AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 17, 2026 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of minutes for November 3, 2026, Meeting Minutes.

2) PUBLIC HEARING:

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

1. **Rezoning from R-3A (Multifamily Residential Apartments-OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0183:

   417 East Dicker Road

   A 7.39 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 5, Block 22, Hidalgo County, Texas; as shown in Tract 4

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

   CASE REZ2026-0184:

   TRACT 3A: 301 East Dicker Road

   A 15.93 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 4, Block 22

   TRACT 3B: 413 East Dicker Road

   A .05 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 5, Block 22

   TRACT 3C: 8200 South McColl Road

   A 22.54 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 5, Block 22

   TRACT 3D: 8201 South McColl Road

A 17.60 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 6, Block 22

TRACT 3E: 1001 East Dicker Road

A 7.18 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 6, Block 22

TRACT 3F: 7909 South McColl Road

A 2.69 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 1, Block 22

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

   CASE REZ2026-0185:

   301 East Yuma Ave

   Lot 1, Texas State Veterans' Home Subdivision, Hidalgo County, Texas

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

   CASE REZ2026-0186:

   1503 South “K” Center Street (PID: 231176)

b) REZONING:

1. Rezoning from R-1 (Single-Family Residential-OC) District to A-O (Agricultural and Open Space-UDC) District: 4.983 gross acres out of Lot 78, La Lomita Irrigation and Construction Company (HOIT) Subdivision, Hidalgo County, Texas; 6712 North Bentsen Road. **(REZ2026-0176)**

2. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low Density Residential-UDC) District: all of the south 10.0 acres of the north 20.0 acres out of Lot 397, Amended Map of John H. Shary Subdivision, Hidalgo County, Texas; 7400 North Taylor Road. **(REZ2026-0177)**

3. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 6.276 gross acre tract of land, more or less, out of a part of Lots 107 and 108, Pride O’ Texas Subdivision, Hidalgo County, Texas; 4100 State Highway 107. **(REZ2026-0178)**

4. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: 7.18 (7.02 deed) acres gross, more or less, out of Lot 452, Amended Plat of John H. Shary Subdivision, Hidalgo County, Texas; 7100 Queens Avenue. **(REZ2026-0179)**

5. Rezoning from R-3A (Multi-Family Residential-OC) District to R-3 (High-Density Residential-UDC) District: 8.92 acres gross, more or less, out of Lot 452, Amended Plat of John H. Shary Subdivision, Hidalgo County, Texas; 7000 Queens Avenue. **(REZ2026-0180)**

6. Rezoning from R-3A (Multi-Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: 0.49 acre tract, more or less, consisting of all of the north 1/2 of Lot 18, and

all of Lots 19 & 20, Amended Map of Waldron's Subdivision, Hidalgo County, Texas; 400 South 9th Street. **(REZ2026-0181)**

7. Rezoning from C-3L (Light Commercial-OC) District and R-1 (Low-Density Residential-UDC) District to C-1 (Local Commercial-UDC) District: 0.87 acres out of Lot 287, John H. Shary Subdivision, Hidalgo County, Texas; 2900 North Taylor Road. **(REZ2026-0182)**

c) CONDITIONAL USE PERMITS:

1. Request of Reyes Gonzalez Jr., on behalf of United Covenant Ministries of South Texas, for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 4, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1111 North Jackson Road **(CUP2026-0085)**

d) SUBDIVISION:

1. 23rd Street Plaza Subdivision, 7600 N. 23rd Street, Luis Angel Trevino; **(SUB2026-0137) (Final) MAS**

2. The Hills at Sharyland Lot 20A Subdivision, 9306 N. 56th Lane, Aldape Development, LLC.; **(SUB2026-0104) (Final) MAS**

3) CONSENT:

a) 521 Subdivision, 3401 S. 10th Street, MDM Land Company, LLC; **(SUB2022-0123) (Revised Preliminary) (1-Year Extension) RIODELTA**

b) Mesquite Cove Subdivision Phase I, 14503 N. 29TH Street (N. Rooth Road), Encarlen, Ltd.; **(SUB2025-0017) (Revised Preliminary) (1-Year Extension) SEC**

c) Mesquite Cove Subdivision Phase II, 14505 N. 29TH Street (N. Rooth Road), Encarlen, Ltd.; **(SUB2025-0018) (Revised Preliminary) (1-Year Extension) SEC**

d) West Village Subdivision, 10917 N. 23rd Street, Del-Rose Development LLC; **(SUB2025-0123) (Revised Preliminary) (1-Year Extension) CHLH**

e) Mendoza Acres Subdivision, 11200 N. Trosper Road, Luige & Belen Mendoza; **(SUB2026-0136) (Final) SOTEX**

f) Russell Creek Subdivision Phase II, 13801 N. 23rd Street, The Centre Offices, LLC; **(SUB2026-0138) (Final) M&H**

g) Versailles Estates Subdivision, 7100 Queens Avenue, Starquest Versaillies, LLC; **(SUB2026-0139) (Final) SAMES**

4) SUBDIVISIONS:

a) Bryan's Addition to McAllen Lot 1A and 2A, Block 2 Subdivision, 324 N. 4th Street, Astrid Gutierrez; **(SUB2026-0042) (Revised Preliminary) SEC**

b) The Hills on Bryan Subdivision, 9900 N. Bryan Road, Aldape Development, LLC; **(SUB2026-0131) (Preliminary) M&H**

c) Zitro Commercial Plaza Subdivision, 4401 Buddy Owens Boulevard, Zitro Investment Properties, LLC; **(SUB2026-0135) (Preliminary) SEA**

d) La Quinta Lot 2B Subdivision, 1000 Lindberg Avenue, Ximeno A. Jimeno; **(SUB2026-0134) (Preliminary) HLG**

5) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

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

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Raul Sesin	Member
	Emilio Santos Jr.	Member
	Isela V. Rios	Member
	Amanda Gomez	Member
	Oscar Castañeda	Member
Absent:		
Staff Present:	Martin Canales	Assistