 (Single Family Residential-OC) District to the north and west. There is C-1 (Office Building-OC) District to the south. The area to the east across North Jackson Road is in the Pharr city limits.

Surrounding land uses include single family residential, commercial properties and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center. The primary uses for Employment Center are light manufacturing, office parks, medical centers, and supportive retail.

The development trend along Jackson Road is Commercial.

The rezoning request for this location from R-1 (Single Family Residential-OC) District to C2 (Regional Commercial UDC) District was submitted on March 3rd, 2025.

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

A recorded subdivision plat and site plan approval will be required prior to building permit issuance for any future developments on the subject property. Any future developments must also comply with building permit and conditional use permit requirements (if applicable) of the zoning district in which it is located.

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

Staff recommends approval of the rezoning request to C2 (Regional Commercial-UDC) District since the requested zoning conforms to the future use designation for this property.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning request. There was one.

Being no discussion, Mr. Reza Badiozzamani moved to approve the rezoning request to C2 (Regional Commercial-UDC) District since the requested zoning conforms to the future use designation for this property. Mr. Emilio Santos, Jr. second the motion with five members present and voting.

- 3) Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 2.4 Acre (gross), tract of land out of Lot 75, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3100 Lark Avenue. **(REZ2025-0019)**

Mr. Hernandez stated the vacant tract is located on the north side of Lark Avenue, approximately 638 ft. west of North 29th Street. The subject property is zoned R-1 (Single family Residential-OC) District.

The applicant is proposing to rezone the property to R-2 (Medium-Density Residential-UDC) District in order to construct a townhouse development. A feasibility plan has been submitted showing a proposed 22-Lot townhome development.

The adjacent zoning is R-1 (Single Family) District all around.

Surrounding land uses are vacant land to the east and west and single-family residences north and south.

The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities, which is a land use designation primarily for single family residential use. Although acceptable but not optimal, townhomes, duplex-fourplex and small multifamily may be encouraged to create diversity in housing choices. This future land use designation is appropriate in that it provides for retail, at a scale supportive of surrounding neighborhoods.

The development trend for this area along Lark Avenue is single-family residential homes, with vacant land also present in the area.

The property was rezoned from A-O (Agricultural Open Space) District to R-1 (Single Family Residential) District in 1990 and has yet to be developed. The application for the current rezoning request was submitted on March 3, 2025.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Townhomes may add to the diversity of home choices as encouraged by the Land use Plan. The density, intensity, and scale are more modest and align better with the character of existing single-family residential neighborhoods.

Subdivision and site plan review will be required prior to building permit issuance.

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

Staff recommends approval of the rezoning request to R-2 (Medium-Density Residential-UDC) District since the land use designation encourages similar types of uses.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning request. There was one.

Ms. Midaly Ibarra, 3012 Kiwi Avenue, McAllen. She had concerns with traffic.

Mr. Daniel Kamel, the applicant, 2808 San Efren Avenue, Mission. He stated he was proposing

After a brief discussion, Mr. Marco Suarez moved to disapprove the rezoning request. No one seconded the motion so motion died. Mr. Reza Badiozzamani moved to approve the rezoning request to R-2 (Medium-Density Residential-UDC) District since the land use designation encourages similar types of uses. Mr. Emilio Santos, Jr. seconded the motion with four members voting aye and one voting

may.

- 4) Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 1.81 acre tract of land out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 313 South Taylor Road. **(REZ2025-0021)**

Mr. Hernandez stated the tract of land is located on the east side of South Taylor Road, approximately 920 ft south of Business Highway 83. The subject property is zoned R-1 (Single family Residential-OC) District.

The applicant is proposing to rezone the property to R-2 (Medium-Density Residential-UDC) District in order to construct a townhouse development. A feasibility plan has been submitted showing a proposed 20-Lot townhome development.

The adjacent zoning is R-1 (Single Family) District north and south, and R-4 (Mobile Home) District to the east.

Surrounding land uses are single-family residences, townhomes, duplex-fourplex and a 55+ community.

The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities, which is a land use designation primarily for single family residential use. Although acceptable but not optimal, townhomes, duplex-fourplex and small multifamily may be encouraged to create diversity in housing choices. This future land use designation is appropriate in that it provides for retail, at a scale supportive of surrounding neighborhoods.

The development trend for this area along South Taylor Road is single-family residential homes, townhomes, and mobile homes with vacant land also present in the area.

The property was rezoned from A-O (Agricultural Open Space) District to R-1 (Single Family Residential) District in 2015 as part of the city rezoning project and has yet to be developed. The application for the current rezoning request was submitted on March 3, 2025.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Townhomes may add to the diversity of home choices as encouraged by the Land use Plan. The density, intensity, and scale are more modest and align better with the character of existing single-family residential neighborhoods.

Subdivision and site plan review will be required prior to building permit issuance.

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

Staff recommends approval of the rezoning request to R-2 (Medium-Density Residential UDC) District since the land use designation encourages similar types of uses.

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

Being no discussion, Mr. Reza Badiozzamani moved to approve the rezoning request to R-2 (Medium-Density Residential UDC) District since the land use designation encourages similar types of uses. Mr.

Emilio Santos, Jr. second the motion with five members present and voting.

4) CONSENT:

- a) Aqualina at Tres Lagos Phase IV Subdivision, 6500 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2025-0020) (FINAL) M&H**
- b) Pecan Luxury Living Subdivision, 4000 Pecan Boulevard, Adryca Investments and Consulting Corp **(SUB2025-0040) (FINAL) M&H**
- c) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis **(SUB2025-0041) (FINAL) SEA**

Being no discussion, Mr. Marco Suarez moved to approve consent items. Mr. Reza Badiozzamani seconded the motion, which was approved with five members present and voting.

5) SUBDIVISIONS:

- a) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise **(SUB2024-0101) (REVISED PRELIMINARY) SEA (Tabled on 03/18/2025)**

Mr. Reza Badiozzamani made a motion to remove the item from the table. Mr. Raul Sesin seconded them motion with five board members present and voting.

Mr. Garza stated Dallas Avenue: Dedication required for 30 ft. from centerline for 60 ft. total ROW. Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final. Paving: 40 ft. Curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. South 9th Street: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter on both sides. Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Plat shows existing 10 ft. alley by Vol. 10 Pg. 10 of H.C.M.R. which is the Amended Map of Waldron's Subdivision. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-106. Front: Dallas Avenue/South 9th Street: 20 ft. or greater for easements or approved site plan; or in line with existing structures, which is greater applies. Revise setback note as shown above, prior to final. Submit a variance request if any other setback is requested. If the variance is submitted and approved, the setback notes need to include "or greater for easements" Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The project engineer has revised the variance application on March 28, 2025 requesting only the frontage change and removed the setback request. If the variance request is approved by the Planning and Zoning Commission. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. Rear: 10 ft. or greater for easements Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. Revise setback

note as shown above, prior to final. Submit a variance request if any other setback is requested. Proposing: Side yard along south side: 6 ft. If the variance is submitted and approved, the setback notes need to include "or greater for easements" Zoning Ordinance: Section 138-356. Corner: See setbacks for Dallas Avenue and South 9th Street. Submit a variance request if any other setback is requested. If the variance is submitted and approved, the setback notes need to show "or greater for easements" Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The project engineer has revised the variance application on March 28, 2025 requesting only the frontage change and removed the setback request. If the variance request is approved by the Planning and Zoning Commission. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. Garage: 18 ft. except where greater setback is required, greater setback applies. Add a setback note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan sidewalks. A 4 ft. wide minimum sidewalk required on Dallas Avenue and South 9th Street Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 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 Dallas Avenue. 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. Zoning Ordinance: Section 138-210. Common Areas, any private drives, 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 Proposed: R-3A Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the Engineer total amount of dwelling units to be 12. The submitted application must be revised to reflect this information. Based on 12 dwelling units, \$8,400 must be paid for park fees prior to recording. If the number of dwelling units changes, fees to be adjusted accordingly. As per Traffic Department, Trip Generation was waived for 12 dwelling units for apartments. Application must be revised to show total amount of dwelling units. Any abandonments must be done by separate process, not by plat, prior to recording. Site plan will be reviewed internally by staff prior to building permit issuance. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The project engineer has revised the variance application on March 28, 2025 requesting only the frontage change and removed the setback request. If the variance request is approved by the Planning and Zoning Commission. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies.

Staff recommends approval of the variance request and subdivision in revised preliminary form, subject

to the conditions noted, drainage, and utilities approvals.

Being no discussion, Mr. Reza Badiozzamani moved to approve the variance request and subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approvals. Mr. Raul Sesin seconded the motion, which was approved with five members present and voting.

b) Whispers at Taylor Subdivision, 7400 North Taylor Road, Caledonia West, Inc. (SUB2025-0047) (PRELIMINARY) SEA

Mr. Garza stated North Taylor Road: Proposing 10 ft. dedication required for 40 ft. from centerline for 80-90 ft. total ROW Paving: 52 ft. Curb & gutter on both sides. Label 10 ft. additional ROW to additional ROW dedicated by plat, prior to final. Provide document numbers for existing ROW dedications, and provide a copy for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 48th Street: 30 ft. dedication required from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter on both sides. Street name to be established, prior to final. Subdivision will need to be revised to have Interior Street connect to North 48th Street. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Application submitted states proposed zoning of R-1, once zoning is finalized subdivision layout will need to be revised to comply with block length requirement. If no change is proposed, a variance request will need to be submitted. Additional requirements/revisions may be established when new zoning for UDC is finalized. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision layout does not comply with maximum cul-de-sac length, revise accordingly prior to final. If no change is proposed, a variance request will need to be submitted. ROW at Cul-De Sac area to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Additional requirements/revisions may be established when new zoning for UDC is finalized. Subdivision Ordinance: Section 134-105. Front: 50 ft. or greater for easements. Proposing: 25 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. (If R-1 zoning is approved) Engineer must clarify which setback will be requested, prior to final. Additional requirements/revisions may be established when new zoning for UDC is finalized. Zoning Ordinance: Section 138-356. Rear: 20 ft. or greater for easements. Proposing: 10 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. (If R-1 zoning is approved) Engineer must clarify which setback will be requested, prior to final. Additional requirements/revisions may be established when new zoning for UDC is finalized. Zoning Ordinance: Section 138-356. Sides: 20 ft. or greater for easements. Proposing: 6 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. (If R-1 zoning is approved) Engineer must clarify which setback will be requested, prior to final. Additional requirements/revisions may be established when new zoning for UDC is finalized. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Proposing: 10 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Engineer must clarify which setback will be requested, prior to final. Additional requirements/revisions may be established when new zoning for UDC is finalized. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Proposing: 18 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Additional requirements/revisions may be established when new zoning for UDC is finalized. 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 North Taylor

Road, North 48th Street and on both sides of all interior streets. Revise plat note #4 as shown above, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Taylor Road and North 48th Street. Revise plat note #7 as shown above, prior to final. Landscaping Ordinance: Section 110-46. An 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. Taylor Road and N. 48th Street. Include a plat note as shown above, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #12 as shown above, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Once zoning is finalized, final lot width and lot area requirements will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Existing: A-O Proposed: R-1. Rezoning application is pending submittal. - Additional requirements/revisions may be established when new zoning for UDC is finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Additional requirements/revisions may be established when new zoning for UDC is finalized. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on submitted application and plat, 37 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.588 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 submitted application and plat, 37 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.588 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 submitted application and plat, 37 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.588 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. Signature blocks must comply with Section 134-61. Additional requirements/revisions may be established when new zoning for UDC is finalized. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Raul Sesin moved to approve in preliminary form subject to the conditions noted, drainage, and utility approval. Mr. Reza Badiozzamani seconded the motion, which was approved with five members present and voting.

c) Palmer Pavilion Subdivision, 301 East Hackberry Avenue, Hidalgo County (SUB2025-0044) (PRELIMINARY) S2E

Mr. Garza stated N. McColl Road: Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the state curb & gutter by the state. Label centerline to establish ROW requirements. Relabel ROW dedication to additional ROW dedicated by this plat. Provide any existing ROW on plat with document numbers and provide a copy to staff for review, prior to final. After accounting for ROW dedication label as total ROW. Clarify if there are issues with overlap for ROW dedication and Hidalgo County Water Improvement District No. 2 ROW easement. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Hackberry Avenue: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter on both sides. Label centerline to establish ROW requirements. Provide document numbers for existing ROW and provide a copy for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Cynthia Street: Existing 75 ft. total ROW Paving: approximately 55 ft. Curb & gutter: both sides. Engineer must clarify if ROW will remain as is or if it will be dedicated to the City of McAllen. Clarify if there are issues with overlap for ROW dedication and Hidalgo County Water Improvement District No. 2 ROW easement. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen"., prior to final. Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106. Front: Proposed setbacks are overlapping and not legible. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Rear Proposed setbacks are overlapping and not legible. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Sides Proposed setbacks are overlapping and not legible. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Corner Proposed setbacks are overlapping and not legible. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Garage once zoning is finalized, final setbacks will be established but not less than ordinance requirements. 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. Cynthia Street, Hackberry Avenue, N. McColl Road. Include a plat note as shown above, prior to final. 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. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note #11 as shown above, prior to final. Landscaping Ordinance: Section 110-46. An 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. McColl Rd. Include a plat note as shown above, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above, wording to be finalized, and prior to final. 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 Proposed: R-3A Rezoning or Conditional Use Permit may be required for Parks Use. Additional requirements to be established after determination is made on if a rezoning or Conditional Use Permit is needed. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the City Manager's Office. 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, not by plat. Remove annotation of proposed from all easements as plat note states easements are dedicated by this plat. Signature blocks must comply with Section 134-61. Remove plat note #14 as it is not required. Clarify if there are issues with overlap for ROW dedication and Hidalgo County Water Improvement District No. 2 ROW easement. Rezoning or Conditional Use Permit may be required for Parks Use. Additional requirements to be established after determination is made on if a rezoning or Conditional Use Permit is needed. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Reza Badiozzamani moved to approve in preliminary form subject to the conditions noted, drainage, and utility approval. Mr. Raul Sesin seconded the motion, which was approved with five members present and voting.

d) Cedar Village Subdivision, 1019 East Cedar Avenue, Habitat Developers, LLC (SUB2025-0039) (PRELIMINARY) SEC

Mr. Constantino stated East Cedar Avenue: 10 ft. dedication for 30 ft. from centerline for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter on both sides. Revisions Needed: Label 'existing' R.O.W. dedications & label 'Total R.O.W.' after accounting for dedication. Needs to provide Doc. No's for the existing R.O.W. on the Plat, provide copies of these documents for staff review prior to final. Needs to show complete arrow annotation for the 10 ft. R.O.W. Needs to label dedication as "10 ft. R.O.W. dedication D.B.P." Monies must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105". 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 properties and multifamily properties. 24 ft. private service drive to provide city services required. It will be maintained by the property owners, and not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In Accordance with Zoning Ordinance or greater for easements or approved site plan. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner 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. A 4 ft. wide minimum sidewalk required along East Cedar Avenue. Revise plat note # 4 as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Disclaimer: separate Plat note #5 so that it shows the 6ft opaque buffer note & the 8 ft. Masonry wall note as their own separate notes. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall

required between single family residential and commercial, industrial, or multi-family residential zones/uses. Disclaimer: separate Plat note #5 so that it shows the 6ft opaque buffer note & the 8 ft. Masonry wall note as their own separate notes. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, private drives/streets, etc. must be maintained by the lot owners and not the City of McAllen. Proposing: Plat note #10: "Common areas, landscape easements, and private service drives must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A (Multifamily Residential District) Proposed: R-3A (Multifamily Residential District) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees 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, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Owner's signature block refers to the "Public Wording" for subdivisions but application will be for a "Private and Gated" subdivision, needs to revise wording. Needs to add lot # & lot acreage on the subdivision plat. Metes & Bounds description, needs to add 'crows-feet' on the plat boundary for the 564.76 ft. section leading to the 584.76 ft. section. Needs to add recorded Doc. No's for the existing Drainage Ditch, 25 ft. Fina Gas Easement, Existing R.O.W., utility easements, etc. Provide copies of documents for staff review prior to final. Needs to add the wording in parenthesis "(Private Subdivision)" under the title of your subdivision. Needs to provide staff with gate details. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; Chairman, Planning & Zoning Commission. Revise plat name to be "Subdivision Map of Cedar Village" Needs to add the scale on the location map. You are missing the contours with elevations to be shown on the plat. Disclaimer: Subdivision was previously submitted to the City and known as 'Habitat Estates' and 'Cedar Place Subdivision' Subdivision Case was (SUB2021-0083) Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Marco Suarez moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Raul Sesin seconded the motion, which was approved with five members present and voting.

e) Prayers Gardens Subdivision, 2900 North Taylor Road, Elizabeth & Rafael De La Garza (SUB2025-0038) (PRELIMINARY) SEA

Mr. Constantino stated N. Taylor Rd.: 40 ft. R.O.W. dedication needed from centerline for 80 ft. Total R.O.W. Paving: 52 ft. Curb & gutter on both sides. On the plat, need to provide/show how Total 82.05 ft. R.O.W. was acquired, provide documents for the existing R.O.W. for staff review prior to final. After documents received, staff will review on the requirements for a 10 ft. additional ROW dedication needed prior to final. Clarify and resolve overlap of Boundary line into the N. Taylor Rd. R.O.W. prior to final. Disclaimer: If required, need to shows arrow annotation for Varying R.O.W. on the plat prior to final. Disclaimer: R.O.W. dedication can't overlap onto existing property lines. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements, whichever is greater applies. Revisions Needed: Need to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: Add the plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Taylor Rd. Revisions Needed: Needs to add plat note as shown above prior to final Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to Final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Disclaimer: Once rezoning process is completed, Masonry Wall will be required on North side fronting the C-3L Zoning. 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. Must comply with City Access Management Policy. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L (Light Commercial District) Proposed: R-1 (Single-Family Residential District) Needs to request a rezoning application for the lot prior to final approval. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be \$700.0. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be \$700.00. 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. Needs to provide pending Doc. No's on the plat for existing R.O.W. Need to provide copies of documents for all existing R.O.W. & utility easements being shown on the plat for staff review prior to final. Legal description shown under the title does not match legal description on the application and the M+B description. Verify the Bearing distances and M+B as some of the dimensions show differ from the survey. Needs to add parcel information of properties surrounding the subdivision. Update location map with an updated hidalgo county parcel maps. Verify the North Arrow shown on the Location Map & add a label leader that stipulates the City of McAllen City Limits. Clarify the overlap of easements into the R.O.W. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; Need to correct the Mayor's Signature Block with correct wording, as it should read; any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing

the plat. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Raul Sesin moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Reza Badiozzamani seconded the motion, which was approved with five members present and voting.

f) Townhomes at Freddy Gonzalez Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments (SUB2025-0048) (PRELIMINARY) M&H

Mr. Constantino stated Freddy Gonzalez Road - 20 ft. R.O.W. dedication, for 50 ft. from center line for 100 ft. ROW Paving: 65 ft. Curb & gutter on both sides. Revisions Needed: Label Centerline to determine dedication requirements, prior to final. Label the arrow dimensions for "Total R.O.W." and from centerline prior to final. Include document numbers for existing R.O.W. on the plat, provide documents for staff review prior to final. If R.O.W. varies, show arrow dimensions where R.O.W. varies on the plat. Disclaimer: Any abandonments must be done by a separate document/instrument, cannot be done by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. COM Thoroughfare Plan. Street A (Private), Street B (Private), Street C (Private), Street D (Private), Street E (Private), Street F (Private) Dedication as needed for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter on both sides. Revisions Needed: Plat shows 40 ft. R.O.W. (Street A) & 30 ft. R.O.W. (B-F) for interior streets with a partial 'cul-de-sac' at the End. Show R.O.W. dedication as needed above and clarify the 'cul-de-sac'. Review and revise as applicable prior to final. Street names will be established prior to final, need to add the "(Private)" wording on it. Subdivision is proposed as private, gate details are required and R.O.W. is subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final. Need to submit gate details as applicable. A secondary access shall be required for gated streets providing access to 30 or more dwelling units. Streets B-F are dead-ending into the proposed Alleys, please clarify prior to final. 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-3T Zone Districts. Plat layout submitted on March 14, 2025 does not comply with block length requirement, please revise accordingly. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. The preliminary plat considered from July 2023 appears to not comply with the maximum cul-de-sac length requirement. Please revise accordingly. Provide 'Cul-de-sac' details regarding R.O.W. and paving details to assure compliance prior to final. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements, whichever is greater applies. Proposing: Front: 20 Feet or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: Include note as shown above prior to final. 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 Freddy Gonzalez road and along both sides of all interior streets. Revisions Needed: Include note as shown above prior to final. Disclaimer: Sidewalk requirements may increase to 5 ft. as per Engineering

department requirements, finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Proposing: A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Road. Landscaping Ordinance: Section 110-46. An 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 Freddy Gonzalez road for lots 1-5. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Needs to finalize plat note prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions needed: Add plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions Needed: Proposing Plat note #15 Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Proposing: Plat note #20: "No curb cut, access or lot frontage permitted along Freddy Gonzalez road for lots 1 through 5. Disclaimer: Need to clarify with staff if lots are facing public streets or alleys on the plat. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revisions Needed: Lot 42 dimension being shown as 13.17 ft. fronting Street F. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to residential properties, for a 42 Lot Townhouse development, fee would be \$29,400.00. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Revisions Needed: Proposing Plat note# 19 in regards to 50% park fees to be paid prior to recording and at time of building permit issuance. 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. Need to add the wording for (Private Subdivision) under the title of the plat. Verify owner's signature being shown on the plat. There are two notary signatures being shown on the plat. Boundary of the plat refers to plat sheet 2 of 2 but there is only one sheet of the plat. On the location map, needs to add frame on the word 'site' so that it is clearly shown. Add names of the subdivisions surrounding this development. You can remove the City Secretary signature. We don't require the Irrigation District signature block, but if its on the plat you need to get their signature. For plat notes 14, 15, & 22 please refer to Section 134-168 for public subdivisions. Needs to provide staff with all copies of the recorded easements/R.O.W.'s being shown on the plat for staff review prior to final. Needs to show the Contour Elevations on the map. Disclaimer: The Surveyor's Seal has a small misspelling, it currently reads "Registrd" instead of the word "Registered" on the Seal. Application on file refers to gross acreage as 5.734 a.c. and warranty deed description refers to 5.743 a.c. Need to clarify discrepancy prior to final. Variance application (VAR2025-0008) is currently under review. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Raul Sesin moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approvals. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

g) H&F Texas Properties Subdivision, 6601 South 10th Street, Jonathan Muñoz (SUB2025-0049) (PRELIMINARY) GME

Mr. Constantino stated S.10th Street (S.H. 336): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By State curb & gutter on by the State. Revisions needed: Needs to revise the name of the street as shown above. Needs to say "S. 10th street (S.H. 336)" Need to label centerline C.L. of S. 10th street (S.H. 336) on the plat prior to final. Needs to provide the street line types, existing R.O.W., Total R.O.W., dimensions from the centerline, pending Doc. No's, etc. on the plat prior to final. Provide a copy of any referenced documents for staff review prior to final. If the R.O.W. varies, needs to show the varying R.O.W. dimensions. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Revision needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Plat note is required for Private Access Easements. Proposing: 35'x35' Common Access Easement and Plat note # 7, needs to be discussed with staff prior to final. Subdivision Ordinance: Section 134-106. Front: S. 10th Street: In Accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Needs to add the Setbacks note on the plat. This plat note applies for Lots 1&2. Zoning Ordinance: Section 138-356. Rear: In Accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Needs to add the Setbacks note on the plat. This plat note applies for Lots 1&2. Zoning Ordinance: Section 138-356. Sides: In Accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Needs to add the Setbacks note on the plat. This plat note applies for Lots 1&2. Zoning Ordinance: Section 138-356. Corner: See front setback section above. Revisions Needed: Add note as shown above, prior to final. This plat note applies to Lot 1 only. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required along S. 10th Street. Revisions Needed: Need to add the Sidewalk Plat note as shown above. Disclaimer: Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Need to add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Need to add plat note as shown above prior to final. 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. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required along S. 10th Street. Revisions Needed. Need to add the Sidewalk Plat note as shown above. Disclaimer: Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial,

and industrial zones/uses. Revisions Needed: Need to add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Need to add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Needs to add plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Revisions Needed: Needs to show dimension of Lot 2's Frontage to determine compliance with minimum lot frontage. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Needs to show dimension of Lot 2's frontage. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business District) Proposed: C-3 (General Business District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. On the Plat, it is missing the P.O.B. (Point of Beginning) On the Plat, needs to add the acreages for each individual Lot. Remove the Hatches for the Concreate areas and Asphalt, we only need the line types to be shown, this information is mostly used for the Survey. Remove the leader line and wording for "Moderate Brush" You are missing the Contours on the Plat. On the Location Map, need to add the missing North Arrow. General Plat notes missing are: Setback notes, Access Easement note, Buffer note, Masonry Wall note, Sidewalk note, Private wording. Need to revise title of the Subdivision to be "Subdivision Plat of H&F Texas Properties Subdivision" Since it's a private subdivision, you need to add under the title the following words in parenthesis "(Private Subdivision)" Need to provide Doc. No's for any existing easement (i.e. utility, irrigation, etc.) or R.O.W. document for the roads for staff review prior to final. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). Signature line should be as follows: Owner's Signature lines refers to the 'Public Wording' for subdivisions, needs to use wording for 'Private Subdivisions'. On the signature lines, needs to change owner's information to say "Managing Member". Notary Signature refers to a Mr. Rogelio Rodriguez Gonzalez, verify as this may have been from another project. If subdivision is gated, needs to provide staff with copy of the Gate details for review prior to final. There is some line work being shown for utility lines, back flow preventer, signs, etc. Please freeze/remove these layers from the plat. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Raul Sesin moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

h) McAllen Oaks North Subdivision, 2701 State Highway 107, Mark Wilkins and Noe Gonzalez (SUB2023-0092) (REVISED FINAL) MDC

Mr. Constantino stated State Highway 107: 150 ft. ROW Paving: By the state curb & gutter by the state. Revisions needed: If 172 ft. is the existing ROW, label it as "existing ROW" prior to recording. Please provide copy of the document where ROW was dedicated for staff review prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if

improvements are not constructed prior to recording. Interior Streets: 50 ft. ROW (60 ft. proposed at gates area) Paving: 32 ft. Curb & gutter on both sides. The property was rezoned from R-3A to R-1 District on December 9, 2024. The revised application proposes 58 single-family lots. Revisions Required: Revised Gate details are required prior to final/recording to determine if ROW width meets the paving, sidewalk, curb and gutter, island, etc. ROW is subject to increase for gate areas after the required revision is submitted, finalize prior to final/recording. Use the street names provided by staff prior to recording. As per the application, the subdivision is private. Write "(Private Street)" under the name of the streets prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. A variance request (VAR2023-0018) to provide 50 ft. ROW for interior streets instead of 60 ft. for a multifamily development was requested by the engineer for a multifamily development. The Planning and Zoning Commission at the meeting of August 8, 2023, unanimously approved the variance for interior streets ROW to be 50 ft. instead of required 60 ft. subject to providing 10 ft. sidewalk easement on both sides of the interior streets, as required by staff. E/W Quarter Mile Collector (south boundary): Dedication as needed 60 ft. ROW Paving: 40 ft. Curb & gutter on both sides. A variance request (VAR2023-0018) to not dedicate ROW for E/W Quarter Mile Collector (south boundary) was requested by the engineer. The Planning and Zoning Commission at the meeting of August 8, 2023, recommended approval of the variance request. On August 28, 2023, the City Commission approved the variance request to not dedicate any ROW to an E/W quarter mile collector on the south boundary. Since the variance request was approved by the City Commission for this property, the ROW dedication for an E/W Quarter Mile Collector should be required from other adjacent properties. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. A variance request (VAR2023-0018) for the block length requirement was requested by the engineer. The interior blocks comply with the requirement. The East and west block lengths are proposed as 1,293.70 ft. and 1,294.93 ft. Since the subdivision is proposed as private subdivision, the project engineer requested not to provide stub outs for future connectivity to the east and west side. The Planning and Zoning Commission at the meeting of August 8, 2023, unanimously approved the variance to block length requirement. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Revise the setback note as shown above prior to recording. Proposing: 25 ft. or greater for easements or site plan. The property was rezoned from R-3A to R-1 District. Site plan review does not apply to single-family residences. Note wording subject to change once zoning requirements have been finalized. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Revise the setback note as shown above prior to recording. Proposing: 10 ft. or greater for easements or site plan. The property was rezoned from R-3A to R-1 District. Site plan review does not apply to single-family residences. Note wording subject to change once zoning requirements have been finalized. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Revise the setback note as shown above prior to final. Proposing: 6 ft. or greater for easements or approved site plan. The property was rezoned from R-3A to R-1 District. Site plan review does not apply to single-family residences. Note wording subject to change once zoning requirements have been finalized. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Revise the setback note as shown above prior to recording. Clarify/remove the setback note for State Highway 107 prior to recording. Proposing: Side Corner: 10 ft. or greater for easements or site plan. Side (Hwy 107): 30 ft. or greater for easement or site plan. The property was rezoned from R-3A to R-1 District. Site plan review does not apply to single-family residences. Project Engineer confirmed that they don't need a separate setback note for State Highway 107 and proposed to remove it prior to recording. Zoning Ordinance: Section 138-356. Garage: 18 ft. except wherever greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk required along State Highway 107, and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Revisions Needed: Revise and combine sidewalk notes #7 & #8 as shown above

prior to final/recording. Proposing Note #7: 5 ft. wide minimum sidewalk required along State Highway 107 at time of subdivision construction. Proposing Note #8: 4 ft. wide minimum sidewalk required on both sides of all interior streets at time of building permit stage. A 5 ft. sidewalk is required for TXDOT roads as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along State Highway 107. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final/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 State Highway 107. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Add a plat note as shown above prior to final/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. Add a plat note as shown above prior to final/recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. A plat note to cross reference the HOA document number after recording is required on the plat prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: R-3A (apartment residential) District Proposed: R-1 (single-family residential) District. The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the application was revised on October 21, 2024, to propose 58 single-family residential lots instead. REZ2023-0032 & REZ2023-0033 to rezone the property from R-1 and C-3 Districts to R-3A District was approved by the City Commission on August 8, 2023. A rezoning request (REZ2024-0058) to rezone the property from R-3A to R-1 was approved by the City Commission on December 9, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the application was revised on October 21, 2024, to propose 58 single-family residential lots instead. REZ2023-0032 & REZ2023-0033 to rezone the property from R-1 and C-3 Districts to R-3A District was approved by the City Commission on August 8, 2023. A rezoning request (REZ2024-0058) to rezone the property from R-3A to R-1 was approved by the City Commission on December 9, 2024. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Please provide number of dwelling units prior to final. The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the application was revised on October 21, 2024, to propose 58 single-family residential lots instead. \$35,700 (58 x \$700) must be paid prior to recording. The park fee will be adjusted if the number of dwelling units changes prior to recording. As per Traffic Department, Trip Generation is approved and TIA is waived. Submit a revised gate detail, showing paving width, sidewalk, lot lines, pedestrian gates, perimeter fence, etc. Additional ROW at the gate might be required based on the gate detail prior to recording. If the subdivision is proposed to be private, add "(Private Subdivision)" under the name of the subdivision in smaller font and not bold prior to recording. Use the street names provided by staff prior to recording. If the subdivision is proposed to be private, add "(private street)" after the name of the streets prior to recording. Show lot lines and the legal description of the properties on the north side of State Highway 107 prior to recording. Owner's signature block references public subdivisions which must be revised prior to recording. Signature blocks must follow Sec.134-61 of the subdivision ordinance prior to recording.

Must comply with City's Access Management Policy. Any abandonments must be done by separate instrument and referenced on the plat, and may not be done by plat. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final/recording. The application was revised on October 21, 2024, to propose 58 single-family residential lots instead. At the Planning and Zoning Commission meeting of February 21, 2022, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals. At the Planning and Zoning Commission meeting of June 20, 2023, the board voted to approve the subdivision in revised preliminary form subject to conditions noted, drainage and utilities approvals. The project engineer submitted VAR2023-0018 including the following variances on June 30, 2023: 1.Variance to the block length requirement. 2.Variance to the E/W quarter mile collector requirement (southern boundary) 3.Variance to request 50 ft. ROW for interior streets for multifamily development instead of 60 ft. required ROW 4.Variance to not provide alley/service drive easement for multifamily development. Planning and Zoning Commission at the meeting of August 8, 2023, unanimously approved the subdivision in revised preliminary form and approved the variance to block length requirement and ROW for interior streets to be 50 ft. instead of required 60 ft. ROW subject to providing 10 ft. sidewalk easement on both sides of the streets, as required by staff. The Board also recommended approval of the variance request to not dedicate ROW for a E/W quarter mile collector (south boundary) and recommended disapproval of the variance request to not dedicate alley for solid waste and provide roll-out residential bins for the proposed multifamily development. On August 28, 2023, the City Commission approved the following the variance request to not dedicate any ROW to an E/W quarter mile collector on the south boundary. The applicant reached an agreement with Public Works Department for the other request, to not provide alley for solid waste collection, and withdrew the request prior to the meeting.

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

Being no discussion, Mr. Marco Suarez moved to approve in revised final form subject to conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

i) The Woodlands at Bentsen Subdivision, 2900 South Bentsen Road, Jesus Solis-Gomez (SUB2024-0118) (REVISED PRELIMINARY) M&H

Mr. Constantino stated S. Bentsen Road: ROW dedication as needed for 40 ft. from centerline for total 80 ft. ROW Paving: 40 ft. curb & gutter on both sides. Revisions needed: Show and label the ROW dedicated by this plat as shown above, ROW from centerline with the dedication, and total ROW, to verify required dedication, prior to final. Include the document number for the existing ROW on plat and provide a copy for staff review prior to final. S. Bentsen Road is an 80 ft. Collector on the north side of Neuhaus Drive as per the thoroughfare map. The originally submitted plat had two lots and was fronting S. Bentsen Road on the south side of Neuhaus Drive. The revised plat consists of one lot and does not front S. Bentsen Road on the south side of Neuhaus Drive anymore. ROW dedication on the south side of Neuhaus Drive doesn't apply to this property anymore. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Neuhaus Drive (north side): Dedication as applicable for 30 ft. ROW from centerline for total 60 ft. ROW Paving: 40 ft. Curb & gutter on both sides. Submit an ownership map to determine no parcel will be landlocked to finalize the ROW dedication requirement prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. Front: 45 ft. or greater for easements. Revise the setback note as shown above prior to final. Proposing: Front

Setback: 25 ft. or easement, whichever is greater. Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Clarify/revise the setback note as shown above prior to final. Proposing: Setback shall be in accordance to PUD Ordinance #2558, as may be amended from time to time. Proposing Side Setback: 5 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. 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. A 4 ft. wide minimum sidewalk required on S. Bentsen Road and Neuhaus Drive. Submit the ownership map to finalize the ROW dedication requirement to finalize the plat note prior to final. Proposing: 4 ft. wide minimum sidewalk required on S. Bentsen Road and the west right-of-way of Neuhaus Drive. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Neuhaus Drive as applicable. Finalize the ROW requirement to finalize the plat note prior to final. Remove "/" from "6 ft. / opaque buffer..." on plat note #8 prior to final/recording. Landscaping Ordinance: Section 110-46* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46* Perimeter buffers must be built at time of Subdivision Improvements. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. The minimum lot frontage in R-1 District is 50 ft. Revise the layout or submit a variance to the Zoning Board of Adjustment prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Revised plat shows one lot. Revise the application to match the new lot size and lot number prior to final. Based on one single-family lot, \$700 park fee must be paid prior to recording. As per Traffic Department, Trip Generation for a 2-Lot Single Family subdivision is waived. Submit an ownership map of the parcels in vicinity prior to final to make sure no parcel will be landlocked. Legal Description of all adjacent lots on all sides is needed on the plat prior to final. (E.g. Lot 4 and Lot 138-A are shown together and it is not mentioned from what subdivision) The subdivision name on the adjacent lots must match the vicinity map. The boundary of the floodway easement is not shown on plat. Finalize prior to final. Revise the application to match the lot number and subdivision size prior to final. Add label for Lot 1 and the lot size after the ROW dedication is finalized. 10 ft. U.E. is labeled on the west boundary but the easement line is not shown. Clarify the 24 ft. shared driveway easement prior to final. It seems that the width of the shared driveway easement changes at the front of the lot. Label the dimension at multiple point prior to final. Provide a copy of the referenced documents prior to final. Must comply with City's Access Management Policy. Revised plat submitted on March 13, 2025, shows a smaller subdivision and only one lot instead of the originally submitted layout with two lots.

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

Being no discussion, Mr. Marco Suarez moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

**j) MNR Subdivision, 7610 North Ware Road, Rene and Melanie Garza (SUB2025-0042)
(PRELIMINARY) DGE**

Mr. Constantino stated N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: By the States curb & gutter by the State. Revisions needed: Label centerline on plat prior to final. Show and label ROW from centerline with the dedication and Total ROW with dimension to finalize the ROW requirement as shown above prior to final. Revise the label from the word "PROP." from "Prop. 15 ft. ROW dedicated by this plat prior to final. The ROW dedicated by this plat, still is being shown as part of the lot. Use a solid line (but not as bold as the original property boundary) to show the new lot line for Lot 1 after ROW dedication. Lot dimensions after dedication is needed as well prior to final. Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Clarify if a plat note will be proposed in lieu of alley. Alley or service drive easement cannot dead-end. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Proposed: 15 feet or easement whichever is greater. Zoning Ordinance: Section 138-356, 134-367. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Proposed: 10 feet or easement whichever is greater. Zoning Ordinance: Section 138-356. Interior sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Proposed: 5 feet or easement whichever is greater. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk required on N. Ware Road (F.M. 2222). Revisions Needed: Include note as shown above prior to final. A 5 ft. Sidewalk as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Revise note #8 as shown above prior to final. Although perimeter buffers must be built at time of Subdivision Improvements, it is not part of the required plat note. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revision needed: Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Yellowhammer Avenue. Revisions Needed: Add a plat note as shown above, prior to final. Must comply with City Access Management Policy. As per Traffic Department no access would be permitted through Yellowhammer Avenue. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, 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. 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-1 (Office Building) District Proposed: C-1 (Office Building) District. Engineer must verify proposed use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning requirements must be finalized prior to final. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Revise the label from "Prop. 10 ft. Utility Easement" to "10 ft. Utility Easement by this plat" if

it is dedicated by plat. If the easement is existing, reference the document number instead. Finalize prior to final. Clarify if an easement is proposed at the front of the lot. An easement dedicated by plat may not overlap ROW dedication. Finalize prior to final. Clarify/remove the easement lines shown on Villatorre Estates at Almon Subdivision prior to final, as they may be confused with lot line. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must verify proposed use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Any existing easements must be shown on plat with document numbers.

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

Being no discussion, Mr. Raul Sesin moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

**k) Balboa Acres, the East Half of Lot 1, Block 20, 3219 Covina Avenue, J.A Garza LLC
(SUB2025-0046) (PRELIMINARY)**

Mr. Garza stated Covina Avenue: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. ROW: 20 ft. Paving: existing conditions remain. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for the East half of Lot 1, Block 20 shows a 48 ft. width. As per Section 138-368 of the Zoning Ordinance, corner lots subdivided after the date of the ordinance from which this chapter is derived shall be at least four feet wider than the minimum lot size in residential zones. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation waived for one lot single family lot. Existing plat notes remain the same as now exist. Public hearing is required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

Staff recommends disapproval of the subdivision in preliminary form.

Being no discussion, Mr. Reza Badiozzamani moved to approve in preliminary form. Mr. Raul Sesin seconded the motion, which was approved with five members present and voting.

**l) Balboa Acres, the West Half of Lot 1, Block 20, 3221 Covina Avenue, J.A Garza LLC
(SUB2025-0045) (PRELIMINARY)**

Mr. Garza stated Covina Avenue: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. ROW: 20 ft. Paving: existing conditions remain. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance:

Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for the West half of Lot 1, Block 20 shows a 48 ft. width. As per Section 138-368 of the Zoning Ordinance, corner lots subdivided after the date of the ordinance from which this chapter is derived shall be at least four feet wider than the minimum lot size in residential zones. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation waived for one lot single family lot. Existing plat notes remain the same as now exist. Public hearing is required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

Staff recommends disapproval of the subdivision in preliminary form.

Being no discussion, Mr. Reza Badiozzamani moved to approve in preliminary form. Mr. Raul Sesin seconded the motion, which was approved with five members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Reza Badiozzamani adjourned the meeting at 4:52p.m. with Mr. Emilio Santos Jr. seconding the motion with five members present and voting.

Michael Fallek, CHAIRPERSON

ATTEST:

Carmen White, ADMINISTRATIVE ASSISTANT

Memo

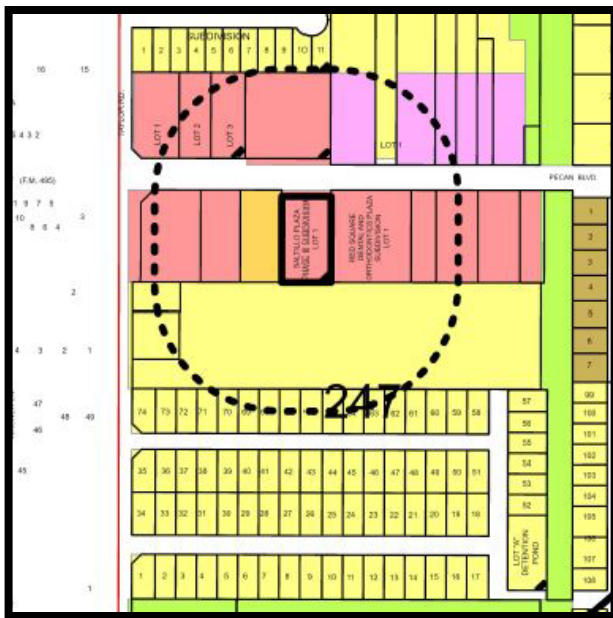
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 21, 2025

SUBJECT: REQUEST OF ADRIANA I. GARZA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR AN EVENT CENTER AT LOT 1, SALTILLO PLAZA SUBDIVISION, PHASE 3, HIDALGO COUNTY, TEXAS; 5001 PECAN BOULEVARD UNIT 140. (CUP2025-0027)

DESCRIPTION: The property is located on the south side of Pecan Boulevard and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and east, R-1 (single family residential) District to the South, and C-2 (neighborhood commercial) District to the east. An Event Center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the initial Conditional Use Permit request at this location. The application was submitted March 26th, 2025.

ANALYSIS: The applicant is proposing to operate an Event Center (Mediterraneo Garden Event Center) from the existing 6,204 square foot suite. The proposed hours of operation would be from 11 a.m. to 12 a.m. Sunday through Wednesday and 5 p.m. to 2 a.m. Monday through Sunday. The site plan review for the plaza where the event center is proposed to be was approved based on 1,000 square feet of restaurant use and 12,866 square feet of retail use resulting in 44 parking spaces for the entire area.

The Health Department and Fire Department have inspected the location and determined the property to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet. of the residential zone/use to the south;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Pecan Boulevard;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 62 parking spaces are required and only 40 are provided as per site plan for the entire plaza.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

The Planning Department has not received any phone calls, email, or letters in opposition to the request.

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) and #3 (parking) of Section 138-118(4) of the Zoning Ordinance.

Site plan

A&G

A&G

A&G

A&G

GENERAL NOTES:

- A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES PRIOR TO INSTALLATION.

KEYED NOTES:

1. RISE UP AT NEW POWER COMPANY DDP POLE. ELECTRICAL CONTRACTOR SHALL COORDINATE POLE LOCATION PRIOR TO INSTALLATION.
2. SECONDARY FEEDERS ROUTED TO ELECTRICAL SERVICE. REFER TO ELECTRICAL RISER DIAGRAM FOR FEEDER SCHEDULE/QUANTITIES.
3. ONE CONDUIT ROUTED UNDERGROUND TO CONNECT TO UNDERGROUND TELEPHONE SERVICE. REFER TO CHL DRAWINGS FOR EXACT POINT OF CONNECTION.
4. CONTROL LIGHTING CIRCUIT VIA A 7-DAY, 24-HOUR, PROGRAMMABLE, ASTRONOMICAL, DIGITAL, TIME CLOCK/PHOTO CELL COMBINATION.

A&G
ENGINEERING

TX PE FIRM # F19800
1004 W FRONTAGE RD
ALAMO, TX 78516
956.787.777



13 SEP 2023

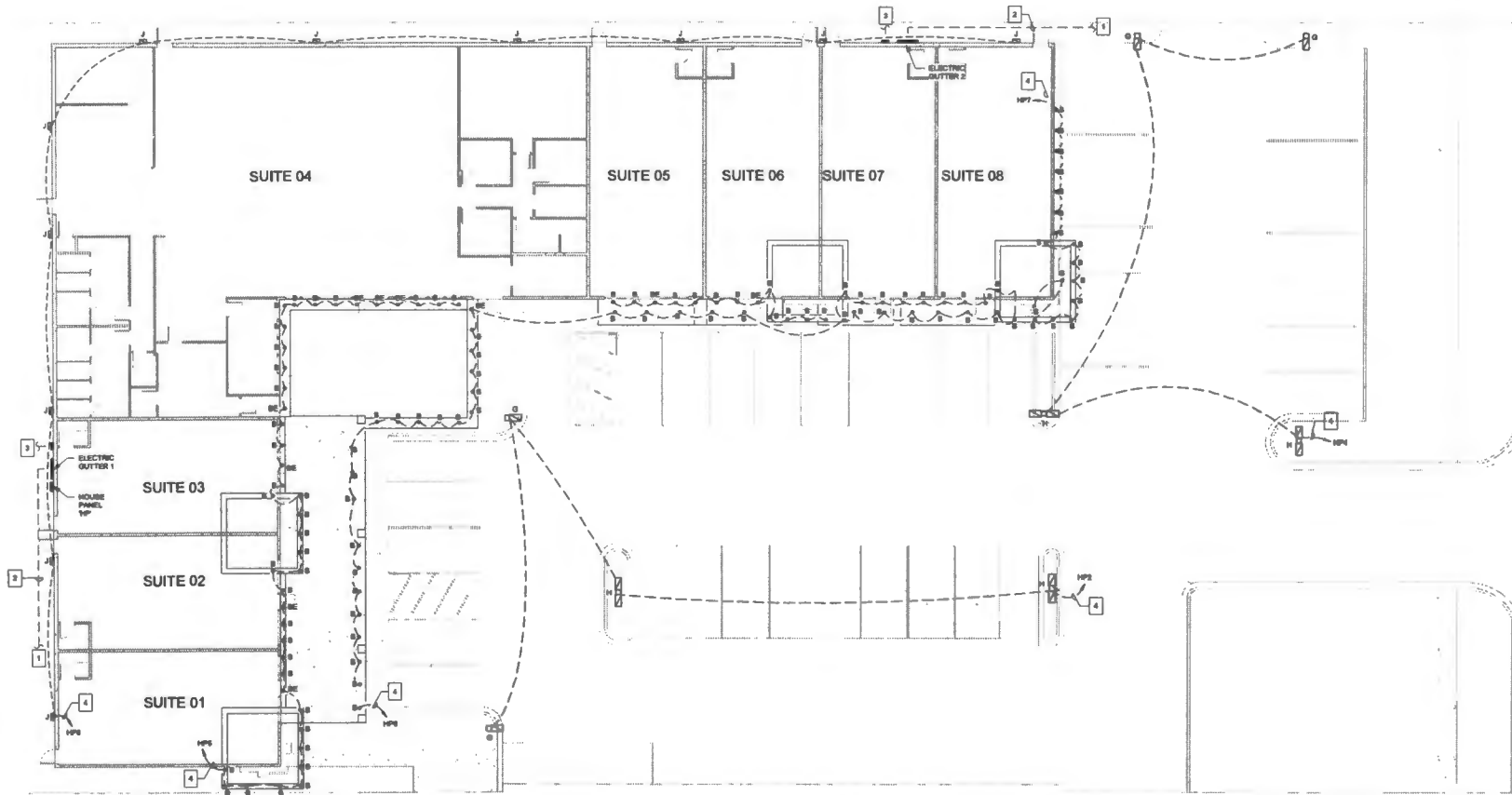
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE

REV	DATE	DESCRIPTION
01	13 JUL 2023	PROJECT SET.
02	10 DEC 2022	NEW 100 GALS URINALS INTERCEPTOR.
03	13 SEP 2023	M&M WAITS & WATERS LINES RELOCATED TO THE FRONT OF THE BUILDING.

PROJECT: 21 04 90

SALTILLO PLAZA
SALTILLO PLAZA PHS. III SUBDIVISION,
MCALLEN, HIDALGO CO. TX.

Electrical Site Plan



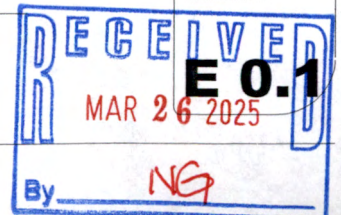
① ELECTRICAL SITE PLAN
3/02" = 1'-0"

A&G

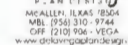
A&G

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Floor Plan



BUILDER OR CONTRACTOR MUST VERIFY A

- 2) CONTRACTOR MUST VERIFY COMP. LAND LOCAL BUILDING CODES IN THE AREA WHERE HOME IS TO BE CONSTRUCTED
- 3) PLANS INDICATE LOCATION ONLY. ENGINEERS ASPECTS SHOULD INCORPORATE ACTUAL CONDITIONS

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS. AS EVEN MINOR CHANGES IN ONE AREA OF HOUSE CAN LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

NOV. 12. 2021
JOB No.

OWNER:

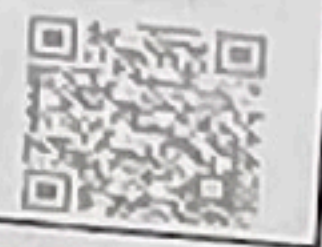
REVISION	DATE	
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RECEIVED
APR 26 2025
By NG



**NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP 20 25-0027**

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



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 22, 2025

SUBJECT: REQUEST OF IMELDA AND JUAN RIVERA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR A GUEST HOUSE AT LOT 53, TAYLOR CROSSINGS SUBDIVISION, HIDALGO COUNTY, TEXAS; 5036 JAY AVENUE. (CUP2025-0030)

BRIEF DESCRIPTION: The subject property is located along Jay Avenue and North 51st Street. The property is zoned R-1 (single-family residential - OC) District and currently has a residential home. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single family residential - OC) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (OC) District in all directions except to the North which is zoned R-3A (multifamily residential apartments-OC) District. The surrounding land uses include single-family residences and vacant land.



HISTORY: This is the initial application for a guest house at this location. The applicant submitted an application for a Conditional Use Permit on April 1, 2025.

SUMMARY/ANALYSIS: The plat for Taylor Crossing Subdivision was recorded on January 6, 2010. According to Hidalgo County Appraisal District records, the existing residence was built in 2010. The guest house size is proposed at 384 square feet. According to the

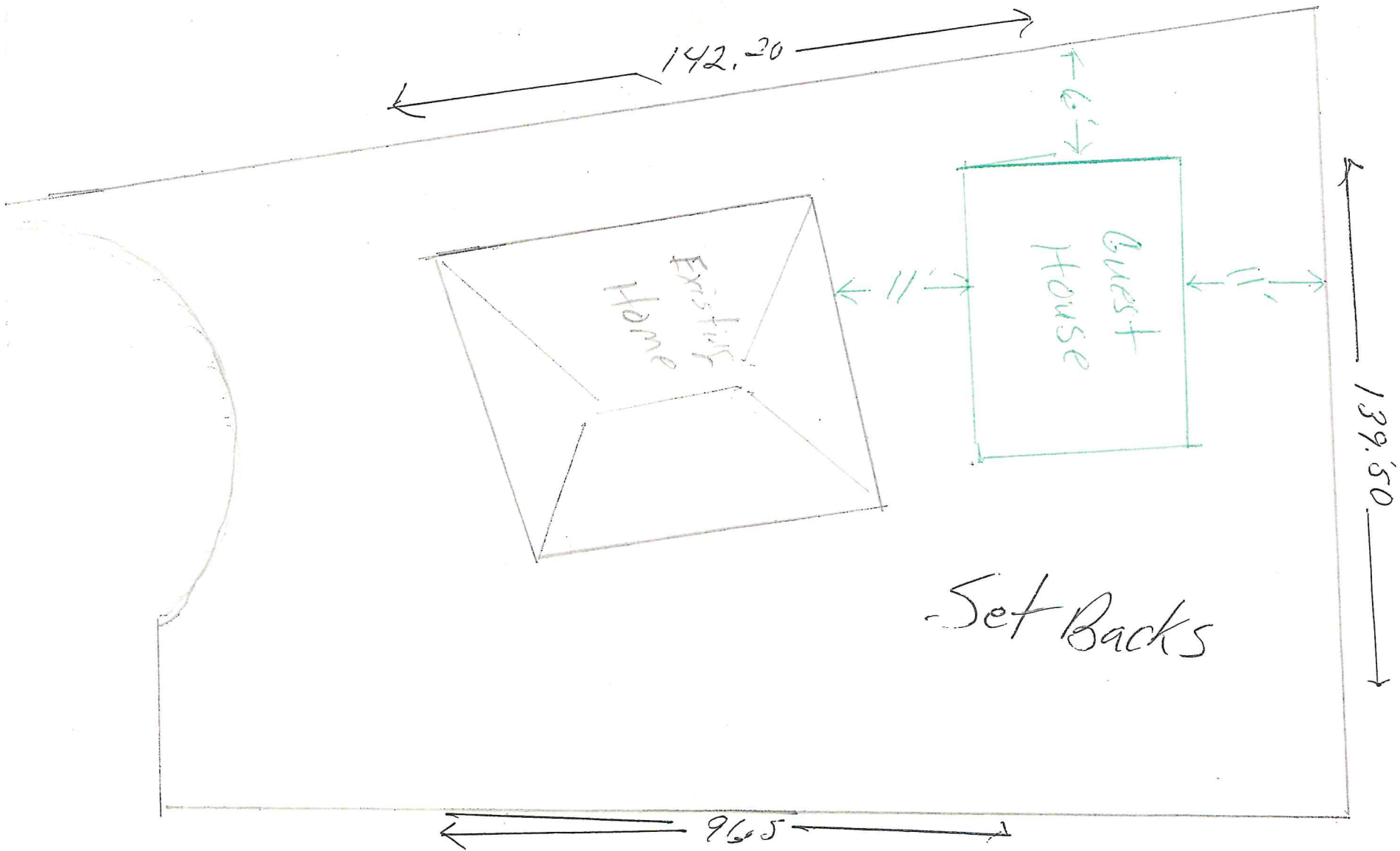
submitted floor plan, the proposed guest house will include a kitchen, bedroom, living area, and a bathroom. The Fire Department has not conducted their inspection of the subject property at this time. The guest house development must comply with requirements for guest houses set forth in Section 138-118(a)(5) of the Zoning Ordinance (Old Code) and specific requirements as follows:

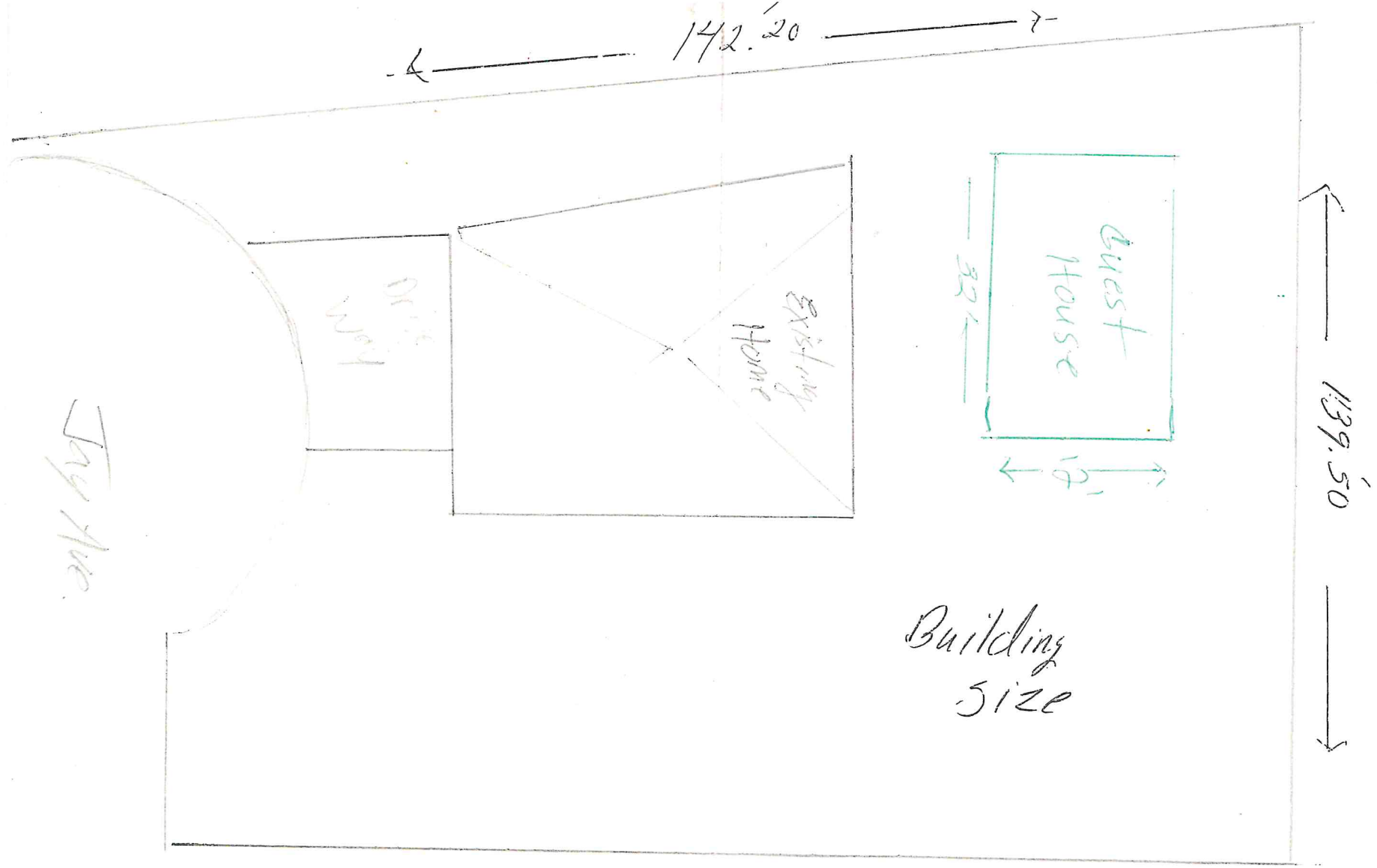
- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size where the guest house will be built is 9,672 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permitting process.

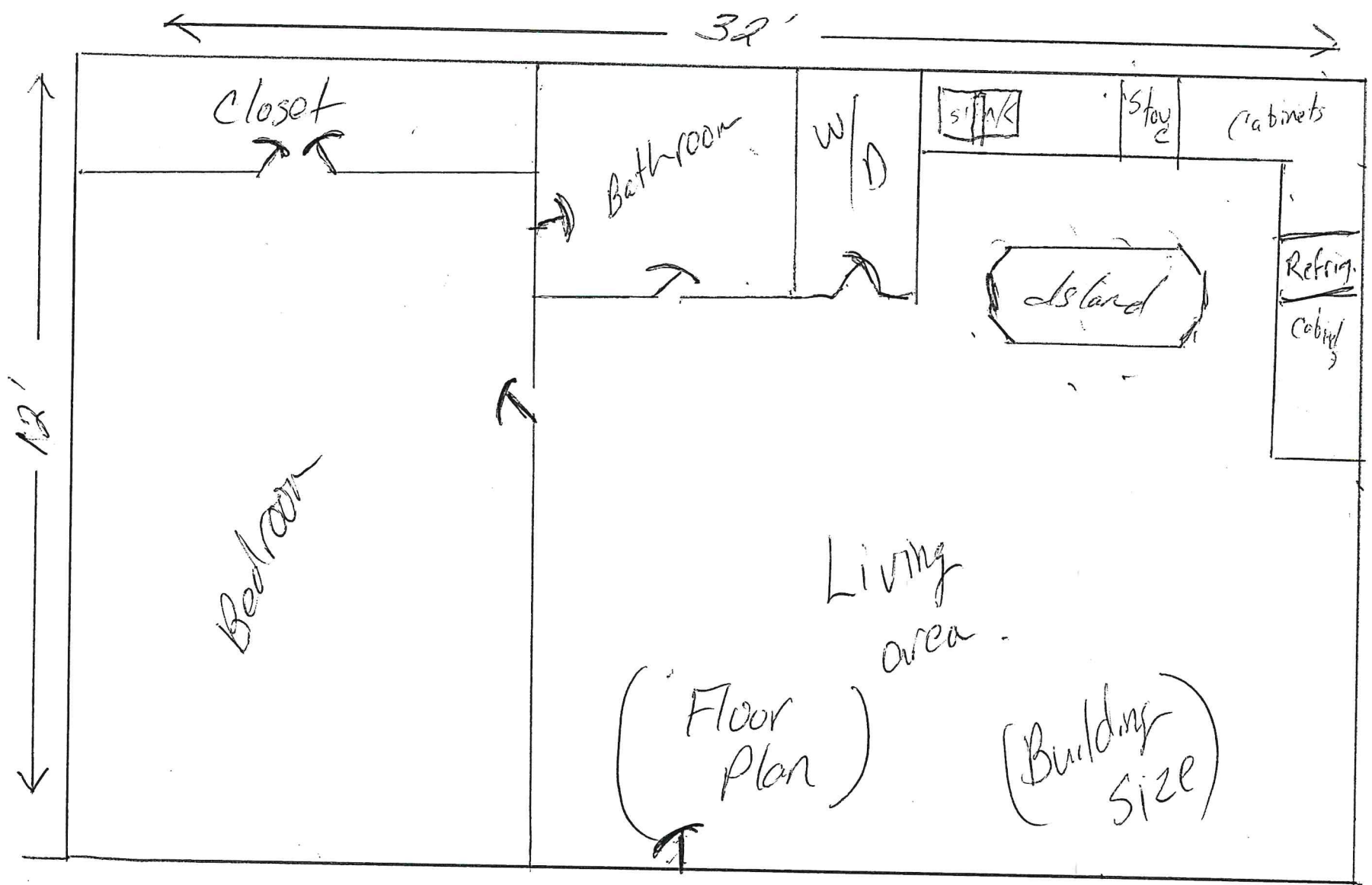
Staff did not receive any phone calls, letters, or emails in opposition to this request.

RECOMMENDATION: Staff recommends approval of this request, for life of the use, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance (Old Code), and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.





RECEIVED
APR 01 2025
By OC





**NOTICE
GUEST HOUSE
FOR
THIS PROPERTY
CUP2025-0030**

CITY OF MCALLEN PLANNING DEPT.
956-691-1250
WWW.MCALLE.NET

Memo

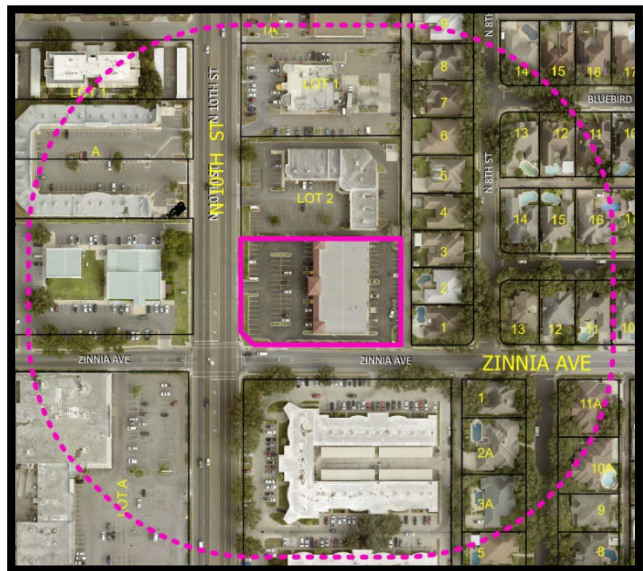
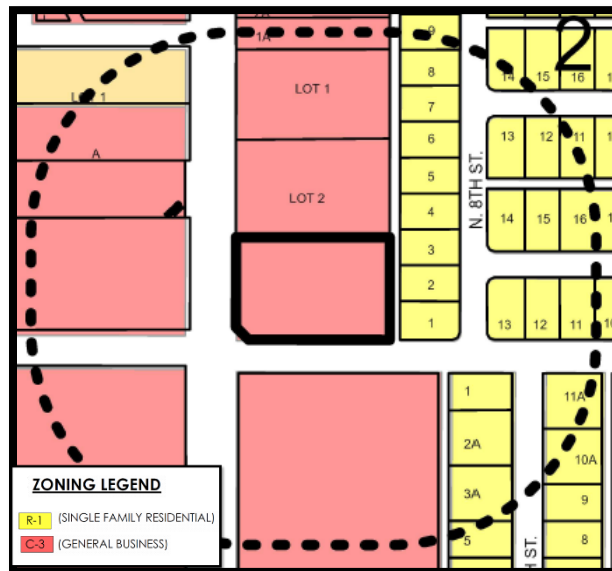
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 30, 2025

SUBJECT: Request of Abdelhadi Mohd Al-Hatabeh on behalf of Javier Masso for Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at Lot 1, A&A Subdivision, Hidalgo County, Texas; 5212 North 10th Street. (CUP2025-0031)

BRIEF DESCRIPTION: The subject property is a commercial plaza located at the intersection of North 10th Street and Zinnia Avenue. The property is zoned C-3 (General Business - OC) District. The applicant is proposing a Smoke Shop, this proposal is allowed in a C-3 (General Business - OC) District with a Conditional Use Permit (CUP). The adjacent zoning to the east side is R-1 (Single Family Residential) District, to the south, west and north directions the zoning is C-3 (General Business - OC) District. The surrounding land uses include commercial plazas and single-family residences.



SUMMARY/ANALYSIS: The applicant is proposing a Smoke Shop at a commercial plaza that accommodates retail and restaurants businesses. The Suite that used as the proposed site has an area of 1800 square feet. The operation schedule is from Monday to Sunday from 9:00am to 12:00 am. Applicant is proposing an inventory of Tobacco products, pipes, hookah tobacco, rolling papers, electronic cigarettes, pipes, lighters, vaporizers and other items associated with tobacco use.

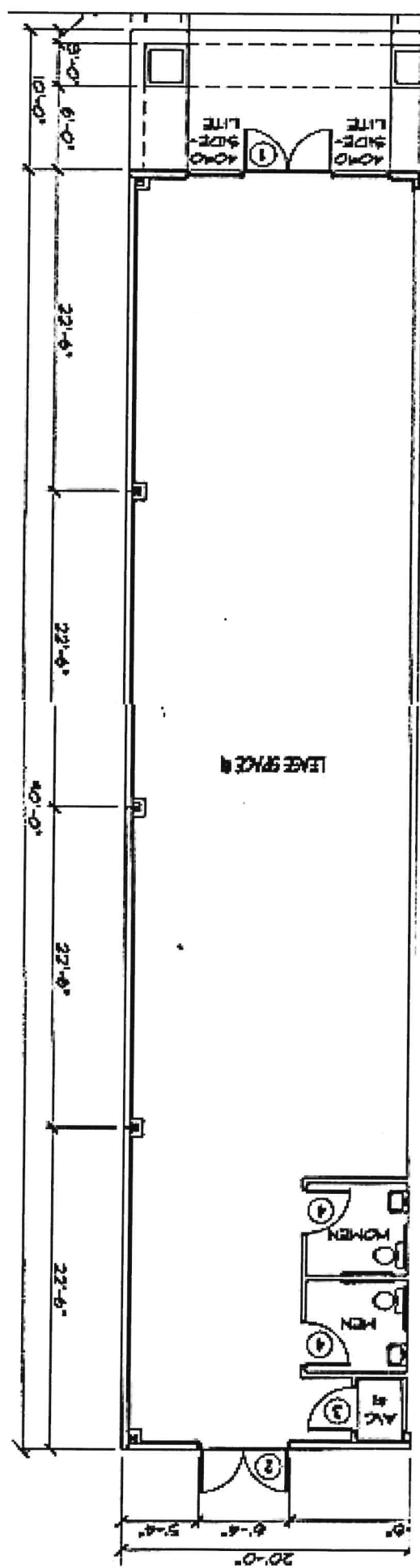
The Fire Department has conducted their inspection of the subject property at this time. A Smoke Shop must comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance (Old Code) and specific requirements as follows:

1. The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of a residential area;
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access through North 10th street and Zinnia Avenue which is adjacent to the Single-Family Homes Residential area;
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Seven parking spaces are required and ninety are provided at the plaza.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permitting process.

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

RECOMMENDATION: Staff recommends disapproval of the request, for one year, due to noncompliance with distance requirement from a residential area.





**NOTICE
SMOKE SHOP
FOR
THIS PROPERTY
CUP2025-0031**

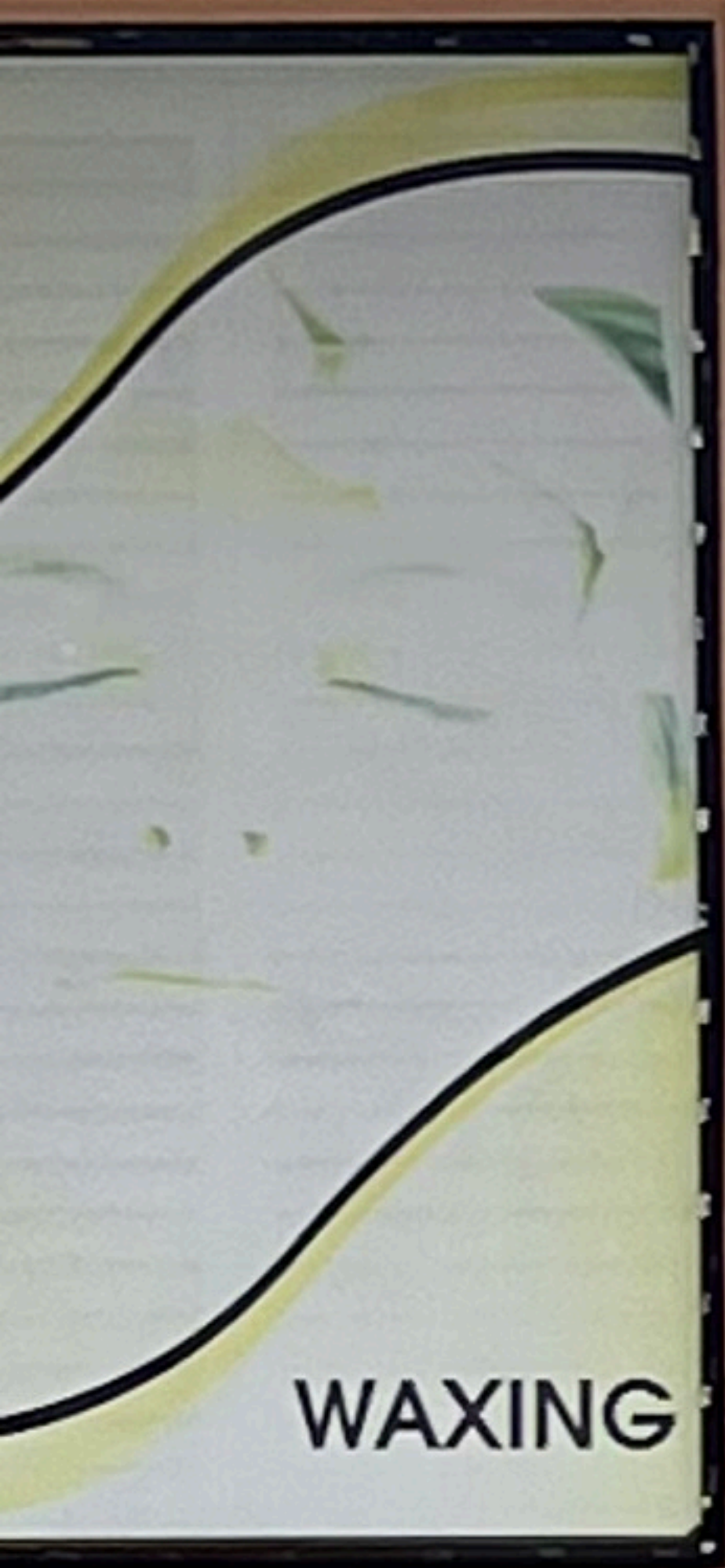


CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET



FOR RENT
(956) 330-1183

PH



RESERVED
PARKING



Planning Department

Memo

TO: Planning and Zoning Commission

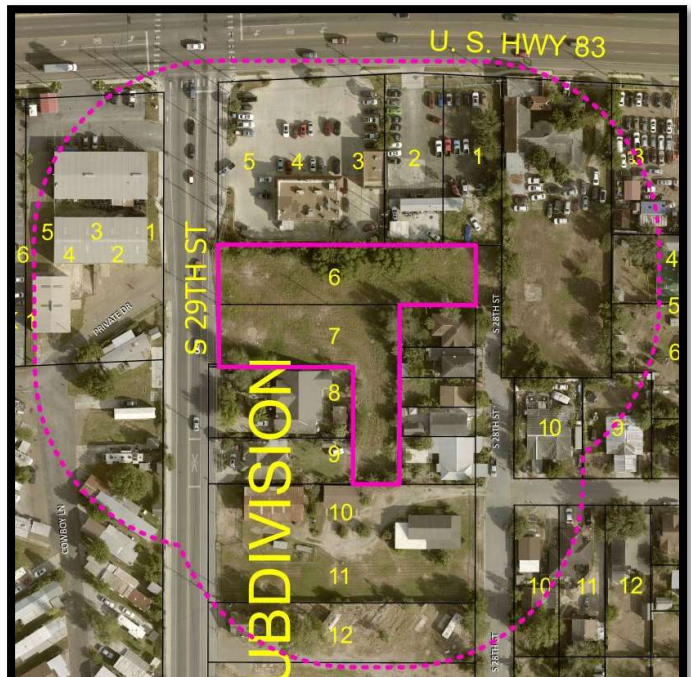
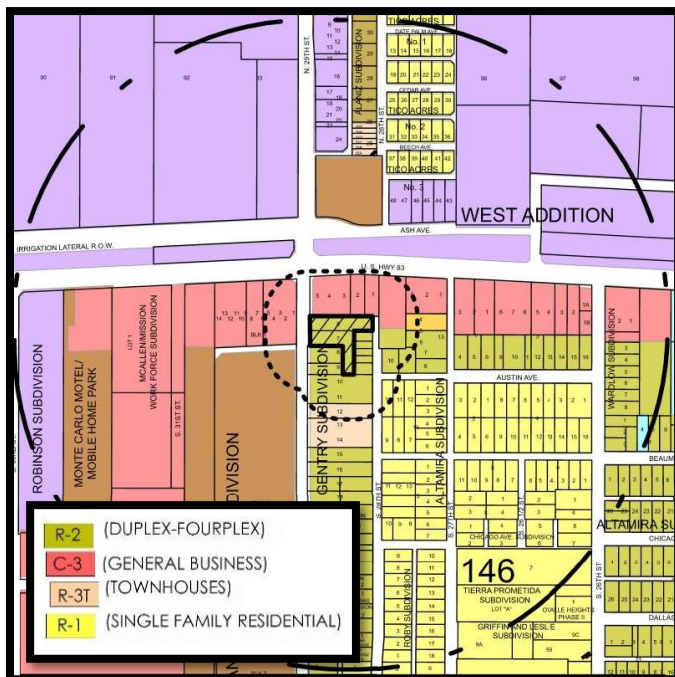
FROM: Planning Staff

DATE: April 29, 2025

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT: LOT SIX (6), THE WEST 157.0 FEET OF LOT SEVEN (7), THE NORTH 3.0 FEET OF THE WEST 157.0 FEET OF LOT EIGHT (8), THE WEST 50.5 FEET OF THE EAST 133.0 FEET OF THE SOUTH 62.0 FEET OF LOT EIGHT (8), THE WEST 50.0 FEET OF THE EAST 133.0 FEET LOT NINE (9), GENTRY SUBDIVISION, SAVE AND EXCEPT A 10' ADDITIONAL RIGHT OF WAY AND UTILITY EASEMENT AS RECORDED IN DOCUMENT NO. 1995-466724, D.R.H.C.T., CITY OF MCALLEN, HIDALGO COUNTY, TEXAS; 9TH S. 29TH STREET & 13TH S. 29TH STREET. (REZ2025-0023)

LOCATION: The subject property is located on the east side along South 29th Street, approximately 180 feet south of Highway 83. The property is zoned R-2 (Duplex-Fourplex Residential-OC) District.

PROPOSAL: The applicant is requesting to rezone the property to R-3 (High Density Residential-UDC) District in order use the property for a 22 unit apartment development. Currently, the property is vacant and is not subdivided. The current zoning of the property only duplex to fourplex developments. A feasibility plan was submitted and it is included with the application.



ADJACENT ZONING: The adjacent zoning is C-3 (General Business-OC) District to the north and northwest, R-4 (Mobile Home & Modular Home-OC) District to the southwest, and R-2 (Duplex-Fourplex Residential-OC) District to the east and south.

LAND USE: The property is currently vacant. Surrounding uses include single family residential dwellings, duplex to fourplex uses, mobile and modular homes, and other commercial uses.

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

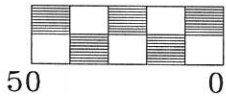
DEVELOPMENT TRENDS: The development trend of this area along South 29th Street and South 28th Street is duplex to fourplex residential, single family residential uses, mobile homes and modular home uses, and other commercial uses.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and does not conform to the development trend of the area.

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

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-3 (High Density Residential-UDC) District.



BASIS OF BEARING:

Gentry Subdivision
Volume 4, Page 7
M . R . H . C . T .

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY No. 480343, PANEL 0005C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

Notes:

* Improvements along the Boundary Lines have been exaggerated for clarity purposes and are Not to Scale.

* This Survey and their use is the property of Orive Land Surveying, LLC. Any other use of this Survey other than the entity for which it was surveyed for, is Strictly Prohibited, Reproduction or reuse of this Document without the written consent of Orive Land Surveying, LLC, will be subject to Claims and or Damages.

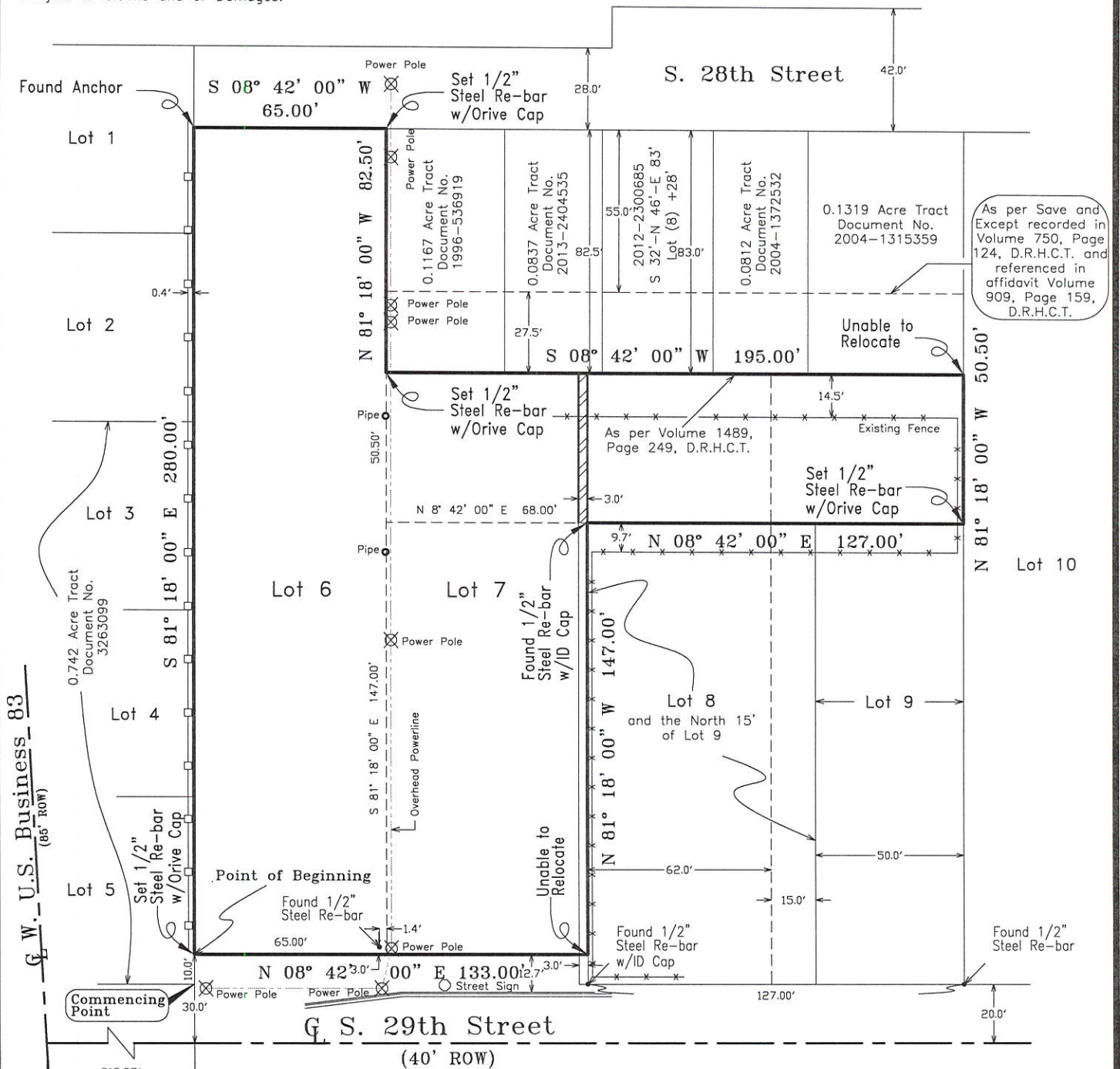


Exhibit of:

Lot Six (6), the West 157.0 feet of Lot Seven (7), the North 3.0' feet of The West 157.0 feet of Lot Eight (8), the West 50.5 feet of the East 133.0 feet the South 62.0 feet of Lot Eight (8), the West 50.5 feet of the East 133.0 feet Lot Nine (9), Gentry Subdivision, City of McAllen, Hidalgo County, Texas, according to the establishment map or plat thereof recorded in Volume 4, Page 7, Map and Plat Records of Hidalgo County, Texas.

Save and Except that part conveyed by L.J. Morrissey to and wife, Mary E. Morrissey to E.H. Higgins and Ofelia Higgins, recorded in Volume 750, Page 124, Deed Records of Hidalgo County, Texas.

Save and Except a 10' additional right of way and utility easement as recorded in document No. 1995-466724, D.R.H.C.T.

Prepared For:

Jose Luis Juarez Parra and
Hector Benito Juarez Parra

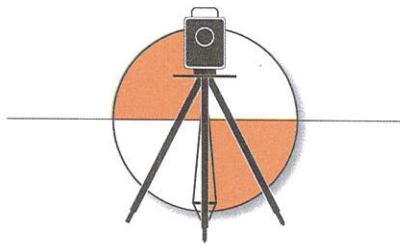
I, Daniel G. Orive Jr., Registered Professional Land Surveyor No. 5958, do hereby certify that the survey described hereon was made on the ground on the 6th day of March 2024, that the visible improvements on the ground are as shown, that there are no visible encroachments, visible overlapping, apparent conflicts, or visible easements except as shown. This survey meets the minimum standards promulgated by the Texas Board of Professional Surveyors.

DANIEL G. ORIVE JR., R.P.L.S. # 5958

Revised 4-14-2025
Job # 2024-33



ORIVE
Land Surveying, LLC
5580 Paredes Line Rd.
Brownsville, TX 78526
Registration Number: 100265-00
Office Number: (956) 541-9806
Email: orivesurveying@gmail.com



ORIVE Land Surveying, LLC

*Being a 0.873 Acre Tract of Land, out of Lots
6, 7, 8 and 9 Gentry Subdivision*

*April 14, 2025
2024-33*

Exhibit "A"

Tract I

Lot Six (6), the West 157.0 feet of Lot Seven (7), the North 3.0' feet of The West 157.0 feet of Lot Eight (8), the West 50.5 feet of the East 133.0 feet of the South 62.0 feet of Lot Eight (8), the West 50.5 feet of the East 133.0 feet Lot Nine (9), Gentry Subdivision, City of McAllen, Hidalgo County, Texas, according to the establishment map or plat thereof recorded in Volume 4, Page 7, Map and Plat Records of Hidalgo County, Texas. **Save and Except** that part conveyed by L.J. Morrissey to and wife, Mary E. Morrissey to E.H. Higgins and Ofelia Higgins, recorded in Volume 750, Page 124, Deed Records of Hidalgo County, Texas, **Save and Except** a 10' additional right of way and utility easement as recorded in document No. 1995-466724, D.R.H.C.T.

Commencing at the Southwest corner of Lot 5, Gentry Subdivision, Thence, along the South line of Lot 5, South 81 degrees 18 minutes 00 seconds East, at a distance of 10.00 feet to a ½" Steel Re-bar set w/Orive Cap, for a point of the tract herein described, to the **Point of Beginning**.

Thence, **South 81 degrees 18 minutes 00 seconds East**, continuing along the South line of Lots 5, 4, 3, 2 and 1, at a distance of **280.00 feet** to an Anchor Found, for a point of the tract herein described;

Thence, **South 08 degrees 42 minutes 00 seconds West**, along the West right of way line of S. 258th Street (ROW Varies) at a distance of **65.00 feet** to a ½" Steel Re-bar set w/Orive Cap, for a point of the tract herein described;

Thence, **North 81 degrees 18 minutes 00 seconds West**, along the South line of Lot 6, at a distance of 55.00 feet passing a line referenced in an affidavit recorded in Volume 909, Page 159, Deed Records of Hidalgo County, Texas, to clarify the Save and Except as recorded in Volume 750, Page 124, Deed Records of Hidalgo County, Texas, for a distance of **82.50 feet** to a ½" Steel Re-bar set w/Orive Cap, to a line referenced in Volume 1489, Page 249, Deed Records of Hidalgo County, Texas, for a point of the tract herein described;

Thence, **South 08 degrees 42 minutes 00 seconds West**, at a distance of **195.00 feet**, for a point of the tract herein described;

Thence, **North 81 degrees 18 minutes 00 seconds West**, along the South line of Lot 9, at a distance of **50.50 feet** to a ½" Steel Re-bar set w/Orive Cap, for a point of the tract herein described;

Texas Board of Professional Land Surveying No. 10026500

*Subdivision Plats * Elevation Certificates * Locate Property Corners * Mortgage Surveys * Pool Surveys * Deed Research
Metes & Bounds Descriptions * Topographic Surveys * Construction Surveys * Commercial Surveys * ALTA Surveys*

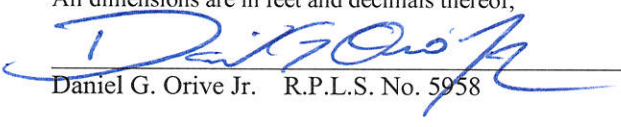
5580 Paredes Line Rd. Brownsville, TX 78526 * Tel. 956 541-9806 * orivesurveying@gmail.com

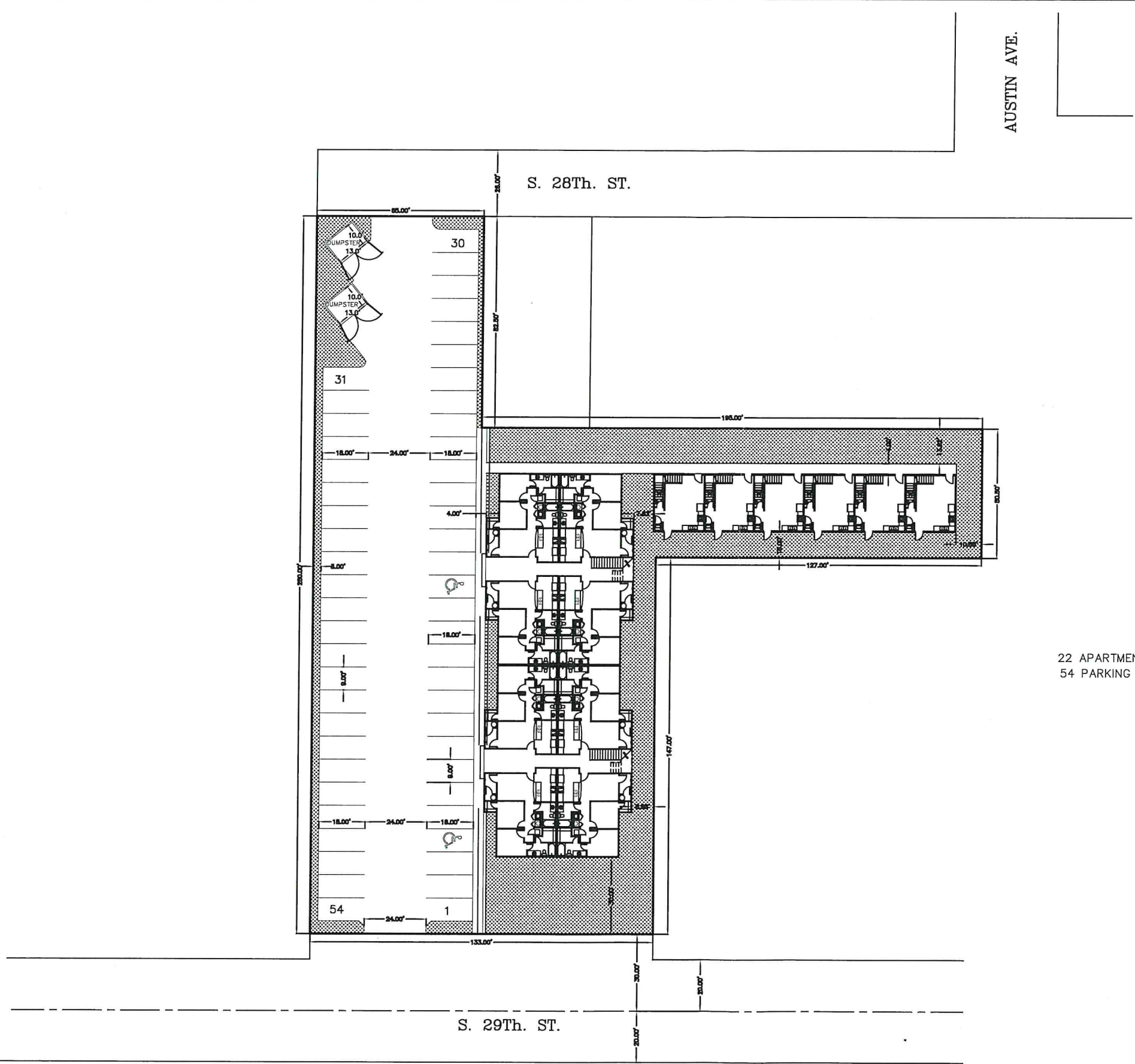
Thence, **North 08 degrees 42 minutes 00 seconds East**, at a distance of **127.00 feet** to a ½" Steel Re-bar found w/ID Cap, for a point of the tract herein described;

Thence, **North 81 degrees 18 minutes 00 seconds West**, along the South line of Lot 7, at a distance of **147.00 feet** to the East right of way line of S. 29th Street (ROW Varies, Doc. No. 1995-466724), for a point of the tract herein described;

Thence, **North 08 degrees 42 minutes 00 seconds East**, continuing along the East right of way line of S. 29th Street, at a distance of **133.00 feet** to a ½" Steel Re-bar set w/Orive Cap, to the ***Point of Beginning***.

Being 0.873 Acre Tract;
All dimensions are in feet and decimals thereof;


Daniel G. Orive Jr. R.P.L.S. No. 5958



22 APARTMENTS 2 STAIR
54 PARKING LOT

AUSTIN AVE.



1 SITE PLAN
C-1

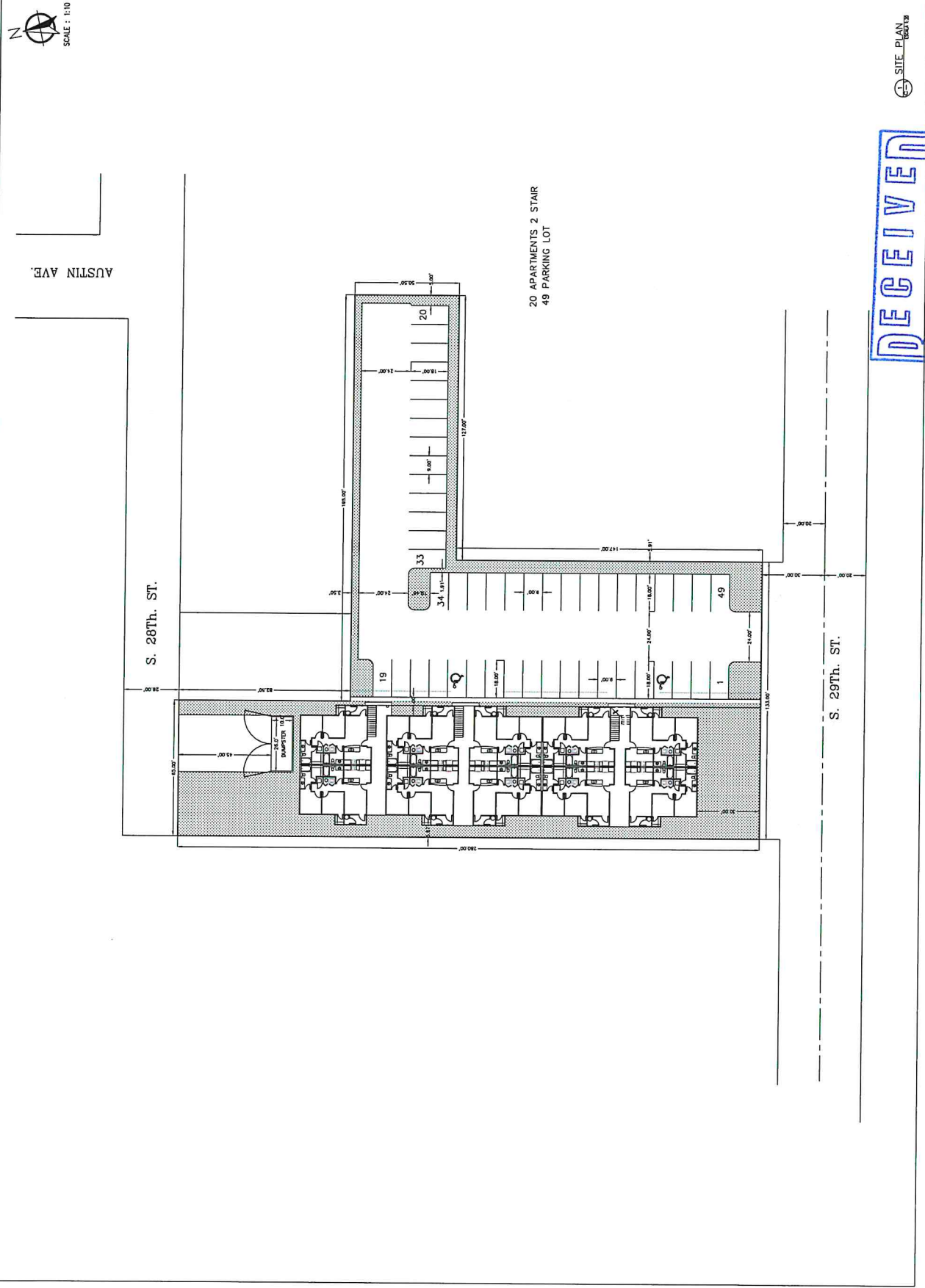
PROJECT NAME:	APARTMENTS
ADDRESS:	SOUTH 29TH ST. MCALLEN TX.
CLIENT INFORMATION:	OSCAR HERNANDEZ

MAS ENGINEERING LLC. consulting engineering firm no. f-15499	
3911 N10TH STREET, SUITE H MCALLEN, TEXAS. 78501	PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET
THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.	

SHEET NAME: SITE PLAN OPTION 2		
REVISION:	BY:	APPROVED BY:
1	JB	MAS
03-10-2025		
PROJECT No.	SHEET No.	
	C-1	

RECEIVED
MAR 18 2025
OC
By

MAS ENGINEERING LLC. CONSULTING ENGINEERING FIRM NO. F-15499 3911 N10TH STREET, SUITE H MCALLEN, TEXAS, 78501 PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET		THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER MANNER REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.	
PROJECT NAME: APARTMENTS		CLIENT INFORMATION: OSCAR HERNANDEZ	
ADDRESS: SOUTH 29TH ST. MCALLEN TX.		SHEET NO.: C-1	
PROJECT NO.: 03-10-2025		APPROVED BY: MAS	
SHEET TITLE: SITE PLAN		REVISIONS: 1 JB	



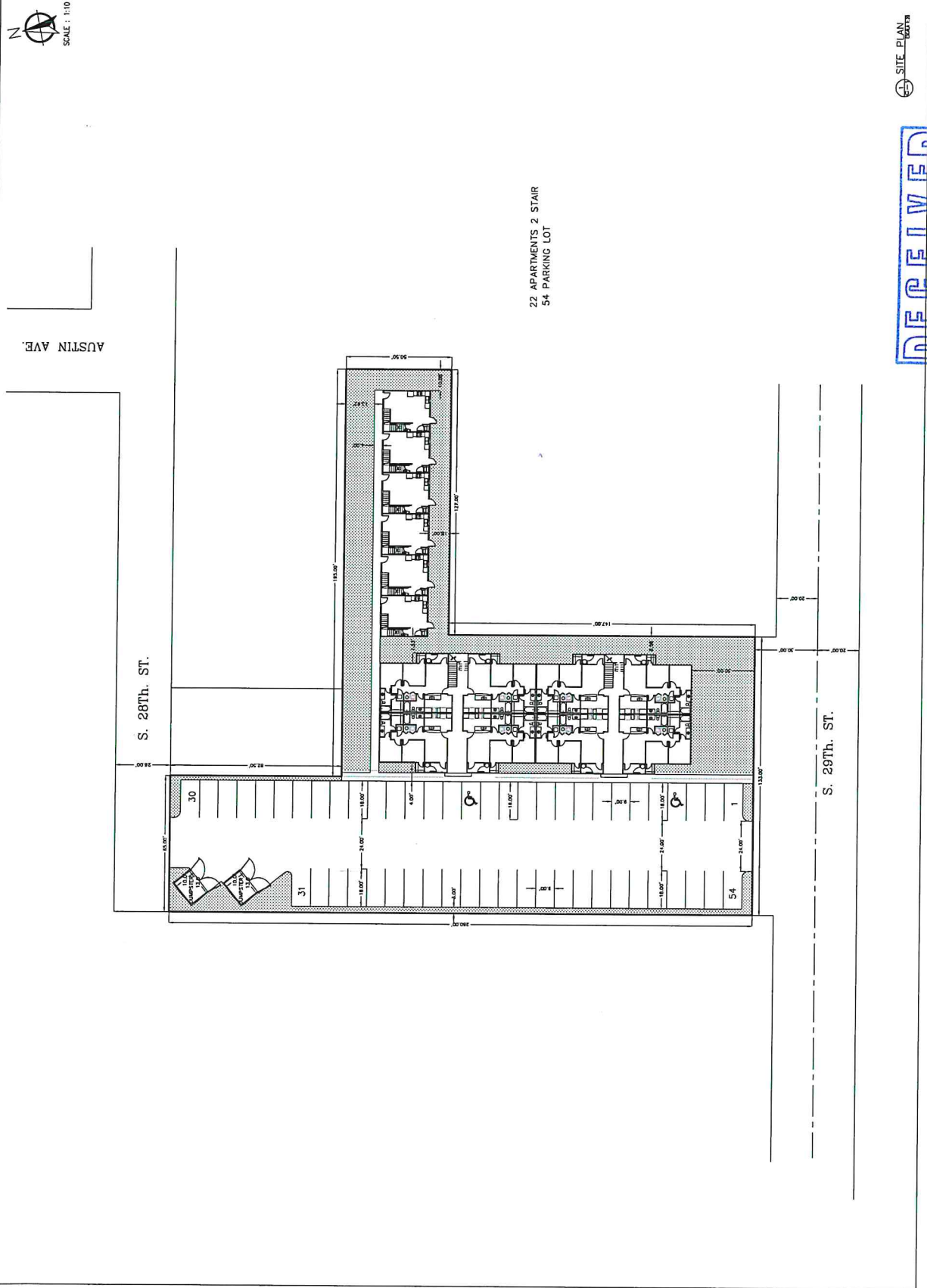
RECEIVED
 MAR 18 2025
 By *OC*

PROJECT NAME: APARTMENTS		CLIENT INFORMATION: OSCAR HERNANDEZ SOUTH 29TH ST. MCALLEN TX.	
PROJECT No.: 03-10-2025		PROJECT No.: C-1	
REVISION: 1 JB MAS		APPROVED BY: MAS	
SHEET NAME: SITE PLAN OPTION 2			

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO
 REUSE THIS DRAWING OR ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL
 PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

3911 NORTH STREET, SUITE H
 MCALLEN, TEXAS, 78501
 E-MAIL: MSALINAS6973@ATT.NET
 PH. (956) 537-1311
 FIRM NO. F-15499

MAS ENGINEERING LLC.
 CONSULTING ENGINEERING



RECEIVED
 MAR 18 2025
 By OC

SITE PLAN
 10/18/25

Planning Department

Memo

TO: Planning and Zoning Commission

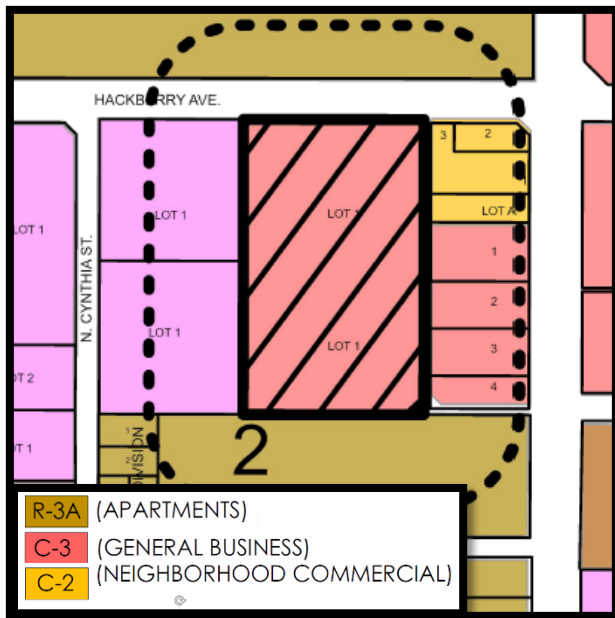
FROM: Planning Staff

DATE: April 17, 2025

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 1, 500 MAC SUBDIVISION, HIDLAGO COUNTY, TEXAS; 500 EAST HACKBERRY AVENUE. (REZ2025-0028)

LOCATION: The subject property located on the south side of East Hackberry Avenue. Approximately 200 feet west from North McColl Road.

PROPOSAL: The applicant is requesting to rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District for a commercial Development.



ADJACENT ZONING: The adjacent zoning is C-2 (Neighborhood Commercial- OC) District and C-3 (General Business) District to the East, R3A (Multifamily Residential Apartments-OC) District to the south and C-1 (Office Building-OC) District to the West.

LAND USE: Surrounding uses are Stripes Convenience Store, Texas Workforce Commission, apartments, and McAllen's Nursing and Rehabilitation Center.

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

DEVELOPMENT TRENDS: The development trend along this area is a mix of multifamily residential, office and retail use.

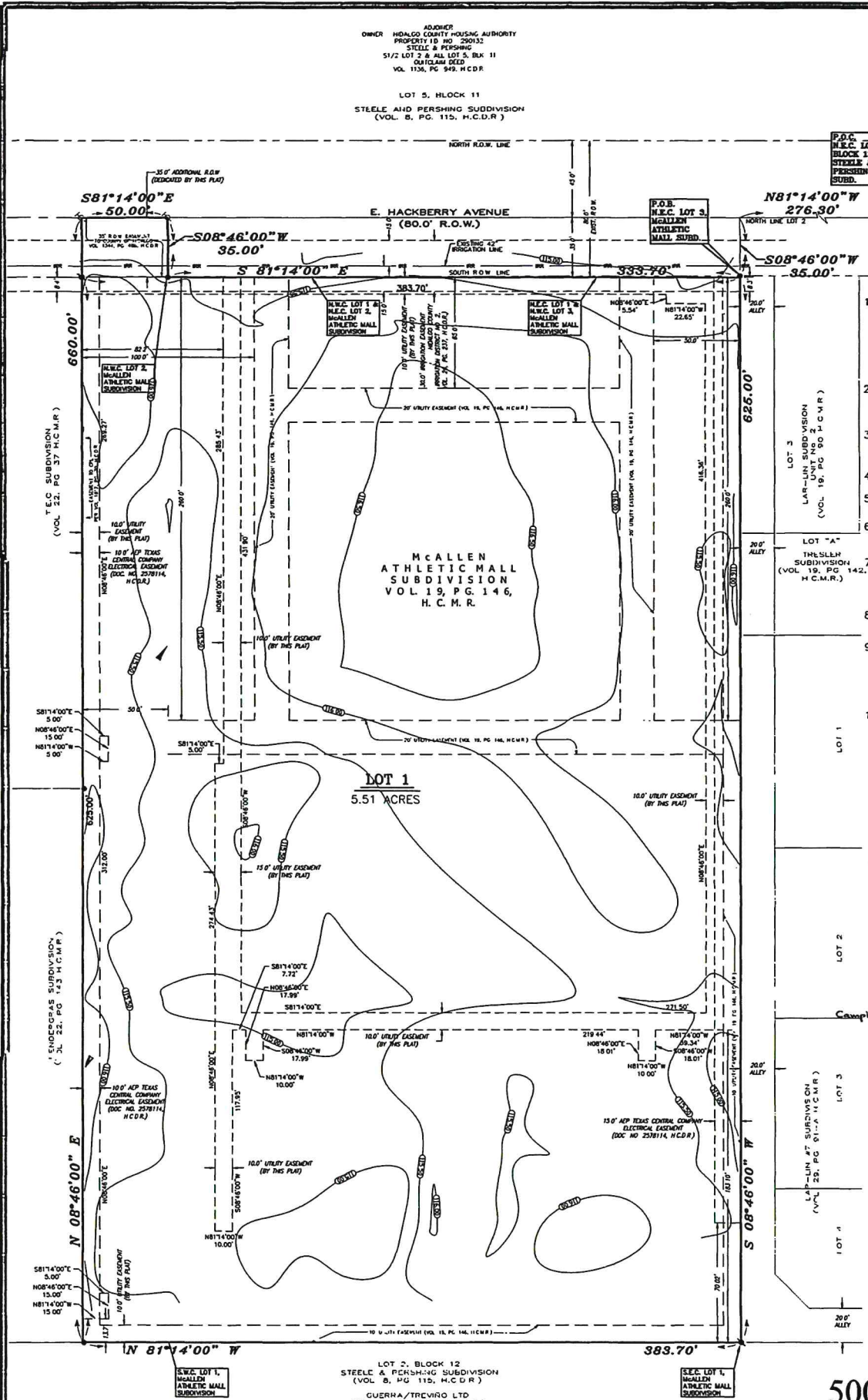
HISTORY: The subject property was subdivided as one Lot on March 5, 2019 under the name "500 Mac Subdivision". A rezoning request was submitted on April 3, 2025. A site plan review was submitted for this project on April 8, 2025 to expand the current development that is currently in place.

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

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

Staff has not received any phone calls in opposition to the zoning request.

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



PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: 500 MAC, LLC, A TEXAS LIMITED LIABILITY COMPANY BAUDELO TREVIÑO, MEMBER	2501 W. MILITARY HWY., STE. E28	MCALLEN, TEXAS 78503	(956) 682-5561	NONE	
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	

500 MAC SUBDIVISION

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

BEING A 5.55 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THE WEST 50.0 FEET OF THE EAST 10.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 2, BLOCK 12, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND, ALL OF LOTS 1, 2 AND 3, McALLEN ATHLETIC MALL SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 146, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND

- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIPE
- SET NAIL
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 40'

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: E. HACKBERRY AVE. - 40.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0005 C.
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THIS LOT ALONG N. 10TH STREET.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON E. HACKBERRY AVE.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 53,143.20 CUBIC FEET, OR, 1.22 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY 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.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 73, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF PECAN BLVD. AND MCCOLL RD. 78 FT. WEST OF THE BACK OF CURB OF MCCOLL RD. 9 FT. SOUTH FROM THE BACK OF CURB OF PECAN BLVD., 20 FT. NORTH FROM THE BACK OF CURB OF THE U.S. POST OFFICE PARKING LOT. ELEV.=115.87.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

LIEHOLDERS ACKNOWLEDGEMENT:

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE 500 MAC SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

FALCON INTERNATIONAL BANK
SECURITY INTEREST HOLDER

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21st DAY OF September, 2018.

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

NORANIELLY HERNANDEZ
My Notary ID # 130950032
Expires January 5, 2021

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 19th DAY OF October, 2018.

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

ATTEST: Frederick
PRESIDENT

ATTEST: Frederick
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS 500 MAC SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, 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: 500 MAC, LLC, A TEXAS LIMITED LIABILITY COMPANY
BAUDELO TREVIÑO, MEMBER
2501 W. MILITARY HWY., STE. E28
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF JUNE, 2018.

MONICA GIBBS
Notary Public, State of Texas
My Commission Expires July 13, 2019

MANITA GARCIA
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES July 13, 2019

STATE OF TEXAS
CITY OF McALLEN

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

JAMES E. EARLING
MAYOR



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
12/10/18
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 O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782



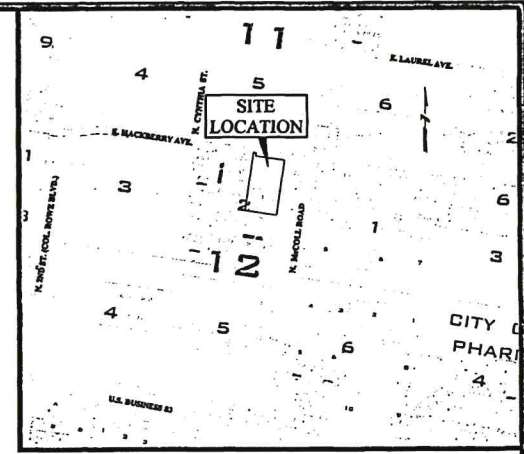
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE: 01/15/19



LOCATION MAP

SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 5.55 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THE WEST 50.0 FEET OF THE EAST 10.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 2, BLOCK 12, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND, ALL OF LOTS 1, 2 AND 3, McALLEN ATHLETIC MALL SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 146, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.55 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 3 LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF HACKBERRY STREET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID CORNER IS ADDITIONALLY LOCATED NORTH 81 DEGREES 14 MINUTES WEST, A DISTANCE OF 276.30 FEET AND THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, A DISTANCE OF 35.0 FEET ALL FROM THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 12, STEELE & PERSHING SUBDIVISION;

- THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOTS 1 AND 3, A DISTANCE OF 260.0 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 3 AND AN OUTSIDE CORNER OF SAID LOT 1, AT A DISTANCE OF 625.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 1 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 333.70 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 1, AT A DISTANCE OF 383.70 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 46 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 365.0 FEET PASS AN OUTSIDE CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2, AT A DISTANCE OF 625.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID HACKBERRY STREET, AT A DISTANCE OF 660.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 2, BLOCK 12, STEELE & PERSHING SUBDIVISION FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, BLOCK 12, STEELE & PERSHING SUBDIVISION, A DISTANCE OF 50.0 FEET TO A NAIL SET FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 50.0 FOOT STRIP OF LAND, A DISTANCE OF 35.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID HACKBERRY STREET FOR AN INSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 2, 1 AND 3, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID HACKBERRY STREET, A DISTANCE OF 333.70 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.55 ACRES OF LAND, MORE OR LESS, OF WHICH 0.04 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OF SAID HACKBERRY STREET, LEAVING 5.51 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: NORTH LINE OF SAID LOT 1, McALLEN ATHLETIC MALL SUBDIVISION, McALLEN, H.C.T.
N:SUBDIVISION PLATS 000 MAC SUBDIVISIONS 55.121214

500 MAC SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JUNE 27, 2018
JOB NUMBER: SP-14-23319
OWNER: 500 MAC, LLC, A TEXAS LIMITED LIABILITY COMPANY
2501 W. MILITARY HWY., STE. E28
MCALLEN, TEXAS 78503

SEA
SALINAS ENGINEERING & ASSOC.
(F-6875) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78733 (512) 239-5263

RECEIVED
APR 02 2025
By: [Signature]



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 17, 2025

SUBJECT: Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 18-29, and Common Area, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 2601-2709 Wanda Avenue and 2620 Wanda Avenue. (REZ2025-0030)

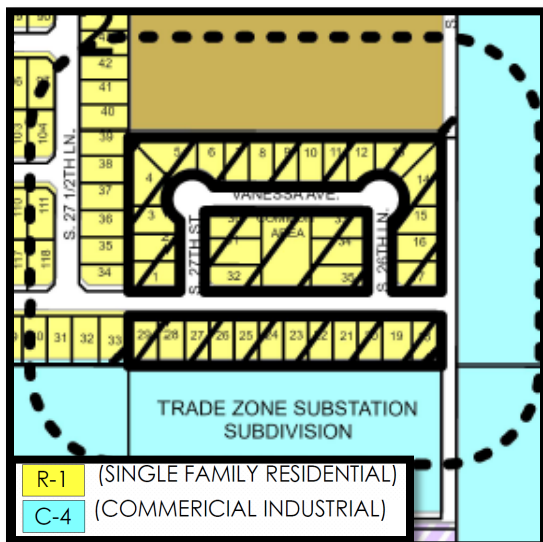
Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 5-13, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 2600-2632 Vanessa Avenue. (REZ2025-0030)

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 14-17 & 33-35, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 5902-5915 South 26th Lane. (REZ2025-0030)

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 1-4 & 30-32, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 5900-5912 South 27th Street. (REZ2025-0030)

LOCATION: The subject properties are located along the north side of Trade Zone Substation Subdivision between South 26th street and South 27th Street. The properties contain single family dwellings and are zoned R-1 (Single Family Residential - OC) District and are collectively subdivided under the name “Los Encinos Phase IV Subdivision”.

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



ADJACENT ZONING: The adjacent properties to the west are zoned R-1 (Single Family Residential - OC) District. The property to the north is zoned R-3A (Multifamily Residential Apartments – OC) District, and C-4 (Commercial Industrial) District to the east and south.

LAND USE: Surrounding uses include Trade Zone Substation, Vacant land, multifamily residential, and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend around this area is a mix of single and multifamily residential with commercial and industrial uses.

HISTORY: An application for a rezoning request was submitted March 21, 2025. The subject property is comprised of 35 lots and one common area used as a public childrens playground. The mentioned Lots and common area was subdivided and recorded on August 19, 2008 under the name “Los Encinos Phase IV Subdivision”. The initial zoning designation for the property was R-1 District with no rezone changes since.

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

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

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

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

ATION, AND ATTESTATION

ER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOS ENCINOS IV SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY THAT THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE THINGS EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE CITY OF McALLEN.

Arturo Blazquez, Jr.
AFFIDAVIT OF THE CITY OF McALLEN, TEXAS, INC.
LUS FLORES
BOARD PRESIDENT
1420 ERIE AVE.
McALLEN, TEXAS 78501

7-30-8
DATE

AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUS FLORES, FLORES WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, A.D. 2008.

LOS ENCINOS IV
VOLUME 51 PAGE 194

LOS ENCINOS IV
VOLUME 51 PAGE 194

THE CITY OF McALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION CONFORMS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY

Arturo Blazquez, Jr.
Secretary of the City of McALLEN

D AND ZONING COMMISSION

OF THE COMMISSION:
V OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN DIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION WHEN MY APPROVAL IS REQUIRED.

5-12-05
DATED

DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(c). WEED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE C SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE LOPPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: *[Signature]*

Address	City & Zip	Phone	Fax
1420 ERIE AVE.	McALLEN, TX 78501	(956) 687-6263	(956) 682-9751
605 E. Violet Ave. Suite 5	McAllen, Tx. 78504	(956) 682-5022	(956) 682-5089
P.O. Box 476	Westlaco, Texas 78596	(956) 688-2422	(956) 989-2011

LOT	ARC	CHORD	RADIUS	TANGENT
3	38.69	37.73	50.000	20.37
4	52.28	49.93	50.000	28.81
5	50.00	47.94	50.000	27.32
6	42.29	41.04	50.000	22.50
12	42.29	41.04	50.000	22.50
13	50.00	47.94	50.000	27.32
14	52.28	49.93	50.000	28.81
15	38.69	37.73	50.000	20.37

NOTES:

- MINIMUM FRONT SETBACK LINE 25 FEET
REAR SETBACK 10 FEET OR GREATER FOR EASEMENTS EXCEPT 20' FOR DOUBLE FRONTING LOTS (LOTS 14-17)
INTERIOR SIDE SETBACK LINE 6 FEET OR GREATER FOR EASEMENTS
CORNER LOTS ALONG STREET 10 FEET OR GREATER FOR EASEMENTS
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED.
- THIS SUBDIVISION IS IN ZONE "B" AS PER F.E.M.A.'S COMMUNITY NO. 480343
FLOOD INSURANCE RATE MAP PANEL 48034 CHORD C
NOVEMBER 16, 1982. ZONE CHANGE ACCORDING TO FEMA CASE NO. 08-06-0187A.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 99.80 OR 18" ABOVE TOP OF CURB AT CENTER OF LOT 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.
- ONE SINGLE FAMILY RESIDENTIAL DWELLING PER LOT.
- THIS SUBDIVISION IS REQUIRED TO DETAIN 36,245 FT³ OR 0.84 AC-FT.
- A 5' BUFFER MINIMUM HEIGHT REQUIRED FROM ADJACENT MULTI-FAMILY RESIDENTIAL ZONE/USE AND S. 26th STREET.
- A 5' MASONRY BUFFER REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL ZONE/USES.
- 4' WIDE MINIMUM SIDEWALK REQUIRED ON S. 26th STREET, WANDA AVENUE AND ON BOTH SIDES OF ALL INTERIOR STREETS.

SUBDIVISION PLAT OF LOS ENCINOS IV

BEING A 7.00 ACRE TRACT OF LAND OUT OF
OF LOT 2, BLOCK 4
RIO BRAVO PLANTATION COMPANY'S SUBDIVISION
HIDALGO COUNTY, TEXAS
PER MAP RECORDED IN VOLUME W, PAGE 197, H.C.D.R.



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

ON 8/19/08 AT 12:03 AM
INSTRUMENT NUMBER 190273
RECORDED IN VOLUME 55 PAGE 141
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: *[Signature]*

BENCH MARK:

- COTTON PICKER SPINDLE FOUND ON THE CENTERLINE OF SARAH AVENUE LOCATED 20 FEET WEST OF THE NORTHEAST CORNER OF THIS SURVEY.
ELEVATION= 99.96
HICKLEY'S USGS TRIANGULATION MONUMENT LOCATED ON TOP OF LEVEE ABOUT 50 FEET EAST OF SOUTH WARE ROAD.
ELEVATION= 112.22
- AN ENGINEERED DETENTION PLANT APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ON SOUTH 26th STREET FOR LOTS 14-18.
- COMMON AREA, MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- 25' x 25' SIGHT OBSTRUCTION EASEMENT AT ALL STREET INTERSECTIONS.
- IN AREA IDENTIFIED AS COMMON AREA NO BUILDING OR OTHER STRUCTURES SHALL BE ERCTED, AND IT SHALL BE USED EXCLUSIVELY AS DETENTION AREA, MAINTAINED BY THE DEVELOPER/ LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN. FAILING SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO, MAINTAIN THE SAME AT THE DEVELOPER'S/ LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. THIS SPECIFIC AND EXCLUSIVE USE OF COMMON AREA, MAINTENANCE OBLIGATION, AND CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED AS A DEED RESTRICTION.

50 0 50
GRAPHIC SCALE

LEGEND

- FIR Found iron rod
- SIR Set 1/2" iron rod with a plastic cap stamped "HRA"

LOS ENCINOS IV
VOLUME 51 PAGE 194

EXIST. 3' UTILITY ESMT.

EXIST. 10' UTILITY ESMT.

P.O.B.
LOT 2
BLK. 4

LOT 11 BLOCK 4
RIO BRAVO PLANTATION COMPANY'S SUBDIVISION
VOLUME "W" PAGE 197 H.C.D.R.

SUBDIVISION PLAT OF

LOS ENCINOS IV

BEING A 7.00 ACRE TRACT OF LAND OUT OF
OF LOT 2, BLOCK 4
RIO BRAVO PLANTATION COMPANY'S SUBDIVISION
HIDALGO COUNTY, TEXAS
PER MAP RECORDED IN VOLUME W, PAGE 197, H.C.D.R.



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

ON 8/19/08 AT 12:03 AM
INSTRUMENT NUMBER 190273
RECORDED IN VOLUME 55 PAGE 141
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BY: *[Signature]*

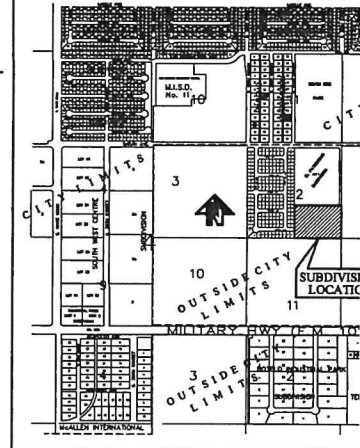
BENCH MARK:

- COTTON PICKER SPINDLE FOUND ON THE CENTERLINE OF SARAH AVENUE LOCATED 20 FEET WEST OF THE NORTHEAST CORNER OF THIS SURVEY.
ELEVATION= 99.96
HICKLEY'S USGS TRIANGULATION MONUMENT LOCATED ON TOP OF LEVEE ABOUT 50 FEET EAST OF SOUTH WARE ROAD.
ELEVATION= 112.22
- AN ENGINEERED DETENTION PLANT APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ON SOUTH 26th STREET FOR LOTS 14-18.
- COMMON AREA, MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- 25' x 25' SIGHT OBSTRUCTION EASEMENT AT ALL STREET INTERSECTIONS.
- IN AREA IDENTIFIED AS COMMON AREA NO BUILDING OR OTHER STRUCTURES SHALL BE ERCTED, AND IT SHALL BE USED EXCLUSIVELY AS DETENTION AREA, MAINTAINED BY THE DEVELOPER/ LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN. FAILING SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO, MAINTAIN THE SAME AT THE DEVELOPER'S/ LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. THIS SPECIFIC AND EXCLUSIVE USE OF COMMON AREA, MAINTENANCE OBLIGATION, AND CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED AS A DEED RESTRICTION.

50 0 50
GRAPHIC SCALE

LEGEND

- FIR Found iron rod
- SIR Set 1/2" iron rod with a plastic cap stamped "HRA"



SCALE 1" = 1000'
METES AND BOUNDS DESCRIBED

DESCRIPTION OF 7.00 ACRES OF LAND
OUT OF LOT 2, BLOCK 4
RIO BRAVO PLANTATION COMPANY'S SUBDIVISION
HIDALGO COUNTY, TEXAS

Being 7.00 acres of land situated in Hidalgo County, Texas, Block 4, Rio Bravo Plantation Company's Subdivision as per "W", Page 197 of the Hidalgo County Deed Records, and more particularly described by meter and bounds as follows:
BEGINNING at a 1/2-inch iron rod with a plastic cap stamped south line of said Lot 2 for the Southeast corner of said Lot 2; said 1/2-inch iron rod bears South 81°35' East, 660.00 feet corner of said Lot 2;

THENCE, North 81° 25'00" East, 462.00 feet, with a line that line of said Lot 2 to a 1/2-inch iron rod with a plastic cap the northeast corner of said tract herein described;

THENCE, South 81° 35'00" East, 660.00 feet, with the south Subdivision as per map recorded in Volume 37, Page 46A to northeast corner of said tract herein described, from which a rod bears North 0.4 feet;

THENCE, South 81° 25'00" West, 462.00 feet, with the east li point for the southeast corner of said Lot 2 and the south herein described, from which a found 3/4-inch iron pipe bear West 0.26 feet;

THENCE, North 81° 35'00" West, 660.00 feet, with the south POINT OF BEGINNING and containing 7.00 acres of land more

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEY HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER I CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE STATU



ROLANDO CRUZ
REGISTERED
NO. 55459
McALLEN, TX

LOS ENCINOS
AFFORDABLE HOMES OF 201
DATE OF REVISION JULY 11, 2008
CRUZ-HOGAN
Engineers • Planners
Hartington
1221 E. Tyler, Suite A
Hartington TX 78550
office 425-5045 fax 425-5083



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0030**

CITY OF MCALLEN PLANNING DEPT.
956-651-1238
WWW.MCALLE.NET

Memo

TO: Planning and Zoning Commission

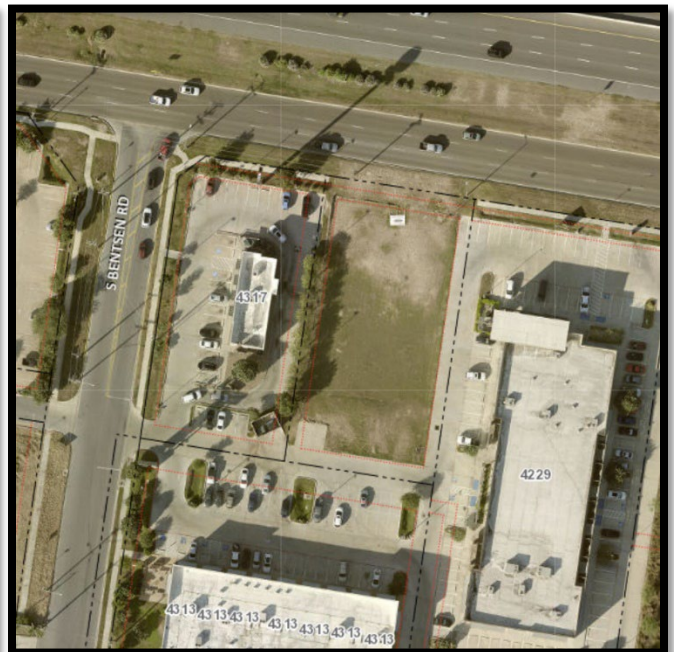
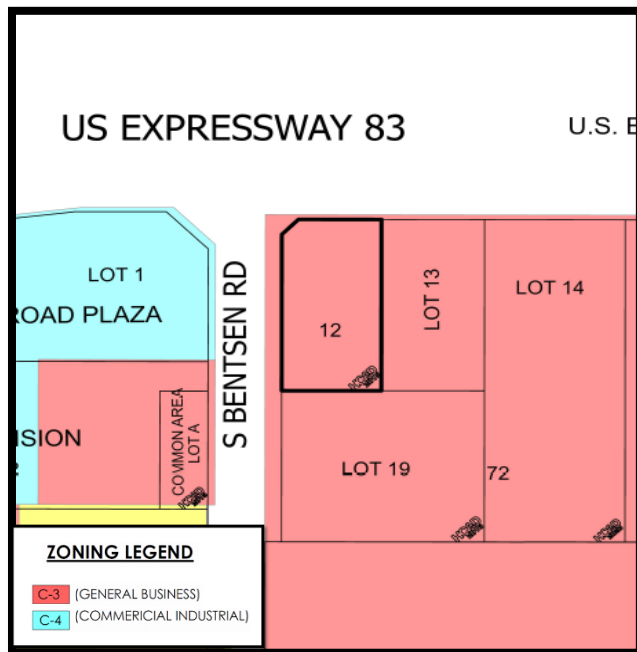
FROM: Planning Staff

DATE: April 24, 2025

SUBJECT: SITE PLAN APPROVAL FOR LOT 12, CITRUS GROVE PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 4317 SOUTH BENTSEN ROAD. (SPR2024-0006)

LOCATION: The subject property is located on the Southeast corner of South Bentsen Road and U.S. Expressway 83. The subject property is zoned C-3 (General Business) District. Adjacent zoning includes C-3 District to the north east & south, and C-4 (Commercial Industrial) District to the west across South Bentsen Road. Surrounding land uses are Commercial Plazas and Vacant land.

PROPOSAL: The applicant is proposing to modify a parking lot of an existing Starbucks Coffee shop due to stacking issues at the entrance.



Parking Requirements: Based on the square feet from Starbucks Floor Plan, 25 parking spaces are required, 28 parking spaces are being proposed. One parking spaces must be designated for van accessibility with an 8-foot-wide aisle. The applicant is meeting parking requirements.

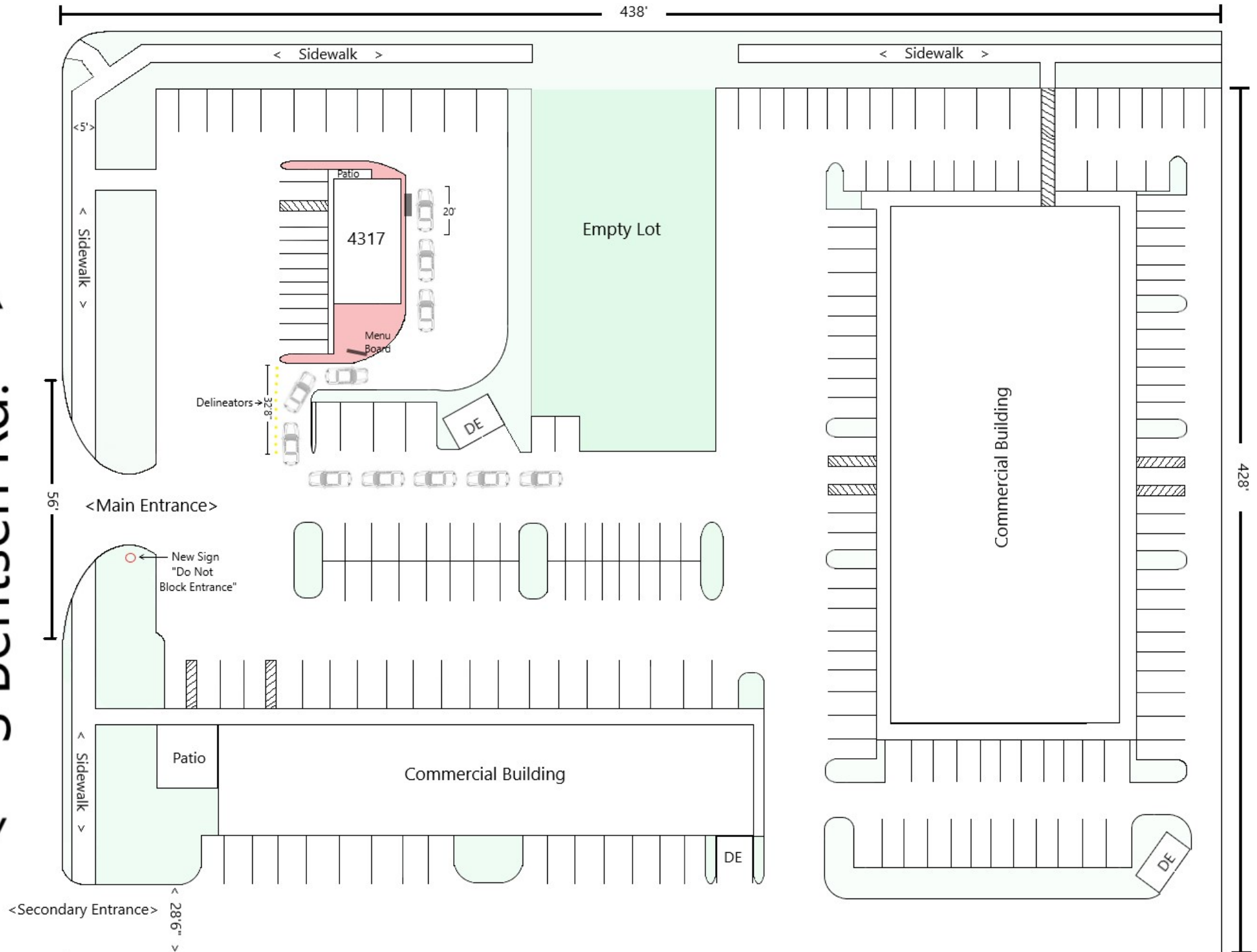
Landscape Requirements: 3,640 square feet of green area is required 9,375 square feet was provided. The tree requirement is as follows: 14 two-and-a half-inch-caliper trees, 7 four-inch caliper trees, 4 six-inch caliper trees. A minimum 10-foot-wide landscaped strip is required inside the front property line, along South Bentsen Road and Expressway 83. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. No 8-foot masonry wall is required between commercial and residential zone/use. The applicant is meeting landscaping requirements for green area and trees.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. Must comply with any additional comments provided by all departments during the building permit stage.

RECOMMENDATION: Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements, Subdivision and Zoning Ordinances.

Parking Lot Site Layout
Starbucks 23356, 4317 W Expressway 83, McAllen, TX 78503

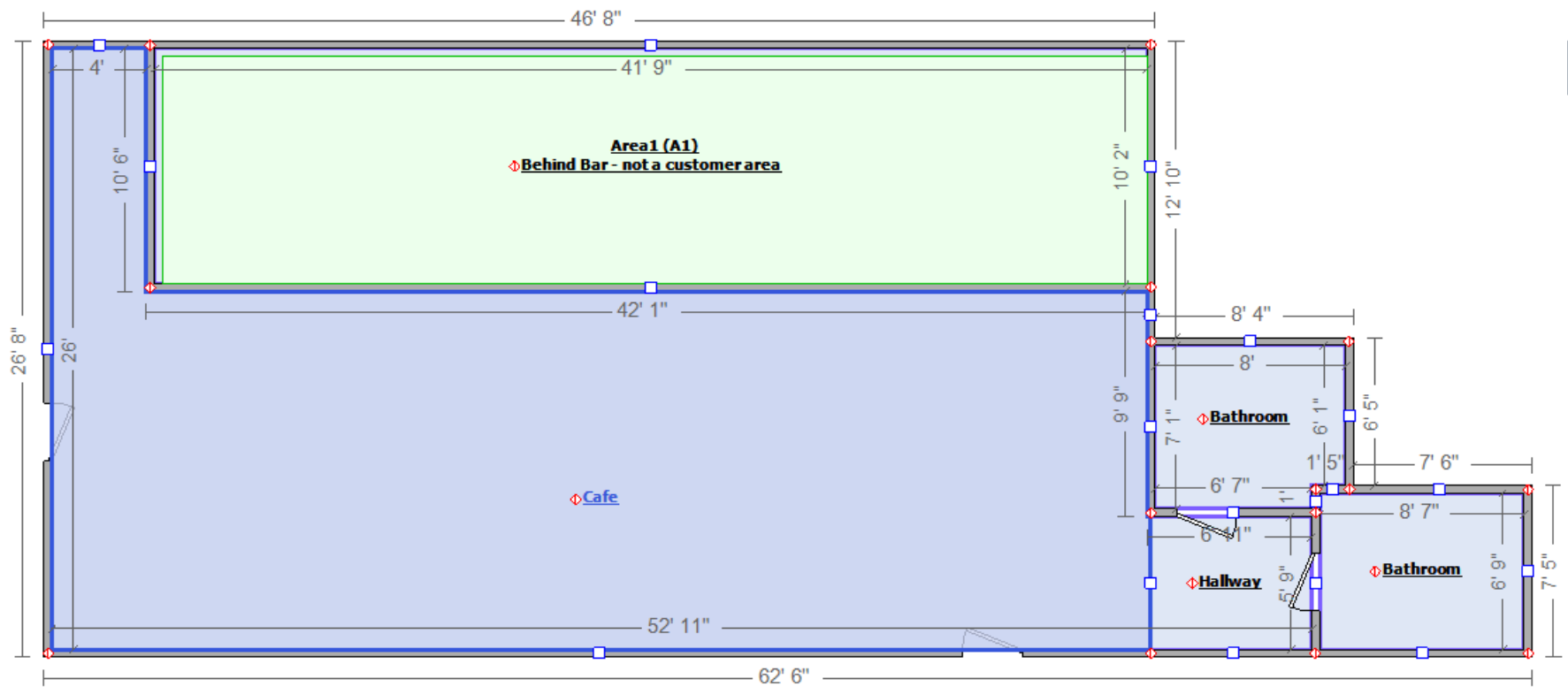
< S Bentsen Rd. >



*206 Parking Slots

Starbucks 23356
4317 Expressway 83
McAllen, TX 78503

Floor Plan





City of McAllen

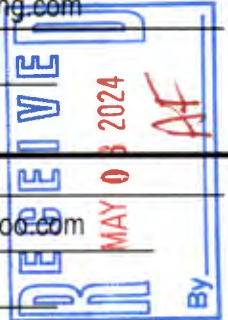
SUB2624-0050

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	SPRAGUE WATERFALLS APARTMENTS SUBDIVISION			
	Legal Description	The East 14.65 Acres of the West 34.65 Acres of Lot 13, Section 280, Texas-Mexican Railway Company's Survey			
	Location	North Side of Sprague Road, Aprox. 900 ft. East of 29th Street			
	City Address or Block Number	2520 Sprague Road			
	Total No. of Lots	43	Total Dwelling Units	172	
	Gross Acres	14.65	Net Acres		
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No				
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input checked="" type="checkbox"/> Residential (43 Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No				
	Existing Zoning R-2 EJT Proposed Zoning R3A Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____				
	Existing Land Use VACANT Proposed Land Use Fourplex Residential				
Irrigation District # 1 Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____					
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # 552123					
Estimated Rollback Tax Due _____ Tax Dept. Review _____					
Owner	Name	Juanita L. Navarro		Phone	_____
	Address	11301 N. 23rd St.		E-mail	_____
	City	McAllen	State	TX	Zip 78504
Developer	Name	Arqcarpa & Krystal Luxury Homes LLC		Phone	956-994-1133
	Address	214 N. 16th Street, Suite 101		E-mail	Cesar-arqcarpa@hotmail.com
	City	McAllen	State	TX	Zip 78501
	Contact Person	Cesar Cardenas			
Engineer	Name	Rene Barrera, P.E.		Phone	956-624-4985
	Address	3525 W. Freddy Gonzalez, Suite B2		E-mail	rene@big-engineering.com
	City	Edinburg	State	TX	Zip 78539
	Contact Person	_____			
Surveyor	Name	Pablo Soto, Jr. R.P.L.S.		Phone	956-460-1605
	Address	1208 S. Ironwood		E-mail	pablosotojr54@yahoo.com
	City	Pharr	State	TX	Zip 78577



EDC

LOCATION



USED M...
NOR...
SUBDIVI...

PROPOSED NORTH
ON 107
SUBDIVISION

PROPOSED BRIGHT WOODS
SUBDIVISION

13

14

SPRAGUE RD/10900

SPRAGUE RD/10900

DENTON CREEK AVE

DENTON CR

BRAZOS AVE

25TH ST

N 26TH ST

N 25TH LN

25TH ST

26TH ST

75

12

1

2

3

LOT 3

LOT 3

20

19

14

88

93

55

58

48

65

43

46

51

97

94

106

100

107

54

PLAT OF
**SPRAGUE WATERFALLS
APARTMENTS SUBDIVISION**

McAlLEN, TEXAS

THE EAST 14.65 ACRES OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

ARQCARPA & KRISTAL LUXURY HOMES LLC
DIRECTOR: CESAR CARDENAS
214 N. 16TH STREET, SUITE 101
McALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN, PLANNING & ZONING COMMISSION
DATE

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR
CITY OF McALLEN
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

PABLO SOTO JR.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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



STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER:
JERRY SALAZAR FOR
FIRST COMMUNITY BANK
8000 N. 10TH STREET
McALLEN, TX 78504
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

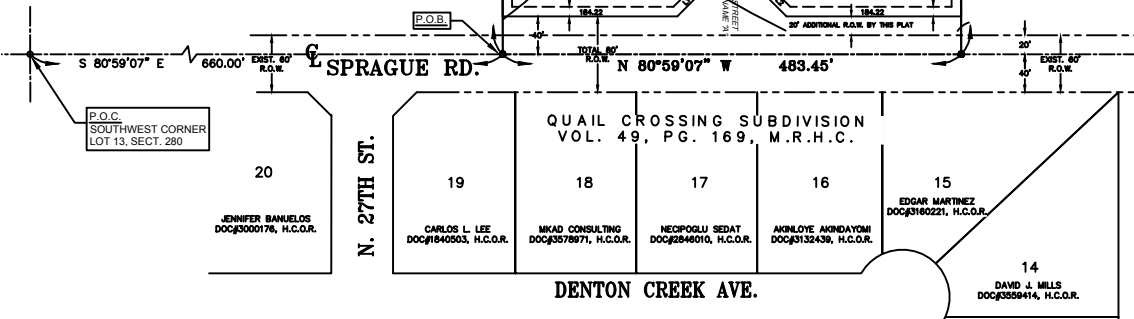
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "X" DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL NUMBER: 480334 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 EACH LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE
-FRONT: 20 FT. EXCEPT 10 FT. FOR UNENCLOSED CARPORTS OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER (FRONT OF LOTS 14-24 SHALL BE EAST SIDE OF LOTS FRONTING ONTO KRISTAL FALLS ST.)
-GARAGE: 18 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER (REAR OF LOTS 14-24 SHALL BE WEST SIDE OF LOTS FRONTING ONTO NIAGRA FALLS ST.)
-REAR: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER (REAR OF LOTS 14-24 SHALL BE WEST SIDE OF LOTS FRONTING ONTO NIAGRA FALLS ST.)
-INTERIOR SIDE: 5 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
-CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
- REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 47,582 CUBIC FEET. ...
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
- CITY OF McALLEN BENCHMARK "MC58" FROM THE CITY OF McALLEN GPS REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATES IN OCTOBER, 1999; BEING C.P.S. ON POWER POLE LOCATED AT THE NORTHEAST CORNER OF 23RD STREET (FM 1926) & SPRAGUE ROAD; ELEVATION = 105.85 (NAVD88)
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, SPRAGUE ROAD, AND QUARTER MILE COLLECTOR IF COLLECTOR STREET IS REQUIRED.
- 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 4 FT. MINIMUM SIDEWALK IS REQUIRED ON SPRAGUE ROAD, BOTH SIDES OF ALL INTERIOR STREETS, AND ALONG QUARTER MILE COLLECTOR IF COLLECTOR STREET IS REQUIRED.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SPRAGUE ROAD AND QUARTER MILE COLLECTOR.
- A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- COMMON LOT NO. 25 AND DETENTION AREAS MUST BE MAINTAINED BY THE LOT OWNERS/HOA 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 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PUBLIC STREETS.

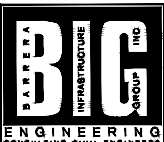
Parcel Line Table			
Line #	Length	Direction	
L1	35.31	N53° 57' 29.54"E	
L2	35.39	S36° 02' 30.46"W	
L3	21.21	S53° 54' 06.04"W	
L4	21.21	N36° 05' 53.96"W	
L5	21.21	N53° 54' 06.04"E	
L6	21.21	S36° 05' 53.96"E	
L7	21.21	S53° 54' 06.04"W	
L8	21.21	N36° 05' 53.96"W	
L9	21.21	S53° 54' 06.04"W	
L10	21.21	N36° 05' 53.96"W	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	64.35	50.00	73.74	N81° 05' 54"W	60.00
C2	78.54	50.00	90.00	S17° 01' 54"W	70.71
C3	64.35	50.00	73.74	N81° 05' 54"W	60.00
C4	78.54	50.00	90.00	N0° 46' 18"E	70.71



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

FOR CONSTRUCTION REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR
CONSTRUCTION BY RENE BARRERA, P.E. No. 86862.
REV. 4-11-25



3525 W. FREDDY GONZALEZ AVE.
SUITE "B2"
EDINBURG, TX 78539
TEL: 956-687-3355
FAX: 956-992-8801
TEXAS FIRM NO. 6435

SPRAGUE WATERFALLS APARTMENTS SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE NORTH SIDE OF SPRAGUE STREET APPROXIMATELY 900 FEET EAST OF 29TH STREET (ROOTH ROAD).
DATE OF PREPARATION: 3/20/24
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

THE EAST 14.65 ACRES OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171; DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 14.65 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, THENCE SOUTH 80 DEGREES 59 MINUTES 07 SECONDS EAST, WITH THE SOUTH LINE LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 660.00 FEET TO A 60-D NAIL SET AT THE SOUTHWEST CORNER OF THE GARMAN INVESTMENTS LP, A TEXAS LIMITED PARTNERSHIP PROPERTY. AS RECORDED IN DOCUMENT NO. 3482764, OFFICIAL RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 54 MINUTES 06 SECONDS EAST, WITH THE EAST LINE OF THE SAID GARMAN INVESTMENTS LP PROPERTY, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF SPRAGUE ROAD, AT A TOTAL DISTANCE OF 1,290.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE GARMAN INVESTMENTS LP PROPERTY, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80 DEGREES 59 MINUTES 07 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 483.45 FEET TO A HALF (1/2) INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 54 MINUTES 06 SECONDS WEST, WITH THE WEST LINE OF PROPERTY ID 552123, AT 1,270.00 FEET PASS A HALF (1/2) INCH IRON ROD SET AT THE NORTH RIGHT OF WAY LINE OF SAID SPRAGUE ROAD, AT A TOTAL DISTANCE OF 1,290.00 FEET TO A 60-D NAIL SET AT THE SOUTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 80 DEGREES 59 MINUTES 07 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 483.45 FEET TO THE POINT OF BEGINNING, CONTAINING 14.65 ACRES, MORE OR LESS, SAVE AND EXCEPT THE NORTH 30 FEET BEING CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2025

SUBDIVISION NAME: SPRAGUE WATERFALLS APARTMENTS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW
Paving: 52 ft. Curb & gutter: both sides
- Need to provide existing R.O.W. Documents on the plat prior to final/recording.
- Provide a copy of the existing R.O.W. documents for staff review prior to final/recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Required

E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW
Paving: 40 ft. Curb & gutter: both sides
- Need to Finalize street names prior to final/recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Required

Interior Streets: Dedication as required for 60 ft. total ROW
Paving: 40 ft. Curb & gutter: both sides
- Based on the submitted plat, proposed streets currently labeled as "Krystal Falls St." & "Niagra Falls St." to be public.
*Disclaimer: Street names to be finalized prior to final/recording.
*Disclaimer: Need to correct subdivision application, as per previous talks, subdivision will be a public subdivision.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

Required

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

NA

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 900 ft. Block Length for R-3T & Commercial Zone Districts
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

Applied

NA

Applied

ALLEYS

R.O.W.: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial and multi-family properties.
- As per Public Works, subdivision is approved for curbside pickup. Must comply with their requirements prior to final/recording.
**Subdivision Ordinance: Section 134-106

Applied

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

SETBACKS	
<p>* Front: Lots 1-13: (Proposed: Niagara Falls Street): 20 ft. except 10 ft. for unenclosed carports or greater for easements or approved site plan whichever is greater applies. Lots 14-37: (Proposed: Krystal Falls Street): 20 ft. except 10 ft. for unenclosed carports or greater for easements or approved site plan whichever is greater applies. Lots 38-43: (E/W Quarter Mile Collector): 20 ft. except 10 ft. for unenclosed carports or greater for easements or approved site plan whichever is greater applies. - Revise the setback notes as shown above prior to final/recording. *Disclaimer: Street names to be finalized prior to final/recording. **Zoning Ordinance: Section 138-356</p> <p>** The project engineer submitted a variance application (VAR2025-0004) on behalf of the developer with the following requests: 1. 10 ft. front yard setback for unenclosed carports 2. 5 ft. side yard setback for interior sides</p> <p>**variance was approved at the P&Z meeting of February 18, 2025. 10 ft. will only apply to unenclosed carports and 20 ft. will apply to any other structure.</p>	Required
<p>* Rear: 10 ft. or great for easements or approved site plan whichever is greater applies. Lots 14-24: (Niagara Falls Street): 10 ft. or greater for easements or approved site plan. Revisions Needed: - Revise the setback notes as shown above prior to final/recording. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Sides: 5 ft. or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 ** The project engineer submitted a variance application (VAR2025-0004) on behalf of the developer with the following requests: 1. 10 ft. front yard setback for unenclosed carports 2. 5 ft. side yard setback for interior sides **Variances were approved at the P&Z meeting of February 18, 2025.</p>	Applied
<p>* Corner: 10 feet or greater for easements or approved site plan whichever is greater applies. **Zoning Ordinance: Section 138-356"</p>	Applied
<p>* Garage: 18 ft. except wherever greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Sprague Road, both sides of all interior streets, and along quarter mile collector if collector street is required. ** Engineering Department may require 5 ft. sidewalk prior to final. - Plat note to be finalized prior to final/recording.</p>	Required
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, Sprague Road, and along quarter mile collector if collector street. - Need to finalize plat note prior to final/recording. **Landscaping Ordinance: Section 110-46</p>	Required

<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Sprague Road and quarter mile collector. - Finalize the quarter mile collector requirement to finalize the note requirement prior to final **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Lot 25 / Detention area must be maintained by the lot owners and not the City of McAllen. -Revise plat note #13 as shown above prior to final/recording. - Disclaimer: Common Lot 25 for detention pond needs to front onto interior streets. 25 ft. of frontage is allowed for detention lots. Additional plat note may be required. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. As per declaration of covenants, conditions and restrictions for SPRAGUE WATERFALLS APARTMENTS SUBDIVISION, recorded as Document Number _____ Hidalgo County deed records, developer/homeowner's association/owner/their successor's and/or assignees, and not the City of McAllen shall be responsible for the installation, maintenance, and the 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 Section 110-72 requirements shall be null and void. Revisions Needed: <ul style="list-style-type: none"> - For plat note #14, need to add plat note as shown above prior to final/recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
	Applied
	Required
	NA
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. - Lot 1 & Common Lot 25 to front interior streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Required
	Applied

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

ZONING/CUP	
<p>* Existing:R-3A Proposed: R-3A</p> <p>- An annexation and initial zoning to R-3A was approved by City Commission on May 13, 2024.</p> <p>- As per the memo from the May 13, 2024 meeting, annexation will require applicant to subdivide the property to be in compliance with all conditions subject to the Zoning ordinance, this includes parkland dedication or \$700 fee per dwelling unit prior to recording.</p> <p>***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval</p> <p>- An annexation and initial zoning to R-3A was approved by City Commission on May 13, 2024.</p> <p>- As per the memo from the May 13, 2024 meeting, annexation will require applicant to subdivide the property to be in compliance with all conditions subject to the Zoning ordinance, this includes parkland dedication or \$700 fee per dwelling unit prior to recording.</p> <p>***Zoning Ordinance: Article V</p>	Applied
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>- An annexation and initial zoning to R-3A was approved by City Commission on May 13, 2024.</p> <p>- As per the memo from the May 13, 2024 meeting, annexation will require applicant to subdivide the property to be in compliance with all conditions subject to the Zoning ordinance, this includes parkland dedication or \$700 fee per dwelling unit prior to recording.</p>	Applied
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted on May 3, 2024, proposes 43 lots which includes a common lot for a detention pond. A park fee of \$700 per dwelling unit must be paid prior to recording.</p> <p>- Clarify total number of units prior to final to finalize the total park fee. Approved by the City Manager's Office, \$700 per dwelling unit must be paid prior to recording.</p>	Required
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	Applied
TRAFFIC	
<p>* As per Traffic Department, Trip Generation received, TIA level I triggered, TIA waived.</p>	Applied
<p>* As per Traffic department, Traffic Impact Analysis (TIA) level I triggered, finalize traffic department requirements prior to final plat.</p> <p>As per Traffic Department, TIA is waived.</p>	Applied
COMMENTS	
<p>Comments:</p> <p>- Easements need to be labeled as dedicated by this plat (D.B.P.) or with a plat note to indicate that all easements are dedicated by this plat, unless states otherwise.</p> <p>- Needs to provide staff with copy of all R.O.W. / easement documents being shown on the plat prior to final/recording.</p> <p>- On the Northern part of the subdivision, there is a arrow label that reads "30' H.C.I.D. No. 1 R.O.W. " Need to provide recorded document numbers of this HCID "ROW" visible on the plat, and copies for staff review prior to final/recording.</p> <p>- Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. HCID#1 Tax Certificates)</p> <p>- Disclaimer: The Subdivision and its respective variances were approved in revised preliminary form at the P&Z meeting of February 18, 2025.</p> <p>- Disclaimer: Signature blocks must comply with Section 134-61 of the subdivision ordinance.</p> <p>*Must comply with City's Access Management Policy.</p>	Required

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

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

LOCATION



PROPOSED BRIGHT WOODS
SUBDIVISION

PROPOSED NORTH
ON 107
SUBDIVISION

ROOTH RD

GARDENIA MANOR

SPRAGUE RD/10900

DENTON CREEK AVE

SPRAGUE RD/10900

QUAIL CROSSING

FALCON

DENTON CREEK

PHASE 2

CROSSING

BRAZOS AVE

N 26TH ST

N 25TH LN

N 25TH ST

24TH ST

LOT 3

LOT 3

53

51

48

20

19

13

12

14

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101

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11

-01 MEDRANO

-00 NAVARRO

-05 RIO

-02 LUINA
2201

SUB2024-0124



Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>MITREVIN SUBDIVISION</u> <u>G.S.</u> <u>1-30-25</u>	
	Legal Description <u>A 2.88 TRACT OF LAND OUT OF LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION</u> <u>HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS IN THE OFFICE OF THE</u> <u>COUNTY CLERK OF HIDALGO COUNTY, TEXAS</u>	
	Location <u>4212 LARK AVE, MCALLEN, TX</u>	
	City Address or Block Number <u>4212 Lark Avenue</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>2.88</u> Net Acres <u>2.80</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>RESIDENTIAL LOT</u>	
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>210 692</u> <u>EP</u>		
Estimated Rollback Tax Due <u>2,038.70</u> Tax Dept. Review <u>UPG</u>		
Owner	Name <u>MARIA S. SANDOVAL</u> Phone <u> </u>	
	Address <u>3528 BUDDY OWENS BLVD</u> E-mail <u> </u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>MARIA S. SANDOVAL</u> Phone <u> </u>	
	Address <u>3528 BUDDY OWENS BLVD</u> E-mail <u> </u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u> </u>	
Engineer	Name <u>IVAN GARCIA P.E., R.P.L.S.</u> Phone <u>(956) 380-5152</u>	
	Address <u>921 S 10TH AVE</u> E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u> </u>	
Surveyor	Name <u>IVAN GARCIA P.E., R.P.L.S.</u> Phone <u>(956) 380-5152</u>	
	Address <u>921 S 10TH AVE</u> E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	

KF

NOV 12 2024

CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 11/12/24

Print Name Ivan Garcia PE, RPLS

Owner ☐

Authorized Agent ☒

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

Proposed Plat Submittal

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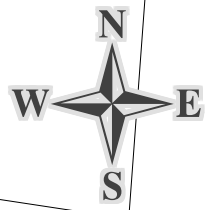
Signature  Date 10-10-24

Print Name MARIA S. SANDOVAL

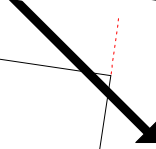
Owner ☒

Authorized Agent ☐

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



LOCATION



**PROPOSED TREVINO
SUBDIVISION**

EDA RANCH SUBD

LYM SUBDIVISION

RETANA ACRES SUBDIVISION

R.C. ACRES SUBD

V & L ESTATES SUBD

41ST LN

LARK AVE

L & B
SUBD

MENDEZ-LARA
SUBDIVISION

J&R
SUBDIVISION

N 42ND ST

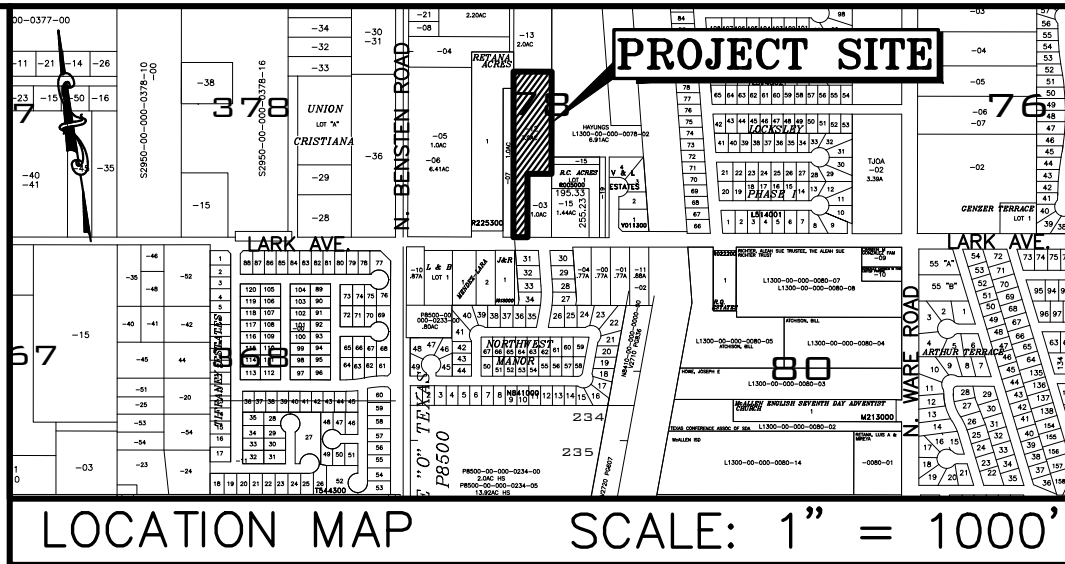
NORTHWEST LN

KIWI AVE

PROPOSED ELK SUBDIVISION

3RVNO RANCH SUBDIVISION

BEING 2.88 ACRES TRACT OF LAND SITUATED HIDALGO COUNTY, TEXAS, SAID 2.88 ACRES BEING OUT OF LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.88 ACRES TRACT OF LAND BEING CONVEYED TO MARIA S. SANDOVAL BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3404822, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS



LEGEND	
●	- FOUND 5/8 INCH IRON ROD
△	- FOUND COTTON PICKER SPINDLE
△	- SET COTTON PICKER SPINDLE
XXX	- 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
D.E.	DRAINAGE EASEMENT
C	CENTER LINE
L	LOT LINE

SCALE 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

LOT 1
RETANA ACRES SUBDIVISION
DOC.#2007089,M.R.H.C.

PECAN BUSINESS POINT, LLC
0.97 ACRE TRACT
OUT OF LOT 78 OF
LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY
VOL. 24, PG. 68 M.R.H.C.
DOC.#3397870,O.R.H.C.

REYES A. GUERRA JR.,
AND IRMA FUENTES
1.0 ACRE TRACT
OUT OF LOT 78 OF
LA LOMITA IRRIGATION
AND CONSTRUCTION COMPANY
VOL. 24, PG. 68 M.R.H.C.
VOL.3081,PG.992,O.R.H.C.

RTE INVESTMENTS LLC
0.43 ACRE TRACT
OUT OF LOT 78 OF
LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY
VOL. 24, PG. 68 M.R.H.C.
DOC.#2639761,O.R.H.C.

LOT 1
R.C. ACRES
SUBDIVISION
VOL.26,PG.140A
M.R.H.C.

LOT 1
122125 SF
2.80 AC
S8° 36' 45"W
531.52'
JOHN GOMEZ
9.72 ACRE TRACT
OUT OF LOT 78 OF
LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY
VOL. 24, PG. 68 M.R.H.C.
DOC.#3415220,O.R.H.C.

METES AND BOUNDS DESCRIPTION

BEING 2.88 ACRES TRACT OF LAND SITUATED HIDALGO COUNTY, TEXAS, SAID 2.88 ACRES BEING OUT OF LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.88 ACRES TRACT OF LAND BEING CONVEYED TO MARIA S. SANDOVAL BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3404822, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 2.88 ACRES TRACT OF LAND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING ON A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 78, SAME BEING THE POINT OF INTERSECTION BETWEEN LARK AVENUE AND N BENSTEN ROAD;

THENCE, S 81° 23' 15" E ALONG THE SOUTH LINE OF THE SAID LOT 78, SAME BEING ALONG THE CENTERLINE OF LARK AVENUE, TO THE SOUTHEAST CORNER OF A 1.0-ACRE TRACT OF LAND CONVEYED TO PECAN BUSINESS POINT, LLC, RECORDED IN DOCUMENT NUMBER 3397870, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 580.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING

THENCE, N 08° 36' 45" E ACROSS LOT 78, SAME BEING IN PART ALONG THE EAST BOUNDARY LINE OF THE SAID 1.0-ACRE TRACT OF LAND, AND THE EAST BOUNDARY LINE OF RETANA ACRES SUBDIVISION RECORDED IN DOCUMENT NUMBER 2007089, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO A CORNER POINT OF A 4.983-ACRE TRACT OF LAND CONVEYED TO RICARDO VEGA AND WIFE, MELINDA V. MARTINEZ, RECORDED IN DOCUMENT NUMBER 2597299, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD FOUND AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF LARK AVENUE, AND CONTINUING A TOTAL DISTANCE OF 880.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 23' 15" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID 4.983-ACRE TRACT, TO THE SOUTHEAST CORNER OF THE SAID 4.983-ACRE TRACT, SAME BEING A POINT ON THE WEST BOUNDARY LINE OF A CALLED 9.72 ACRES TRACT OF LAND CONVEYED TO JOHN GOMEZ, RECORDED IN DOCUMENT NUMBER 3415220, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 192.09 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 36' 45" W ACROSS THE SAID LOT 78, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 9.72-ACRE TRACT, TO THE NORTHEAST CORNER OF A CALLED 1.0-ACRE TRACT CONVEYED TO REYES A. GUERRA JR., AND IRMA FUENTES, RECORDED IN VOLUME 3081, PAGE 992, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 531.52 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 15" W ACROSS THE SAID LOT 78, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.0-ACRE REYES A. GUERRA JR., AND IRMA FUENTES TRACT, A DISTANCE OF 125.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 36' 45" W ACROSS THE SAID LOT 78, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 1.0-ACRE REYES A. GUERRA JR., AND IRMA FUENTES TRACT, PASSING AT A DISTANCE OF 328.48 FEET A 5/8-INCH IRON ROD FOUND AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF LARK AVENUE AND CONTINUING A TOTAL DISTANCE OF 348.48 FEET TO A NAIL SET FOR THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 15" W ALONG THE SOUTH LINE OF THE SAID LOT 78, SAME BEING ALONG THE CENTERLINE OF LARK AVENUE, A DISTANCE OF 67.09 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.88 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: 45 FT. OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IR GRATER

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

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

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

4. THE SUBDIVISION IS IN ZONE "C" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.

5. DRAINAGE DETENTION OF 3.024 CF OF OR 0.099 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 MISSION-McAlLEN LATERAN DRAIN DITCH.

6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. CITY OF McAlLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3/4" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:1061100.60350 EASTING:16628009.54221 ELEV=140.02

7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

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

9. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON LARK AVENUE.

10. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

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.

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

MARIA S. SANDOVAL
10331 N. 32ND. LANE
McAlLEN, TEXAS 78504

DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2025 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

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.
GENERAL MANAGER

DATE

STATE OF TEXAS COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

STATE OF TEXAS - COUNTY OF HIDALGO

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

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

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, 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.

ON: _____ AT: _____ AM/PM

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

BY: _____ DEPUTY

NORTHWEST MANOR
SUBDIVISION
VOL.46, PG.116,
M.R.H.C.
DOC.#1057615,M.R.H.C.

J & R
SUBDIVISION
VOL.46, PG.116,
M.R.H.C.
DOC.#1057615,M.R.H.C.

REYES A. GUERRA JR.,
AND IRMA FUENTES
1.0 ACRE TRACT
OUT OF LOT 78 OF
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VOL. 24, PG. 68 M.R.H.C.
VOL.3081,PG.992,O.R.H.C.

LOT 1
R.C. ACRES
SUBDIVISION
VOL.26,PG.140A
M.R.H.C.

LOT 1
122125 SF
2.80 AC
S8° 36' 45"W
531.52'
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9.72 ACRE TRACT
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VOL. 24, PG. 68 M.R.H.C.
DOC.#3397870,O.R.H.C.

LOT 1
RETANA ACRES SUBDIVISION
DOC.#2007089,M.R.H.C.

LOT 1
122125 SF
2.80 AC
S8° 36' 45"W
531.52'
JOHN GOMEZ
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DOC.#2639761,O.R.H.C.

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RETANA ACRES SUBDIVISION
DOC.#2007089,M.R.H.C.

LOT 1
122125 SF
2.80 AC
S8° 36' 45"W
531.52'
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VOL.26,PG.140A
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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/1/2025

SUBDIVISION NAME: 3RVNO RANCH (PREVIOUSLY MTREVIN) SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Lark Avenue: R.O.W. dedication as needed for 50 ft. from centerline for total 100 ft. R.O.W.
Paving: 65 ft. Curb & gutter: both sides
Revisions needed:
- Reference the document number for any existing R.O.W. and provide a copy for staff review prior to final/recording.
- Show and label the R.O.W. dedication from centerline to verify compliance prior to final/recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**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

Required

Applied

NA

NA

ALLEYS

R.O.W.: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: 45 ft. or greater for easements or in line with existing structures, whichever is greater.
- Revise the setback note as shown above prior to final/recording, currently there is a misspelling "Grater"
** Disclaimer: Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector.
**Zoning Ordinance: Section 138-356
* Rear (Proposing): In Accordance with the Zoning Ordinance or greater for easements
**Zoning Ordinance: Section 138-356
* Sides (Proposing): In Accordance with the Zoning Ordinance or greater for easements
**Zoning Ordinance: Section 138-356
* Corner:
**Zoning Ordinance: Section 138-356
* Garage: 18 ft. except where greater setback is required, greater setback applies
**Zoning Ordinance: Section 138-356

Required

Applied

Applied

NA

Applied

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

<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.</p> <p>- Remove plat note No. 3 prior to recording. Although it applies to the subdivision, it is not a required plat note.</p>	Required
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Lark Avenue.</p> <p>**Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	
<p>**Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	NA
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<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>	NA
<p>**Section 110-72 applies if public subdivision is proposed.</p>	NA
<p>**Section 134-168 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>	NA
<p>**Section 110-72 applies if public subdivision is proposed.</p>	
<p>**Section 134-168 applies if private subdivision is proposed.</p>	
<p>**Landscaping Ordinance: Section 110-72</p>	
<p>**Subdivision Ordinance: Section 134-168</p>	
LOT REQUIREMENTS	
<p>* Lots fronting public streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied

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

ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - As per the submitted application, one single-family lot is proposed. A park fee of \$700 is required prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for one-lot subdivision is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - The subdivision was already approved in final form under the name of "MTREVIN SUBDIVISION". At the request of the developer, the engineer submitted a revised plat with the following name: "3RVNO RANCH SUBDIVISION". The name of the subdivision must be revised on the originally submitted application prior to revised final/recording. - The project engineer must verify that all documents, including the drainage report, have the same name prior to recording. - Clarify any unlabeled dashed lines outside this subdivision boundary prior to final. If any existing easements are shown, add the document number prior to final/recording. - All signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



LOCATION

220

4
HATCH SUBD

LOT 2

1

LYM SUBDIVISION
LOT 1

RETANA ACRES SUBDIVISION
LOT 1

78
PROPOSED TREVINO
SUBDIVISION

R.C. ACRES SUBD
LOT 1
LOT 1

41ST LN

V & L ESTATES SUBD

LARK AVE

L & B
SUBD

LOT 1

MENDEZ LARA
SUBDIVISION

J&R
SUBDIVISION

31

30

34

27

26

233

232
KIWI AVE

N 42ND ST

ORTHWEST

Sub 2025-0053



City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Russell Creek Phase I</u>	
	Legal Description <u>A 18.326 Acre Tract of Land being out of the remaining Land out of a Tract of Land described as Tract 1, out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas</u>	
	Location <u>Approximately 300-ft West of Russell Road/N. Depot Road intersection</u>	
	City Address or Block Number <u>13701 N 23rd St (N Depot Rd)</u>	
	Total No. of Lots <u>101</u>	Total Dwelling Units <u>101</u> Gross Acres <u>18.55</u> Net Acres <u>15.97</u>
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>101</u> Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Single Family Residential</u>	
	Irrigation District # <u>HCID1</u> Water CCN: <input type="checkbox"/> MPU/ <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>294701</u>		
Estimated Rollback Tax Due <u>14,901.63</u> Tax Dept. Review <u>UPG</u>		
Owner	Name <u>Jane Cross Enterprises, Inc</u>	Phone <u> </u>
	Address <u>13201 N. 23rd Street</u>	E-mail <u> </u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
Developer	Name <u>Elite Development 786, LLC</u>	Phone <u>956-283-7474</u>
	Address <u>3244 Turquia</u>	E-mail <u> </u>
	City <u>Brownsville</u> State <u>TX</u> Zip <u>78520</u>	
	Contact Person <u>Mobeen Ahmed</u>	
Engineer	Name <u>M2 Engineering, PLLC</u>	Phone <u>956-600-8628</u>
	Address <u>1810 E. Griffin Parkway</u>	E-mail <u>milo@m2-engineers.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Emigdio Salinas</u>	
Surveyor	Name <u>Manuel Carrizales</u>	Phone <u>956-567-2167</u>
	Address <u> </u>	E-mail <u>mannyrpls@cls.land</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

KF

MAR 28 2025

CW



April 30, 2025

Mr. Eduardo Garza
Planning Department
City of McAllen
311 N 15th Street
McAllen, Texas

Re: Russell Creek Phase I Subdivision – Collector Road Variance

Mr. Garza,

On behalf of the developer and property owner, we respectfully request consideration for an alternative alignment of the proposed collector road identified in the City of McAllen's Capital Improvements Plan—specifically, the roadway known as **8 3/4 Mile Road**, planned to connect **Depot Road to N. 25th Lane**.

We propose to integrate the collector road within our subdivision's interior street network, utilizing a **50-foot right-of-way (ROW)** and a **32-foot back-to-back roadway section**. This alternative alignment will maintain **full connectivity** between Depot Road and N. 25th Lane, support both local and regional circulation needs, and accommodate the unique site constraints and surrounding development conditions.

In addition to this alignment variance, we respectfully request consideration of a **secondary variance** to allow for a **100-foot roadway offset** in place of the current **125-foot minimum** requirement. The 125-foot offset poses significant challenges to the layout, affecting several proposed lots along the alignment. Reducing the offset to 100 feet would minimize these impacts while still maintaining appropriate street separation and traffic safety standards.

In summary, we believe these requested adjustments represent a **reasonable and balanced solution** that upholds the intent of the 8 3/4 Mile Road collector connection while enabling a practical and sustainable subdivision layout.

We sincerely appreciate your time and consideration of these variance requests. Please let us know a convenient time to meet and if there is any additional information or documentation we can provide in advance of our discussion.

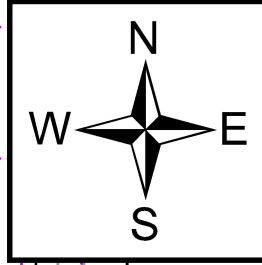
Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Emigdio Salinas".

Emigdio Salinas, P.E.
Project Engineer
M2 Engineering, PLLC

LOCATION



RUSSELL RD (9MILE)

DEPO
STATION
LOT 1

N 23RD ST (N DEPOT RD)

CHAISES DE JARDIN
SUBDIVISION
LOT 1

PROPOSED
RUSSEL CREEK PHASE 1
SUBDIVISION

HEAD

21

22

35

36

38

39

40

41

42

43

34

37

11

12

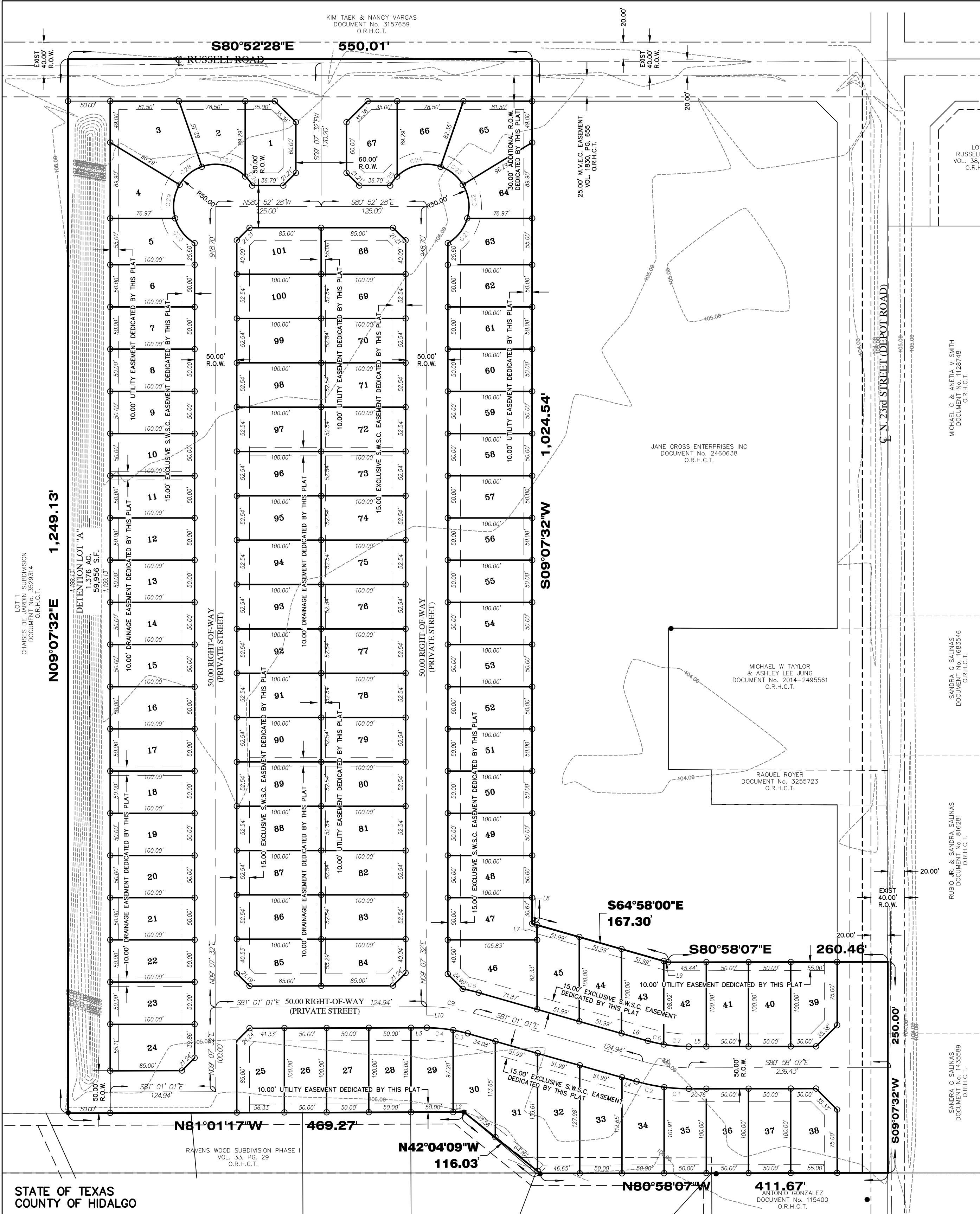
33

10

13

(PRIVATE)

(PRIVATE)



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.32	225.00	7° 27' 58"	S77° 14' 08"E	29.30
C2	33.52	225.00	8° 32' 09"	S69° 14' 04"E	33.49
C3	17.68	175.00	5° 47' 23"	N67° 51' 41"W	17.68
C4	31.34	175.00	10° 15' 39"	N75° 53' 12"W	31.30
C5	19.55	224.95	4° 58' 48"	N67° 36' 01"W	19.55
C6	19.08	175.00	6° 14' 48"	S68° 05' 24"E	19.07
C7	29.80	175.00	9° 45' 19"	S78° 05' 27"E	29.76
C8	55.86	200.00	16° 03' 07"	S72° 58' 03"E	55.88
C9	56.03	200.00	16° 03' 02"	S72° 59' 31"E	55.84

LOT AREAS		
LOT No.	AC	SQFT
1	0.127	5526
2	0.117	5081
3	0.167	7284
4	0.118	5119
5	0.116	5071
6-23	0.115	5000
24	0.124	5386
25	0.127	5520
26-28	0.115	5000
29	0.114	4971
30	0.117	5096
31	0.145	6332
32	0.155	6753
33	0.139	6041
34	0.123	5353
35	0.115	5019
36	0.115	5000
37	0.115	5000
38	0.119	5188
39	0.119	5188
40	0.115	5000
41	0.115	5000
42	0.115	5029
43	0.115	4993
44	0.115	5000
45	0.115	5000
46	0.161	7029
47	0.117	5108
48-62	0.115	5000
63	0.116	5071
64	0.118	5119
65	0.167	7284
66	0.117	5081
67	0.127	5526
68	0.124	5388
69-83	0.121	5254
84	0.124	5404
85	0.125	5428
86	0.121	5254
86-100	0.124	5387

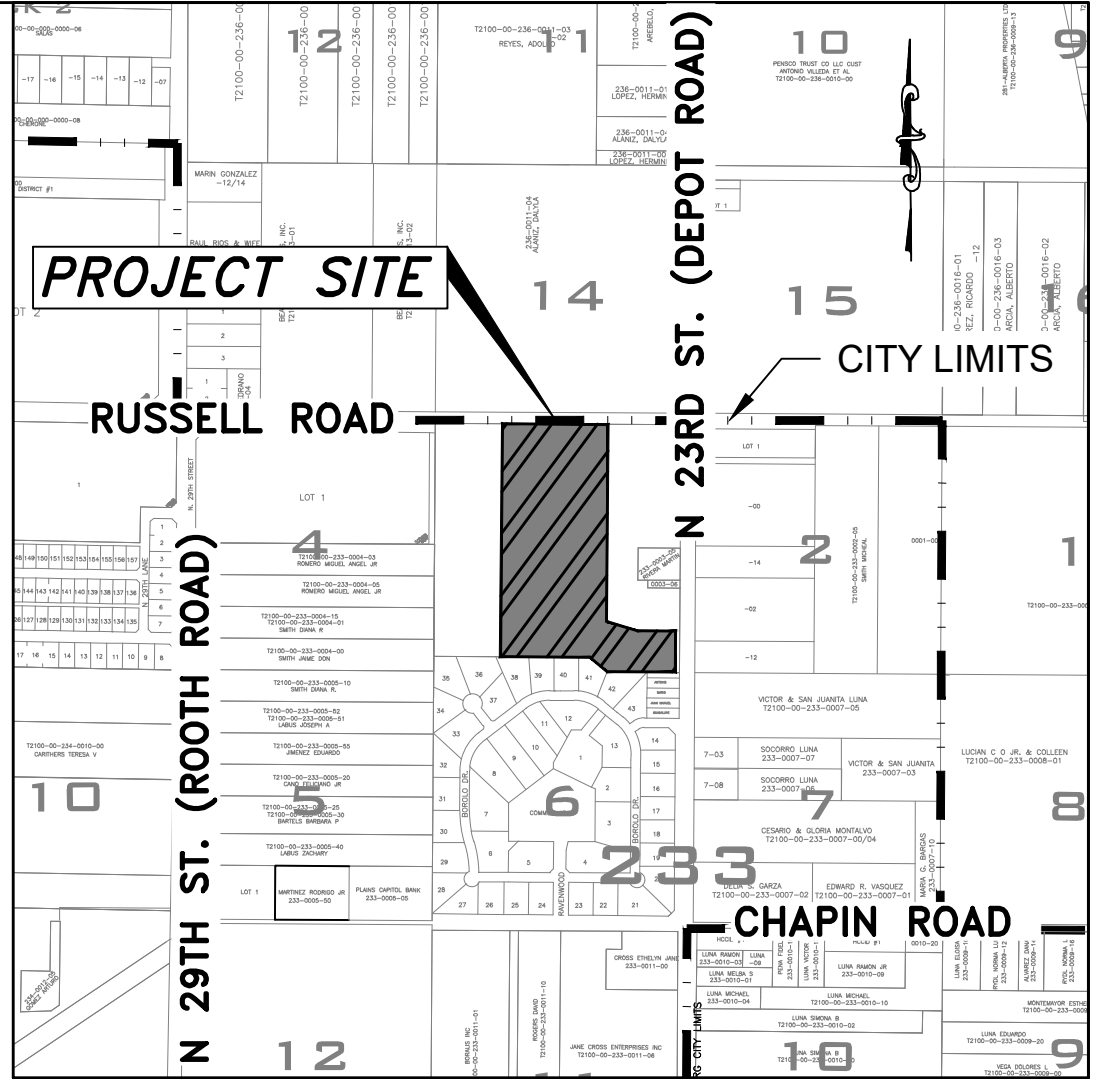
SCALE: 1"=80'
BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM,
TEXAS SOUTH ZONE 4205

Line Table		
Line #	Direction	Length
L1	N42° 04' 08.64"W	4.30'
L2	N81° 01' 01.44"W	12.94'
L3	S81° 01' 01.44"E	18.82'
L4	S64° 57' 59.67"E	17.88'
L5	N80° 58' 06.55"W	20.84'
L6	N64° 57' 59.67"W	32.65'
L7	S9° 07' 35.71"W	17.67'
L8	S64° 57' 58.95"E	6.06'
L9	S64° 58' 00.52"E	5.26'
L10	S81° 01' 01.45"E	0.09'

METES AND BOUNDS
DESCRIPTION A 19.555 ACRE TRACT
A 19.555 ACRE TRACT OF LAND BEING OUT OF THE REMAINING LAND OUT OF A TRACT OF LAND DESCRIBED AS TRACT 1, OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO JANE CROSS ENTERPRISES, INC., A TEXAS CORPORATION, BY VIRTUE OF WARRANTY DEED RECORDED IN INSTRUMENT NUMBER: 2013-2460638, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (ORHCT), AND A PORTION OF LAND OUT OF A CALLED TRACT 2 AS DESCRIBED AND CONVEYED TO RAVENSWOOD LTD, BY VIRTUE OF DOCUMENT NUMBER 612063, DEED RECORDS OF HIDALGO COUNTY, TEXAS, 19.555 ACRES ABOVE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF RUSSELL ROAD AND N. DEPOT ROAD (23RD STREET) FOR THE NORTHEAST CORNER OF SAID LOT 3, AND OF SAID TRACT 1, THENCE, NORTH 80 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, BEING THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 371.35 FEET TO A CALCULATED POINT [N16645190.5623, E1074639.9511] FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, OVER AND ACROSS SAID TRACT 1 AT A DISTANCE OF 20.00 FEET PASS A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTH RIGHT OF WAY LINE OF SAID RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 1024.46 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE, SOUTH 64 DEGREES 58 MINUTES 00 SECONDS EAST, OVER AND ACROSS SAID TRACT 1 A DISTANCE OF 167.30 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE, SOUTH 80 DEGREES 58 MINUTES 07 SECONDS EAST, OVER AND ACROSS SAID TRACT 1, AT 180.46 FEET PASS A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE WEST RIGHT OF WAY LINE OF SAID N. DEPOT ROAD, CONTINUING A TOTAL DISTANCE OF 210.46 FEET TO A CALCULATED POINT LOCATED AT THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID TRACT 1 FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3 AND OF SAID TRACT 1, A DISTANCE OF 250.00 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID LOT 3 AND OF SAID TRACT 1, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
THENCE, NORTH 80 DEGREES 58 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF SAID TRACT 2 BEING THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 411.67 FEET TO A COMMON NORTH LINE OF SAID RAVENS WOOD SUBDIVISION, A DISTANCE OF 411.67 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 42, RAVENS WOOD SUBDIVISION, PHASE 1 AS PER MAP OR PLAT RECORDED IN VOLUME 33, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS;
THENCE, NORTH 42 DEGREES 04 MINUTES 09 SECONDS WEST, WITHIN AND ACROSS SAID LOT 3 AND OF SAID TRACT 1, ALONG A COMMON NORTH LINE OF SAID RAVENS WOOD SUBDIVISION, A DISTANCE OF 116.03 FEET TO A HALF (1/2)-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE, NORTH 81 DEGREES 01 MINUTES 17 SECONDS WEST, WITHIN AND ACROSS SAID LOT 3 AND OF SAID TRACT 1, AND ALONG A COMMON NORTH LINE OF SAID RAVENS WOOD SUBDIVISION, AT A DISTANCE OF 419.27 PASS A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE EAST LINE OF A 50.0 FOOT DRAINAGE EASEMENT, CONTINUING A TOTAL DISTANCE OF 469.27 FEET TO A CALCULATED POINT FOR THE WESTMOST SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE, NORTH 09 DEGREES 07 MINUTES 32 SECONDS EAST, WITHIN AND ACROSS SAID LOT 3 AND OF SAID TRACT 1, ALONG THE WEST LINE OF SAID 50.0 FOOT DRAINAGE EASEMENT, AT A DISTANCE OF 1229.13 FEET PASS AN IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID RUSSEL ROAD, CONTINUING A TOTAL DISTANCE OF 1249.13 FEET TO A CALCULATED POINT ON THE NORTH LINE OF SAID LOT 3 AND OF SAID TRACT 1, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE, SOUTH 80 DEGREES 52 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3 AND OF SAID TRACT 1, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.555 ACRES OF LAND MORE OR LESS.
ALL COORDINATES, BEARINGS, AND DISTANCES NOTED WITHIN THIS METES AND BOUNDS DESCRIPTION ARE IN U.S. SURVEY FEET AND REFERENCE THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205 AND IN GRID COORDINATES.

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (NO SHADING).
ACCORDING TO COMMUNITY-PANEL NO. 480334 0325 D, DATED JUNE 6, 2000
MAP REVISED: MAY 17, 2001, TO REFLECT LOMR 01-06-1095P-480334
- SETBACKS:
FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
- BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
MC 34 - DESCRIPTION: SOUTHWEST CORNER OF THE INTERSECTION OF BOROLO LANE AND 23RD ST.
TYPE OF MATERIAL: 30" ALUMINUM PIPE WITH A 3-3/4" BRASS MONUMENT CAP ON TOP.
N:16644511.4151
E:1074905.50377
- IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF _____ CUBIC-FEET OR _____ ACRE-FEET OF STORM WATER RUNOFF.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON NORTH BENTSEN DRIVE, AND BOTH SIDES OF ALL INTERIOR STREETS.
- A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUNSET VALLEY SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/OWNER 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 CONFLICTS WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG NORTH BENTSEN ROAD.
- DETENTION/COMMON AREAS, ANY PRIVATE STREET/ALLEY, PRIVATE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.



- LEGEND
- 1/2" CAPPED IRON ROD FOUND "CIRF"
 - 1/2" IRON ROD FOUND "IRF"
 - PIPE FOUND "PF"
 - 1/2" IRON ROD SET WITH PINK CAP "CIRS"
 - (50'00"00"0.00) - RECORD BEARING & DISTANCE
 - MAG NAIL SET "MNS"
 - CALCULATED POINT "CP"

RUSSELL CREEK SUBDIVISION PHASE I

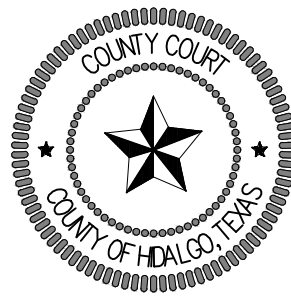
PRIVATE SUBDIVISION

A 19.555 ACRE TRACT OF LAND BEING OUT OF THE REMAINING LAND OUT OF A TRACT OF LAND DESCRIBED AS TRACT 1, OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS



TBPELS FIRM REGISTRATION F-19545

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



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

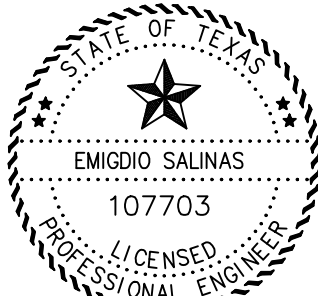
BY: _____ DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MOBEEN AHMED	3244 TURQUIA	BROWNSVILLE, TEXAS 78520	(956) 283-7474
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489

STATE OF TEXAS COUNTY OF HIDALGO

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

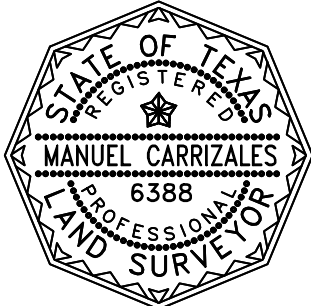
EMIGDIO "MILO" SALINAS, P.E. DATE _____
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545



STATE OF TEXAS COUNTY OF HIDALGO

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

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



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

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ DAY OF _____ 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UNDER HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAY OR EASEMENT.

PRESIDENT SECRETARY

STATE OF TEXAS CITY OF McALLEN PLANNING AND ZONING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE _____

CITY OF McALLEN MAYOR APPROVAL

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

MAYOR, CITY OF McALLEN DATE _____

ATTESTED BY:

CITY SECRETARY DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS RUSSELL CREEK SUBDIVISION PHASE I, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE USE OF THE STREET(S) ALLEY(S) AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN OR THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUEST, THE OWNER DOES HEREBY DEDICATE THE USE OF THE PUBLIC THE PORTION OF N. BENTSEN ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

ELITE DEVELOPMENT 786, LLC
MOBEEN AHMED, MANAGING MEMBER
3244 TURQUIA
BROWNSVILLE, TEXAS 78520

DATE: _____

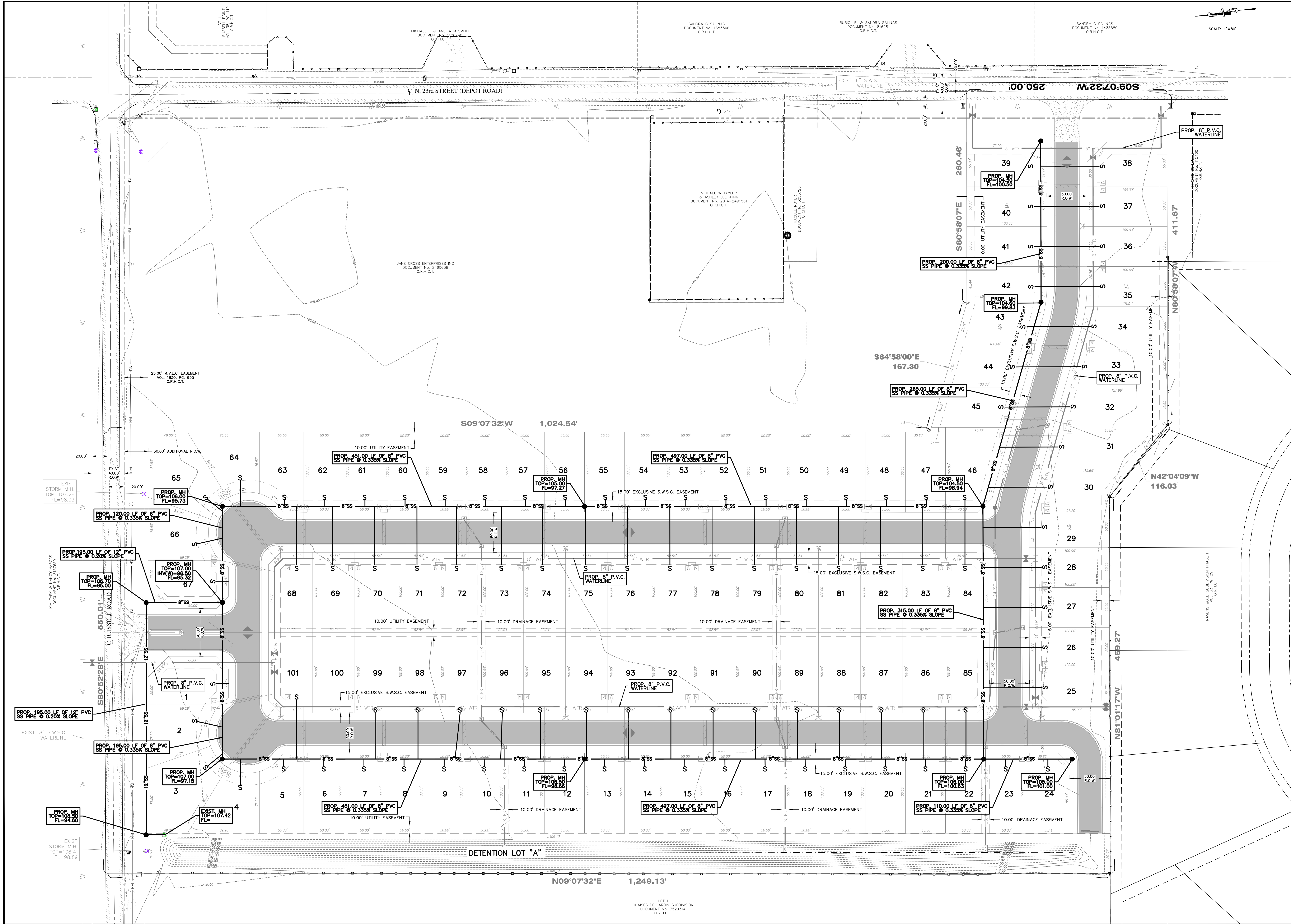
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOBEEN AHMED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES _____

SCALE:	
DRAWN BY:	DI
CHECKED BY:	
SURVEYED BY:	
SHEET:	



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

M2

Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

SANITARY SEWER LAYOUT

RUSSELL CREEK SUBDIVISION PHASE I

MCALLEN, TEXAS

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
EMIGDIO "MILO" SALINAS
P.E. 107703 ON
03/28/25
IT IS NOT TO BE USED
FOR CONSTRUCTION.

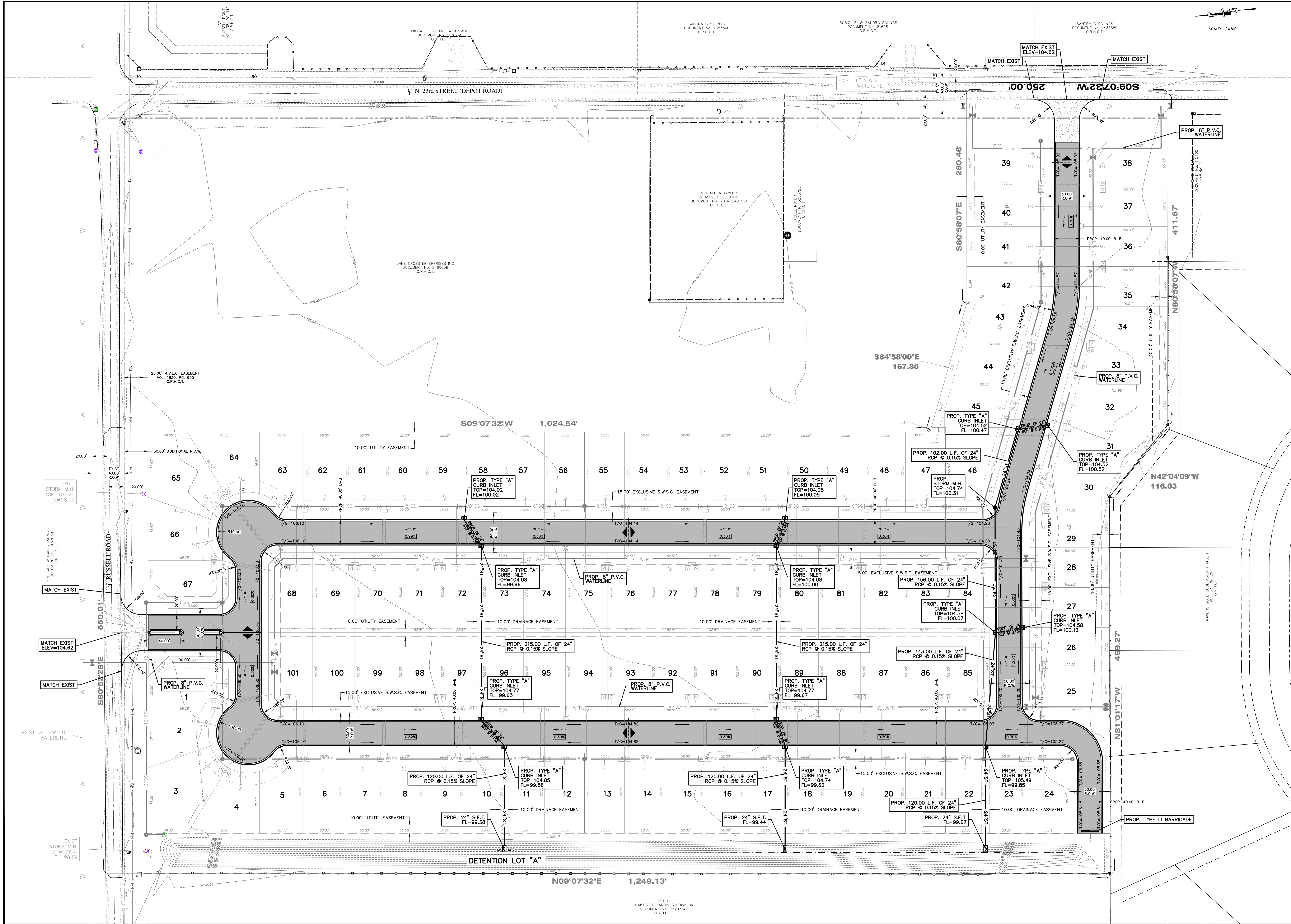
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SHEET: 3 OF 6



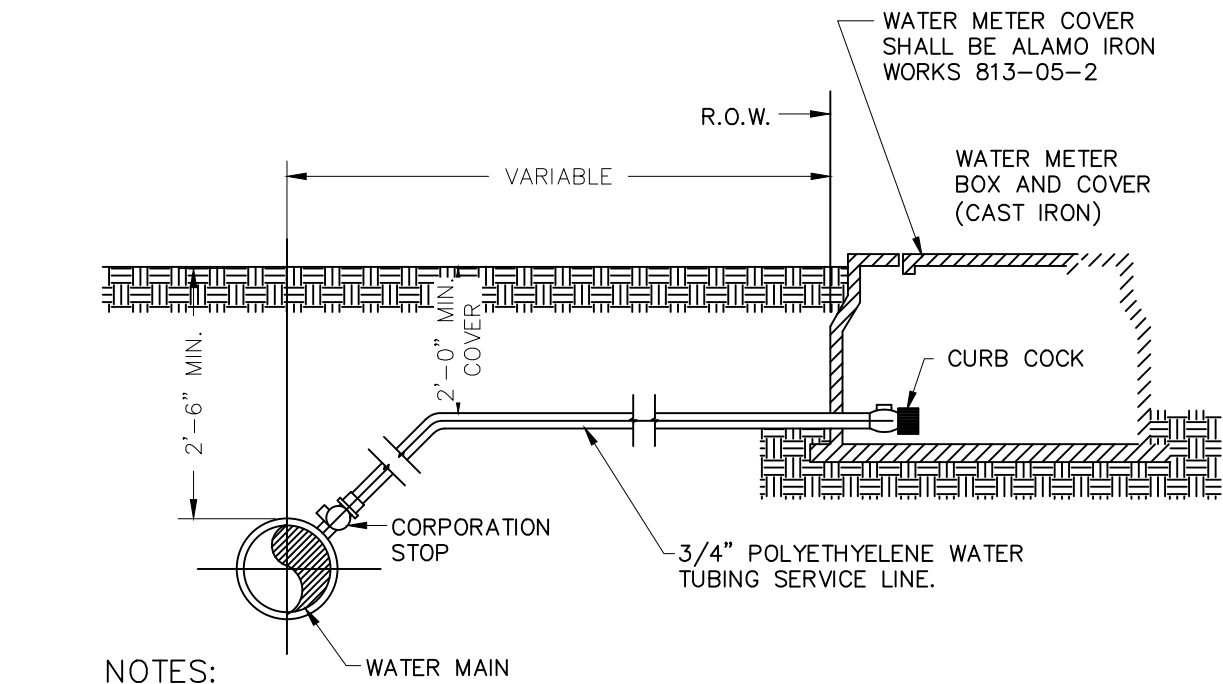
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www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

PAVING AND DRAINAGE LAYOUT
RUSSELL CREEK SUBDIVISION PHASE I
MCALLEN, TEXAS

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SCALE:
DRAWN BY: DI
CHECKED BY:
SURVEYED BY:
SHEET:
4 OF 6



NOTES:

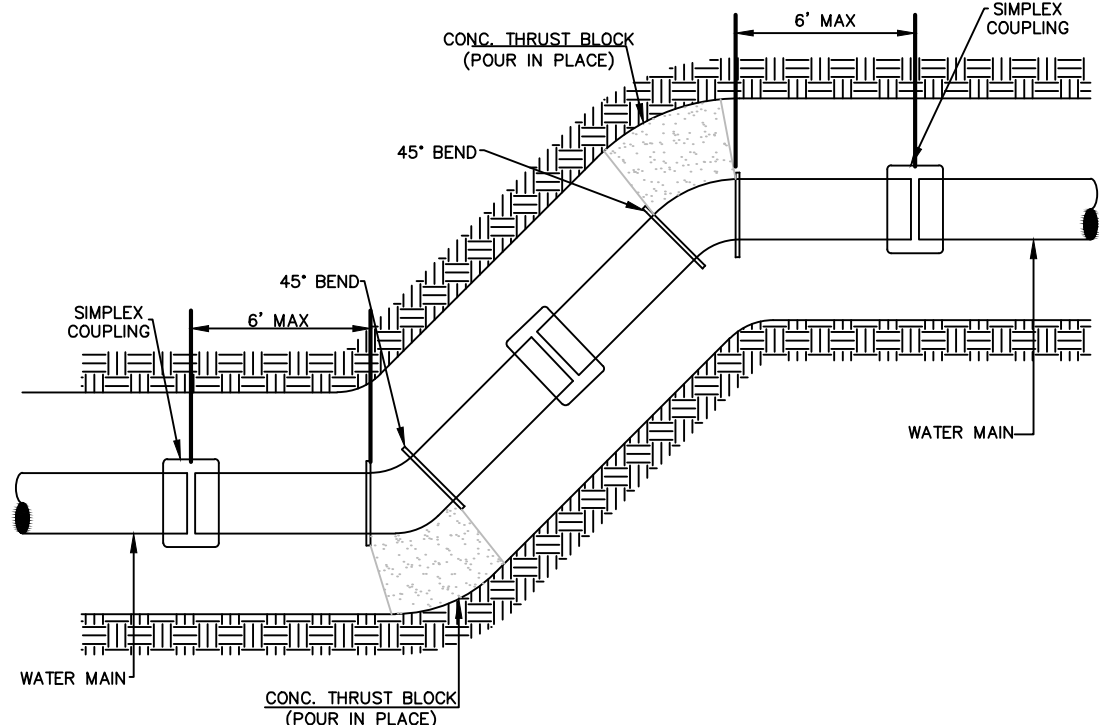
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2
3. ALL WATER MAINS HAVE 4 FT OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 2" OR LESS.

CONSTRUCTION NOTES:

- A. WATER COVER
- B. CURB COCK
- C. METER BOX & METER PROVIDED
- D. WATER TUBING SERVICE LINE
- E. CORPORATION STOP
- F. WATER MAIN

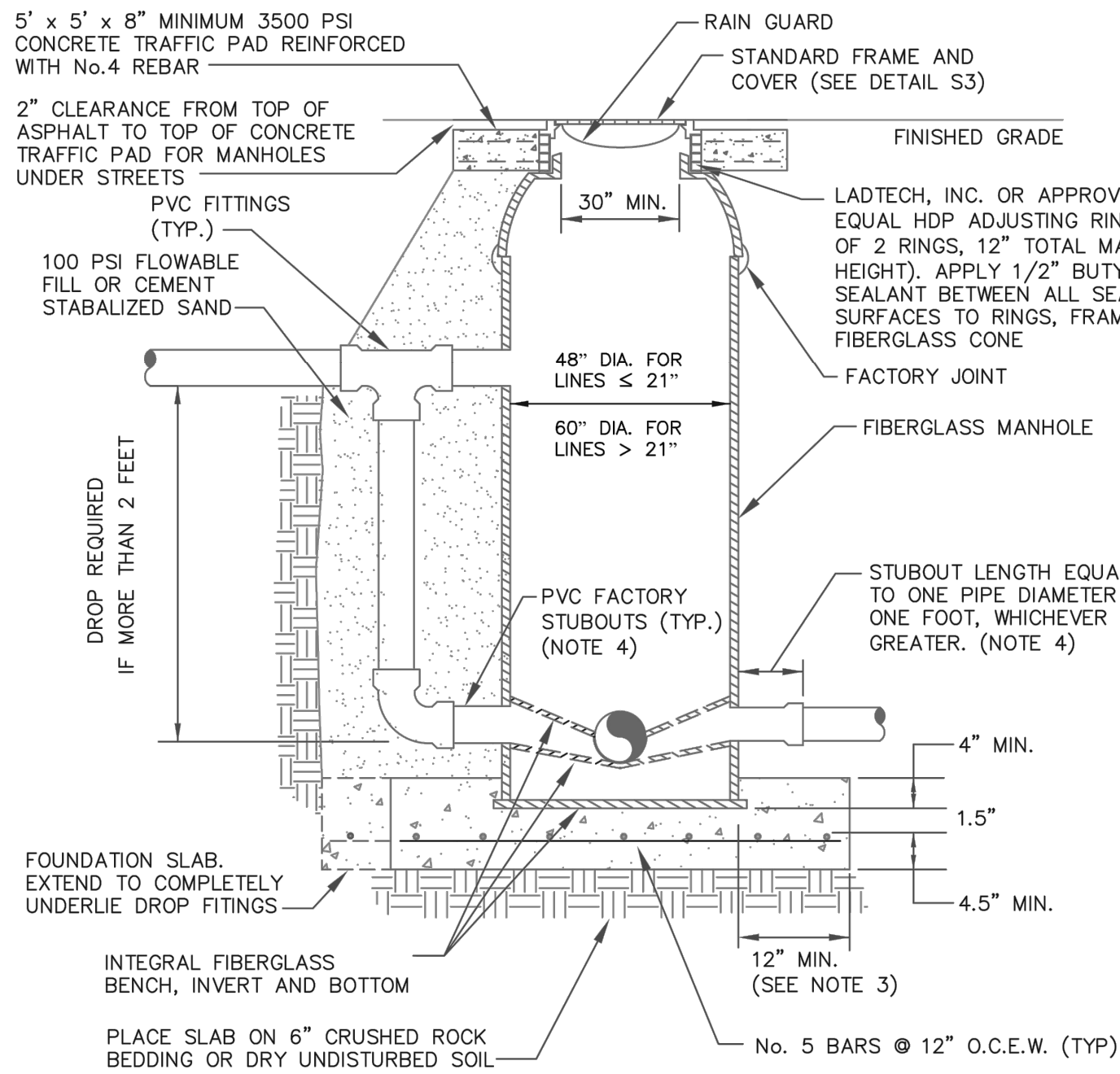
TYPICAL SERVICE CONNECTION WITH METER BOX

N.T.S.



WATERLINE OFFSET DETAIL

N.T.S.

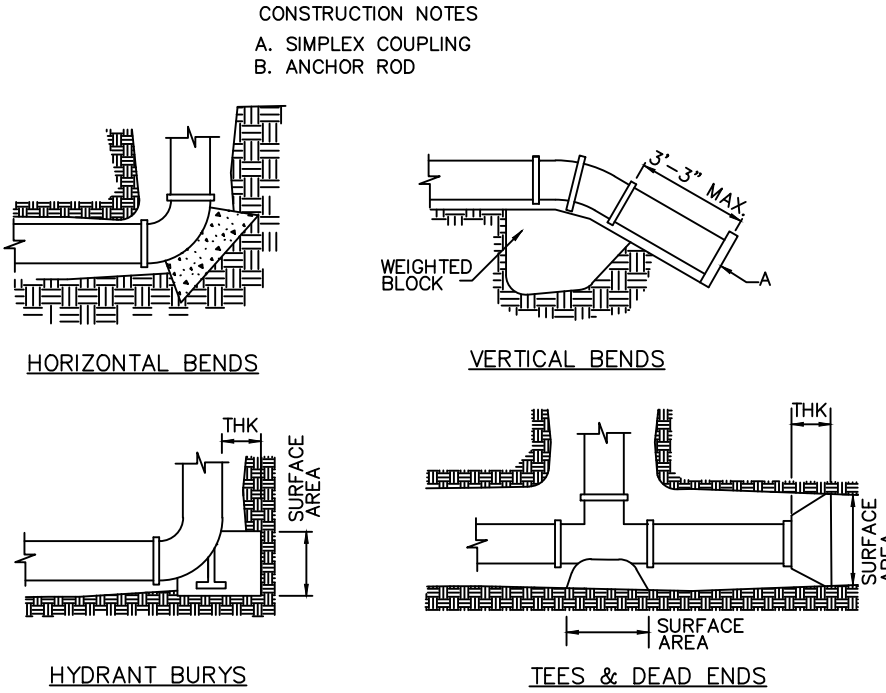


NOTES:

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
3. OUTLET STUBOUT SHALL BE SPIGOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.
4. CONCRETE FOUNDATION SHALL BE POURED IN PLACE BELOW GROUND.

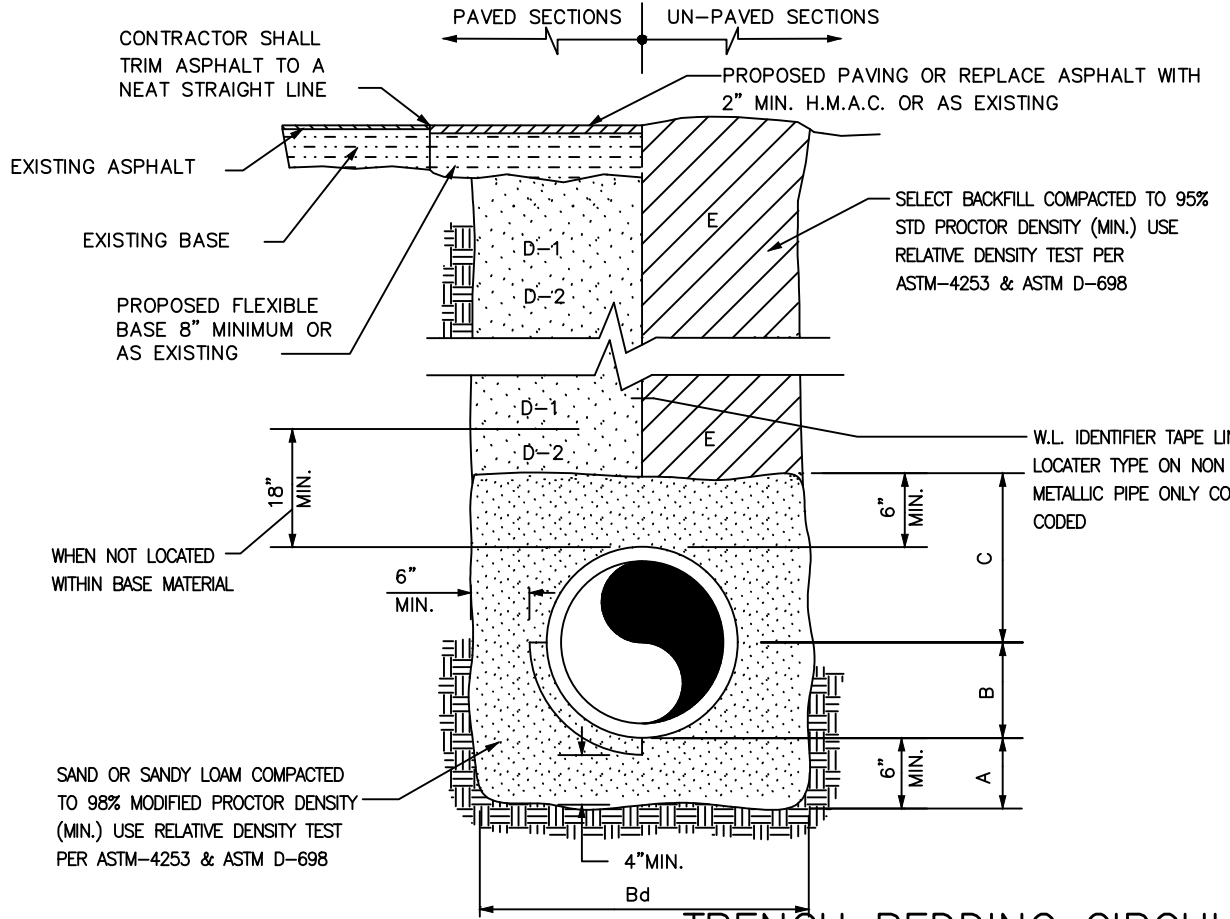
TYPICAL FIBERGLASS MANHOLE

N.T.S.



CONCRETE THRUST BLOCK DETAILS

N.T.S.

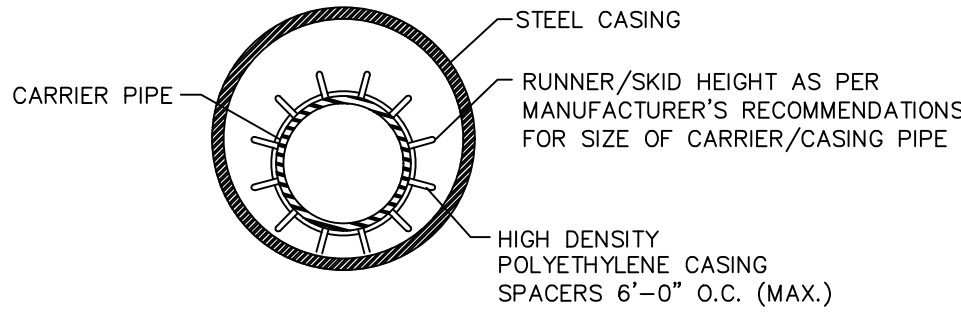


TRENCH BEDDING CIRCULAR PIPE (WATER)

N.T.S.

THRUST BLOCK SIZE				
DIAMETER OF PIPE INCHES	HORIZONTAL BEND SURFACE AREA SQ. FEET	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS-LBS	
22-1/2" BENDS				
6 OR LESS	2	8	1700	
8	3	8	3,000	
10	3.5	12	4,500	
12	4	14	6,600	
14	5	18	9,000	
16	6	18	11,800	
48" BENDS				
6 OR LESS	4	12	3,200	
8	5	14	5,800	
10	6	18	9,000	
12	7	18	13,000	
14	8	24	17,000	
16	11.5	24	23,200	
90° BENDS				
6 OR LESS	6	12	6,000	
8	8	15	10,700	
10	10	18	16,700	
12	12	18	24,000	
14	18	24	32,600	
16	21	24	42,700	
TEES & DEAD ENDS				
6 OR LESS	3	12		
8	4	15		
10	6	18		
12	8.5	18		
14	11.5	24		
16	15	24		

1. SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS. (SHEET 2 OF 2)
2. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE FITTINGS.



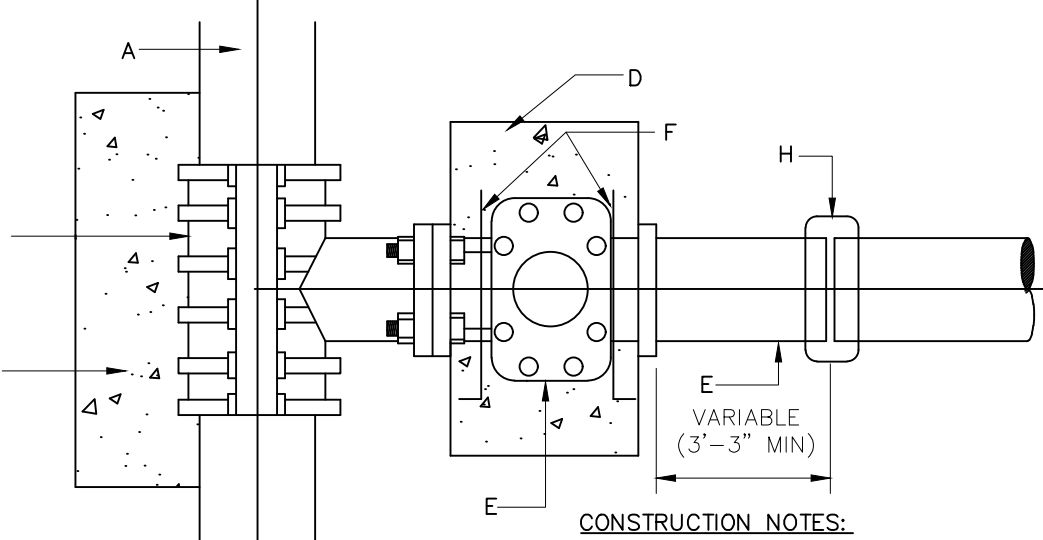
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"

GENERAL NOTES:

1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
4. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

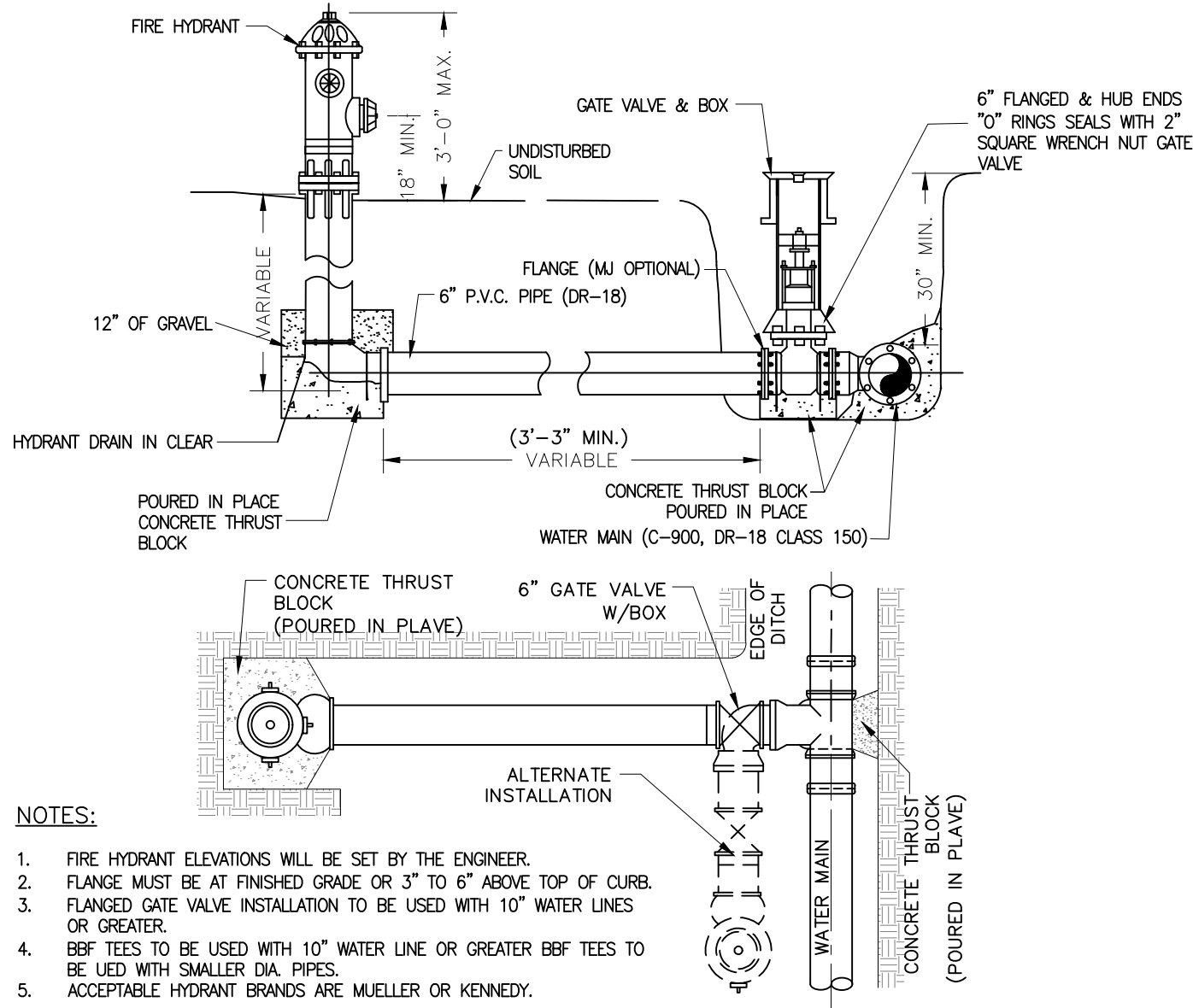
UTILITY PIPE ENCASEMENT

N.T.S.



WATER TAPPING SLEEVE & VALVE INSTALLATION

N.T.S.

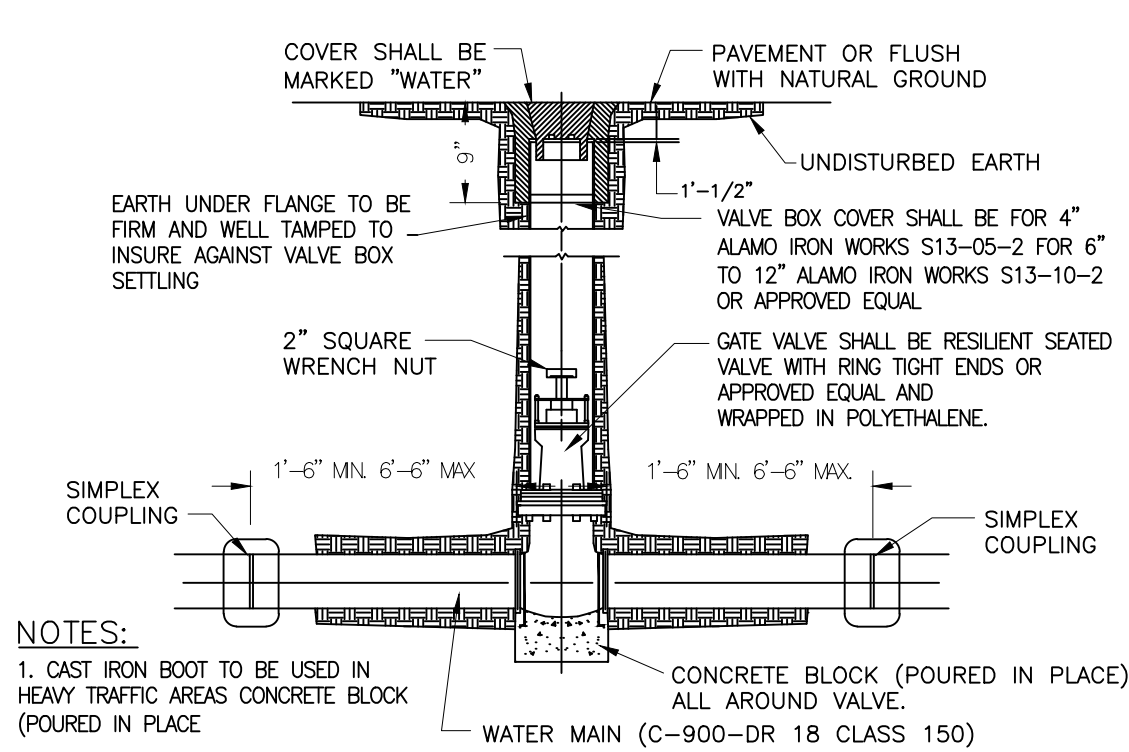


NOTES:

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

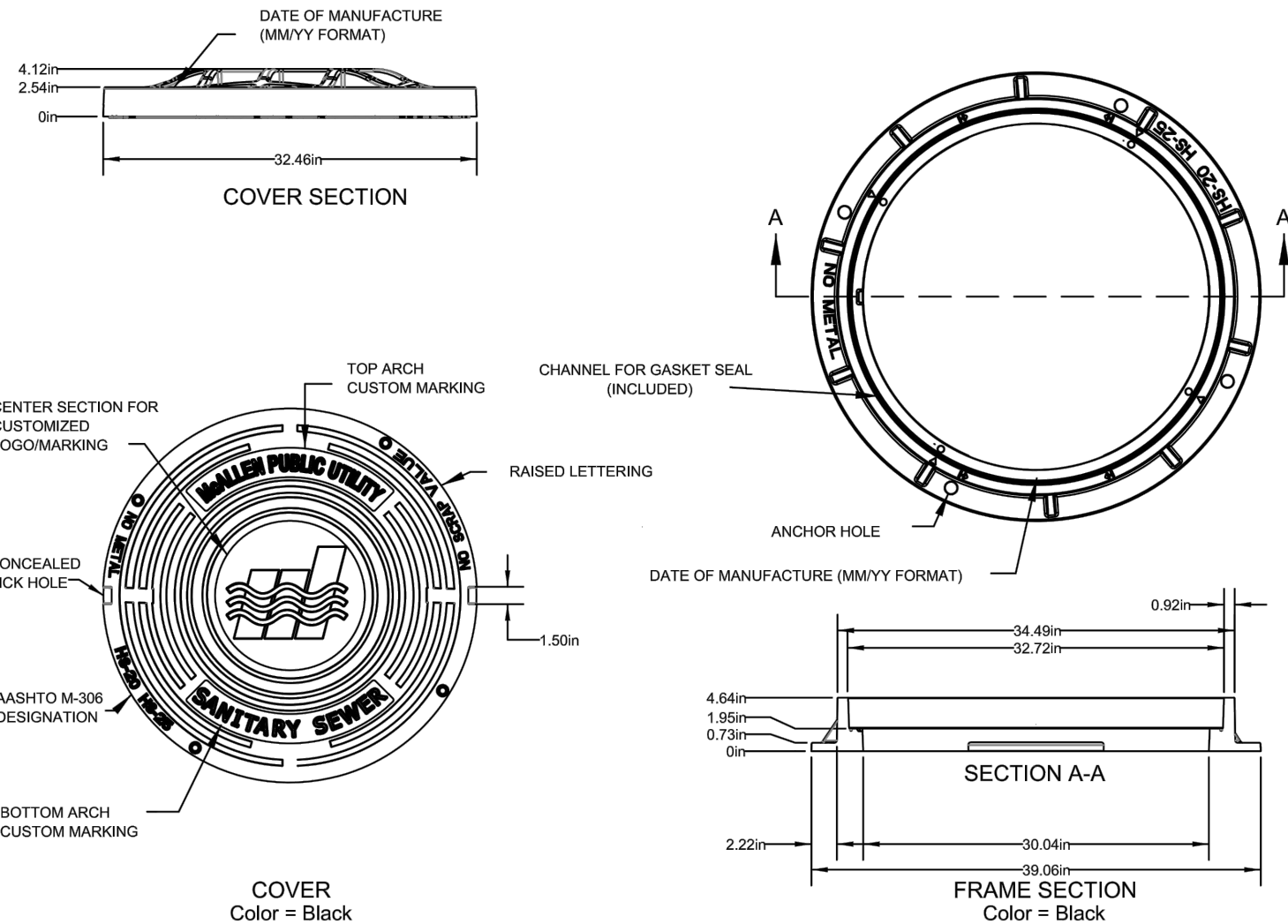
FIRE HYDRANT INSTALLATION DETAIL

N.T.S.



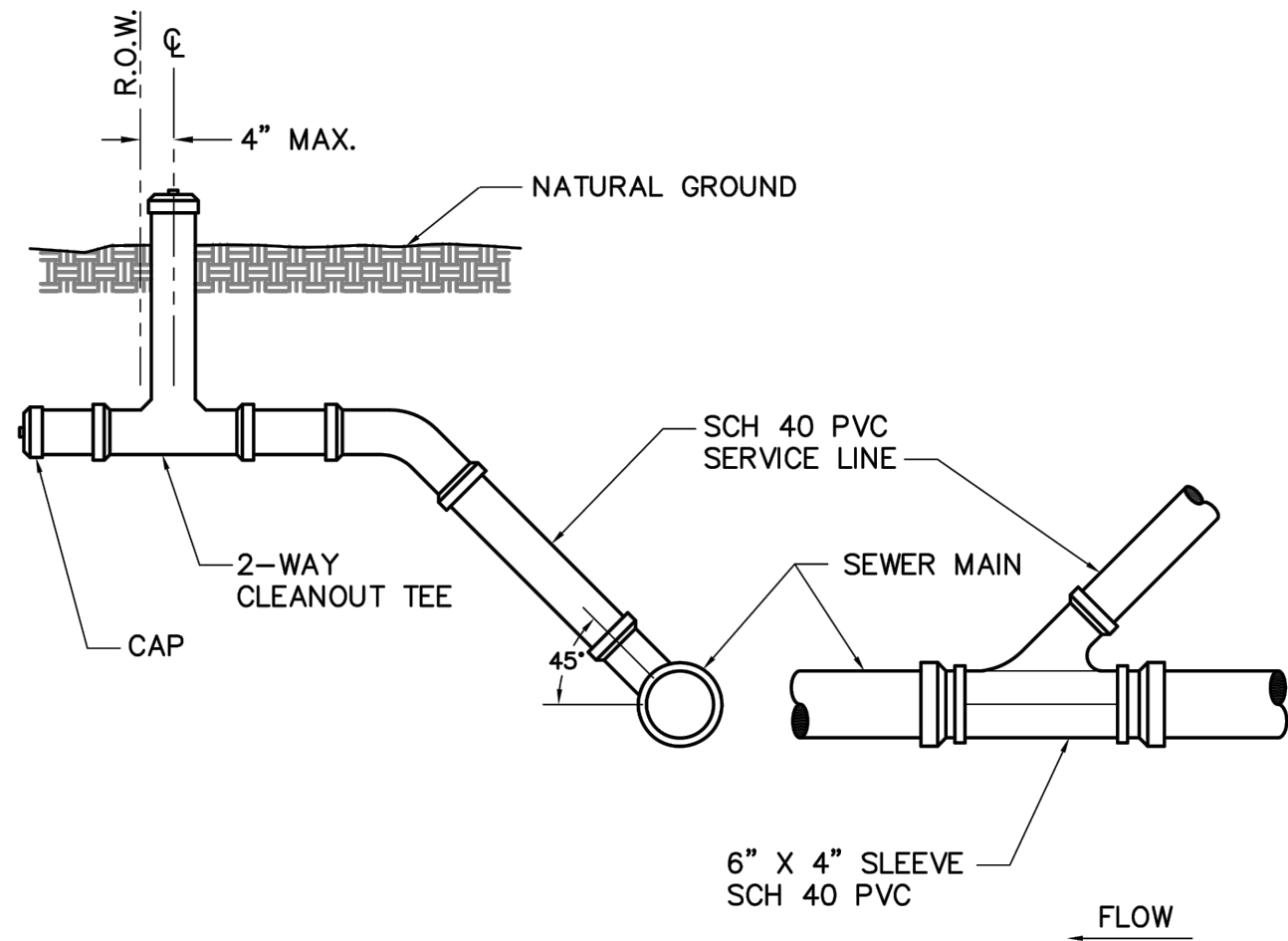
VALVE & VALVE BOX INSTALLATION

N.T.S.



COMPOSITE SEWER MANHOLE RING AND COVER DETAIL

N.T.S.



NOTES:

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

SEWER SERVICE CONNECTION

N.T.S.

DETAILS

RUSSELL CREEK SUBDIVISION PHASE I
MCALLEN, TEXAS

1810 E. GRIFFIN PARKWAY
MISSION TX 78572

956.600.8628

www.m2engineers.com

FIRM REGISTRATION # F-19545



TBPELS FIRM REGISTRATION F-19545

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
EMIGDIO "MILO" SALINAS
P.E. 107703 ON
03/28/25
IT IS NOT TO BE USED
FOR CONSTRUCTION.

SCALE:
DRAWN BY: DI
CHECKED BY:
SURVEYED BY:
SHEET:



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2025

SUBDIVISION NAME: RUSSELL CREEK PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW
Paving: 65 ft. Curb & gutter: Both Sides
- Please label how existing ROW was dedicated. Provide document numbers for existing ROW dedications, and provide a copy for staff review.
- Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to recording.
- 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 final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Non-compliance

North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW
Paving: 65 ft. Curb & gutter: both sides
- No annotation of ROW dedication is shown on plat.
- Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to recording.
- Please label how existing ROW was dedicated. Provide document numbers for existing ROW dedications, and provide a copy for staff review.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

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
- Revise street name as shown above, prior to final.
- Street will need to punch thru and connect, plat submitted appears to show missing linework along the detention area, prior to final.
- 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.

Non-compliance

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

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

<p>Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names to be finalized, prior to final. - 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 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</p>	Non-compliance
	Applied
	NA
	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements - Revise front setback as shown above, prior to final. **Zoning Ordinance: Section 138-356 * Rear: 10 ft. or greater for easements - Revise rear setback as shown above, prior to final. **Zoning Ordinance: Section 138-356 * Sides: 6 ft. or greater for easements - Revise side setback as shown above, prior to final. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements - Revise corner setback as shown above, prior to final. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required; greater setback applies - Include a plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Applied
SIDEWALKS	
<p>* 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 - Revise plat note #8 as shown above, wording to be finalized, prior to final. - 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.</p>	Non-compliance
	Required

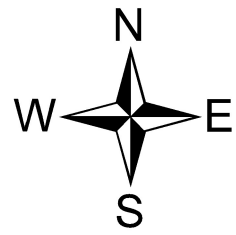
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along Russell Road and North 23rd Street (Depot Road) - Revise plat note #9 as shown above, prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Russell Road, North 23rd Street (Depot Road), and 8-3/4 Mile Road. - Revise plat note #13 as shown above, prior to final. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Applied
<ul style="list-style-type: none"> * Common/Detention Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Revise plat note#14 as shown above, prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area - 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. - Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone. **Zoning Ordinance: Section 138-356 	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V 	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. Based on the submitted application and plat, 101 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.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 101 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.	Required
* Pending review by the City Manager's Office. Based on the submitted application and plat, 101 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.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - 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. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL. STAFF RECOMMENDS APPROVAL OF THE VARIANCE REQUESTS BUT DISAPPROVAL TO REDUCE THE PAVING REQUIREMENT.	Applied

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

LOCATION



RUSSELL RD (9MILE)

DEPO
STATIC
LOT 1

CHAISES DE JARDIN
SUBDIVISION
LOT 1

PROPOSED
RUSSEL CREEK PHASE 1
SUBDIVISION

N 23RD ST (N DEPOT RD)

23RD ST

(PRIVATE)

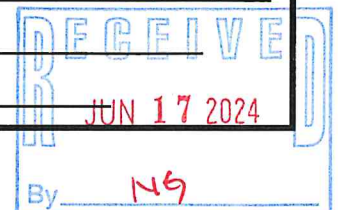
BOROLO LN

City of McAllen

Planning Department

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

Project Information	Subdivision Name	SOUTH FORK SUBD.		
	Legal Description	0.16 AC. 0/0 LOT 11, RANCHO DE LA FRUTA SUBD. NO. 1, H.C.T.		
	Location	1/4 - 120' SOUTH OF E. FRESNO AVE. ALONG W.		
	City Address or Block Number	604 South Peking St. SIDE OF S. PEKING ST.		
	Total No. of Lots	1	Total Dwelling Units	1
	Gross Acres	0.16	Net Acres	0.15
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated		within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (___ Acres) / <input checked="" type="checkbox"/> Residential (1 Lots)		Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning	R-1	Proposed Zoning	R-1
	Applied for Rezoning	<input type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____		
Existing Land Use	RESIDENTIAL			
Proposed Land Use	RESIDENTIAL			
Irrigation District #	2	Water CCN:	<input checked="" type="checkbox"/> MPMU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption:	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No		Parcel #	267078
Estimated Rollback Tax Due	1500 ⁰⁰	Tax Dept. Review	21050-01-000 0-0011-02	
Owner	Name	MARIE ISABELLE O. GUTIERREZ		
	Address	600 S. PEKING ST.		
	City	McAllen	State	TX
Developer	Name	SAME AS OWNER		
	Address	_____		
	City	_____	State	_____
	Contact Person	_____		
	Phone	_____		
Engineer	Name	DR. D. SALINAS		
	Address	2221 DAFFODIL AVE.		
	City	McAllen	State	TX
	Contact Person	DR. D		
Surveyor	Name	SAME AS OWNER		
	Address	_____		
	City	_____	State	_____



VAR2025-0012



City of McAllen
Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

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

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

Project	Legal Description <u>0.16 AC. o/o LOT 11, Rancho De La</u>
	<u>FRUTA SUBD. No. 1, MEALIE, N.C.T.</u>
	Proposed Subdivision (if applicable) <u>"SOUTH FORK" SUBD.</u>
	Street Address <u>NOT YET ASSIGNED</u>
	Number of lots <u>1</u> Gross acres <u>0.16</u>
	Existing Zoning <u>R-1</u> Existing Land Use <u>OPEN</u>
	<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)
Applicant	Name <u>ISABELLE D. GUTIERREZ</u> Phone <u>454-7070</u>
	Address <u>600 S. PEKING</u> E-mail <u>GUTIERREZ.DEMOCRAT@GMAIL.COM</u> City <u>MEALIE</u> State <u>TX</u> Zip <u>78501</u>
Owner	Name <u>SAME AS APPLICANT</u> Phone _____
	Address _____ E-mail _____ City _____ State _____ Zip _____
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature <u>[Signature]</u> Date <u>4/1/25</u> Print Name <u>DANIEL OMAR SANCHEZ</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
Office	*FOR OFFICE USE ONLY*
	APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00 Accepted by <u>EDG</u> Payment received by _____ Date _____ Rev 06/21 BY: <u>CW</u> APR 01 2025



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

NOWE. ADJ. SUBDIVISION TO THE EAST
DID NOT PAY OR ESCROW MONIES FOR
THEIR SHARE OF PAVING IMPROVEMENTS
(THE E. 1/2 OF S. PEKING ST.)

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

GRANTING THE VARIANCE WILL NOT AFFECT
USE OF THE PROPERTY.

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

THIS VARIANCE IS TO NOT HAVE A "DEAD
END" STREET.

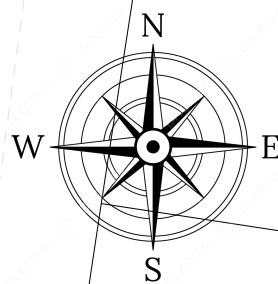
4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

"DEAD END" STREET NO OTHER LANDS
CAN BE PLATTED BEYOND STREET

SUBD.

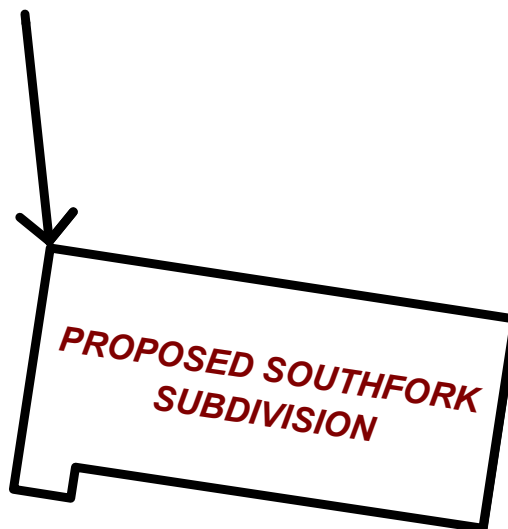
4

6



FRESNO AVE

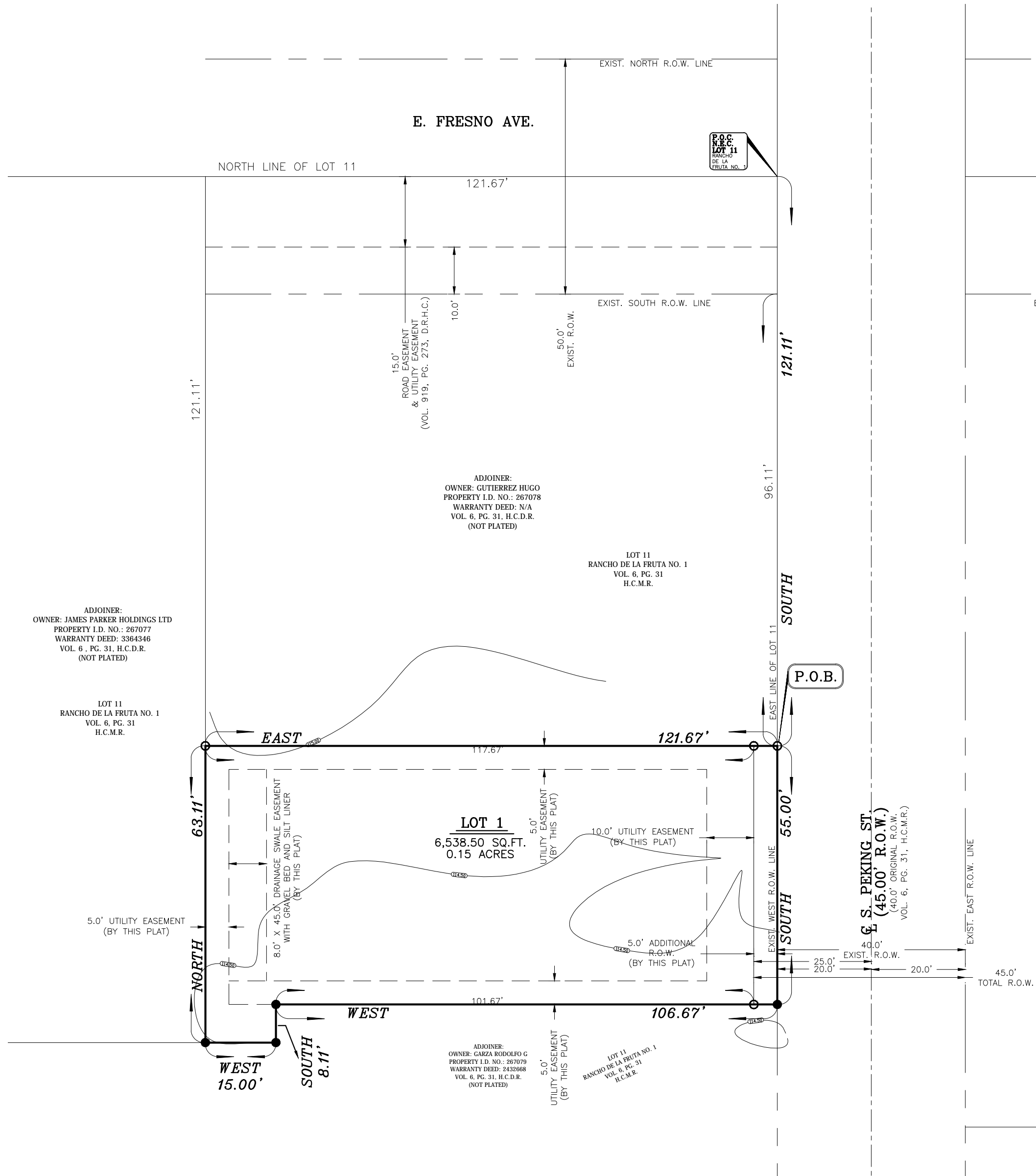
LOCATION



PEKING ST

EUC

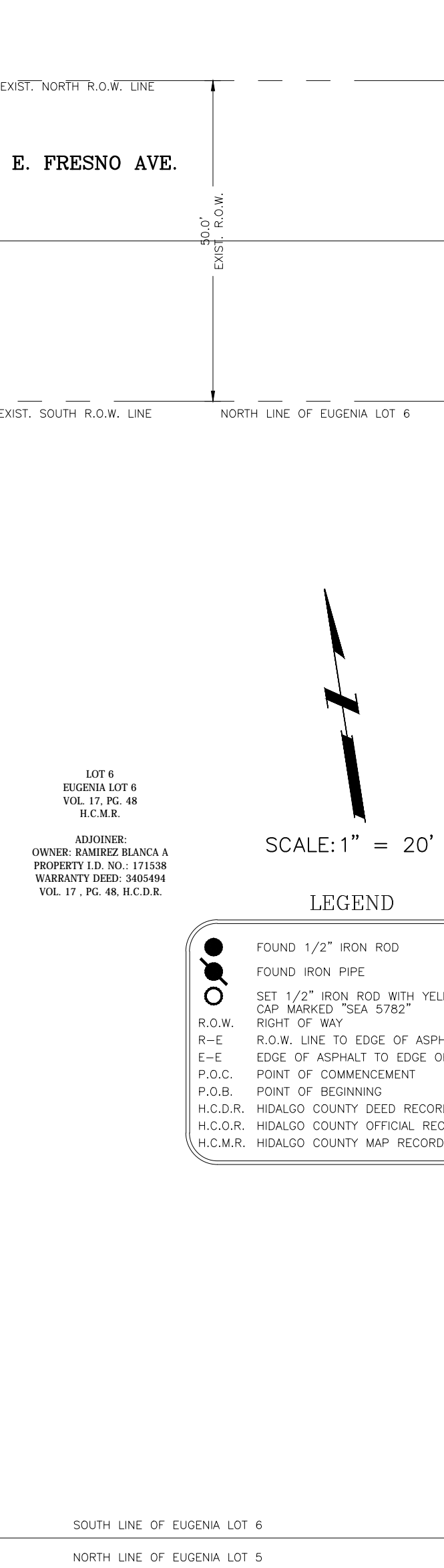
ROO



SOUTHFORK SUBDIVISION

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

BEING A 0.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE EAST 106.67 FEET OF THE NORTH 176.11 FEET AND THE EAST 15.0 FEET OF THE WEST 300.0 FEET OF THE NORTH 184.22 FEET ALL OUT OF LOT 11, RANCHO DE LA FRUTA SUBDIVISION NO. 1, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND	
●	FOUND 1/2" IRON ROD
○	FOUND IRON PIPE
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782" RIGHT OF WAY
R.O.W.	R.O.W. LINE TO EDGE OF ASPHALT
E-E	EDGE OF ASPHALT TO EDGE OF ASPHALT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: 25.0 FT. OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES. SIDE: 6 FT. OR GREATER FOR EASEMENTS
REAR: 10.0 FT. OR GREATER FOR EASEMENTS. GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" (MEDIUM SHADING) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 2, 1982, COMMUNITY PANEL NO. 480343 0010 C. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG SOUTH 1ST. ST.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 291.04 CUBIC FEET, OR, 0.007 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.

- 6" OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8" MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 79, LOCATED AT THE MC 79 IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MC COLL RD AND BUS 83, THE MONUMENT IS 8 FT. EAST FROM THE EOP OF MC COLL RD AND 40 FT. NORTH FROM THE R.R TRACK RUNNING ON THE EAST WEST DIRECTION. ELEV. = 116.20 FT. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
- 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.
- COMMON AREAS, ANY PRIVATE DRIVES, GATES AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF PLAT FRONTAGE ALONG S. PEKING ST.

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2024.

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

ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

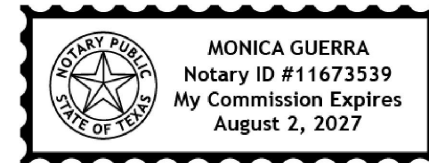
WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SOUTHFORK SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES,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

OWNER: ISABELLE O. GUTIERREZ
600 S. PEKING ST.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISABELLE O. GUTIERREZ, 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.



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

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

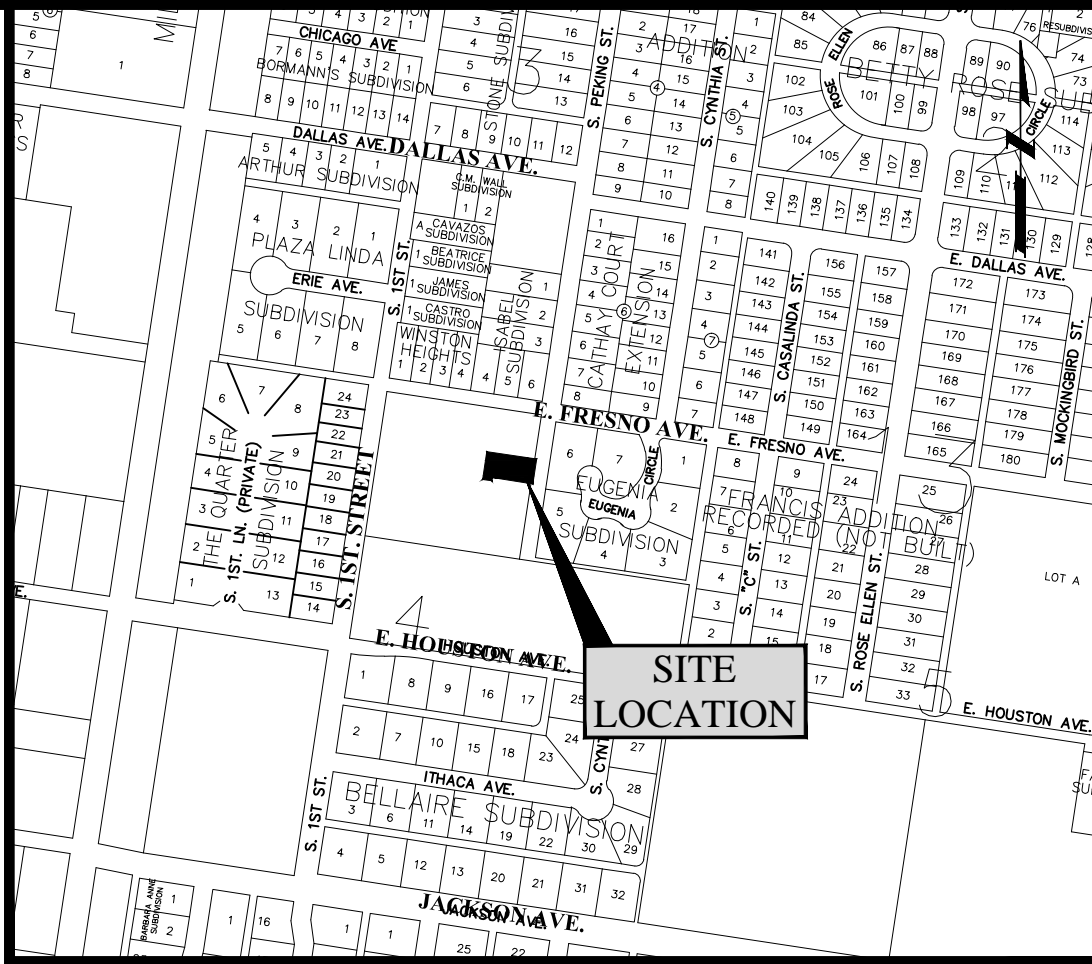
DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE _____



LOCATION MAP

SCALE : 1" = 500'

METES AND BOUNDS DESCRIPTION

BEING A 0.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE EAST 106.67 FEET OF THE NORTH 176.11 FEET AND THE EAST 15.0 FEET OF THE WEST 300.0 FEET OF THE NORTH 184.22 FEET ALL OUT OF LOT 11, RANCHO DE LA FRUTA SUBDIVISION NO. 1, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11 LOCATED WITHIN THE PAVED SECTION OF E. FRESNO AVE.; THENCE, AS FOLLOWS:

SOUTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 121.11 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH, CONTINUING COINCIDENT WITH THE EAST OF SAID LOT 11, A DISTANCE OF 55.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 106.67 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 11, A DISTANCE OF 8.11 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 15.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 11, A DISTANCE OF 63.11 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 121.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RANCHO DE LA FRUTA SUBD. NO. 1, McALLEN, H.C.1.
N:\SUBDIVISION\PLATS\S.PEKINGS.ST\0.16.060624

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

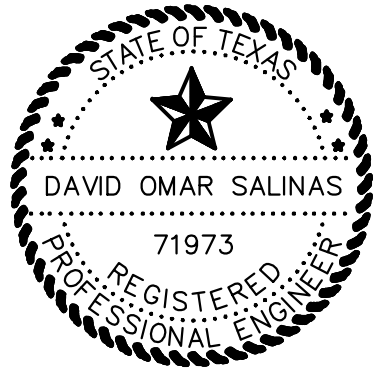
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SOUTHFORK SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JANUARY 22, 2025.
JOB NUMBER: SP-24-26180

OWNER: ISABELLE O. GUTIERREZ
600 S. PEKING ST.
McALLEN, TEXAS 78501



SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/1/2025

SUBDIVISION NAME: SOUTHFORK SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South Peking Street: 5 ft. R.O.W. dedication as required for 25 ft. from centerline for a 50 ft. total ROW.

Paving: 32 ft. Curb & gutter: both sides

- The project engineer submitted a variance request on April 1, 2025 to not pave or escrow for South Peking Street. Staff recommends disapproval of the variance request and requires escrow for the improvements of South Peking Street.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Required

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Applied

NA

NA

ALLEYS

R.O.W.: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: 25 ft. or greater for easements or in line with existing structures, whichever is greater applies.

**Zoning Ordinance: Section 138-356

* Rear: 10 ft. or greater for easements.

**Zoning Ordinance: Section 138-356

* Sides: 6 ft. or greater for easements

**Zoning Ordinance: Section 138-356

* Corner

**Zoning Ordinance: Section 138-356

* Garage: 18 ft. except where greater setback is required; greater setback applies.

**Zoning Ordinance: Section 138-356

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

Applied

Applied

Applied

NA

Applied

Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South Peking Street. - Revise plat note #12 as shown above, prior to recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The subdivision is proposed to have one single-family lot; therefore a park fee of \$700 must be paid prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
- As per Traffic Department, Trip Generation for 1 Lot Single Family Subdivision has been waived.	
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Clarify southwest portion of subdivision as the utility easement appears to cover that entire corner, prior to recording. - Any abandonment must be done by separate instrument/document, cannot be abandoned by plat. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED AND DISAPPROVAL OF THE REQUESTED VARIANCE.	Applied



RIGHTS 4
SUBD. 4

ISABE 4

6



FRESNO AVE

LOCATION

PROPOSED SOUTHFORK
SUBDIVISION

PEKING ST

EUC

Sub2022-0142



City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>Vargas Patnamony Subdivision</u></p> <p>Location <u>S 29th St. McAllen TX 78501</u></p> <p>City Address or Block Number <u>307 S. 29th St.</u></p> <p>Number of lots <u>2</u> Gross acres <u>0.495</u> Net acres <u>0.23, 0.24</u></p> <p>Existing Zoning <u>R2</u> Proposed <u>R2</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>SFR</u> Proposed Land Use <u>Multi-family</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>A 0.495 acre out tract number five and six of an unrecorded plat of that 5.0 acre tract out of lot 146, La Cometa Irrigation and Construction Co. Subd.</u></p>
Owner	<p>Name <u>Miguel Angel Vargas & Johana Vargas</u> Phone <u>(956) 560-8245</u></p> <p>Address <u>901 W Solar dr.</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78574</u></p> <p>E-mail <u>vargas.homes@gmail.com</u></p>
Developer	<p>Name <u>Miguel Angel Vargas & Johana Vargas</u> Phone <u>(956) 560-8245</u></p> <p>Address <u>901 W Solar dr.</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78574</u></p> <p>Contact Person <u>Miguel Angel Vargas</u></p> <p>E-mail <u>vargas.homes@gmail.com</u></p>
Engineer	<p>Name <u>MAS Engineering, LLC</u> Phone <u>(956) 537-1311</u></p> <p>Address <u>3911 N 10th St Suite H</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Mario Salinas</u></p> <p>E-mail <u>msalinas6973@att.net</u></p>
Surveyor	<p>Name <u>Manuel Carrizales</u> Phone <u>(512) 420-1489</u></p> <p>Address <u>fnfud@gmail.com</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p>

ENTERED

NOV 16 2022

Initial: NM

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owner's Signature

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

Signature Miguel A. Vargas Date 11/15/22
Johana Vargas

Print Name MIGUEL ANGEL VARGAS.

Johana Vargas
Owner ☒

Authorized Agent ☐

TEXAN MOB
SUBDIVISION

LOCATION

DALLAS AVE

BLK 3

29TH ST

SOUTHWEST
HEIGHTS

1

ERIE AVE

S

18

1
2

BUCK

20' ALLEY

SUBD

4
3

146

OMAR SUBDIVISION
LOT 1 LOT 2

LOT 1
PROPOSED VARGAS
PATRIMONY
SUBDIVISION

LOT 2

CARDENAS SUBD
LOT 1
LOT 2

MALENA
SUBDIVISION
324
VENEGAS DIAZ
SUBDIVISION

5

6

1

10

28TH ST

ROBY

SUBD.

1

5

2

10

11

13

SUBD.

10

8

7

CHICAGO AVE

9

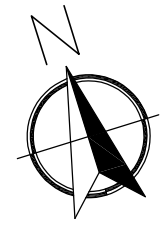
10

SUBD.

18

6

27TH ST



SCALE 1"=20'

MAP OF VARGAS PATRIMONY SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING 0.495 ACRES OUT OF TRACT NUMBER FIVE AND SIX OF AN UNRECORDED PLAT OF THAT 5.0 ACRE TRACT OUT OF LOT 146, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF THE FOLLOWING TWO TRACTS: A CALLED 0.23 ACRES TRACT, CONVEYED TO MIGUEL A. VARGAS, RECORDED IN DOCUMENT NO. 3129727, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND A CALLED 0.24 ACRE TRACT, CONVEYED TO MIGUEL A. VARGAS & JOHANA ELIZABETH, RECORDED IN DOCUMENT NO. 3144059, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 0.495 ACRE OUT TRACT NUMBER FIVE AND SIX OF AN UNRECORDED PLAT OF THAT 5.0 ACRE TRACT OUT OF LOT 146, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF THE FOLLOWING TWO TRACTS: A CALLED 0.23 ACRE TRACT, CONVEYED TO MIGUEL A. VARGAS, RECORDED IN DOCUMENT NO. 3129727, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND A CALLED 0.24 ACRE TRACT, CONVEYED TO MIGUEL A. VARGAS & JOHANA ELIZABETH, RECORDED IN DOCUMENT NO. 3144059, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.495 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT CALCULATED POINT, BEING THE NORTHWEST CORNER OF AN UNRECORDED PLAT OF THAT 5.0 ACRE TRACT OF LAND OUT OF LOT 146, SAME BEING THE NORTHWEST CORNER OF BUCK SUBDIVISION, RECORDED IN VOLUME 9, PAGE 11, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF SOUTH 29TH STREET;

THENCE, S 8° 31' 33" W, ALONG THE WEST LINE OF LOT 146, SAME BEING ALONG THE CENTERLINE OF SOUTH 29TH STREET, A DISTANCE OF 379.00 FEET TO A MAG NAIL SET, THE SOUTHWEST CORNER OF OMAR SUBDIVISION, RECORDED IN VOLUME 54, PAGE 12, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 81° 18' 38" E, ACROSS SAID LOT 146, SAME BEING ALONG THE SOUTH LINE OF THE SAID OMAR SUBDIVISION, PASSING AT 30.00 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388" SET, A POINT ON THE SOUTH LINE OF THE SAID OMAR SUBDIVISION, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY OF SOUTH 29TH STREET, CONTINUING FOR A TOTAL DISTANCE OF 167.43 FEET TO A 1/2 INCH IRON ROD FOUND, THE SOUTHWEST CORNER OF LOT 2, OF THE SAID OMAR SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF CARDENAS SUBDIVISION, RECORDED IN VOLUME 28, PAGE 69, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 8° 31' 33" W, ACROSS THE SAID LOT 146, SAME BEING ALONG THE WEST LINE OF THE SAID CARDENAS SUBDIVISION, PASSING AT 64.44 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "RDS" FOUND, THE SOUTHWEST CORNER OF LOT 1, OF THE SAID CARDENAS SUB, SAME BEING THE NORTHWEST CORNER OF LOT 2, OF THE SAID CARDENAS SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 128.88 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388" SET, THE SOUTHWEST CORNER OF THE SAID CARDENAS SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.21 ACRE TRACT, CONVEYED TO FIDELA PULIDO SOLIS, RECORDED IN DOCUMENT NO. 3071090, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.25 ACRE TRACT, CONVEYED TO MARCOS GUERRERO, RECORDED IN DOCUMENT NO. 2823833, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 18' 38" W, ACROSS THE SAID LOT 146, SAME BEING ALONG THE NORTH LINE OF THE SAID MARCOS GUERRERO TRACT, PASSING AT 137.43 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388" SET, A POINT ON THE EAST RIGHT-OF-WAY OF SOUTH 29TH STREET, CONTINUING FOR A TOTAL DISTANCE OF 167.43 FEET TO A MAG NAIL SET, A POINT ON THE WEST LINE OF THE SAID LOT 146, SAME BEING THE CENTERLINE OF SOUTH 29TH STREET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8° 31' 33" E, ALONG THE WEST LINE OF LOT 146, SAME BEING ALONG THE CENTERLINE OF SOUTH 29TH STREET, A DISTANCE OF 128.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.495 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, MANUEL CARRIZALES, 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.

MANUEL CARRIZALES, R.P.L.S. NO. 6388
4807 GONDOLA AVENUE EDINBURG, TX.
(512) 470-1489

DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS _____, DAY OF _____, 2024.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, MIGUEL ANGEL VARGAS, SUBDIVIDER, AS OWNER OF THE 0.24 AC. TRACT OF LAND ENCOMPASSED WITHIN VARGAS PATRIMONY SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 OF SUBDIVISION ORDINANCE, THAT

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

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

MIGUEL ANGEL VARGAS

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MIGUEL ANGEL VARGAS PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

TEXAS REGIONAL BANK
MICHAEL K. LAMON
P.O. BOX 5555
MCALLEN, TEXAS 78502

DATE

HEADQUARTERS:
6700 W. INTERSTATE 2
HARLINGEN, TEXAS 78552

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

MAYOR, CITY OF MCALLEN

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 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.,
GENERAL MANAGER

DATE

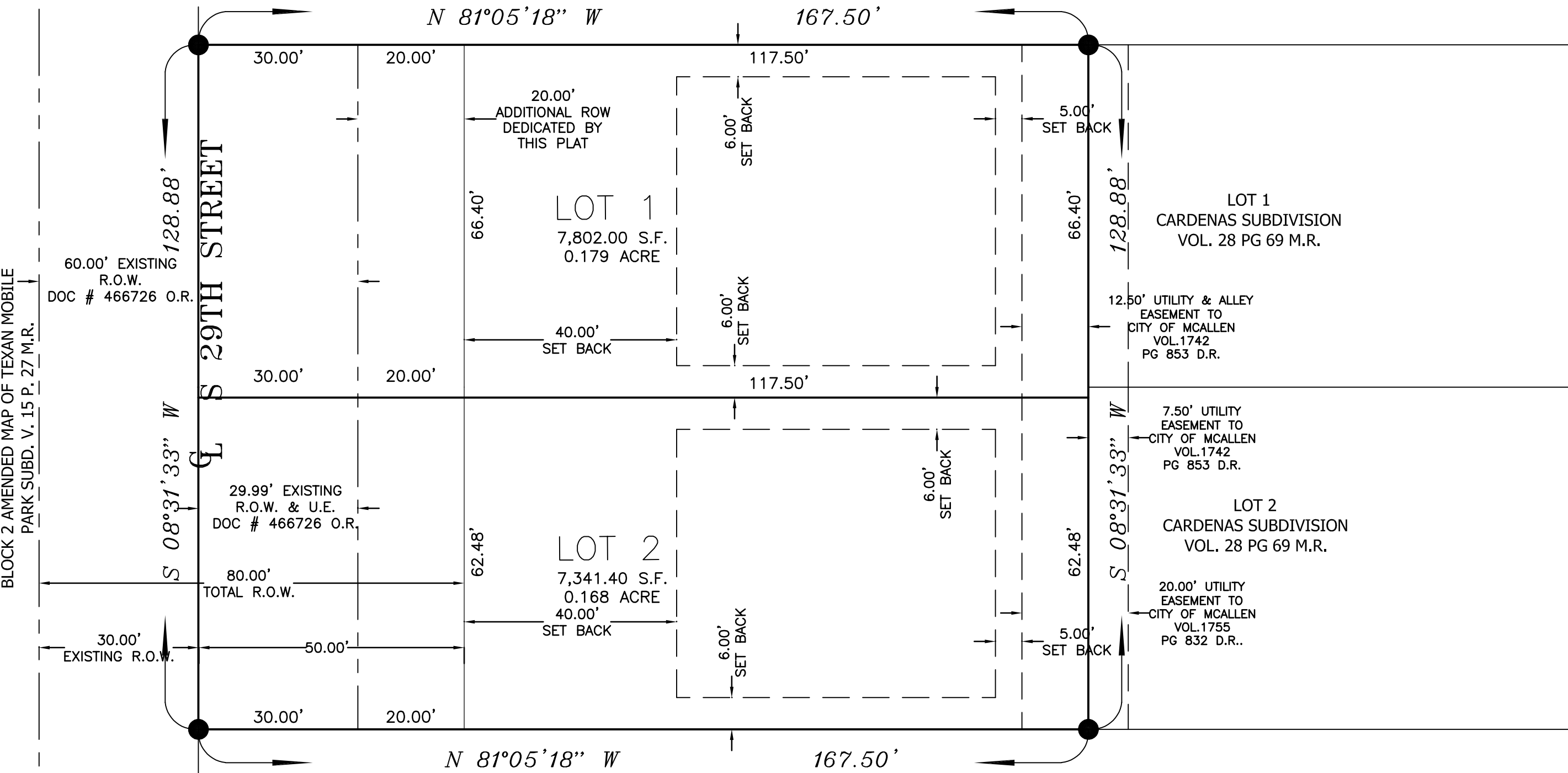
DATE OF PREPARATION 03-21-25

MAS ENGINEERING LLC
consulting engineering
firm no. f-15499

3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

ADJOINER
OWNER: BARRERA MAIRA Y
PROPERTY I.D. 720081
LOT 1
OMAR SUBDIVISION



ADJOINER:
GUERRERO MARCOS
PROPERTY I.D. No. 210992
LA LOMITA (HOIT)-W169-N64.44-S539.9'
LOT 146 0.25AC GR
0.23AC NET

NOTES:

- FLOOD ZONE STATEMENT:
THE TRACT LIES IN "ZONE C"; IS DEFINED AS AREAS OF MINIMAL FLOODING. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480343 0005 C, MAP REVISED NOVEMBER 2, 1982.
- SETBACKS:
FRONT: 40 FT. OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER
REAR: 10 FT. OR GREATER FOR EASEMENT
SIDE: 6 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK APPLIES
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH 29TH STREET.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF STREET OR 18".
- CITY OF MCALLEN BENCHMARK: MC 76 IS LOCATED AT THE NORTH BOUND OF BUS. 83. 110 FT EAST FROM THE BC OF WARE RD AND 5 FT NORTH FROM BC OF BUS. 83. THE MONUMENT IS 22 FT SOUTH FROM THE R.R. TRACK RUNNING EAST-WEST. ELEV. 131.44 FEET
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,987.00 CUBIC- FEET 0.07 ACRE- FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS: (LOT 1 REQUIRES 1,493.50 CUBIC- FEET AND LOT 2 REQUIRES 1,493.50 CUBIC- FEET).
- AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR VARGAS PATRIMONY SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THERE SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND DETENTION AREA, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR VARGAS PATRIMONY SUBDIVISION, RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LOTS, COMMON DETENTION AREA AND ITS PERIMETER FENCE/WALL.
- 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 MULTIFAMILY RESIDENTIAL ZONE/USES.
- THE DRAINAGE DETENTION CONNECTION WILL BE REVIEWED AT THE TIME OF BUILDING.
- IN THE EVENT THAT THE CITY OF MCALLEN DECIDES TO IMPROVE THE CONDITION OF THE EXISTING ALLEY IN THE REAR OF THE PROPERTY, THE PROPERTY OWNER HEREBY AGREES TO COVER THE COST OF SUCH IMPROVEMENTS FOR THE PORTION THAT CORRESPONDS TO HIS PROPERTY.

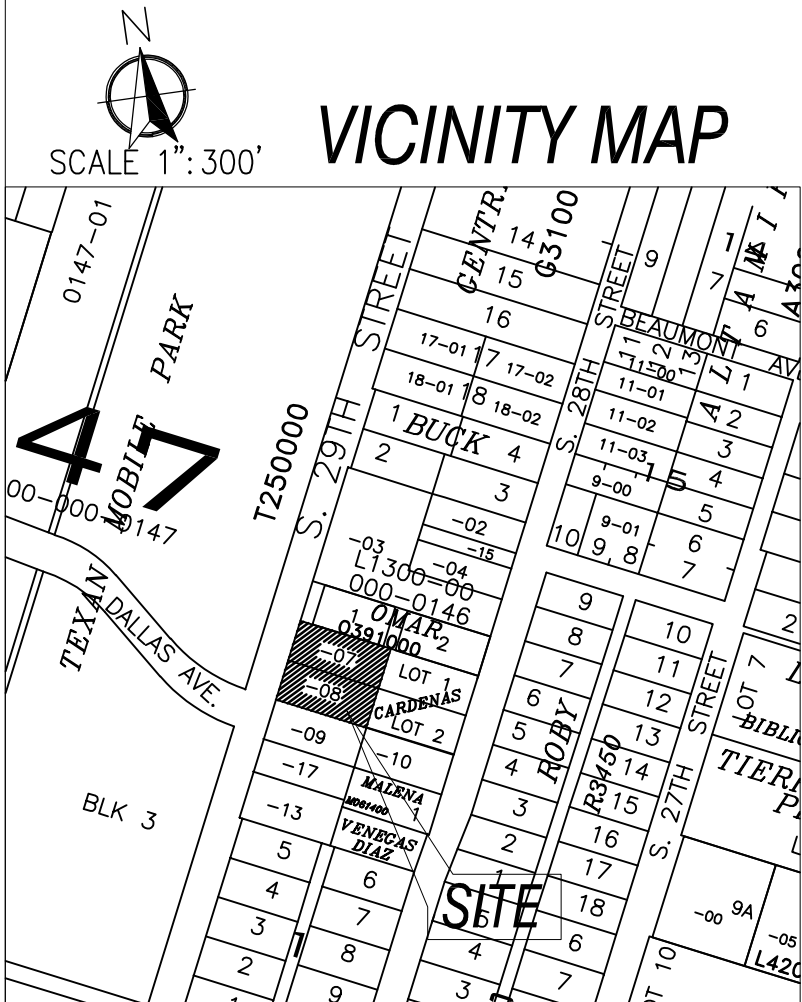
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MIGUEL ANGEL VARGAS	901 W SOLAR DR.	MISSION, TEXAS 78574	(956) 560-8245
ENGINEER: MARIO A. SALINAS	3911 N. 10TH. ST. SUITE H	MCALLEN, TEXAS 78501	(956) 537-1311
SURVEYOR: MANUEL CARRIZALES	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2025

SUBDIVISION NAME: VARGAS PATRIMONY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. 29th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total R.O.W.
Paving: 65 ft. Curb & gutter: both sides
Revisions needed:
-Need to provide documents of all R.O.W./U.E. presented on the plat along S. 29th Street, for staff review prior to final/recording.
-Clarify with staff on the shown "29.99 ft." Existing R.O.W. & U.E. on the plat prior to recording.
**Subdivision Ordinance: Section 134-105 & COM Thoroughfare Plan
**Monies must be escrowed if improvements are required prior to recording

Required

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

NA

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

NA

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 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

NA

NA

NA

ALLEYS

R.O.W.: 20 ft. Paving: 16 ft.
- As per document shown on the east side of plat, there is a 20 ft. utility easement to the City of McAllen; adjacent subdivision to the north provided for a 20 ft. alley dedication. Alley R.O.W. dedication requirement to be labeled as "12.50 ft. Utility & Alley Easement" is being shown on the plat. Additional Plat note requirements may be added/revised prior to recording.
- A variance application was submitted on October 25, 2024 (VAR2024-0046) and was presented at the Planning & Zoning commission meeting of November 13, 2024.
*Disclaimer: Consideration of the variance request to not require the 20 ft. alley R.O.W. dedication nor to escrow for alley improvements was dismissed by the board during the meeting.
**Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front: 40 ft. or greater for easements or inline with existing structures, whichever is greater.
**Zoning Ordinance: Section 134-106 (d)(a)(1)
**Zoning Ordinance: Section 138-356

Applied

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

<p>* Rear: 10 ft. or greater for easements or approved site plan. Revisions Needed: - Needs to ensure that the 12.5 ft. Utility & Alley Easement being shown on the plat does not conflict with any proposed building or building setback lines. - Prior to recording, needs to remove the setback lines that were drawn on the plat, plat note setbacks apply. **Zoning Ordinance: Section 138-356</p> <p>* Sides: 6 ft. or greater for easements, whichever is greater. **Zoning Ordinance: Section 138-356</p> <p>* Corner **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions Needed: -Plat note needs to state as what is mentioned above. Proposing: "18 ft. except where greater setback applies" **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
	Applied
	NA
	Required
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on South 29th Street ** 5 ft. wide sidewalk might be required by the Engineering Department prior to final. **Subdivision Ordinance: Section 134-120"</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<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>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - As per discussions with the owner on 05/02/25, number of dwelling units proposed is for 2 lots with 4 dwelling units each. - Need to come in to revise application prior to recording.</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>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
	Required
	Required
	NA

<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 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions needed: -Need to add plat note as shown above prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: -Please clarify plat note #7 prior to recording, needs to be shown all as one plat note. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Required
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	Applied
	Applied
ZONING/CUP	
<p>* Existing: R-2 Proposed: R-2 - As per discussions with the owner on 05/02/25, number of dwelling units proposed is for 2 lots with 4 dwelling units each. - Need to come in to revise application prior to recording. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval - As per discussions with the owner on 05/02/25, number of dwelling units proposed is for 2 lots with 4 dwelling units each. - Need to come in to revise application prior to recording. ***Zoning Ordinance: Article V</p>	Required
	Applied
PARKS	
<p>* 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. - Proposing 4 dwelling units per lot, for a total of 8 dwelling units. Total of \$5,600.00 to be paid prior to recording.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Please provide number of dwelling units on the application prior to recording. As per discussions, 2 lots with total 8 dwelling units proposed (\$5,600.00)</p> <p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	Required
	Required
	Applied
TRAFFIC	
<p>* As per Traffic Department, Trip Generation for a 8 unit multifamily apartments is waived.</p> <p>* As per Traffic Department, no Traffic Impact Analysis (TIA) is required.</p>	Applied
	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">-Missing the P.O.B. to be shown on the Plat.-Add a 2nd signature line for the 2nd owner of the property being Johana Elizabeth Vargas-Needs to provide Owner's signature information on the plat (i.e. address)-Need to use City of McAllen Signature block from Sec. 134-61 (e) (5) from Ordinance.-Would need to provide the additional owner name on the notary signature.-Provide copies of R.O.W. / U.E. documents for staff review prior to final/recording.-Verify acreage of the properties, as the application mentions 0.495 acres while the application mentions both a 0.23 & 0.24 acre properties-Missing the Legend Table.-M+B provided does not match the plat bearings shown.-Please remove the setback lines being shown on the plat prior to recording.-Need to Clarify dotted lines along the North and South boundary lines of each lot, and provide width and use.-Provide number of dwelling units on the application prior to recording. Based on previous discussions, proposing 8 dwelling units. <p>**At the Planning and Zoning Commission meeting of March 19, 2024, the board approved the subdivision for a preliminary 6-month extension, subject to the conditions noted, drainage, and utility approvals.</p> <p>***Disclaimer: The Subdivision and variance heard at the Planning & Zoning Commission meeting of November 19, 2024 was not acted upon.</p> <p>*Must comply with City's Access Management Policy."</p>	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

TEXAN MOE
SUBDIVISION

LOCATION

DALLAS AVE

29TH ST

28TH ST

CHICAGO AVE



OMAR SUBDIVISION
LOT 1 LOT 2

PROPOSED VARGAS
PATRIMONY
SUBDIVISION

CARDEN S SUBD
LOT 1 LOT 2

MALENA
SUBDIVISION
VENEGAS DIAZ
SUBDIVISION

ROBY

SUBD.

BLK 3

SOUTHWEST
HEIGHTS

ERIE AVE

SUBD.

SUBD

BUCK
20' ALLEY

SUBD

SUBD

SUBD.

SUBD.

SUBD

BUCK
20' ALLEY

SUBD

SUBD

SUBD.

SUBD.

City of McAllen

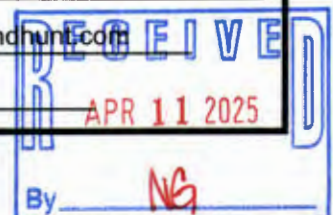
Planning Department

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

SUB2025-0004

Project Information	Subdivision Name <u>Stonegate at Jackson Subdivision</u>	
	Legal Description <u>8.804 acres being out of Lot 2, Block 9, A.J. McColl Subdivision, according to the plat or map thereof recorded in Volume 21, Page 598, Hidalgo County Deed Records, Hidalgo County, Texas.</u>	
	Location <u>Along the west ROW of Jackson Road, approximately 616' north of west Javelina Drive</u>	
	City Address or Block Number <u>3912 S Jackson Rd</u>	
	Total No. of Lots <u>24</u> Total Dwelling Units <u>22</u> Gross Acres <u>8.804</u> Net Acres _____	
	<input type="checkbox"/> Public Subdivision/ <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input checked="" type="checkbox"/> Residential (<u>21</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhomes</u>	
	Irrigation District # <u>HCID #2</u> Water CCN: <input checked="" type="checkbox"/> MGPU/ <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>231261</u>		
Estimated Rollback Tax Due <u>7,693.46</u> Tax Dept. Review <u>UPG</u>		
Owner	Name <u>Skyline Valley Development LLC, a Texas limited liability company</u>	Phone <u>(210) 845-4419</u>
	Address <u>2310 Brock Street</u>	E-mail <u>hector.jaramillo@gmail.com</u>
	City <u>Mission</u>	State <u>Texas</u> Zip <u>78572</u>
Developer	Name <u>Skyline Valley Development LLC, a Texas limited liability company</u>	Phone <u>(210) 845-4419</u>
	Address <u>2310 Brock Street</u>	E-mail <u>hector.jaramillo@gmail.com</u>
	City <u>Mission</u>	State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Hector Jaramillo, Managing Member</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com, drobles@meldenandhunt.com</u>
	City <u>Edinburg</u>	State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u>	State <u>Texas</u> Zip <u>78541</u>

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

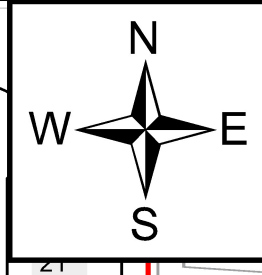
Signature  Date 03.31.2025

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

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

LAS CABANAS SUBDIVISION

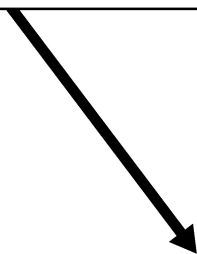


E BALBOA AVE

S. "K" CENTER ST.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

LOCATION



PROPOSED STONEGATE AT JACKSON SUBDIVISION

S JACKSON RD

2

PASEO DEL LAGO SUBDIVISION

S. "K" CENTER ST.

S. "L" ST.

S. "M" ST.

S. "W" ST. (PRIVATE)

E ORANGEWOOD DR

9

COMMON AREA

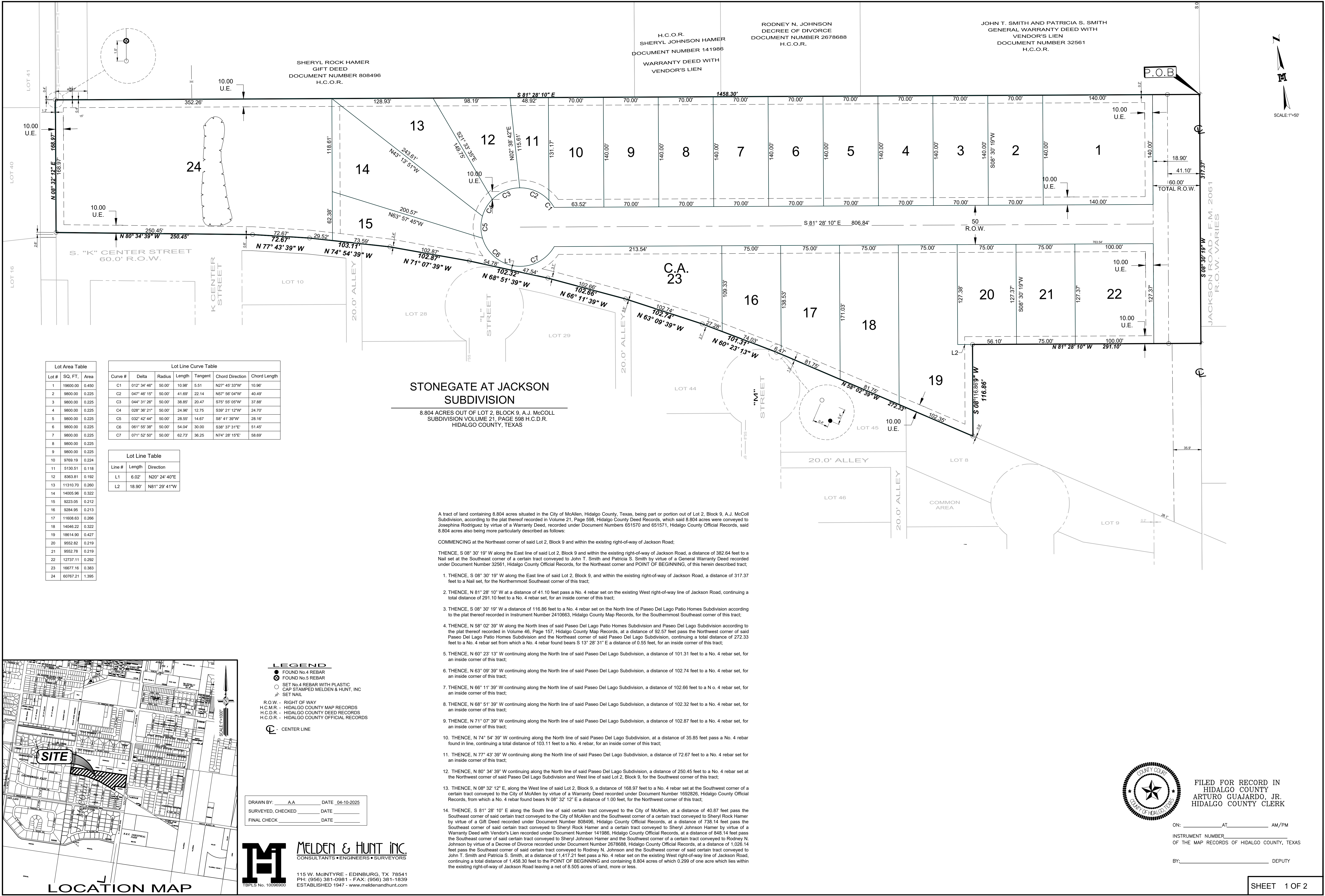
PASEO DEL LAGO PATIO HOMES SUBDIVISION

(PRIVATE)

(PRIVATE)

(PRIVATE)

(ITE)



STONEGATE AT JACKSON
SUBDIVISION

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

GENERAL NOTES:

- THE SITE LIES IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEARS FLOOD AND 500-YEAR FLOOD; OR CERTAIN ARES SUBJECT TO 100-YEAR FLOODING WITH AVERAGES DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARES IS LESS THAN ONE SQUARE MILE; OR ARES PROTECTED BY LEVEES FROM THE BASE FLOOD
COMMUNITY PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 25 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET EXCEPT 25 FEET FOR DOUBLE FRONTING LOTS, OR GREATER FOR EASEMENTS IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS .
INTERIOR SIDES: 6 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 358,559 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA ONE DETENTION PONDS WITH A CAPACITY OF XXXX CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 8" BLEEDER LINE INTO AN EXISTING TYPE F INLET LOCATED ON THE EAST SIDE OF THE PROPERTY .
- CITY OF McALLEN BENCHMARK: "MC 68" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. 30" ALUM. PIPE WITH A 3 1/2" BRASS MONUMENT CAP ON TOP AT ELEVATION = 111.23. NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88).
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 23RD STREET (F.M. 1926). A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
- 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG NORTH 23RD STREET (F.M. 1926) . PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 23RD STREET (F.M. 1926).
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE NORTH RIDGE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER , HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
- COMMON LOT 14, IDENTIFIED AS DETENTION AREAS, ANY PRIVATE STREETS/DRIVES, MAIL CENTER ETC. MUST BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNERS ASSOCIATION, NORTH RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOTS 142 & 143, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 14 TRANSFER OF TITLES TO NORTH RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE NORTH RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 14 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING COMMISSION

DATE

THIS PLAT 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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THE STATE OF TEXAS
COUNTY OF BEXAR

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

HECTOR JARAMILLO, PRESIDENT

DATE

2310 BROCK STREET
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

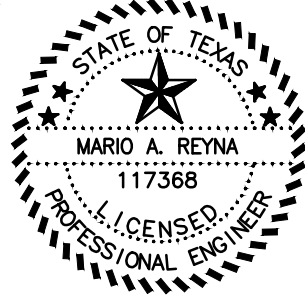
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20 ____.

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

DATE PREPARED: 04/10/2025
DATE REVISED: _____
ENGINEERING JOB # 25051.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

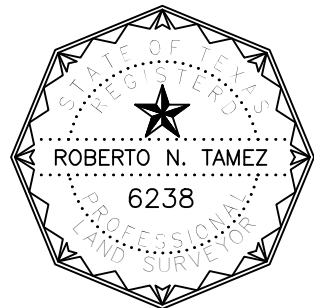


STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

DATE:



DRAWN BY: AA DATE 04-10-2025
SURVEYED, CHECKED DATE
FINAL CHECK DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2025

SUBDIVISION NAME: STONEGATE AT JACKSON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Jackson Road (F.M. 2061): Dedication as needed for 60 ft. from Centerline for 120 ft. Total R.O.W.

Paving: By State Curb & gutter: By State

Revisions Needed:

- Revise street name as shown above where applicable, prior to final.
- Show R.O.W. dedication on S. Jackson Road.
- Verify alignment of the road going North to South prior to final.
- Verify Centerline location that is being shown on the plat.
- Label the existing R.O.W., R.O.W. dedications, Total R.O.W., dimensions from Centerline, etc. prior to final.
- Include document numbers for the existing R.O.W. and provide them for staff review prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

S. "K" Center Street: Need to dedicate 40 ft. of R.O.W. for the total 60 ft. R.O.W. requirement on S. "K" Center Street.

Paving: 40 ft. Curb & gutter: Both Sides

Revisions Needed:

- Need to add R.O.W. dedications provided by Orangewood & Las Vinas Subdivision on the Plat. Provide Doc. no's and how the R.O.W. was dedicated. Provide staff with copies of these documents for review prior to final.
- Need to provide an area map to verify street alignments/offsets.

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

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Interior Street (Private): Dedication as needed for 60 ft. of Total R.O.W.

Paving: 40 ft. Curb & gutter: Both Sides

Revisions Needed:

- Plat shows 50 ft. of R.O.W. for interior streets. Needs to label dimension of Cul-De-Sac and and revise lot layout as applicable.
- Street names will be established prior to final, need to add the label for " (Private)" wording on the street.

- Subdivision is proposed as Private and Gated, needs to provide staff with gate details for review. R.O.W. is subject to increase for gate areas, sidewalks, island, etc. finalize prior to final / prior to any variance request.

- Need to provide staff with 'Cul-De-Sac' details regarding R.O.W. and paving details to assure compliance prior to final / prior to any variance request.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

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

<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length _____</p> <p>**Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3T Zone Districts</p> <p>- Plat Layout submitted on April 11, 2025 does not comply with the block length requirement, please revise accordingly.</p> <p>**Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac</p> <p>- The preliminary plat submitted on April 11, 2025 appears to not comply with the maximum Cul-De-Sac length requirement. Please revise accordingly. Provide 'Cul-De-Sac' details regarding R.O.W. and paving details to assure compliance prior to final / any variance request submittal.</p> <p>**Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial and multi-family properties.</p> <p>**Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 10 ft. or greater for easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final.</p> <p>Proposing: "25 feet or greater for easements"</p> <p>**Setbacks are based on R-3T Zoning District. Rezoning request for this property would be required.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>-Include the note as shown above prior to final.</p> <p>Proposing: "10 feet except 25 feet for double fronting lots, or greater for easement..."</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied

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

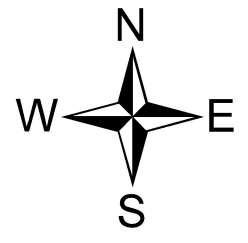
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required along S. Jackson Road, and a 4ft wide minimum sidewalk is required on both sides of all interior streets and along S. "K" Center Street.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Sidewalk plat note will need to be finalized prior to final. <p>*Disclaimer: Sidewalk requirements may increase to 5 ft. as per Engineering department requirements, finalize prior to final.</p> <p>****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Note is subject to change once streets and re-zoning have been finalized. <p>**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.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Include note as shown above prior to final, note may be subject to change. <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	TBD
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along S. Jackson Road.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Plat note #13 may be subject to change. - Other streets may be required once subdivision layout and streets have been finalized, finalize note wording prior to final. <p>**Must comply with City Access Management Policy</p>	Non-compliance
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final.</p>	Required
<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>Revisions Needed:</p> <ul style="list-style-type: none"> - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. 	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA

<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. Revisions Needed: -Add a plat note as shown above prior to final. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Non-compliance
	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Homeowner's Association Covenants must be submitted for staff review. - Add a plat note with a blank space to cross-referencing the HOA document number after being recorded. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	
LOT REQUIREMENTS	
<p>* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. - Need to clarify lots 13 & 14. **Zoning Ordinance: Section 138-356</p>	Applied
	Non-compliance
ZONING/CUP	
<p>* Existing: R-1 (single-family residential) Proposed: R-3T (Townhouse Residential) District - Need to Submit a Rezoning application for R-3T Zoning. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Non-compliance
	Required
PARKS	
<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide final number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. * 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.</p>	Required
	Required
	TBD
TRAFFIC	
<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.</p>	Non-compliance
	TBD

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Needs to verify the amount of managing members, as LLC documents refer to a Mr. Alejandro Jaramillo Lopez.- Needs to revise application, as application refers to the number of lots as 21 but plat mentions a total of 22 lots.- Remove the signature line for the City Secretary as this is not required.- Wording for the Owner's signature line refers to Public wording for subdivisions.- HCID#1 signature is being provided, disclaimer: we don't require irrigation district signature block, but if provided you would need to get the signatures.- Verify the legal description mentioned for the subdivision.- Provide radius of the Cul-De-Sac.- Need to provide Parcel information of the surrounding subdivisions on the Plat.- Needs to provide a rezoning application for Townhomes.- If lot 24 is for detention, needs to label it accordingly. Please clarify with staff for access to lot 24 for maintenance.- Needs to provide staff with gate details and 'Cul-De-Sac' layout for review.- Missing P.O.C. on the plat. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

LAS CABANAS SUBDIVISION



E BALBOA AVE

LOCATION

**PROPOSED STONEGATE AT JACKSON
SUBDIVISION**

2

PASEO DEL LAGO SUBDIVISION

PASEO DEL LAGO
PATIOS SUBDIVISION

E ORANGEWOOD DR

9

S JACKSON RD



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Las Brisas Phase II Subdivision</u>	
	Legal Description <u>19.604 acres, being a part or portion out of Lots 1 and 2, Block 1, Lot 6, 7 and 8, Block 5, M and Subdivision, according to the plat thereof recorded in Volume 8, Page 20, Hidalgo County Map Records.</u>	
	Location <u>South side of Monte Cristo, west of North Rooth Road. (west of Las Brisas Phase I)</u>	
	City Address or Block Number <u>3105 Monte Cristo Rd</u>	
	Total No. of Lots <u>105</u> Total Dwelling Units <u>102</u> Gross Acres <u>19.604</u> Net Acres <u>19.604</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input type="checkbox"/> Residential (<u>105</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u>	
	Irrigation District # <u>HCID #1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>224742</u>		
Estimated Rollback Tax Due <u>7,911.77</u> Tax Dept. Review <u>UPG</u>		
Owner	Name <u>ML Rhodes LLC</u> Phone <u>956-287-2800</u>	
	Address <u>200 S. 10th St Suite 170</u> E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Development Inc</u> Phone <u>956-287-2800</u>	
	Address <u>200 S. 10th St. Suite 170</u> E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Brad Frisby, VP</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

APR 09 2025

BY:

CJ

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

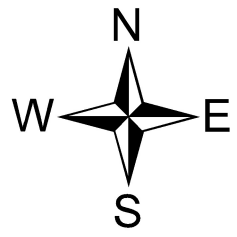
Signature  Date 4/4/2025

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

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

LOCATION



MONTE CRISTO RD.

PROPOSED LAS BRISAS PHASE II SUBDIVISION

N 29TH ST (ROOTH RD)

BL

OCK 5

9

8

1

2

7

6

5

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.604 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 19.604 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770269, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.604 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1;

THENCE, N 80° 34' 50" W ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 2,103.81 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND AT THE NORTHEAST INTERSECTION OF TWO COUNTY ROADS BEARS S 80° 34' 50" E A DISTANCE OF 797.95 FEET AND N 09° 25' 10" E A DISTANCE OF 20.00 FEET;

THENCE, N 08° 40' 10" E A DISTANCE OF 598.16 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 08° 40' 10" E A DISTANCE OF 1,102.02 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 01' 04" E A DISTANCE OF 925.46 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 13° 06' 02" W A DISTANCE OF 17.36 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 71° 53' 58" E A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 83° 06' 02" E A DISTANCE OF 61.27 FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 04° 47' 34", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 77.38 FEET, A TANGENT OF 38.71 FEET, AND A CHORD THAT BEARS S 02° 15' 12" E A DISTANCE OF 77.35 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 93° 18' 52", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.57 FEET, A TANGENT OF 21.19 FEET, AND A CHORD THAT BEARS S 42° 00' 28" W A DISTANCE OF 29.09 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 09° 04' 48" E A DISTANCE OF 50.39 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 03° 02' 37", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 17.26 FEET, A TANGENT OF 8.83 FEET, AND A CHORD THAT BEARS S 88° 59' 22" W A DISTANCE OF 17.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 00° 06' 02" W A DISTANCE OF 128.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 84° 53' 58" W A DISTANCE OF 91.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 09° 53' 15" W A DISTANCE OF 223.74 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 25° 06' 02" W A DISTANCE OF 144.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 45° 06' 02" W A DISTANCE OF 85.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 73° 35' 55" W A DISTANCE OF 203.89 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 23° 00' 00" W A DISTANCE OF 248.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 15° 46' 18", A RADIUS OF 989.20 FEET, AN ARC LENGTH OF 272.30 FEET, A TANGENT OF 137.01 FEET, AND A CHORD THAT BEARS S 70° 02' 44" W A DISTANCE OF 271.44 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 04° 00' 00" E A DISTANCE OF 162.41 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 36° 00' 00" W A DISTANCE OF 127.62 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 63° 00' 00" W A DISTANCE OF 86.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 90° 00' 00" W A DISTANCE OF 259.23 FEET THE POINT OF BEGINNING AND CONTAINING 19.604 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

- THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
- MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL BE :
FRONT : 20 FEET MINIMUM OR GREATER FOR EASEMENTS.
REAR : 11 FEET, OR GREATER FOR EASEMENTS.
INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS, AS PER AGREEMENT.
SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.
GARAGE : 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 796,520 C.F. (18,286 AC.-FT.) AND FOR PHASE II BASED ON (0.190 Ac. Ft. Per ac.), STORM WATER RUNOFF GENERATED SHALL BE 193,362 C.F. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CITY OF McALLEN BENCHMARK: NUMBER MC24, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF ROTH ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV.=118.08
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 8' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG MONTE CRISTO ROAD AND N 29TH STREET (NORTH ROTH ROAD).
- 8' MASONRY WALL WILL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.
- DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA. THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
- A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
- A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO ROAD AND N. 29TH STREET (NORTH ROTH ROAD). INTERIOR SIDEWALK SHALL BE INSTALLED AT THE BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY THE REGISTERED ENGINEER DESIGNING THE UNIT DEVELOPMENT, PER AGREEMENT.
- NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF McALLEN CODE OF ORDINANCES:
- THE CITY OF McALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAS BRISAS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"), PURSUANT TO SECTION 134-168 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF McALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
- ALL INTERIOR LOT CORNERS WILL HAVE A NO 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- NO CURB CUT, ACCESS , OR LOT FRONTAGE PERMITTED ALONG MONTE CRISTO ROAD AND N. 29TH STREET (NORTH ROTH ROAD)
- COMMON AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS / PID AND NOT THE CITY OF McALLEN.
- PUBLIC IMPROVEMENT DISTRICT (PID) OR HOMEOWNER'S ASSOCIATION COVENANTS MUST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.
- COMMON AREAS C.A. "A", C.A. "B", & C.A. "C" WILL BE MAINTAINED BY LOT OWNERS/ HOA/PID AND NOT THE CITY OF McALLEN.
- COMMON AREAS 124, 125, 126, & 127 WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THESE COMMON AREAS WILL BE MAINTAINED BY THE LOT OWNERS / HOA/PID AND NOT CITY OF McALLEN.

SUBDIVISION MAP OF
LAS BRISAS SUBDIVISION
PHASE II
19.604 ACRES OUT OF
LOTS 1 AND 2, BLOCK 1,
LOTS 6, 7 AND 8, BLOCK 5,
M AND M SUBDIVISION
VOLUME 8, PAGE 20, H.C.M.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____ DAY OF _____ 20____
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

PRESIDENT SECRETARY

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

MAYOR, CITY OF McALLEN

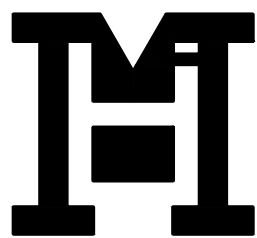
ATTESTED BY: CITY SECRETARY

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

TPBE FIRM # F-1435

DRAWN BY: _____	A.G.P.	DATE _____	04/04/2025
REVISED BY: _____		DATE _____	
SURVEYED, CHECKED _____		DATE _____	
FINAL CHECK _____		DATE _____	



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

STATE OF TEXAS
COUNTY OF HIDALGO

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

HDP BRISAS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HDP BLUE INVESTMENTS II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: HDP BLUE HOLDING II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
BY: GRASS LAKE CAPITAL LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

NICK RHODES, AUTHORIZED AGENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____.

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 03/28/2025
DATE REVISED: _____
ENGINEERING JOB #25039

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____.

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

DATE SURVEYED: 05/10/2024
SURVEY JOB # 24524 PH04



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

Curve #	Delta	Radius	Chord Length	Chord Direction	Chord Length	Tangent
"C1"	4° 47' 34"	925.00	77.38'	S2° 15' 12"E	77.35'	38.71'
"C2"	93° 18' 52"	20.00	32.57'	S42° 00' 28"W	29.09'	21.19'
"C3"	3° 02' 37"	325.00	17.26'	S88° 59' 22"W	17.26'	8.63'
"C4"	15° 46' 18"	989.20	272.30'	S70° 02' 44"W	271.44'	137.01'
"C5"	24° 15' 35"	300.00	127.02'	S79° 51' 15"E	126.08'	64.48'
"C6"	32° 58' 36"	400.00	230.22'	N84° 12' 46"W	227.05'	118.40'
"C7"	20° 40' 24"	450.00	162.37'	N89° 38' 36"E	161.49'	82.08'
"C8"	21° 41' 34"	450.00	170.37'	S69° 10' 25"E	169.36'	86.22'
"C9"	168° 00' 12"	200.00	586.44'	S37° 40' 16"W	397.81'	1,903.40'
"C10"	18° 01' 39"	290.00	62.93'	S55° 20' 39"E	62.67'	31.73'
"C11"	41° 11' 51"	350.00	251.86'	N43° 45' 33"W	248.27'	131.55'
"C12"	71° 55' 04"	280.00	351.46'	S18° 40' 40"W	328.84'	203.13'
"C13"	43° 02' 27"	300.00	225.36'	S11° 32' 25"E	220.10'	118.30'
"C14"	109° 25' 09"	580.00	162.33'	S87° 46' 08"E	138.76'	100.09'
"C15"	170° 53' 59"	35.00	104.40'	N57° 01' 27"W	69.78'	439.80'
"C16"	7° 40' 01"	625.00	83.63'	S24° 35' 32"W	83.57'	41.88'
"C17"	144° 54' 00"	45.00	113.80'	S86° 47' 59"E	85.81'	142.29'
"C18"	30° 33' 52"	145.00	77.35'	N29° 37' 24"W	76.44'	39.62'
"C19"	11° 50' 51"	300.00	62.03'	S38° 59' 04"E	61.92'	31.13'
"C20"	4° 47' 34"	925.00	77.38'	S2° 15' 12"E	77.35'	38.71'
"C21"	93° 18' 52"	20.00	32.57'	N42° 00' 28"E	29.09'	21.19'
"C22"	10° 53' 44"	275.00	52.30'	S85° 53' 14"E	52.22'	26.23'
"C23"	12° 42' 55"	275.00	61.03'	S74° 04' 55"W	60.90'	30.64'
"C24"	0° 19' 08"	425.00	37.34'	N81° 49' 12"E	37.33'	18.68'
"C25"	6° 08' 51"	425.00	45.60'	N71° 07' 01"W	45.58'	22.82'
"C26"	6° 01' 45"	425.00	44.72'	N77° 12' 19"W	44.70'	22.38'
"C27"	5° 55' 17"	425.00	43.92'	N83° 10' 50"W	43.90'	21.98'
"C28"	6° 39' 37"	425.00	49.40'	N89° 28' 17"W	49.38'	24.73'
"C29"	6° 39' 22"	425.00	49.37'	S83° 52' 14"W	49.34'	24.71'
"C30"	1° 14' 22"	425.00	9.19'	S79° 55' 22"W	9.19'	4.60'
"C31"	5° 02' 02"	425.00	37.34'	N81° 49' 12"E	37.33'	18.68'
"C32"	6° 30' 37"	425.00	48.29'	N87° 35' 31"E	48.27'	24.17'
"C33"	7° 23' 39"	425.00	54.85'	S85° 27' 21"E	54.81'	27.46'
"C34"	7° 52' 39"	425.00	58.43'	S77° 49' 12"E	58.39'	29.26'
"C35"	7° 52' 30"	425.00	58.41'	S69° 56' 37"E	58.37'	29.25'
"C36"	7° 05' 27"	425.00	52.60'	S62° 27' 39"E	52.56'	26.33'
"C37"	0° 35' 17"	425.00	4.36'	S58° 37' 17"E	4.36'	2.18'
"C38"	10° 09' 53"	225.00	39.92'	N63° 24' 35"W	39.86'	20.01'
"C39"	10° 39' 32"	225.00	41.86'	N73° 49' 17"W	41.80'	20.99'
"C40"	12° 16' 53"	225.00	48.23'	N85° 17' 30"W	48.14'	24.21'
"C41"	12° 09' 35"	225.00	47.75'	S82° 29' 16"W	47.66'	23.97'
"C42"	9° 35' 31"	225.00	37.67'	S71° 36' 43"W	37.62'	18.88'
"C43"	7° 41' 43"	225.00	30.22'	S62° 58' 06"W	30.20'	15.13'
"C44"	7° 38' 28"	225.00	30.01'	S55° 18' 01"W	29.98'	15.03'
"C45"	8° 49' 51"	225.00	34.68'	S47° 03' 52"W	34.64'	17.37'
"C46"	7° 38' 56"	225.00	30.04'	S38° 49' 28"W	30.02'	15.04'
"C47"	7° 14' 09"	225.00	28.41'	S31° 22' 56"W	28.40'	14.23'
"C48"	12° 01' 55"	225.00	47.25'	S21° 44' 54"W	47.18'	23.71'
"C49"	11° 40' 36"	225.00	45.85'	S9° 53' 38"W	45.77'	23.01'
"C50"	11° 51' 05"	225.00	46.54'	S1° 52' 12"E	46.46'	23.35'
"C51"	12° 40' 17"	225.00	49.76'	S14° 07' 52"E	49.66'	24.98'
"C52"	14° 06' 36"	225.00	55.41'	S27° 31' 19"E	55.27'	27.85'
"C53"	3° 50' 19"	20.00	1.34'	N32° 39' 27"W	1.34'	0.67'
"C54"	75° 34' 40"	20.00	26.38'	N7° 03' 02"E	24.51'	15.51'
"C55"	3° 41' 12"	305.00	19.62'	S42° 59' 46"W	19.62'	9.82'

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C56	9° 49' 16"	305.00	52.28	S36° 14' 32"W	52.22	26.20
C57	9° 08' 10"	305.00	48.63	S26° 45' 49"W	48.58	24.37
C58	9° 03' 38"	305.00	48.23	S17° 39' 56"W	48.18	24.17
C59	8° 56' 02"	305.00	47.56	S8° 40' 06"W	47.51	23.83
C60	8° 44' 03"	305.00	46.49	S0° 09' 57"E	46.45	23.29
C61	9° 02' 35"	305.00	48.14	S9° 03' 16"E	48.09	24.12
C62	1° 24' 47"	305.00	7.52	S14° 16' 57"E	7.52	3.76
C63	31° 55' 32"	70.00	39.00	N0° 58' 25"E	38.50	20.02
C64	14° 34' 51"	70.00	17.81	N24° 13' 36"E	17.77	8.96
C65	26° 03' 10"	60.00	27.28	S18° 29' 27"W	27.05	13.88
C66	25° 13' 24"	60.00	26.41	S7° 06' 50"E	26.20	13.42
C67	24° 50' 33"	60.00	26.01	S32° 10' 49"E	25.81	13.22
C68	24° 49' 27"	60.00	26.00	S57° 02' 14"E	25.79	13.21
C69	25° 10' 14"	60.00	26.36	S82° 00' 39"E	26.15	13.40
C70	24° 50' 53"	60.00	26.02	N72° 58' 47"E	25.82	13.22
C71	24° 57' 29"	60.00	26.14	N48° 04' 37"E	25.93	13.28
C72	23° 15' 20"	60.00	24.35	N23° 58' 13"E	24.19	12.38
C73	25° 07' 35"	60.00	26.31	N0° 13' 15"W	26.10	13.37
C74	23° 16' 27"	59.90	24.33	N24° 24' 04"W	24.16	12.34
C75	15° 28' 55"	59.90	18.19	N43° 46' 45"W	16.14	8.14
C76	2° 36' 33"	89.95	4.10	S60° 02' 21"E	4.10	2.05
C77	32° 05' 49"	90.00	50.42	S32° 48' 55"E	49.76	25.89
C78	8° 11' 58"	255.00	36.49	S12° 48' 02"E	36.46	18.28
C79	16° 49' 30"	255.00	75.21	S07° 03' 03"E	74.94	37.88
C80	13° 49' 56"	255.00	61.56	S15° 14' 55"W	61.41	30.93
C81	22° 40' 28"	255.00	100.91	S33° 30' 08"W	100.26	51.13
C82	79° 24' 58"	20.00	27.72	S84° 32' 51"W	25.56	16.61
C83	8° 36' 49"	225.00	33.83	S60° 03' 04"E	33.79	16.94
C84	3° 44' 09"	21.19	N62° 29' 24"W	21.19	10.60	
C85	10° 49' 55"	325.00	61.44	N55° 12' 22"W	61.35	30.81
C86	10° 49' 30"	325.00	61.40	N44° 22' 39"W	61.31	30.79
C87	12° 05' 27"	325.00	68.58	N32° 55' 11"W	68.46	34.42
C88	3° 32' 00"	20.04	N25° 06' 32"W	20.04	10.02	
C89	2° 53' 40"	991.22	50.07	S89° 54' 27"W	50.07	25.04
C90	3° 04' 18"	375.00	20.10	N24° 26' 36"W	20.10	10.05
C91	7° 18' 15"	375.00	47.81	N29° 37' 52"W	47.77	23.94
C92	5° 37' 14"	375.00	36.79	N36° 05' 36"W	36.77	18.41
C93	5° 54' 08"	375.00	38.63	N41° 51' 17"W	38.61	19.33
C94	6° 09' 51"	375.00	40.34	N47° 53' 16"W	40.32	20.19
C95	6° 28' 48"	42.41	N54° 12' 35"W	42.39	21.23	
C96	6° 54' 14"	375.00	45.19	N60° 54' 07"W	45.16	22.62
C97	27° 20' 11"	175.00	83.49	S50° 41' 24"E	82.70	42.56
C98	28° 30' 55"	175.00	87.09	S22° 45' 51"E	86.20	44.47
C99	28° 31' 00"	175.00	87.10	S5° 45' 06"W	86.20	44.47
C100	28° 30' 51"	175.00	87.09	S34° 16' 02"W	86.20	44.47
C101	28° 30' 30"	175.00	87.07	S62° 46' 43"W	86.18	44.46
C102	28° 57' 51"	175.00	88.47	N88° 29' 03"W	87.53	45.20
C103	15° 40' 27"	175.00	47.87	N86° 09' 52"W	47.72	24.09
C104	2° 28' 36"	475.00	20.53	S89° 33' 56"E	20.53	10.27
C105	4° 26' 50"	475.00	36.87	S63° 01' 39"E	36.86	18.44
C106	9° 33' 10"	475.00	79.20	S70° 01' 40"E	79.10	39.69
C107	84° 47' 03"	20.00	29.60	N32° 24' 43"W	29.97	16.26
C108	6° 28' 12"	325.00	36.70	S61° 44' 42"W	36.68	18.37
C109	7° 41' 46"	325.00	43.66	S02° 20' 17"E	43.62	21.86
C110	7° 31' 08"	325.00	42.65	S7° 56' 44"E	42.62	21.36

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C111	7° 34' 10"	325.00	42.94	S15° 29' 23"E	42.90	21.50
C112	7° 43' 20"	325.00	43.80	S23° 08' 07"E	43.77	21.93
C113	8° 13' 28"	325.00	46.66	S31° 06' 32"E	46.61	23.37
C114	9° 41' 04"	325.00	54.93	S40° 03' 48"E	54.87	27.53
C115	14° 07' 43"	120.00	29.59	N37° 50' 29"W	29.52	14.87
C116	10° 13' 43"	120.00	21.42	N25° 39' 46"W	21.39	10.74
C117	6° 12' 26"	120.00	13.00	N17° 26' 41"W	12.99	6.51
C118	16° 12' 33"	70.00	19.80	S22° 26' 45"E	19.74	9.97
C119	20° 17' 43"	70.00	24.80	S40° 41' 53"E	24.67	12.53
C120	20° 49' 19"	70.00	25.44	S61° 15' 23"E	25.30	12.86
C121	20° 02' 39"	70.00	24.49	S81° 41' 17"E	24.36	12.37
C122	20° 55' 16"	70.00	25.56	N77° 49' 50"E	25.42	12.92
C123	20° 39' 55"	70.00	25.25	N57° 02' 14"E	25.11	12.76
C124	21° 38' 18"	70.00	26.44	N35° 53' 08"E	26.28	13.38
C125	4° 18' 28"	70.00	5.26	N22° 54' 45"E	5.26	2.63
C126	2° 12' 20"	600.00	23.10	S21° 51' 41"W	23.10	11.55
C127	2° 02' 04"	600.00	21.31	S23° 53' 58"W	21.30	10.65
C128	3° 25' 37"	600.00	35.89	S26° 42' 44"W	35.88	17.95
C129	12° 12' 20"	60.00	12.78	N22° 19' 23"E	12.76	6.42
C130	33° 01' 33"	60.00	34.58	N0° 17' 34"W	34.11	17.79
C131	24° 31' 36"	60.00	25.68	N29° 04' 08"W	25.49	13.04
C132	24° 18' 09"	60.00	25.45	N53° 39' 01"W	25.26	12.92
C133	25° 14' 37"	60.00	26.44	N78° 15' 24"W	26.22	13.44
C134	28° 48' 41"	60.00	30.17	S74° 42' 57"W	29.85	15.41
C135	22° 47' 03"	60.00	23.86	S48° 55' 05"W	23.70	12.09
C136	25° 30' 33"	60.00	26.71	N50° 16' 50"E	26.49	13.58
C137	83° 54' 20"	60.00	87.87	S75° 00' 44"E	80.22	53.93
C138	16° 02' 49"	275.00	77.02	S25° 02' 09"E	76.77	38.76
C139	16° 37' 10"	275.00	79.77	S8° 42' 10"E	79.49	40.17
C140	10° 22' 23"	275.00	49.79	S4° 47' 37"W	49.72	24.96
C141	84° 47' 03"	20.00	29.60	S62° 22' 20"W	29.97	18.26
C142	8° 53' 30"	475.00	73.71	S89° 40' 54"E	73.64	36.93
C143	4° 40' 07"	475.00	36.70	N83° 32' 17"E	36.69	19.36
C144	1° 54' 03"	475.00	15.76	N60° 15' 12"E	15.76	7.88
C145	5° 28' 13"	375.00	60.89	S82° 17' 17"W	60.80	19.56
C146	9° 14' 51"	375.00	61.28	S89° 57' 16"W	61.21	30.30
C147	9° 14' 51"	375.00	60.82	N80° 44' 26"W	60.46	30.33
C148	8° 15' 18"	375.00	54.02	N11° 59' 23"W	53.96	27.05
C149	0° 08' 15"	375.00	0.91	N67° 47' 36"W	0.91	0.43
C150	7° 24' 42"	325.00	42.44	S11° 25' 48"E	42.01	21.57
C151	7° 39' 31"	325.00	43.54	S78° 57' 24"E	43.41	21.09
C152	7° 51' 03"	325.00	43.97	S86° 08' 29"E	37.95	19.01
C153	7° 41' 39"	1010.00	136.39	N82° 02' 16"W	136.28	69.30
C154	7° 59' 58"	990.00	136.22	N82° 23' 03"W	136.11	69.22
C155	13° 49' 34"	990.00	238.70	S79° 16' 12"W	238.12	119.53
C156	13° 49' 34"	1010.00	237.91	S77° 59' 26"W	237.40	119.93
C157	17° 15' 05"	990.00	125.20	S81° 33' 26"W	125.11	62.88
C158	6° 50' 46"	1010.00	120.68	S81° 19' 00"W	120.61	61.41
C159	6° 39' 08"	1010.00	117.27	S74° 34' 03"W	117.20	58.70
C160	15° 59' 04"	989.20	275.94	S60° 27' 52"W	275.07	138.89
C161	15° 54' 04"	1010.00	280.30	S60° 26' 15"W	279.40	141.66
C162	7° 26' 40"	1010.00	131.23	S64° 59' 37"W	131.14	65.71
C163	8° 36' 25"	1010.00	151.72	S56° 38' 24"W	151.58	76.00
C164	9° 41' 15"	889.20	167.25	S57° 16' 57"W	167.05	83.83



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2025

SUBDIVISION NAME: LAS BRISAS PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Interior Streets: 50 ft. ROW
 Paving: 32 ft. Curb & gutter: both sides
 - Street names will be finalized, prior to final.
 - Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

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

Applied

* 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement
 **Subdivision Ordinance: Section 134-118

Applied

* 900 ft. Block Length for R-3 Zone Districts
 **Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac
 - Please provide dimensions of Cul-de-Sacs.
 - Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final.
 - Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable.
 **Subdivision Ordinance: Section 134-105

Non-compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.
 *Alley/service drive easement required for commercial/multi-family properties
 **Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: 20 feet minimum or greater for easements
 **Zoning Ordinance: Section 138-356
 * Rear: 11 feet or greater for easements
 **Zoning Ordinance: Section 138-356
 * Sides: 5 feet or greater for easements
 **Zoning Ordinance: Section 138-356
 * Corner: 10 feet or greater for easements
 - Remove side from corner setback.
 **Zoning Ordinance: Section 138-356

Applied

Applied

Applied

Non-compliance

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

<ul style="list-style-type: none"> * Garage: 18 feet except where greater setback is required; greater setback applies. - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. - City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. - Revise plat note #16 as shown above, prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. - Revise plat note # 22 as shown above, prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	TBD
	Applied
	Non-compliance
	NA
	Required
	Required

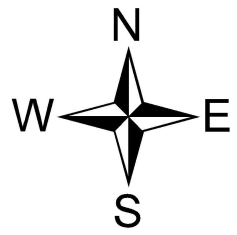
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets - Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. - The subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. - Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final. **Zoning Ordinance: Section 138-356 	Applied
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. * Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 	Applied
	Applied
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. * Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic, Master TIA approved with conditions. 	Applied
	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonments must be done by separate process, not by plat, prior to final. - Signature blocks must be revised to show correct subdivision name. - Clarify dotted line shown outside subdivision boundary line at the southwest corner. *Must comply with City's Access Management Policy. 	Applied

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

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

LOCATION



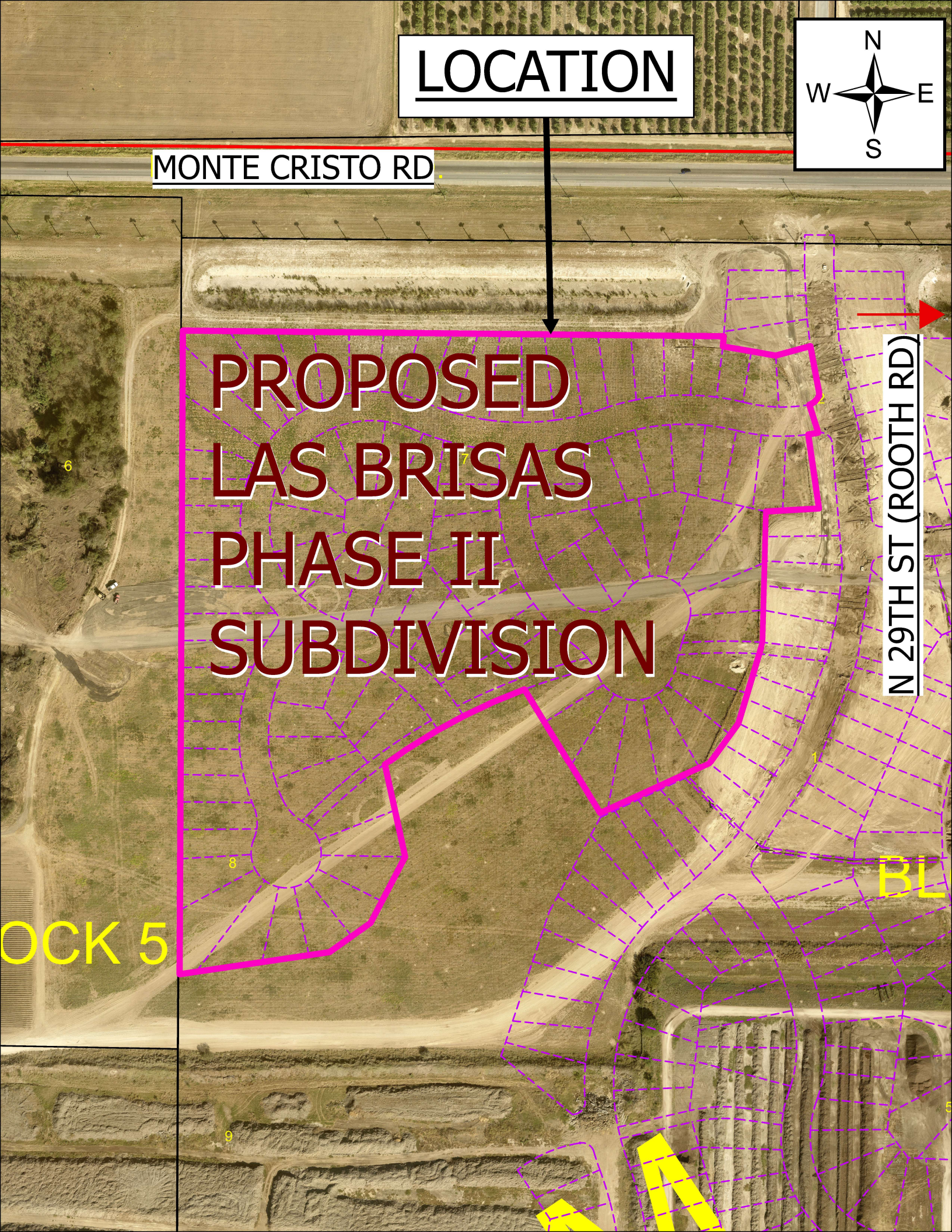
MONTE CRISTO RD

PROPOSED LAS BRISAS PHASE II SUBDIVISION

N 29TH ST (ROOTH RD)

OCK 5

BL



City of McAllen
Planning Department

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

Sub2024-0093

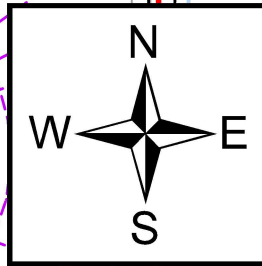
Project Information	Subdivision Name	<u>Las Brisas Phase # Subdivision</u> ¹¹¹¹⁰⁰ ^{FT}		
	Legal Description	<u>26.710 Acres Being out of Lots 1,4 and 5, Block 1, Lots 8,9 and 10 Block 5 M & M Subdivision Hidalgo County, Texas</u>		
	Location	<u>On the southwest corner of Rooth Road and Monte Cristo Road</u>		
	City Address or Block Number	<u>15301 N Rooth Rd (N 29th St)</u>		
	Total No. of Lots	<u>136</u> ^{FT}	Total Dwelling Units	<u>134</u> ^{FT}
	Gross Acres	<u>26.710</u>	Net Acres	<u>26.710</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input type="checkbox"/> Residential (<u>135</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>			
	Existing Land Use <u>Exist Building</u> ^{FT} Proposed Land Use <u>Residential-Single Family</u> ^{FT}			
Irrigation District # <u>HCID #1</u> Water CCN: <u>MPU</u> ^{FT} / <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u>				
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>224742</u>				
Estimated Rollback Tax Due <u>36,015.54</u> Tax Dept. Review <u>MC 8/26/24</u>				
Owner	Name	<u>ML Rhodes LLC</u>		
	Address	<u>200 S. 10th St Suite 1700</u> ^{FT}		
	City	<u>McAllen</u>	State	<u>TX</u>
Developer	Name	<u>Rhodes Development Inc</u>		
	Address	<u>200 S. 10th St. Suite 1700</u> ^{FT}		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78501</u>		
	Contact Person	<u>Brad Frisby, VP</u>		
Engineer	Name	<u>Melden & Hunt, Inc.</u>		
	Address	<u>115 West McIntyre Street,</u> ^{FT}		
	City	<u>Edinburg</u>	State	<u>Texas</u>
	Contact Person	<u>Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza</u>		
Surveyor	Name	<u>Melden & Hunt, Inc.</u>		
	Address	<u>115 West McIntyre Street,</u> ^{FT}		
	City	<u>Edinburg</u>	State	<u>Texas</u>

AUG 26 2024

BY:

CW

MONTE CRISTO RD



LOCATION

BLOCK 1

PROPOSED
LAS BRISAS PHASE III
SUBDIVISION

N Rooth RD (N 29TH ST)

PROPOSED
SUBDIVISION

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 26.710 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1, 4 AND 5, BLOCK 1, LOTS 8, 9 AND 10, BLOCK 5, M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 26.710 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770269, HIDALGO COUNTY OFFICIAL RECORDS, SAID 26.710 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1;

THENCE, N 80° 34' 50" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND AT THE NORTHEAST INTERSECTION OF TWO COUNTY ROADS BEARS N 80° 34' 50" W A DISTANCE OF 1,255.85 FEET AND N 09° 25' 10" E A DISTANCE OF 20.00 FEET, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 80° 34' 50" W AT A DISTANCE OF 1,290.60 FEET PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 1,445.13 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 16° 00' 00" E A DISTANCE OF 199.42 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 25° 00' 00" W A DISTANCE OF 101.23 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 27° 42' 11", A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 113.63 FEET, A TANGENT OF 57.95 FEET, AND A CHORD THAT BEARS N 74° 43' 18" E A DISTANCE OF 112.52 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 01° 24' 33" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 42° 15' 18" W A DISTANCE OF 158.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 27° 00' 00" E A DISTANCE OF 260.39 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, N 37° 00' 00" E A DISTANCE OF 183.61 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 73° 35' 53" E A DISTANCE OF 159.47 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 36° 23' 58" E A DISTANCE OF 130.94 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
11. THENCE, S 41° 25' 11" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 73° 53' 58" E A DISTANCE OF 159.47 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, S 82° 25' 40" E A DISTANCE OF 151.34 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, S 86° 44' 13" E A DISTANCE OF 50.06 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
15. THENCE, S 89° 30' 00" E A DISTANCE OF 100.28 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 13° 00' 00" E A DISTANCE OF 81.63 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, S 35° 30' 00" E A DISTANCE OF 81.68 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 62° 00' 00" E A DISTANCE OF 81.54 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, S 84° 00' 00" E A DISTANCE OF 102.14 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, N 41° 58' 50" E A DISTANCE OF 23.85 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, N 72° 00' 00" E A DISTANCE OF 95.15 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
22. THENCE, N 81° 00' 00" E A DISTANCE OF 100.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
23. THENCE, N 68° 00' 00" E A DISTANCE OF 164.29 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
24. THENCE, S 08° 40' 10" W A DISTANCE OF 868.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.710 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNITY PANEL NUMBER 480334 0325 D. MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :

FRONT : 20 FEET MINIMUM OR GREATER FOR EASEMENTS, OR AS SHOWN ON "FRONT SETBACK TABLE" GREATER APPLIES, AS PER AGREEMENT.

REAR : 10 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 796,520 C.F. (18,286 AC.-FT.) AND FOR PHASE 1 BASED ON (0.190 Ac. Fl. Per ac), STORM WATER RUNOFF GENERATED SHALL BE 193,362 C.F. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

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

6. CITY OF McALLEN BENCHMARK: NUMBER MC24, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF Rooth Road and FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV.=118.08

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 8' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG MONTE CRISTO ROAD AND 29TH STREET (ROOTH ROAD).

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

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

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD, A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665228, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

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

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

15. * DENOTES CURVED SETBACK.

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

17. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO ROAD AND N. 29TH STREET (ROOTH ROAD). SIDEWALK FOR INTERIOR STREETS: SHALL 4 FT. WIDE MINIMUM AND BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

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

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

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

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

22. NO CURB CUT, ACCESS , OR LOT FRONTAGE PERMITTED ALONG MONTE CRISTO AND N. 29TH STREET (ROOTH ROAD)

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

24. PUBLIC IMPROVEMENT DISTRICT (PID) OR HOMEOWNER'S ASSOCIATION COVENANTS UST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.

25. COMMON AREAS 125,126,127,128 AND 129 WILL BE MAINTAINED BY LOT OWNERS/ HOA/PID AND NOT THE CITY OF McALLEN.

26. LOTS 126 & 127 WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THIS LOT WILL BE OWNER/MAINTAINED BY THE LOT OWNERS / HOA/PID AND NOT CITY OF McALLEN.

SUBDIVISION MAP OF
LAS BRISAS PHASE III
SUBDIVISION
26.710 ACRES OUT OF LOTS 1, 4 AND 5, BLOCK 1,
LOTS 8, 9 AND 10, BLOCK 5,
M AND M SUBDIVISION,
VOLUME 8, PAGE 20, H.C.M.R.,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

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

CARLOS LIMA

GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

HDP BRISAS LLC, DELAWARE LIMITED LIABILITY COMPANY.

DATE:

ML RHODES LLC, PRESIDENT
1316 SHEMAN AVENUE, #215
EVANSTON, ILLINOIS 60201

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20__.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 05/02/24
ENGINEERING JOB # 24075.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20__.

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

DATE SURVEYED: 05/16/2024
SURVEY JOB # 24524.00



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

ATTESTED BY:

CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE



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

ON: _____ AT _____ AM/PM

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

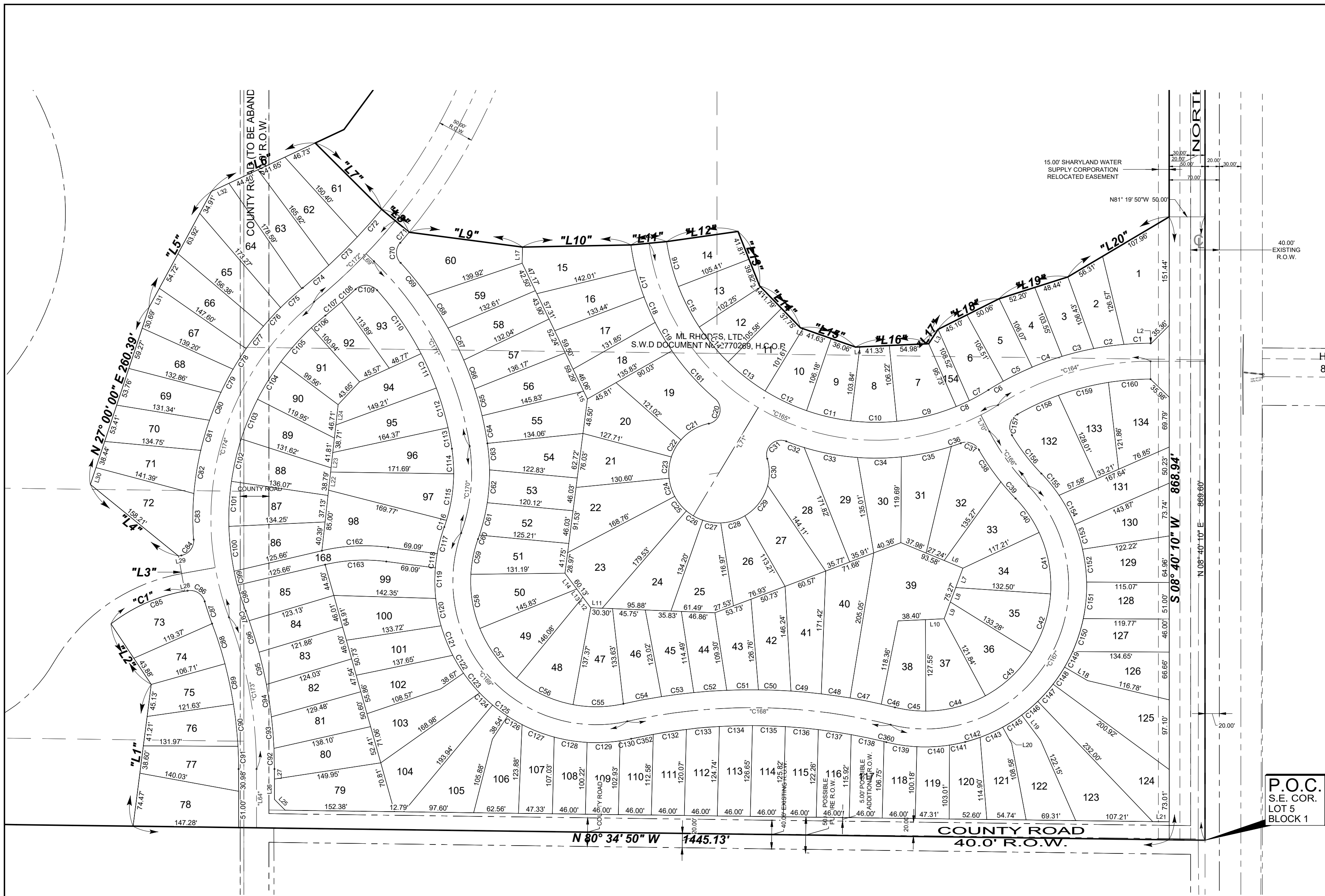
BY: _____ DEPUTY

SHEET 1 OF 2

DRAWN BY: +R.N./R.D.J. DATE 05-02-24
SURVEYED, CHECKED J.L.G. DATE
FINAL CHECK DATE



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com



SUBDIVISION MAP OF
LAS BRISAS PHASE III
SUBDIVISION
26.710 ACRES OUT OF LOTS 1, 4 AND 5, BLOCK 1,
LOTS 8, 9 AND 10, BLOCK 5,
M AND M SUBDIVISION,
VOLUME 8, PAGE 20, H.C.M.R.,
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS

Lot Area Table		
Lot #	SQ. FT.	AC.
1	11,744.05	0.270
2	5,608.33	0.129
3	4,886.86	0.112
4	5,015.53	0.115
5	5,004.39	0.115
6	5,333.91	0.122
7	7,122.04	0.163
8	5,576.70	0.128
9	5,508.31	0.126
10	5,520.76	0.127
11	5,522.84	0.127
12	5,497.55	0.126
13	5,480.90	0.126
14	5,507.97	0.126
15	7,682.84	0.176
16	6,619.62	0.152
17	6,477.04	0.149
18	6,133.14	0.141
19	9,040.45	0.208
20	7,598.16	0.174
21	6,689.22	0.154
22	7,909.62	0.184
23	11,195.48	0.256
24	8,450.95	0.194
25	7,092.71	0.163
26	6,277.34	0.144
27	6,805.82	0.156
28	9,863.61	0.226
29	7,770.93	0.178
30	6,277.20	0.144
31	6,942.39	0.159
32	8,760.32	0.201
33	7,125.13	0.164
34	7,094.53	0.163
35	7,229.11	0.166
36	7,162.70	0.164
37	7,048.93	0.162
38	6,241.99	0.143
39	16,667.62	0.383
40	9,820.56	0.225
41	7,854.38	0.180
42	6,382.54	0.147
43	5,653.90	0.130
44	5,137.24	0.118
45	5,604.79	0.129
46	6,332.92	0.145

LOT AREA TABLES

Lot Area Table		
Lot #	SQ. FT.	AC.
47	6,897.22	0.158
48	7,399.78	0.170
49	7,434.83	0.171
50	7,111.85	0.163
51	6,261.85	0.144
52	5,612.09	0.129
53	5,558.46	0.128
54	6,313.29	0.145
55	6,938.75	0.159
56	6,865.25	0.158
57	6,363.63	0.146
58	6,196.32	0.142
59	6,467.09	0.148
60	9,478.27	0.218
61	6,747.43	0.155
62	7,592.99	0.174
63	8,047.58	0.185
64	8,826.24	0.203
65	7,930.84	0.182
66	7,078.27	0.162
67	6,787.85	0.156
68	6,444.85	0.148
69	6,247.01	0.143
70	6,336.85	0.145
71	6,762.07	0.155
72	8,945.20	0.205
73	7,570.36	0.174
74	5,744.63	0.132
75	5,736.44	0.132
76	6,330.44	0.145
77	6,850.22	0.157
78	8,961.94	0.206
79	8,787.30	0.202
80	6,784.64	0.156
81	6,286.24	0.144
82	5,872.98	0.135
83	5,643.29	0.130
84	5,622.72	0.129
85	6,027.69	0.138
86	6,664.08	0.153
87	6,796.69	0.156
88	6,668.39	0.153
89	6,330.31	0.145
90	5,731.62	0.132
91	5,415.04	0.124
92	5,355.92	0.123

Lot Area Table		
Lot #	SQ. FT.	AC.
93	6,061.71	0.139
94	6,236.93	0.143
95	7,345.46	0.169
96	7,725.25	0.177
97	7,815.63	0.179
98	10,059.97	0.231
99	7,010.32	0.161
100	6,984.45	0.160
101	6,335.42	0.145
102	6,504.17	0.149
103	7,548.38	0.173
104	9,117.11	0.209
105	8,440.22	0.194
106	6,175.45	0.142
107	5,602.47	0.122
108	4,729.61	0.109
109	4,636.10	0.106
110	4,954.09	0.114
111	5,367.55	0.123
112	5,648.52	0.130
113	5,792.42	0.133
114	5,817.29	0.134
115	5,716.39	0.131
116	5,488.87	0.126
117	5,132.49	0.118
118	4,722.93	0.108
119	4,681.09	0.107
120	5,169.75	0.119
121	5,823.94	0.134
122	7,216.48	0.166
123	10,638.38	0.244
124	11,789.69	0.271
126	6,955.39	0.160
127	5,810.19	0.133
128	5,938.48	0.136
129	6,525.42	0.150
130	7,019.60	0.161
131	7,128.12	0.164
132	9,249.63	0.212
133	6,553.32	0.150
134	8,266.60	0.190
154	2,044.09	0.047
168	5,682.94	0.130

LOT - LINE TABLES

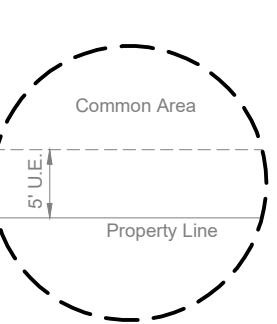
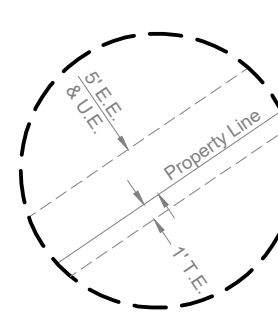
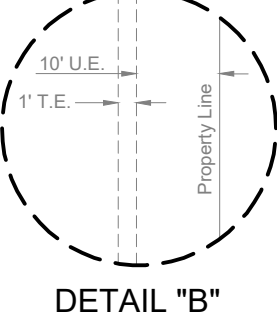
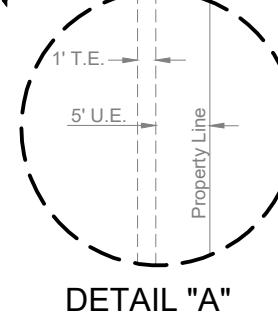
LOT Line Table		
Line #	Length	Direction
L2	0.88'	S81° 19' 50"E
L3	23.84'	S41° 58' 50"W
L4	5.83'	N84° 00' 00"W
L5	3.85'	N62° 00' 00"W
L6	28.36'	N59° 00' 00"W
L7	28.76'	N29° 00' 00"E
L8	21.56'	N29° 00' 00"E
L9	24.95'	N29° 00' 00"E
L10	26.06'	S84° 00' 00"E
L11	16.00'	N79° 00' 00"W
L12	18.29'	S28° 00' 00"E
L13	14.43'	S28° 00' 00"E
L14	27.41'	S28° 00' 00"E
L15	12.16'	S17° 00' 00"E

LOT Line Table		
Line #	Length	Direction
L17	22.54'	N10° 01' 58"E
L18	37.27'	S51° 00' 00"E
L19	44.18'	S28° 00' 00"E
L20	25.94'	N20° 00' 00"W
L21	23.01'	N80° 34' 49"W
L22	25.42'	N15° 00' 00"E
L23	27.36'	N15° 00' 00"E
L24	28.48'	N15° 00' 00"E
L25	21.35'	S35° 57' 20"E
L26	28.38'	S08° 40' 10"W
L27	13.92'	S08° 40' 10"W
L28	4.03'	N88° 34' 23"E
L29	4.01'	S88° 34' 23"W
L30	24.82'	N27° 00' 00"E

LOT Line Table		
Line #	Length	Direction
L31	30.06'	N37° 00' 00"E
L32	26.69'	N73° 35' 53"E

LEGEND & ABBREVIATIONS

- Set No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- C.A.# - COMMON AREA NUMBER
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.E. COR. - SOUTHEAST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- U.&W.E. - UTILITY & WALL EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- F.S.B. & S.W. EASE. - FRONT SETBACK LINE & SIDEWALK EASE.
- N.T.S. - NOT TO SCALE-DETAILS
- D.B.P. - DEDICATED BY THIS PLAT
- - ROAD CENTER LINE
- * - CURVED SETBACK LINE (20 FEET MINIMUM)
- - INDICATOR FOR BEGIN AND END CURVE



BOUNDARY LINE TABLES

LOT Line Table		
Line #	Length	Direction
"L1"	199.42	N16° 00' 00"E
"L2"	101.23	N25° 00' 00"W
"L3"	50.00	N01° 24' 33"W
"L4"	158.21	N42° 15' 18"W
"L5"	183.61	N37° 00' 00"E
"L6"	159.47	N73° 35' 53"E
"L7"	130.94	S36° 23' 58"E
"L8"	50.00	S41° 25' 11"E
"L9"	159.47	S73° 53' 58"E
"L10"	151.34	S82° 25' 40"E

LOT Line Table		
Line #	Length	Direction
"L11"	50.06	S86° 44' 13"E
"L12"	100.28	S89° 30' 00"E
"L13"	81.63	S13° 00' 00"E
"L14"	81.68	S35° 30' 00"E
"L15"	81.54	S62° 00' 00"E
"L16"	102.14	S84° 00' 00"E
"L17"	23.85	N41° 58' 50"E
"L18"	95.15	N72° 00' 00"E
"L19"	100.64	N81° 00' 00"E
"L20"	164.29	N68° 00' 00"E

BOUNDARY - CURVE TABLES

BOUNDARY Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
"C1"	113.63	235.00	027° 42' 11"	S74° 43' 18"W	112.52
					57.95

CENTERLINE - LINE TABLES

Line Table		
Line #	Direction	Length
"L1"	S 08° 40' 10" W	81.98'
"L2"	N 37° 32' 00" W	15.04'
"L3"	N 89° 54' 28" W	23.80'
"L4"	S 39° 33' 37" W	105.91'

CENTERLINE - CURVE TABLES

Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
"C164"	32° 07' 27"	400.00	224.27	N82° 36' 27"E	221.34
"C165"	113° 59' 46"	320.00	636.67	S56° 27' 24"E	536.74
"C166"	16° 50' 23"	320.00	93.67	S26° 56' 10"E	93.71
"C167"	148° 02' 39"	200.00	516.77	S38° 39' 58"W	384.55
"C168"	26° 32' 14"	800.00	370.53	N80° 34' 50"W	367.22
"C169"	122° 11' 10"	200.00	426.51	N32° 45' 21"W	350.16
"C170"	28° 13' 29"	250.00	123.15	N14° 13' 30"E	121.91
"C171"	37° 38' 46"	450.00	295.67	N18° 42' 38"W	290.38
"C172"	11° 29' 07"	160.36	160.36	N53° 47' 59"E	160.09
"C173"	20° 39' 41"	600.00	216.36	S1° 39' 40"E	215.19
"C174"	71° 32' 02"	390.00	486.92	S23° 46' 31"W	455.90

Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	5° 00' 15"	425.00	37.12	N83° 49' 57"W	37.11
C2	5° 44' 24"	425.00	42.58	N89° 12' 17"W	42.56
C3	6° 07' 34"	425.00	45.44	S84° 51' 44"W	45.42
C4	5° 58' 31"	425.00	44.32	S78° 48' 42"W	44.30
C5	6° 03' 34"	425.00	44.95	S72° 47' 39"W	44.93
C6	3° 13' 10"	425.00	23.88	S68° 09' 18"W	23.88
C7	5° 57' 21"	295.00	30.67	N69° 31' 23"E	30.65
C8	3° 53' 07"	295.00	20.00	N74° 26' 38"E	20.00
C9	16° 38' 37"	295.00	85.69	N84° 42' 30"E	85.39
C10	12° 28' 48"	295.00	64.26	S80° 43' 48"E	64.13
C11	12° 20' 18"	295.00	63.53	S68° 19' 15"E	63.40
C12	12° 27' 46"	295.00	64.17	S55° 55' 13"E	64.04
C13	12° 43' 42"	295.00	65.53	S43° 19' 29"E	65.40
C14	12° 19' 46"	295.00	63.48	S30° 47' 45"E	63.36
C15	12° 20' 07"	295.00	63.51	S18° 27' 49"E	63.39
C16	12° 36' 28"	295.00	64.91	S5° 59' 32"E	64.78
C17	6° 37' 27"	345.00	39.89	S6° 23' 17"E	39.86
C18	6° 25' 46"	345.00	38.71	S14° 54' 53"E	38.69
C19	7° 38' 46"	345.00	46.04	S21° 57' 09"E	46.01
C20	127° 35' 09"	20.00	44.54	N23° 01' 35"E	35.89
C21	37° 20' 34"	70.00	45.62	S68° 08' 52"W	44.82
C22	22° 25' 34"	70.00	27.40	S38° 15' 46"W	27.22
C23	24° 37' 42"	70.00	30.09	S14° 44' 07"W	29.86
C24	21° 49' 09"	70.00	26.66	S8° 29' 18"E	26.50
C25	21° 14' 23"	70.00	25.95	S30° 01' 05"E	25.80
C26	21° 41' 03"	70.00	26.49	S51° 28' 48"E	26.33
C27	20° 55' 54"	70.00	25.57	S72° 47' 12"E	25.43
C28	28° 57' 17"	70.00	35.38	S82° 16' 04"W	35.00
C29	44° 21' 41"	70.00	54.20	N45° 36' 38"E	52.85
C30	31° 03' 42"	70.00	37.95	N7° 53' 56"E	37.49
C31	127° 35' 09"	20.00	44.54	S68° 09' 40"W	35.89
C32	4° 23' 50"	345.00	26.48	S62° 14' 41"E	26.47



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/1/2025

SUBDIVISION NAME: LAS BRISAS PHASE III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 29th Street (N. Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW.

Paving: 65 ft. Curb & gutter: on both sides

- Correct the street label to "North 29th Street (Rooth Road)" and show on plat.
- Please label Center Line.
- Dedication must be finalized once centerline is established.
- Please show and label R.O.W. from centerline after the dedication.
- Show document number for existing ROW dedication and submit documents for staff review.
- Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat.
- Clarify if existing 30 ft. ROW is a portion of the HCID No. 1 Canal ROW, prior to final.
- North 29th Street dedication to be in line with ROW dedication for Las Brisas Phase I.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

County Road E/W: for 30 ft. dedication of ROW from centerline for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: both sides

- Label the centerline.
- Dedication must be finalized once centerline is established.
- All comments referencing "possible and future" must be removed as it should be labeled as total ROW or ROW dedicated by this plat.
- Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on the plat.
- Show and label ROW from centerline after dedication.
- Provide document number for ROW dedication and provide a copy for staff review, prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Interior Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

- Street names will be finalized prior to recording.
- Show the R.O.W. for all streets.
- Please finalize all ROW requirements prior to final.
- Temporary paved turnarounds are required at the end of streets not continuing at this time by plat or separate document prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

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

<ul style="list-style-type: none"> * 1,200 ft. Block Length: Common Areas and access walks/drive provide per agreement. **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: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. - Please provide dimensions of Cul-de-Sacs. - Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. - Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. **Subdivision Ordinance: Section 134-105 	Applied
	NA
	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
<ul style="list-style-type: none"> * Front: 20 feet minimum or greater for easements, or as shown on "Front Setback Table" greater applies, as per agreement. - No Front Setback Table is shown on plat, please clarify and revise as needed. **Zoning Ordinance: Section 138-356 * Rear: 10 ft. or greater for easements - Clarify rear setback as there are indications of a possible 11 ft. easement at the rear of the lots. **Zoning Ordinance: Section 138-356 * Sides: 5 feet or greater for easement, as per agreement - Proposed subdivision complies with minimum setback requirements, as per the agreement. **Zoning Ordinance: Section 138-356 * Corner: 10 feet or greater for easements - Remove side from corner setback. **Zoning Ordinance: Section 138-356 * Garage: 18 feet except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	Non-compliance
	Applied
	Non-compliance
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on North 29th Street (Rooth Road) and County Road. - Revise plat note as applicable, wording to be finalized prior to final. - Sidewalk may increase to 5 ft. as per Engineering Department. - Sidewalk for interior streets: Sidewalk design plan must be submitted, prior to final. City ordinance will not apply, provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Required

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

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street (Rooth Road) and County Road. - Revise plat note as applicable, wording to be finalized prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North 29th Street (Rooth Road) and County Road. - Revise plat note as applicable, wording to be finalized prior to final. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Applied
<ul style="list-style-type: none"> * Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. - Revise plat note #23 as shown above, prior to final. 	Applied
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied
<ul style="list-style-type: none"> * Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
<ul style="list-style-type: none"> * Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets - The subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1 	Required
<ul style="list-style-type: none"> * Minimum lot width and lot area - Project engineer to verify that all lots comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, and 5,000 sq. ft. minimum lot size, or in compliance per Agreement. - Lots 104, 106, 126 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final. **Zoning Ordinance: Section 138-356 	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V 	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Pending review by the City Manager's Office. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic, Phase III was included and approved in the Master TG approved, Master TIA approved with conditions.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic, Master TIA approved with conditions.	Applied
COMMENTS	
Comments: - Please use a wider/bold line for the subdivision boundary on all sides. - Need to include document numbers for easements, R.O.W.'s etc. shown on plat. - No easements are shown on plat, clarify and revise as applicable. - Any abandonment must be done by separate document, prior to final and referenced on plat. - Clarify use of lots 168 and 154 and revise lots to be in line with numbering scheme of the plat - Clarify if N/S County Road has been abandoned, if so provide a document number on the plat. * Must comply with City's Access Management Policy. * Must comply with the Agreement and Public Improvement District (PID) conditions. * Must comply with other requirements, as may be applicable, prior to final	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied

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



MONTE CRISTO RD

LOCATION

BLOCK 1

PROPOSED
LAS BRISAS PHASE III
SUBDIVISION

N Rooth Rd (N 29th St)

PRIVATE DR

PRIVATE DR

ROO... RD

VISION

SUB2024-0114

City of McAllen

Planning Department

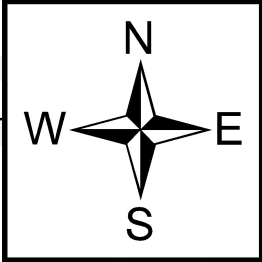
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	WARE VILLAGE 105 & 106, 36.12		
	Legal Description	S. 70 AC. 0/0 LOTS 107 & 108, P.D.E. O' TEXAS, A.C.T.		
	Location	NWC S.H. 107 & 108 ROAD		
	City Address or Block Number	4100 S.H. 107		
	Total No. of Lots	4	Total Dwelling Units	4
	Gross Acres	5.70	Net Acres	5.33
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes:	<input checked="" type="checkbox"/> Commercial (5.70 Acres) / <input type="checkbox"/> Residential (0 Lots)		Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
Existing Zoning	C-3	Proposed Zoning	C-3	Applied for Rezoning <input type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
Existing Land Use	OPEN	Proposed Land Use	COMMERCIAL RETAIL	
Irrigation District #	1	Water CCN:	<input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption:	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No		Parcel #	P8400-00-000-0105-00
Estimated Rollback Tax Due	_____		Tax Dept. Review	1015049, 1237266
				P8400-00-000-0108-01
Owner	Name	ADOLFO GUTIERREZ		
	Address	5219 ME PARRSON		
	City	LAREDO	State	Tx Zip 78041
Developer	Name	SAME AS OWNER		
	Address	_____		
	City	_____	State	_____ Zip _____
	Contact Person	_____		
Engineer	Name	DAVID SALINAS		
	Address	2221 DAPHODIL AVE.		
	City	MCALLEN	State	Tx Zip 78501
	Contact Person	DAVID/MICK		
Surveyor	Name	SAME AS REGISTR.		
	Address	_____		
	City	_____	State	_____ Zip _____

OCT 14 2024

BY: _____

CW



LOCATION

PROPOSED
8
WARE VILLAGE
SUBDIVISION

N BENTSEN RD

N ESTATES

LOT "A"

SH 107

9 "A" SUBDIVISION



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/1/2025

SUBDIVISION NAME: WARE VILLAGE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S.H. 107: 86 ft. from centerline for 172 ft. ROW existing

Paving: by the state Curb & gutter: by the state

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW

Paving: by the state Curb & gutter: by the state

- Revise ROW dedication, please see requirements above. Please clarify and provide documentation.

- Please indicate how existing ROW has been dedicated on plat.

- Verify with TxDot for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

North Bentsen Road: ROW dedication required for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: both sides

- Provide document numbers for existing ROW dedications and provide a copy to staff for review, prior to final.

- Southern portion of Bentsen Road may require more ROW dedication as the plat to the west only dedicated for 40 ft. ROW from centerline.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

E/W Quarter Mile Collector (north boundary): dedication as needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: both sides

- Street alignment and R.O.W being reviewed and plat would need to be revised accordingly.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

* 1,200 ft. Block Length

- Once zoning is finalized subdivision layout will need to be revised to comply with block length requirement.

- Additional requirements/revisions may be established when new zoning/annexation is finalized.

**Subdivision Ordinance: Section 134-118

* 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

Non-compliance

NA

NA

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

ALLEYS	
<p>ROW: 20 ft. Paving; 16 ft.</p> <ul style="list-style-type: none"> - 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. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>*Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front:* S.H. 107 Proposing - 75 ft. or greater for approved site plan or easements * N. Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements</p> <ul style="list-style-type: none"> - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>**Zoning Ordinance: Section 138-356</p> <p>* Rear: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements.</p> <ul style="list-style-type: none"> - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>**Zoning Ordinance: Section 138-356</p> <p>* Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements.</p> <ul style="list-style-type: none"> - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner: Proposing - See front setback</p> <ul style="list-style-type: none"> - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>**Zoning Ordinance: Section 138-356</p> <p>* Garage **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	NA
	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on State Highway 107 and North Ware Road and a 4 ft. wide minimum sidewalk required on North Bentsen Road.</p> <ul style="list-style-type: none"> - 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department. - Plat note wording to be finalized, prior to final. <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required

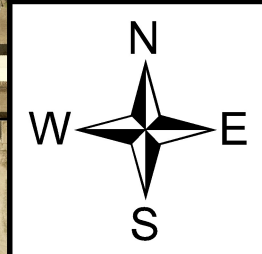
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments if annexed into the City. - Additional requirements/revisions may be established when new zoning/annexation is finalized.	Non-compliance
* Common Areas, any private streets/drives, access or service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 & ETJ Proposed: C-3 - Additional requirements/revisions may be established when new zoning/annexation is finalized. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval - Additional requirements/revisions may be established when new zoning/annexation is finalized. ***Zoning Ordinance: Article V	Non-compliance

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

PARKS	
* Land dedication in lieu of fee. Park fees do not apply to commercial developments.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to commercial developments	NA
* Pending review by the City Manager's Office. Park fees do not apply to commercial developments.	NA
TRAFFIC	
* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Additional requirements/revisions may be established when new zoning/annexation is finalized. - Any abandonments must be done by separate process, not by plat. - Easements must be annotated with dedicated by this plat or with a plat note. - Label clearly the lot lines for each individual lot as it is difficult to establish what are the property lines and ROW lines. - Application will need to be revised to reflect changes on the plat. - The original Kamary subdivisions in process had a plat note for McAllen Public Utilities, get with them to determine if the plat note will still be needed. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied

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



LOCATION

PROPOSED
8
WARE VILLAGE
SUBDIVISION

N BENTSEN RD

N ESTATES
LOT "A"

SH 107

9 "A" SUBDIVISION

SUB2025-0065



City of McAllen

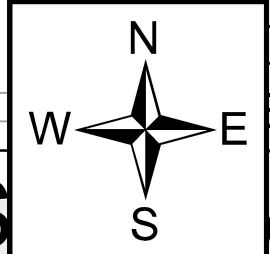
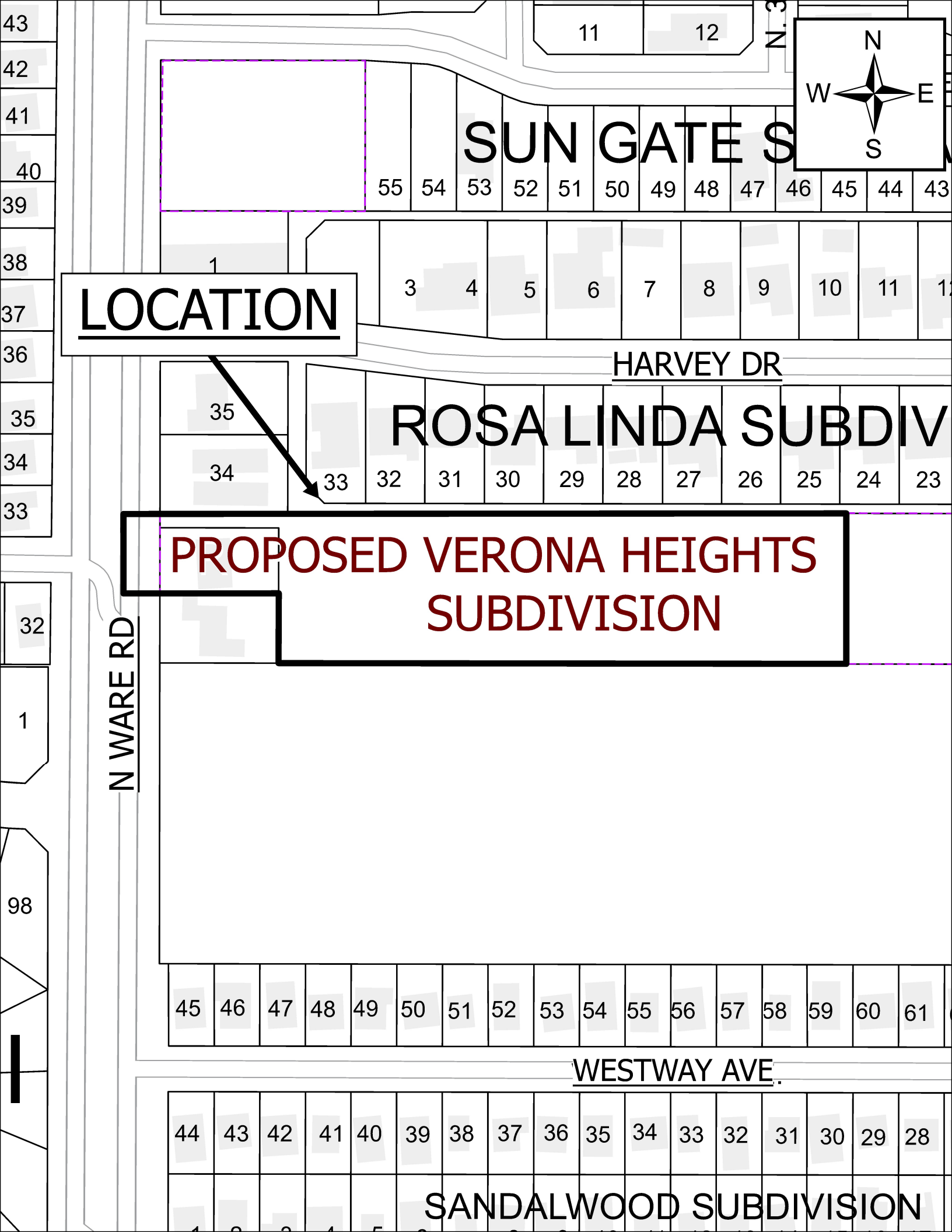
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	VERONA HEIGHTS SUBDIVISION		
	Legal Description	A 2.69 gross acre tract of land, out of the West 3.0 acres of the South line of the South 5 acres of lot 129, La Lomita Irrig. and Const. Compnays Subd.		
	Location	1/4 Mile South of Daffodil Rd. on the East Side of Ware Rd.		
	City Address or Block Number	2604 N Ware Rd		
	Total No. of Lots	1	Total Dwelling Units	28
	Gross Acres	2.69	Net Acres	
	<input type="checkbox"/> Public Subdivision/ <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input checked="" type="checkbox"/> Residential (1 Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	Existing Zoning R-1 Proposed Zoning R-3 ^{UDC code} Applied for Rezoning <input type="checkbox"/> No/ <input checked="" type="checkbox"/> Yes: Date _____			
	Existing Land Use Residential / Vacant Proposed Land Use Residential Condos			
Owner	Irrigation District #	1	Water CCN:	<input checked="" type="checkbox"/> MGPU/ <input type="checkbox"/> Sharyland Water SC Other _____
	Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # 210898 & 210900			
	Estimated Rollback Tax Due N/A Tax Dept. Review			
Developer	Name	11-11 Developments LLC		
	Address	2000 S. Main St PMB 367		
	City	McAllen	State	TX Zip 78503
	Phone			
	E-mail			
Engineer	Name	Same As Above		
	Address			
	City		State	Zip
	Phone			
	E-mail			
Surveyor	Name	Barrera Infrastructure Group, Inc.		
	Address	3525 W. Fredd Gonzalez Ave, Suite B2		
	City	Edinburg	State	TX Zip 78539
	Phone	956-687-3355		
	E-mail	rene@big-engineering.com		
Surveyor	Name	Arturo A. Salinas		
	Address	1524 Dove Ave		
	City	McAllen	State	TX Zip 78504
	Phone	956-618-5565		
	E-mail			

RECEIVED
APR 11 2025
By



LOCATION

**PROPOSED VERONA HEIGHTS
SUBDIVISION**

N WARE RD

HARVEY DR

WESTWAY AVE.

SUN GATE S

ROSA LINDA SUBDIV

SANDALWOOD SUBDIVISION

PLAT OF
VERONA HEIGHTS SUBDIVISION
McALLEN, TEXAS

BEING THE EAST 2.0 ACRES OF THE SOUTH 5.0 ACRES OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPNAY'S SUBDIVISION, OUT OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VERONA HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

11-11 DEVELOPMENTS LLC
2000 S. MAIN ST. PMB 367
McALLEN, TX. 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN _____ DATE _____

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, ARTURO A. SALINAS, RPLS, 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 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

ARTURO A. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #4802
1524 DOVE AVE.
MCALLEN, TX 78504
TBPLS FIRM # 10004000

STATE OF TEXAS
COUNTY OF HIDALGO

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

For Review Only
3/5/25
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862



P:\1-Projects\VERONA HTS SUBD\VERONA HTS SUBD.dwg

METES AND BOUNDS DESCRIPTION

A 2.696 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST THREE (W. 3.0) ACRES OF THE SOUTH LINE OF THE SOUTH FIVE (S. 5.0) ACRES OF LOT ONE HUNDRED TWENTY-NINE (129), LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF LANDS OUT OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID 2.696 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT LYING INSIDE N. WARE RD. (FM 2220) FOR THE SOUTHWEST CORNER OF SAID LOT 129; THENCE, NORTH 8 DEGREES 42 MINUTES 30 SECONDS EAST INSIDE N. WARE RD. AND COINCIDENT WITH THE WEST LINE OF SAID LOT 129, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING FOR THE WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE, CONTINUING NORTH 8 DEGREES 42 MINUTES 30 SECONDS EAST INSIDE N. WARE RD. AND COINCIDENT WITH THE WEST LINE OF SAID LOT 129, A DISTANCE OF 87.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 129 AND ALONG THE SOUTH LINE OF ROSA LINDA SUBDIVISION (V. 17, P. 42, M/R), A DISTANCE OF 40.0 FEET PASS A SET 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF N. WARE RD., AT A DISTANCE OF 40.8 FEET PASS A FOUND 5/8" IRON PIPE IN LINE FOR REFERENCE, AT A TOTAL DISTANCE OF 792.00 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 8 DEGREES 42 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID LOT 129 AND ALONG THE WEST LINE OF THE DIGITAL BUSINESS CORP. TRACT (DOC. #3505768, O/R), A DISTANCE OF 165.00 FEET TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF SAID LOT 129 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST COINCIDENT WITH THE SOUTH LINE OF SAID LOT 129, A DISTANCE OF 622.00 FEET TO A FOUND 1/2" IRON ROD FOR THE EASTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 8 DEGREES 42 MINUTES 30 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID LOT 129 AND ALONG THE EAST LINE OF THE ISAIAS LEDESMA ET UX TRACT (V. 1282, P. 521, D/R), A DISTANCE OF 78.00 FEET TO A FOUND 1/2" IRON ROD FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 129 AND ALONG THE NORTH LINE OF THE ISAIAS LEDESMA ET UX TRACT, A DISTANCE OF 130.00 FEET PASS A FOUND 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF N. WARE RD., AT A TOTAL DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.696 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.080 ACRE LIES IN N. WARE RD., LEAVING 2.616 REMAINING ACRES OF LAND, MORE OR LESS.

LIENHOLDER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER:
BANK OF ---

BY: ---, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

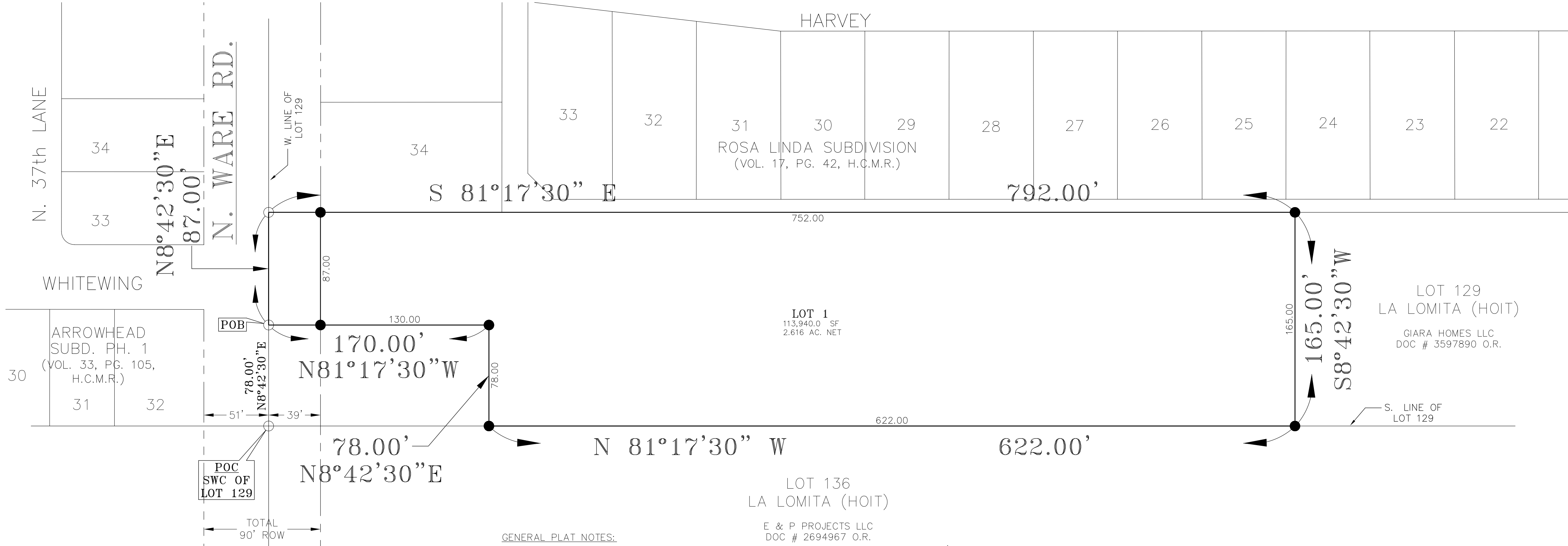
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

LEGEND

- - SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING"
- - FD. 1/2 INCH IRON ROD
- ✕ - FENCE
- ⊙ - POWER POLE
- ⊞ - UTILITY BOX
- ⊕ - UTILITY MANHOLE



GENERAL PLAT NOTES:

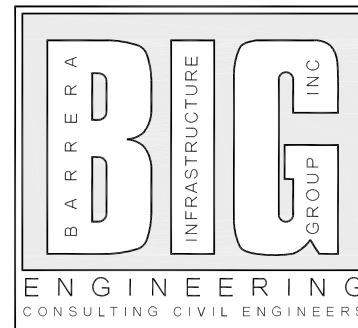
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- SETBACK AS FOLLOWS:
FRONT 10 FEET
REAR 10 FEET OR GREATER FOR EASEMENT
COMMON SIDE ... AS PER ZONING ORDINANCE OR GREATER FOR EASEMENT
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK APPLIES, GREATER SETBACK REQUIRED
- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480343 0005 C; REVISED NOVEMBER 2, 1982.
- THE DEVELOPER SHALL PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT.
- DRAINAGE DETENTION REQUIRED OF ____ ACRE FEET OR ____ CUBIC FEET FOR THIS SUBDIVISION
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT
- CITY OF MCALLEN BENCH MARK NUMBER MC-64, ELEV. =120.38 (NAVD 88) 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WARE RD AND DAFFODIL ST.
- A 1/2" DIAMETER IRON ROD SHALL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON THIS PLAT.

NOTES CONT'D:

- COMMON AREAS, PRIVATE STREETS, ALLEYS, DETENTION AREAS AND SIDEWALKS TO BE MAINTAINED BY LOT OWNERS AND/OR HOMEOWNERS ASSOCIATION, NOT THE CITY OF MCALLEN.
- 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, AND MULTI-FAMILY RESIDENTIAL ZONES/USES.



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



3325 W. FREDDY GONZALEZ
MCALLEN, TX 78504
956-687-3355, FAX: 956-992-8801



VERONA HEIGHTS SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF MCALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS APPROXIMATELY 1/4 MILE SOUTH OF DAFFODIL AVE. ON THE EAST SIDE OF SOUTH WARE ROAD.

DATE OF PREPARATION: 3-5-25
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2025

SUBDIVISION NAME: VERONA HEIGHTS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: ROW dedication needed 60 ft. from centerline for 120 ft. total ROW
Paving: By State Curb & gutter: By State
Revisions needed:
- Show and label centerline and the existing ROW on both sides to finalize the ROW requirement prior to final.
- Add the document number for the existing ROW and provide a copy for staff review prior to final.
- Show the ROW dedicated by this plat, the dimension from the centerline, and the total ROW including the dedication to verify compliance prior to final.
- Clarify the discrepancy between the plat and the survey prior to final. The existing ROW from Lot 129 on plat is shown as 39 ft. and on the survey is shown as 40 ft.
**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

- Block Length requirement will be finalized once the zoning is finalized.
- The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-3 (high density residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on May 20, 2025, and City Commission on June 9, 2025.

**Subdivision Ordinance: Section 134-118

* 600 ft. Block Length for R-3 Zone

- Block Length requirement will be finalized once the zoning is finalized.
- The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-3 (high density residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on May 20, 2025, and City Commission on June 9, 2025.

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

Applied

TBD

TBD

NA

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

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <ul style="list-style-type: none"> - There is a 10 ft. alley existing on the north side. Revise the layout to provide a 10 ft. alley dedication along North boundary for total 20 ft. alley prior to final. Escrows will be needed prior to recording. - Clarify if an interior private service drive easement will be provided by plat or at time of site plan review. If the private service drive will be provided at time of site plan review, a plat note will be required and must be finalized prior to final. <p>*Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies</p> <ul style="list-style-type: none"> - Revise the plat note as shown above prior to final. - Proposing: 10 ft. <p>**Zoning Ordinance: Section 138-356</p> <p>* Rear: In accordance with the Zoning Ordinance or greater for easement, or approved site plan; whichever is greater applies.</p> <ul style="list-style-type: none"> - Revise the plat note as shown above prior to final. - Proposing: 10 ft. or greater for easement <p>**Zoning Ordinance: Section 138-356</p> <p>* Sides: In accordance with the Zoning Ordinance or greater for easement, or approved site plan; whichever is greater applies.</p> <ul style="list-style-type: none"> - Revise the plat note as shown above prior to final. - Proposing: As per Zoning Ordinance or greater for easement <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner _____</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies</p> <ul style="list-style-type: none"> - Revise the plat note as shown above prior to final. - Proposing: 18 ft. except where greater setback applies, greater setback required <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	Non-compliance
	NA
	Required
	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on N. Ware Road</p> <ul style="list-style-type: none"> - Add a setback note as shown above prior to final. - As per Engineering Department, 5 ft. wide minimum sidewalk required on TxDOT roads. <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
	Applied

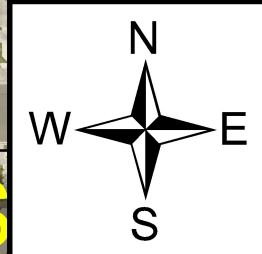
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**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.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
**Section 110-72 applies if public subdivision is proposed.	
**Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
**Section 110-72 applies if public subdivision is proposed.	
**Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	
LOT REQUIREMENTS	
* Lots fronting public streets	Applied
**Subdivision Ordinance: Section 134-1	
* Minimum lot width and lot area	Applied
**Zoning Ordinance: Section 138-356	
ZONING/CUP	
* Existing: R-1 (OC) Proposed: R-3 (UDC) - Finalize the rezoning request to finalize the subdivision requirements prior to final.	Non-compliance
* A rezoning request to rezone the property to R-3 (high density residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on May 20, 2025, and City Commission on June 9, 2025.	
***Zoning Ordinance: Article V	
* Rezoning Needed Before Final Approval. - Finalize the rezoning request to finalize the subdivision requirements prior to final.	Required
* A rezoning request to rezone the property to R-3 (high density residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on May 20, 2025, and City Commission on June 9, 2025.	
***Zoning Ordinance: Article V	
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording. - Based on the submitted application, 28 dwelling units are proposed. A park fee of \$19,600 (28 x \$700) will be required prior to recording.	Required

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

<ul style="list-style-type: none"> * Pending review by the City Manager's Office. - Based on the submitted application, 28 dwelling units are proposed. A park fee of \$19,600 (28 x \$700) will be required prior to recording. 	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Required
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Submit an ownership map of all vicinity parcels for staff review prior to final to verify no lot will be landlocked once this plat is recorded. - The location map shows a different parcel. Revise it to show the subject property prior to final. - The submitted subdivision application proposes condominium development. submit a copy of the draft HOA/CCR document, as applicable, for staff review prior to final/recording. * A rezoning request to rezone the property to R-3 (high density residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on May 20, 2025, and City Commission on June 9, 2025. * Must comply with City's Access Management Policy. 	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVALS.</p>	Applied

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



LOCATION

**PROPOSED VERONA HEIGHTS
SUBDIVISION**

SUN GATE S

ROSALINDA SUBDIV

SANDALWOOD SUBDIVISION

HARVEY DR

WESTWAY AVE

N WARE RD



City of McAllen Planning Department

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

Project Information	Subdivision Name	HAVEN HILL SUBDIVISION			
	Legal Description	BEING 9.67 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.67 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS			
	Location	APPROX. 800 FT NORTH OF AUBURN AVE AND WARE RD INTERSECTION, ON WEST RIGHTS OF WAY OF WARE RD.			
	City Address or Block Number	8017 North Ware Road			
	Total No. of Lots	46	Total Dwelling Units	46	
		Gross Acres	9.53	Net Acres	9.47
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No				
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input checked="" type="checkbox"/> Residential (46 Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No				
	Existing Zoning A-O Proposed Zoning R-1 Applied for Rezoning <input type="checkbox"/> No/ <input checked="" type="checkbox"/> Yes: Date _____				
	Existing Land Use VACANT Proposed Land Use SINGLE FAMILY SUBDIVISION				
Irrigation District # HCID#1 Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____					
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # 210559, 210566, 210566					
Estimated Rollback Tax Due _____ Tax Dept. Review _____					
Owner	Name	FORTIS LAND COMPANY, LLC			
	Address	5612 N 10 ST SUITE 200			
	City	MCALLEN	State	TX	
Developer	Name	FORTIS LAND COMPANY, LLC			
	Address	5612 N 10TH ST SUITE 200			
	City	MCALLEN	State	TX	
	Zip	78504			
	Contact Person	OMAR GARCIA			
Engineer	Name	RIO DELTA ENGINEERING			
	Address	921 S. 10TH AVENUE			
	City	EDINBURG	State	TX	
	Contact Person	IVAN GARCIA, P.E., R.P.L.S.			
Surveyor	Name	IVAN GARCIA, P.E., R.P.L.S.			
	Address	921 S. 10TH AVENUE			
	City	EDINBURG	State	TX	

RECEIVED
NOV 25 2024
By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

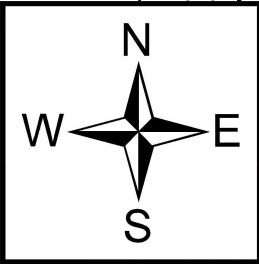
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 11/20/24

Print Name Omar Garcia

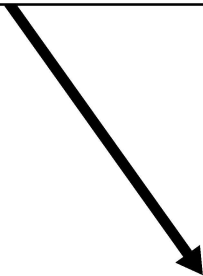
Owner ☒ Authorized Agent ☐

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



188

LOCATION



53

PROPOSED HAVEN
HILL SUBDIVISION

N WARE RD

AUBURN AVE

5 MILE RD.

DETENTION
AREA
LOT "A"

25 26 27 28 29 30 31 32 33 34 35 36 37 38 39

40

ROSEWOOD ESTATES
SUBDIVISION

61 62 63 64 65 66 67 68 69 70 71 72 73

41

42

60 59 58 57 56 55 54 53 52 51 50 49 48

43

44

45 46 47

24

23

22

21

20

20

21

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

56

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

N. WARE ROAD

HAVEN HILL SUBDIVISION

BEING 9.67 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.67 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 9.53 ACRES TRACT OF LAND BEING OUT OF AND FORMING A PART OR PORTION OF A TRACT OF LAND CONVEYED TO RALPH L. GEARHART, DESCRIBED IN DOCUMENT NUMBER 3543966, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

20-ACRE TRACT DAVID J. ROJA STROHMEYER AND
BEVERLY A. STROHMEYER
DOC.#2278293, O.R.H.C. DOC.#751337, O.R.H.C.

B.M.
N:16627223.2900'
E:1066398.5680'

P.O.B.
CPS SET
N:16627054.81'
E:1066351.07'

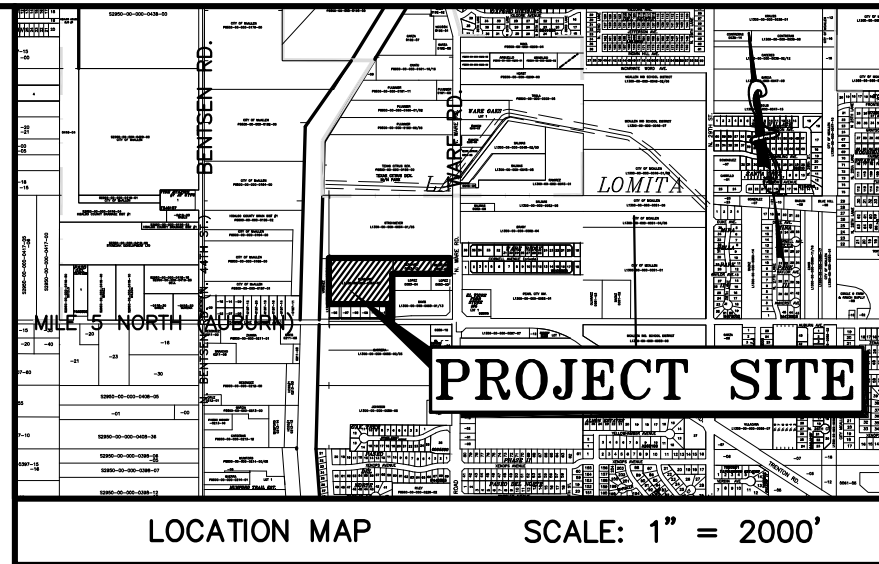
P.O.C.
S.E. CRN OF LOT 54
CPS SET
N:16626556.35'
E:1066336.97'

ARMELINDA LOPEZ
DOC.#3124604, O.R.H.C.

Parcel Line Table		
Line #	Length	Direction
L1	15.00	N8° 34' 30.41"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	22.68	55.00	23.62	S30° 16' 16"E	22.52
C2	50.10	55.00	52.19	S68° 10' 34"E	48.38
C3	50.01	55.00	52.10	N59° 40' 54"E	48.30
C4	50.01	55.00	52.09	N7° 35' 12"E	48.30
C5	15.75	55.00	16.41	N26° 39' 53"W	15.70
C6	7.34	55.00	7.65	N61° 38' 52"E	7.33
C7	61.61	55.00	64.18	N25° 44' 10"E	58.43
C8	72.06	55.00	75.07	N43° 53' 18"W	67.02
C9	71.20	55.00	74.18	S61° 29' 17"W	66.33
C10	59.98	55.00	62.49	S6° 50' 33"E	57.05
C11	21.18	55.00	22.06	S49° 07' 02"E	21.05
C12	72.26	46.00	90.00	S36° 25' 28"E	65.05
C13	40.82	26.00	89.96	N36° 26' 47"W	36.76

SCALE 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE
COORDINATES
NAD 83
- TEXAS SOUTH ZONE
ALLTERRA NAVD 88
SYSTEMS NETWORK



METES AND BOUNDS DESCRIPTION

BEING 9.67 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.67 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 9.67 ACRES TRACT OF LAND BEING OUT OF AND FORMING A PART OR PORTION OF A TRACT OF LAND CONVEYED TO RALPH L. GEARHART, DESCRIBED IN DOCUMENT NUMBER 3543966, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 9.67 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 53, SAME BEING A POINT ON THE CENTERLINE OF WARE ROAD; THENCE, N 08° 31' 54" E ALONG THE EAST LINE OF THE SAID LOT 53, SAME BEING ALONG THE CENTERLINE OF WARE ROAD, TO THE ORIGINAL NORTHEAST CORNER OF A CALLED 2.5-ACRE TRACT OF LAND CONVEYED TO ARMELINDA LOPEZ, RECORDED IN DOCUMENT NUMBER 3124604, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 485.10 FEET TO A COTTON PICKER SPINDLE SET;

THENCE, N 81° 25' 28" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE ORIGINAL NORTH BOUNDARY LINE OF THE SAID 2.5-ACRE TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. ROAD 2220), A DISTANCE OF 60.00 FEET TO A 1/4-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 81° 25' 28" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 2.5-ACRE TRACT, TO THE NORTHWEST CORNER OF THE SAID 2.5-ACRE TRACT, A DISTANCE OF 600.00 FEET TO A 1/4-INCH IRON ROD FOUND FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 31' 54" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 2.5-ACRE TRACT AND A CALLED 5.0-ACRE TRACT OF LAND CONVEYED TO EILEEN M. DAVIS, RECORDED IN DOCUMENT NUMBER 2085399, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF AUBURN AVENUE (MILE 5 ROAD), A DISTANCE OF 451.00 FEET TO A 1/4-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 87° 08' 06" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF AUBURN AVENUE (MILE 5 ROAD), A DISTANCE OF 40.20 FEET TO A 1/4-INCH IRON ROD FOUND, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 31' 54" E ACROSS THE SAID LOT 53, SAME BEING ALONG THE EAST BOUNDARY LINE OF A CALLED 0.41-ACRE TRACT OF LAND CONVEYED TO JOSEPH L. BESS AND BETH ANN BESS, RECORDED IN DOCUMENT NUMBER 335781, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO THE NORTHEAST CORNER OF THE SAID 0.41-ACRE TRACT, A DISTANCE OF 140.00 FEET TO A 1/4-INCH IRON ROD FOUND, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 25' 28" W ACROSS THE SAID LOT 53, TO THE NORTHWEST CORNER OF A CALLED 0.4-ACRE TRACT OF LAND CONVEYED TO CYNTHIA BAUCEDA, RECORDED IN DOCUMENT NUMBER 3021904, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE WEST LINE OF THE SAID LOT 53, A DISTANCE OF 20.00 FEET TO A 1/4-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 31' 32" E ALONG THE WEST LINE OF THE SAID LOT 53, SAME BEING ALONG THE EAST BOUNDARY LINE OF A CALLED 1.16-ACRE TRACT CONVEYED TO CRISTINA VASQUEZ, RECORDED IN DOCUMENT NUMBER 2003832, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO THE NORTHEAST CORNER OF THE SAID 1.16-ACRE TRACT, A DISTANCE OF 129.62 FEET TO A 1/4-INCH IRON ROD FOUND, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 25' 28" E ACROSS THE SAID LOT 53, SAME BEING ALONG THE NORTH LINE OF THE SOUTH 20.00 ACRES OF THE SAID LOT 53, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. ROAD 2220), A DISTANCE OF 129.62 FEET TO A 1/4-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 31' 54" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. ROAD 2220), A DISTANCE OF 165.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 9.67 ACRES OF LAND, MORE OR LESS.

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: 10 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: 10 FT. 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 "Y" (NON-SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-RISK, (NO SHADING) MAP COMMUNITY PANELS NO. 480334 0295.0 MAP REVISED: JUNE 6, 2000.
- DRAINAGE DETENTION OF **41,000** CF OR **0.862** ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAILED IN A DESIGNATED ONSITE DETENTION AREA LOCATED AT THE SOUTH EAST CORNER LOTS OF THE SUBDIVISION AND BLEED OFF INTO AN EXISTING FIRE STORM INLET, ON NORTH RIGHT-OF-WAY OF AUBURN AVE (MILE 5 RD), WITH OUTFALL TO THE EDINBURG MAIN CANAL.
- ENGINEERED 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.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG AUBURN AVENUE N. WARE RD., AUBURN AVE., AND BOTH SIDES OF ALL INTERIOR STREETS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH WARE RD.
- CITY OF MCALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3/4" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:16628009.54221 EASTING:1061100.60350 ELEV.=140.02
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG N. WARE RD.
- 6 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.
- 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 INCLUDING BUT NOT LIMITED TO STREETS.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HAVEN HILL SUBDIVISION, RECORDED AS DOCUMENT NUMBER 3124604, OFFICIAL RECORDS OF 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 OF THE CODE OR ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO STREETS.

1.34-ACRE TRACT
BLANCA MARGARITA DIAZ
DOC.#P-38620, O.R.H.C.

0.30-ACRE TRACT
JOSEF A & MARIBEL R
SIFUENTES
DOC.#2854177, O.R.H.C.

0.32-ACRE TRACT
FRANCISCO JR. &
ARMANDINA B. MATA
DOC.#1977348954, O.R.H.C.

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

OMAR GARCIA (MANAGING MEMBER)
FORTIS LAND COMPANY, LLC
5612 N 10 ST SUITE 200
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 2024.

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

ROSEWOOD ESTATES
DOC.#3460007, M.R.H.C.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

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

____ SECRETARY _____ PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

MAYOR, CITY OF MCALLEN

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

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

____ CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE

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. 6496
SURVEY FIRM NO. 10194027

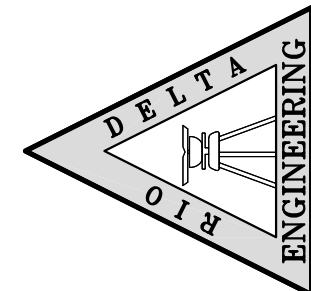
PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): FORTIS LAND COMPANY, LLC	5312 N 10 ST SUITE 200 McAllen, TX. 78504	(956) 292-0008 (956) 292-0896
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
APRIL 25, 2025
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
HAVEN HILL SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

PROJECT :

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:

SCALE: H.G./Y.V

DATE: APRIL 25, 2025

PROJECT: SUB 24-026

REVISIONS:

PAGE NO:



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2025

SUBDIVISION NAME: HAVEN HILL SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Rd. (F.M. 2220) : Dedication as needed for 75 ft. from centerline for 150 ft. Total R.O.W.

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

Revisions Needed:

- Revise the Street name as shown above wherever applicable, prior to final.
 - Need to label the Proposed, Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this.
 - Need to label the width and dimensions of the TxDOT parcel acquisition to finalize R.O.W. dedication.
 - Need to label the Centerline (C.L.) of the road to determine the applicable R.O.W. dedication requirements, label these dimensions from Centerline, prior to final/recording.
 - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final/recording.
- **Disclaimer:** City of McAllen thoroughfare plan designates N. Ware Rd. as a High-Speed arterial with 150 ft. of R.O.W.

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

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

****COM Thoroughfare Plan**

Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb & gutter: Both sides

* All on the property width (40 ft.) fronting Auburn Avenue is being dedicated as public ROW by this plat.

- Need to label the Centerline (C.L.) of the road to determine the applicable R.O.W. dedication requirements, label these dimensions from Centerline, prior to final.
- Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents 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**

Internal Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

Revisions Needed:

- Street names will need to be assigned prior to recording.
 - N/S Street on the south side of detention show 40 ft. of R.O.W.
- **Variance application (VAR2024-0049)** has been submitted and will be presented at the P&Z meeting of February 4, 2025. The variance request was approved by the City Commission on February 10, 2025.
- Staff Reviewing requirement for N/S collector street. Revise plat as required to comply with requirement.
- **Subdivision Ordinance:** Section 134-105
- **Monies** must be escrowed if improvements are required prior to final
- **COM Thoroughfare Plan**

Required

Required

Required

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

<p>N/S 1/4 Mile Collector Street (West-Boundary) - Dedication as needed for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - The layout with no quarter mile collector was approved in final form, by the Planning and Zoning Commission, on February 4, 2025. - The variance to the block length requirement was approved by the City Commission on February 10, 2025. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>E/W 1/4 Mile Collector Street (North-Boundary) - Dedication as needed for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - The layout with no quarter mile collector was approved in final form, by the Planning and Zoning Commission, on February 4, 2025. - The variance to the block length requirement was approved by the City Commission on February 10, 2025. **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 Variance to the Block length was submitted (VAR2024-0049) and will be presented at the P&Z meeting of February 4, 2025. The variance request was approved by the City Commission on February 10, 2025 **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
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Disclaimer: As of plat submitted on November 25, 2024, Alleys are not being proposed. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Side Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied

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

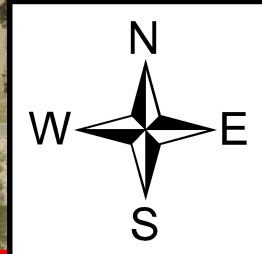
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. Ware Rd., Auburn Ave., & both sides of all interior streets. Also, both sides of Collector Streets as applicable.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Revise plat note #11 as shown above once finalized, prior to final/recording. <p>*Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final.</p> <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p> <p>Required</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> - Revise plat note # 14 as shown above once finalized, prior to final/recording. <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
	Applied
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along N. Ware Rd.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> - Revise plat note #12 as shown above once finalized, prior to final/recording. <p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, detention lots, etc. must be maintained by the lot owners/HOA and not the City of McAllen.</p> <ul style="list-style-type: none"> - Add a plat note as shown above prior to recording. <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 110-72, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <ul style="list-style-type: none"> - Revised the section of the ordinance to 110-72, since this section applies to public subdivisions. <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <ul style="list-style-type: none"> - Provide a copy of the draft HOA document prior to recording. <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Required
	NA
	Required
	Applied
	Required
	Required

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

LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: AO (Agricultural and Open Space District) Proposed: R-1 (Single-Family Residential District) - Application for Zoning Change (REZ2024-0060) was submitted on November 15, 2024 and was presented at the December 17, 2024 Planning & Zoning meeting. City Commission approved the rezoning request on January 27th, 2025. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval. - Application for Zoning Change (REZ2024-0060) was submitted on November 15, 2024 and was presented at the December 17, 2024 Planning & Zoning meeting. City Commission approved the rezoning request on January 27th, 2025. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.	Required
* Pending review by the Parkland Dedication Advisory Board and CC. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation is approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Subdivision Name on the application is specified as "Haven Hill Subdivision" however, the engineer's title block on the right side refers to the project name as "Haven Hills Subdivision." Need to verify that the subdivision name is consistent throughout all applications, reports, paperwork, etc.- On the Owner's acknowledgement signature block, the wording being used is the one used for 'Private' Subdivisions, please make sure the wording required for 'Public' Subdivisions.- On the Vicinity Map, make sure that the North Arrow is clearly visible, perhaps move it more to the left side of the vicinity map to help with its clarity. <p>*Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat.</p> <p>* AT THE REQUEST OF THE ENGINEER, THE SUBDIVISION WAS PRESENTED IN BOTH REVISED PRELIMINARY & FINAL FORM ON FEBRUARY 4, 2025.</p> <p>** A sliver of land, outside of the subdivision boundary, on the south side of Lots 28, 29, and 40, which was shown on the previous layout, has been included in the revised layout. The E/W interior street on the south side of the subdivision, which was shown as 47 ft.-wide street has been revised to 50 ft. ROW.</p> <p>*** Must comply with City's Access Management Policy.</p>	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

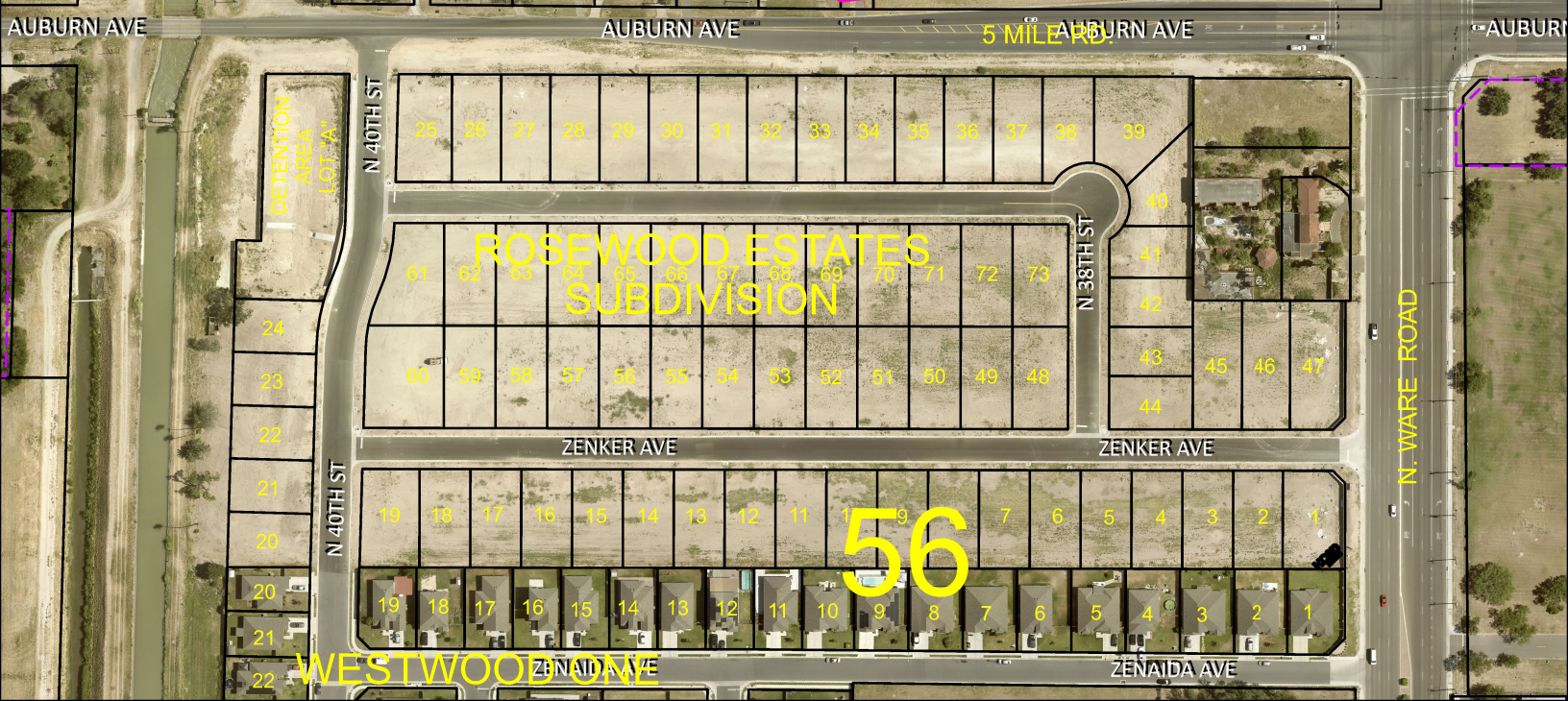


LOCATION



53

PROPOSED HAVEN
HILL SUBDIVISION



City of McAllen

Planning Department

SUB2023-0107

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

Project Information	Texas -Mexican Railway Company Survey	
	Subdivision Name <u>Proposed Anaqua At Tres Lagos Phase I Subdivision</u>	
	Location <u>South of Cascada Phase II</u>	
	City Address or Block Number <u>6600 TRES LAGOS BLVD</u>	
	Number of Lots <u>137</u> Gross Acres <u>33.249</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>UID</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>236,129.77</u>	
	Parcel # <u>294609 & 1333607</u> Tax Dept. Review <u>mg</u>	
Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>33.249 Acres out of Sections 227 & 230, Texas-Mexican Railway Company Survey, Volume 4, pages 142-143, H.C.D.R., City of McAllen, Hidalgo County, Texas</u>		
Owner	Name <u>ML Rhodes, LTD</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th Street, Suite 1700</u> E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Enterprises Inc</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th Street, Suite 1700</u> E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Nick Rhodes c/o Brad Frisby, Senior Director Land Development</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>mario@meldenandhunt.com & drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E. & Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners Signature

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

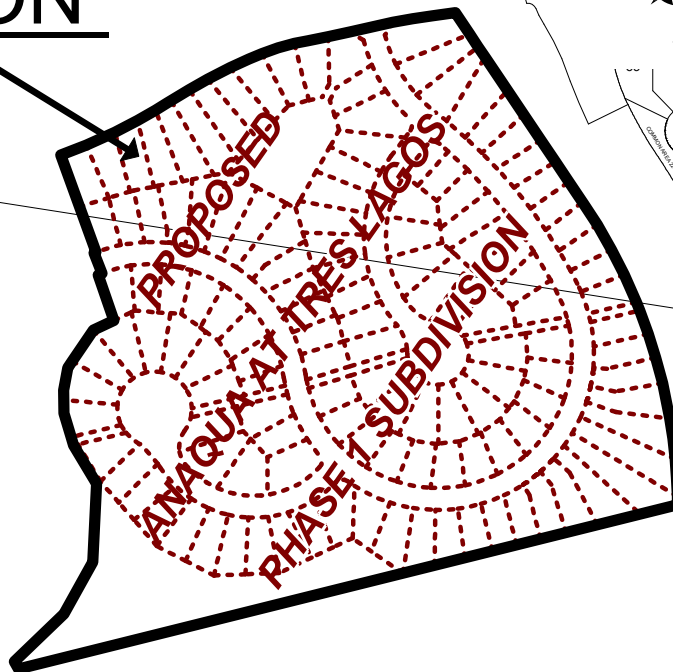
Signature  Date 09.28.2023

Print Name Mario A. Reyna, P.E.

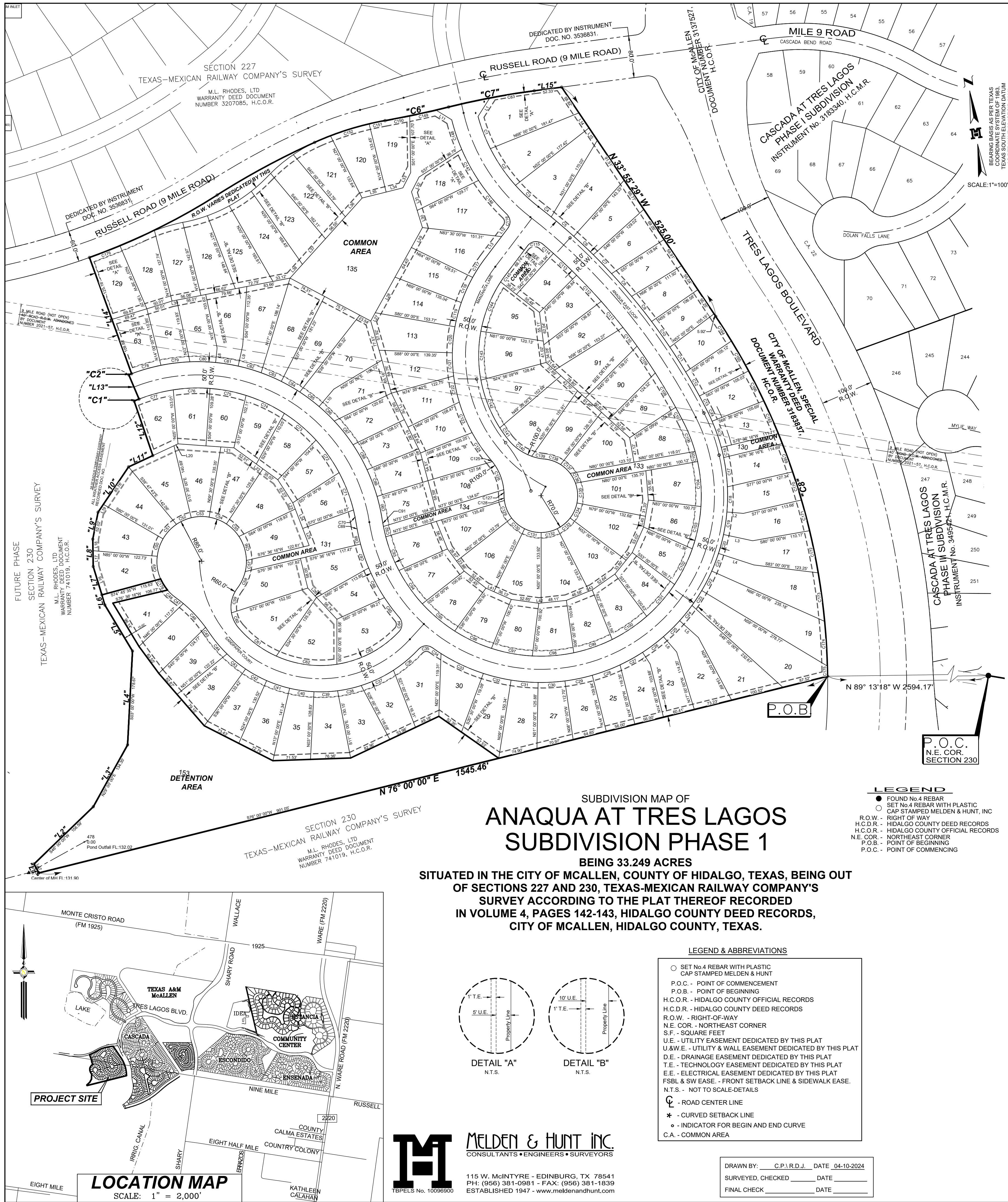
Owner ☐

Authorized Agent ☒

LOCATION



SUBDIVISION



Curve #	Length	Radius	Lot Line Curve Table			Chord Length	Tangent
			Delta	Chord Direction			
C1	65.62	325.00	011° 34' 06"	S21° 03' 53"E	65.51°	32.92	
C2	84.77	325.00	014° 56' 40"	S34° 19' 16"E	84.53°	42.63	
C3	59.69	325.00	010° 31' 00"	S47° 03' 06"E	59.57°	29.91	
C4	31.21	1,145.00	001° 33' 42"	N51° 31' 53"E	31.21°	15.61	
C5	56.34	1,145.00	002° 09' 49"	N49° 20' 19"W	56.34°	28.18	
C6	51.30	1,145.00	002° 34' 02"	N46° 38' 45"W	51.30°	25.65	
C7	49.80	1,145.00	002° 29' 31"	N44° 06' 57"W	49.80°	24.91	
C8	57.61	1,145.00	002° 52' 58"	N41° 30' 42"W	57.61°	28.80	
C9	61.03	1,145.00	003° 03' 13"	N38° 27' 36"W	61.02°	30.52	
C10	59.84	1,145.00	002° 59' 41"	N35° 26' 09"W	59.84°	29.93	
C11	55.94	1,145.00	002° 57' 58"	N32° 32' 20"W	55.94°	27.98	
C12	52.79	1,145.00	002° 38' 22"	N29° 49' 10"W	52.74°	26.38	
C13	32.87	1,145.00	001° 38' 42"	N27° 40' 35"W	32.87°	16.44	
C14	20.79	355.00	003° 20' 55"	N25° 10' 49"W	20.74°	10.38	
C15	52.64	355.00	008° 29' 47"	N19° 15' 28"W	52.60°	26.37	
C16	20.00	355.00	003° 13' 42"	N13° 23' 20"W	20.00°	10.00	
C17	56.15	355.00	009° 03' 45"	N1° 15' 00"W	56.09°	28.13	
C18	47.82	355.00	007° 43' 08"	N1° 08' 26"E	47.79°	23.95	
C19	43.37	355.00	007° 00' 00"	N03° 00' 00"E	43.34°	21.71	
C20	37.18	355.00	006° 00' 00"	N15° 00' 00"E	37.16°	18.60	
C21	36.01	355.00	005° 48' 45"	N20° 54' 22"E	36.00°	18.02	
C22	41.51	355.00	005° 22' 30"	N27° 10' 00"E	41.54°	20.81	
C23	33.79	355.00	007° 42' 17"	N33° 14' 50"E	33.77°	16.91	
C24	37.34	355.00	007° 01' 34"	N38° 59' 13"E	37.32°	18.69	
C25	43.37	355.00	007° 00' 00"	N45° 30' 00"E	43.34°	21.71	
C26	49.57	355.00	008° 00' 00"	N53° 00' 00"E	49.53°	24.82	
C27	49.05	355.00	007° 54' 57"	N60° 57' 28"E	49.01°	24.56	
C28	56.43	355.00	009° 06' 25"	N69° 28' 00"E	56.37°	28.27	
C29	53.16	355.00	008° 34' 49"	N78° 18' 45"E	53.11°	26.63	
C30	51.11	355.00	008° 14' 57"	N86° 43' 38"E	51.07°	25.60	
C31	51.59	355.00	008° 19' 36"	S84° 59' 05"E	51.55°	25.84	
C32	54.32	355.00	008° 45' 59"	S76° 26' 15"E	54.26°	27.21	
C33	89.07	355.00	014° 22' 32"	S64° 52' 03"E	88.84°	44.77	
C34	19.74	355.00	003° 11' 09"	S56° 05' 12"E	19.74°	9.89	
C35	28.81	25.00	082° 31' 22"	S84° 14' 14"W	28.38°	17.55	
C36	62.41	25.00	014° 01' 25"	N49° 59' 43"E	62.26°	31.36	
C37	68.38	255.00	015° 21' 49"	N74° 41' 20"E	68.17°	34.39	
C38	45.89	255.00	010° 19' 32"	N87° 32' 00"E	45.89°	23.04	
C39	44.83	255.00	010° 04' 24"	N87° 33' 58"E	44.77°	22.47	
C40	46.96	255.00	010° 33' 06"	S81° 57' 17"E	46.89°	23.55	
C41	45.99	255.00	010° 20' 03"	S71° 30' 42"E	45.93°	23.06	
C42	45.81	255.00	010° 17' 39"	S61° 11' 51"E	45.75°	22.97	
C43	45.61	255.00	010° 14' 55"	S50° 05' 35"E	45.56°	22.97	
C44	54.54	255.00	012° 15' 14"	S39° 40' 30"E	54.43°	27.37	
C45	104.02	250.00	022° 23' 00"	N34° 44' 23"W	104.0°	5.20	
C46	62.06	250.00	014° 13' 26"	N43° 02' 36"W	61.90°	31.19	
C47	18.45	250.00	004° 13' 39"	N52° 16' 08"W	18.44°	9.23	
C48	21.19	85.00	014° 15' 32"	S47° 15' 12"E	21.10°	10.63	
C49	44.03	78.41	032° 10' 35"	S8° 20' 29"E	43.46°	22.61	
C50	35.14	85.00	032° 41' 15"	S18° 14' 23"E	34.89°	17.83	
C51	37.73	85.00	025° 49' 38"	S42° 47' 57"W	37.42°	19.18	
C52	30.97	85.00	020° 52' 37"	S65° 57' 10"W	30.80°	15.66	
C53	34.36	85.00	023° 09' 37"	S87° 08' 17"W	34.13°	17.42	
C54	35.59	85.00	023° 59' 14"	N88° 27' 17"W	35.33°	18.06	
C55	33.84	85.00	022° 48' 44"	N45° 03' 18"W	33.62°	17.15	
C56	48.42	85.00	032° 38' 16"	N17° 19' 49"W	47.77°	24.89	
C57	21.28	85.00	014° 20' 39"	N6° 09' 35"E	21.22°	10.47	
C58	35.30	85.00	023° 15' 35"	N25° 13' 45"E	35.04°	17.91	
C59	49.51	60.00	047° 46' 38"	S12° 29' 18"W	48.12°	26.26	
C60	31.83	60.00	030° 23' 59"	S25° 21' 00"E	31.46°	16.30	
C61	90.27	205.00	023° 13' 51"	S53° 10' 00"E	89.55°	45.88	
C62	117.95	205.00	032° 57' 57"	S82° 19' 54"E	116.33°	69.86	
C63	135.90	205.00	037° 59' 33"	N62° 15' 36"E	133.43°	70.56	
C64	29.31	20.00	083° 58' 35"	N1° 16' 47"E	28.76°	10.40	
C65	47.38	355.00	007° 38' 48"	S36° 53' 07"E	47.34°	23.72	
C66	63.93	355.00	010° 19' 03"	S27° 54' 12"E	63.84°	31.05	
C67	47.93	355.00	047° 44' 06"	S18° 52' 38"E	47.89°	24.84	
C68	38.82	355.00	006° 19' 58"	S11° 52' 36"E	38.81°	19.43	
C69	38.82	355.00	006° 15' 58"	S11° 52' 36"E	38.81°	19.43	
C70	27.47	355.00	005° 39' 37"	N11° 19' 25"W	27.46°	13.74	
C71	76.18	305.00	014° 18' 37"	N21° 03' 32"W	75.98°	38.29	
C72	76.03	305.00	014° 16' 59"	N35° 21' 20"W	75.84°	38.21	
C73	79.00	355.00	014° 20' 28"	N49° 58' 45"W	78.78°	39.72	
C74	86.69	355.00	015° 09' 26"	N64° 55' 10"W	86.45°	40.58	
C75	69.93	355.00	013° 08' 14"	N79° 03' 50"W	69.78°	35.12	
C76	69.94	355.00	013° 08' 22"	S87° 47' 52"W	69.79°	35.13	
C77	77.64	305.00	014° 13' 09"	S74° 56' 06"W	77.43°	39.03	
C78	58.12	355.00	009° 22' 48"	S73° 57' 02"W	58.05°	29.12	
C79	55.50	355.00	008° 57' 29"	S83° 07' 10"W	55.45°	27.81	
C80	49.86	355.00	007° 54' 05"	N88° 27' 02"W	49.82°	24.52	
C81	43.37	355.00	007° 00' 00"	N81° 00' 00"W	43.34°	21.71	
C82	45.48	355.00	007° 20' 23"	N73° 49' 49"W	45.44°	22.77	
C83	41.74	355.00	006° 44' 15"	N87° 47' 30"W	41.72°	20.90	
C83	85.81	1,460.00	003° 22' 03"	S80° 48' 35"W	85.80°	42.93	
C84	40.47	355.00	006° 31' 55"	N60° 09' 25"W	40.45°	20.28	
C85	45.79	355.00	007° 23' 28"	N53° 11' 44"W	45.76°	22.93	
C86	40.11	355.00	006° 28' 24"	N45° 16' 48"W	40.09°	20.08	
C87	57.40	355.00	009° 15' 50"	N39° 21' 40"W	57.34°	28.76	
C88	54.58	355.00	008° 48' 35"	N28° 21' 26"W	54.53°	27.35	

Lot Line Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C89	54.29	355.00	'00:45' 19"	N00° 34' 13"	54.19	27.18
C90	46.19	355.00	'00:27' 21"	N12° 28' 14"W	46.15	23.13
C91	12.32	305.00	'00:02' 18"	S9° 54' 04"E	12.32	6.16
C92	20.05	305.00	'00:03' 46"	S12° 56' 32"E	20.05	10.03
C93	68.90	305.00	'01:26' 56"	S21° 17' 50"E	68.75	34.60
C94	77.55	305.00	'01:24' 34"	S35° 03' 49"E	77.34	38.98
C95	80.68	305.00	'01:25' 00"	S49° 54' 50"E	80.44	40.58
C96	77.51	305.00	'01:43' 20"	S64° 46' 20"E	77.30	38.97
C97	79.21	305.00	'01:42' 52"	S79° 39' 34"E	78.98	39.83
C98	78.18	305.00	'01:42' 52"	N85° 37' 49"E	78.99	39.82
C99	77.65	305.00	'01:43' 35" E	N70° 53' 56"E	77.45	39.04
C100	79.24	305.00	'01:43' 06"	N56° 09' 44"E	79.01	39.84
C101	80.62	305.00	'01:55' 08"	N41° 08' 51"E	80.38	40.54
C102	75.84	305.00	'01:45' 54"	N26° 26' 34"E	75.74	38.17
C103	82.23	305.00	'01:25' 26"	N11° 35' 1"E	81.96	41.37
C104	85.82	305.00	'01:16' 08" S	N4° 12' 27"W	85.64	43.25
C105	20.05	305.00	'00:03' 46"	N14° 09' 41"W	20.05	10.03
C106	57.54	305.00	'01:00' 48"	N21° 27' 00"W	57.46	28.86
C107	34.26	1,095.00	'00:01' 47" S	N27° 45' 03"W	34.26	17.13
C108	75.80	1,095.00	'00:03' 57" S	N30° 34' 59"W	75.79	37.97
C109	61.63	1,095.00	'00:03' 13" S	N34° 13' 34"W	61.62	30.82
C110	44.65	1,095.00	'00:20' 10" S	N37° 02' 24"W	44.65	22.33
C111	64.29	1,095.00	'00:23' 22"	N39° 51' 33"W	64.38	32.39
C112	68.37	1,095.00	'00:33' 40"	N43° 19' 57"W	68.36	34.20
C113	60.60	1,095.00	'00:34' 14"	N46° 42' 46"W	60.59	30.31
C114	26.72	1,095.00	'00:01' 23" S	N48° 59' 27"W	26.71	13.36
C115	32.54	20.00	'083° 13' 07"	S83° 42' 03"W	29.07	21.16
C116	29.19	20.00	'083° 20' 30"	N4° 38' 16"W	26.62	17.84
C117	42.25	305.00	'00:07' 56" S	S33° 07' 24"W	42.21	21.16
C118	52.63	305.00	'00:09' 53" S	S24° 12' 43"W	52.57	26.38
C119	47.61	305.00	'00:08' 56" S	S14° 47' 46"W	47.56	23.85
C120	49.80	305.00	'00:09' 21" S	S18° 47' 46"W	49.74	24.96
C121	44.11	305.00	'00:08' 17' 09"	S3° 10' 27"E	44.07	22.09
C122	50.74	305.00	'00:09' 51" S	S12° 04' 57"E	50.68	25.43
C123	63.11	305.00	'01:11' 52"	S22° 46' 34"E	63.00	31.67
C124	64.34	305.00	'01:02' 05" S	S34° 44' 49"E	64.22	32.29
C125	2.92	100.00	'04:01' 40" S	N39° 54' 18"E	2.92	1.46
C126	58.53	100.00	'03:32' 35" S	N22° 21' 08"W	57.70	30.13
C127	10.77	100.00	'00:08' 10" S	N2° 29' 58"W	10.76	5.39
C128	9.86	70.00	'00:08' 04' 16"	S3° 26' 59"E	9.85	4.94
C129	36.47	70.00	'02:51' 00" S	S22° 24' 38"E	36.06	18.66
C130	32.19	70.00	'02:28' 20" S	S50° 30' 37"E	31.91	16.39
C131	32.71	70.00	'02:25' 54" S	S77° 04' 19"E	32.41	16.66
C132	31.66	70.00	'02:56' 40" S	N76° 34' 15"E	31.40	16.11
C133	32.09	70.00	'02:58' 59" S	N50° 29' 28"E	31.81	16.33
C134	31.74	70.00	'02:55' 16" S	N24° 22' 04"E	31.47	16.15
C135	38.30	70.00	'03:12' 50" S	N4° 17' 47"W	37.82	19.64
C136	21.19	70.00	'01:27' 24" S	N28° 38' 33"W	21.11	10.68
C137	24.87	70.00	'02:01' 21" S	N47° 29' 35"W	24.74	12.57
C138	32.99	70.00	'02:07' 00" S	N71° 10' 20" S	32.66	16.81
C139	24.57	100.00	'01:44' 04" S	S77° 37' 58"E	24.51	12.35
C140	55.65	100.00	'01:31' 49" S	S54° 40' 50"E	54.84	28.51
C141	27.32	255.00	'00:08' 16"	S36° 45' 15" S	27.30	13.67
C142	96.43	255.00	'02:21' 06" S	S21° 34' 18"E	97.82	49.83
C143	93.35	255.00	'02:27' 58" S	S0° 01' 33"E	92.83	47.21
C144	101.44	255.00	'02:27' 43" S	S21° 51' 29"W	100.77	51.40
C145	17.08	255.00	'00:53' 14" S	S35° 10' 22"W	17.07	8.54
C146	83.85	255.00	'01:28' 43" S	S39° 57' 40"E	83.68	42.10
C147	67.27	375.00	'01:06' 44" S	S28° 24' 56"E	67.18	33.73
C148	59.30	375.00	'00:09' 33" S	S18° 44' 45"E	59.24	29.71
C149	51.11	1,840.00	'00:13' 29" S	N77° 34' 12"E	51.11	25.56
C164	55.52	1,250.00	'00:32' 42" S	N32° 39' 08"W	55.52	27.77
C165	65.58	1,250.00	'00:33' 00" S	N29° 52' 36"W	65.57	32.80
C166	63.74	1,250.00	'00:32' 58" S	N26° 54' 46"E	63.73	31.88
C167	68.37	1,250.00	'00:55' 10" S	N23° 53' 06"W	68.36	34.19
C168	57.04	1,250.00	'00:26' 53" S	N20° 05' 02"W	57.04	28.53
C170	56.18	1,250.00	'00:24' 30" S	N17° 29' 21"W	56.17	28.09
C171	60.34	1,250.00	'00:25' 45" S	N14° 49' 07"W	60.34	30.18
C172	81.88	1,250.00	'00:45' 12" S	N11° 33' 33"W	81.87	40.96
C173	103.86	1,250.00	'00:44' 16" S	N7° 32' 49"W	93.16	46.41
C174	85.05	1,250.00	'00:33' 53" S	N3° 27' 44"W	85.03	42.54
C175	19.19	1,250.00	'00:22' 56" S	N1° 04' 24"W	19.19	9.59
C178	25.07	100.12	'04:00' 24" S	S31° 47' 28"E	25.00	12.60

Boundary Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	10.23	305.00'	001° 55' 16"	S67° 36' 10"W	10.23'	5.84
"C2"	5.68	355.00'	000° 55' 02"	S68° 48' 06"W	5.68'	2.11
"C6"	123.70	1,840.00'	003° 51' 10"	N77° 55' 31"E	123.68'	61.88
"C7"	165.62	1,450.00'	006° 30' 26"	S79° 14' 41"W	165.73'	83.00
"C8"	726.30	1,250.00'	003° 17' 28"	N17° 16' 45"W	716.13'	373.72

Centerline Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent

Boundary Line Table			Lot Area Table			Lot Area Table		
Line #	Length	Direction	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1 st	19.31	N28° 00' 00" W	1	33079.85	0.300	71	7524.73	0.173
1 ²	156.59	N48° 00' 00" E						
1 ³	134.35	N25° 00' 00" E	2	10694.64	0.246	72	5377.03	0.142
1 ⁴	178.67	S30° 00' 00" W						
1 ⁵	122.05	S31° 00' 00" W	3	11025.18	0.235	73	6169.84	0.146
1 ⁶	102.58	S31° 00' 00" W	4	10681.81	0.254	74	6054.62	0.139
1 ⁷	20.02	S18° 07' 00" E						
1 ⁸	36.37	S63° 00' 00" W	5	7930.08	0.182	75	5967.16	0.137
1 ⁹	51.92	S11° 00' 00" W	6	7307.25	0.168	76	6375.51	0.146
1 ⁰	91.01	S11° 00' 00" W	7	7119.14	0.154	77	6821.26	0.152
1 ¹	103.97	S34° 00' 00" E	8	6203.30	0.144	78	6759.71	0.155
1 ²	90.95	S65° 00' 00" E	9	6073.25	0.139	79	6608.46	0.152
1 ³	109.47	S19° 00' 00" E	10	6162.71	0.141	80	6688.34	0.154
1 ⁴	60.02	S23° 00' 00" E	11	6212.28	0.143	81	6692.13	0.154
1 ⁵	236.03	S19° 55' E	12	6165.87	0.142	82	6642.99	0.153
1 ⁶	52.33	S92° 38' 24" W	13	6519.07	0.150	83	6709.48	0.154

Lat Line Table			14	15	16	17	18	19	20
Line #	Length	Direction	14	15	16	17	18	19	20
L 1	31.26	N85° 00' 00" W	15	6772.92	0.155	84	6741.11	0.155	
L 2	31.26	N85° 00' 00" W	16	8413.07	0.193	86	8332.90	0.165	
L 3	56.48	N48° 00' 00" W	17	9903.37	0.227	87	7194.66	0.185	
L 4	70.92	N42° 00' 00" W	18	11972.91	0.275	88	7676.79	0.176	
L 5	47.92	N48° 00' 00" W	19	11972.91	0.275	89	7676.79	0.176	
L 6	38.59	N41° 00' 00" W	20	14637.37	0.337	89	7265.107	0.163	
L 7	26.64	N33° 00' 00" W	20	15584.89	0.358	90	7988.29	0.187	
L 8	26.08	S05° 30' 00" W	21	11677.01	0.271	91	8884.41	0.204	
L 9	40.17	S12° 30' 00" W	22	9458.01	0.217	92	8632.50	0.198	
L 10	43.30	S44° 00' 00" W	23	7296.60	0.182	93	7134.52	0.164	
L 11	35.15	N58° 16' 30" E	24	6780.15	0.156	94	5944.21	0.136	
L 12	20.19	N47° 05' 20" E	25	6294.16	0.144	95	8046.05	0.145	
L 13	62.73	N37° 20' 20" E	26	6156.42	0.150	96	8382.93	0.192	
L 14	36.42	S33° 05' 20" E	27	7151.43	0.164	97	9402.24	0.226	
L 15	35.31	S33° 05' 20" E	27	7151.43	0.164	97	9402.24	0.226	
L 16	36.19	N01° 00' 00" W	28	9386.39	0.193	98	9744.23	0.214	
L 17	21.80	N01° 00' 00" W	29	8020.04	0.207	99	7668.31	0.181	
L 18	18.21	N40° 04' 00" E	30	7728.18	0.177	100	8865.64	0.206	
L 19	8.53	N60° 00' 00" E	31	9398.15	0.216	101	9361.92	0.192	
L 20	24.81	S86° 00' 00" E	32	6997.99	0.160	102	8263.10	0.190	
L 21	15.57	S84° 00' 00" E	33	7728.76	0.177	103	8311.68	0.191	
L 22	12.78	S21° 00' 00" E	34	7750.78	0.178	104	8400.18	0.193	
L 23	39.55	S21° 00' 00" E	35	7857.71	0.180	105	8415.17	0.193	
L 24	34.71	S43° 00' 00" E	36	7945.62	0.182	106	8330.99	0.191	
L 25	24.39	S41° 00' 00" E	37	7782.37	0.179	107	8112.69	0.186	
L 26	17.92	S29° 00' 00" E	38	7837.29	0.180	108	7768.73	0.197	
L 27	77.38	S29° 00' 00" W	39	7175.52	0.165	109	8829.00	0.157	
L 28	43.19	S20° 00' 00" W	40	7636.46	0.175	110	8209.57	0.143	
L 29	34.67	N44° 00' 00" W	41	7114.79	0.165	111	6961.16	0.160	
L 30	31.48	N07° 00' 00" W	42	7689.00	0.177	112	6238.19	0.189	
L 31	32.71	S27° 00' 00" W	43	8093.98	0.186	113	9062.72	0.209	
L 32	32.81	N76° 00' 00" E	44	8187.66	0.188	114	8788.48	0.202	
L 33	47.10	N76° 00' 00" E	45	8363.62	0.198	115	7668.30	0.196	
L 34	65.46	N42° 00' 00" E	46	8465.31	0.194	116	8984.31	0.206	
L 35	35.16	N42° 00' 00" E	47	8368.79	0.192	117	11456.77	0.263	
L 36	19.31	N28° 00' 00" W	48	8230.29	0.189	118	7165.40	0.164	

Centerline Line Table		
Line #	Length	Direction
"L3"	19.33'	S27° 09' 37"W
"L4"	4.11'	S88° 17' 14"W

Common Area			54	6240.46	0.143	124	3929.43	0.220
			55	7651.75	0.176	125	9080.72	0.208
130	2282.64	0.052	56	6717.37	0.154	127	7901.76	0.181
131	8426.68	0.193	57	6763.32	0.155	128	8097.26	0.186
132	4489.69	0.103	58	7010.44	0.161	129	8376.74	0.192
133	4760.18	0.109	59	7027.14	0.161			
134	4751.94	0.109	60	6565.48	0.151			
135	4329.36	0.094	61	6594.09	0.151			
			63	6981.44	0.160			
			64	6577.43	0.151			
			65	6917.49	0.159			
			66	8371.26	0.192			
			67	9999.47	0.230			
			68	10617.05	0.244			
			69	10569.29	0.242			
			70	11108.05	0.255			



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/1/2025

SUBDIVISION NAME: ANAQUA AT TRES LAGOS PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Russell Road (9 Mile Line): Dedication as needed for 100 ft. Total ROW

Paving: 65 ft. Curb & gutter: Both Sides

**The Plat proposes 60-80ft R.O.W.

Revisions Needed:

-City of McAllen thoroughfare plan designates 9 Mile line (Russell Road), as a Minor arterial with 100 ft. of ROW, provide ROW detail along mile 9 road regarding, centerline existing dedication dimensions as applicable and Total ROW to establish compliance with required ROW dedications. Any ROW being dedicated by this plat must be included as well, finalize prior to Recording.

**Engineer submitted recorded Doc. 3536831, providing for the proposed road.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

**The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval.

**COM Thoroughfare Plan

Interior streets: Dedication as needed for 50 ft. minimum ROW.

Paving: 32 ft. Curb & gutter: both sides

Revisions needed:

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

**COM Thoroughfare Plan

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

**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: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement.

Revisions needed:

-Provide Cul-De-Sac details, as per Fire Department, paving must be 96 ft. in diameter face to face with 10 ft. of ROW back of curb. They recommend if proposed removal of any islands, but if it remains, island must meet 36 ft. Back-to-Back paving all around and must be fire lane striped, finalize prior to final

- Temporary turnaround easement required at west end of main interior street, additional notes as required may apply, finalize temporary turnaround requirements, prior to final. As per Fire Department, temporary turnaround paving must be 96 ft. in diameter face to face.

**Subdivision Ordinance: Section 134-105

Required

Applied

Applied

NA

Required

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

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Lots 119-129 front Russell Road (9 Mile Road): In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to recording.</p> <p>- Approved for residential collection as per Public Works Department. Must comply with any agreement conditions as applicable.</p> <p>**The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval.</p> <p>***Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: Proposing 20 ft. or greater for easements Revisions Needed: -The revised plat submitted does not show the front setback line or table. -Note requirements subject to change once lot frontage requirements for Lots 119-129 have been finalized. -For lots 119-129; In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; finalize wording for note prior to recording. **The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356, 134-106</p> <p>* Rear: Proposing: 11 ft. or greater for easements **Must comply with PID requirements. ***Zoning Ordinance: Section 138-356</p> <p>* Interior Sides: 5 ft. or greater for easements **The proposed subdivision complies with minimum setback requirements, as per agreement. ***Must comply with PID requirements. ****Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements **Must comply with PID requirements. ***Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356</p>	Required
	Applied
	Applied
	Applied
	Applied

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

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Russell Road (9 Mile Line). Interior Sidewalks: City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Revisions needed: - Please provide sidewalk plan prior to final/recording. ****Subdivision Ordinance: Section 134-120</p>	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Russell Road (9 Mile Line) and Tres Lagos Blvd. as applicable. -Note requirement's subject to change once lot frontage requirements have been finalized. (I.E Lots fronting Russell Road). Finalize wording for note prior to final. **Landscaping Ordinance: Section 110-46</p>	Applied
<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
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Russell Road (9 Mile Line). **As per Traffic Department, curb cuts allowed along Russel Road with the following condition: Compliance with approved Master Traffic Calming Devices Plan along Russel Road (Mile 9 Road) - Approved by Engineering Department **The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval. ****Must comply with City Access Management Policy</p>	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
<p>* Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied

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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. Revisions Needed: <ul style="list-style-type: none"> -Ensure that detention area meets 25' minimum frontage requirements for common/ detention areas prior to final Review and revise as applicable all detention and common areas prior to final. **Subdivision Ordinance: Section 134-1 	Required
<ul style="list-style-type: none"> * Minimum lot width and lot area: Lots must comply with the minimum frontage as per Agreement. **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***Zoning Ordinance: Article V 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement. 	Applied
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 	Applied
<ul style="list-style-type: none"> * Pending review by City Manager's Office. As per Parks Department, In this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation approved, TIA waived. 	Applied
<ul style="list-style-type: none"> * As per Traffic Department, Traffic Impact Analysis (TIA) waived. 	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">-Revised plat submitted show some changes in common areas layout. The setback line and table were removed as well.-Must comply with City's Access Management Policy.-Any abandonments must be done by separate process, not by plat.-Clarify status of remnant tract along eastern plat boundary, finalize prior to final/recording. Subdivision requirement subject to change once clarified. <p>**The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval.</p>	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

LOCATION

PROPOSED ANAQUA AT TRES LAGOS PHASE 1 SUBDIVISION

TRES LAGOS SUBD PH 1

CASCADA RIDGE DR

AT

LAGOS

PH 1

BEND RD

GORMAN RD

BOYKIN CA 35

PHASE 3

SUBDI

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

PHASE 10

PHASE 11

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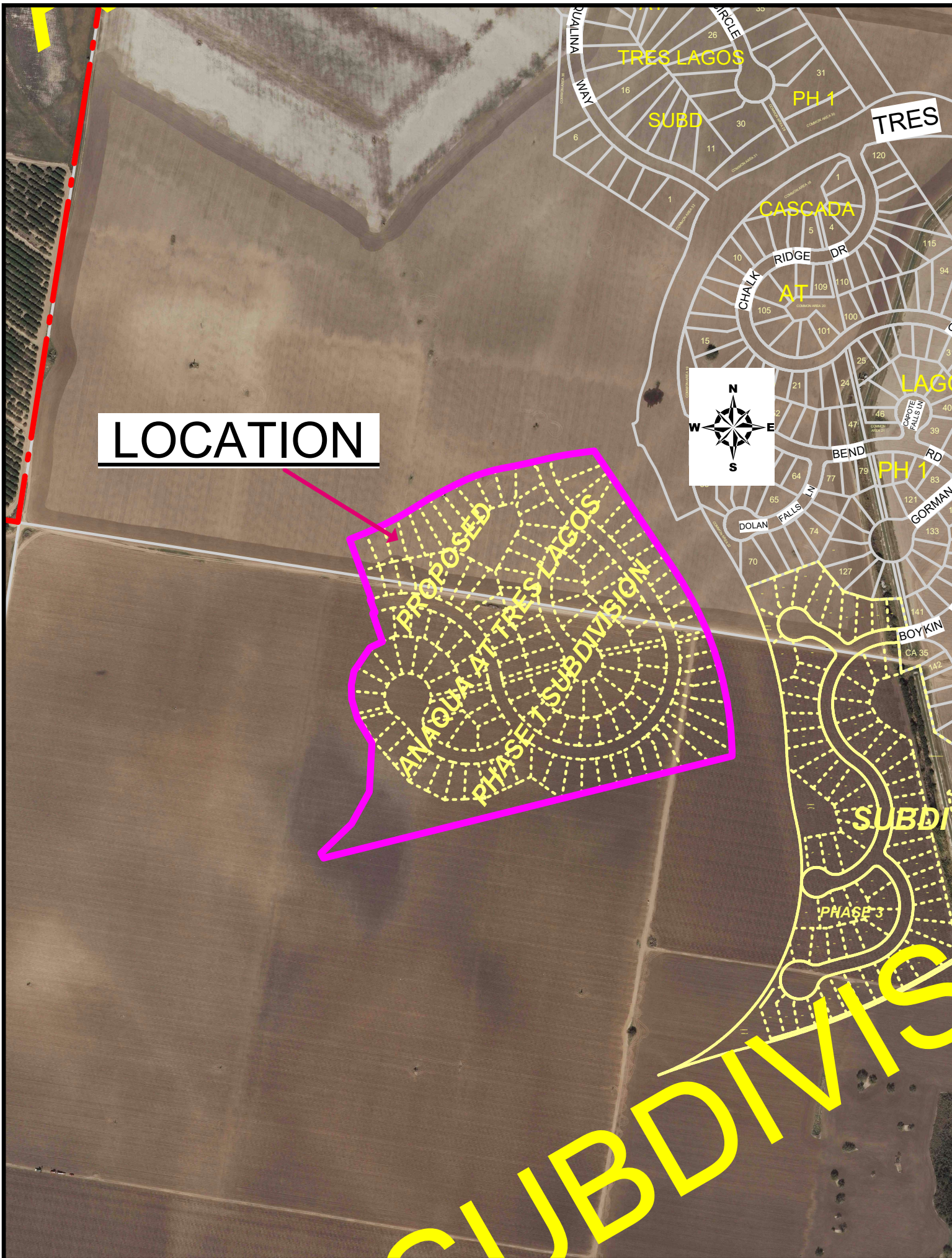
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PHASE 246



LOCATION

PROPOSED ANAQUA AT TRES LAGOS PHASE 1 SUBDIVISION

TRES LAGOS SUBD PH 1

CASCADE RIDGE DR

AT

LAGOS

PH 1

BEND RD

GORMAN

BOYKIN

CA 35

PHASE 3

SUBDI

LOCATION

PROPOSED ANAQUA AT TRES LAGOS PHASE 1 SUBDIVISION

TRES LAGOS SUBD PH 1

CASCADE RIDGE DR

AT

LAGOS

PH 1

BEND RD

GORMAN

BOYKIN

CA 35

PHASE 3

SUBDI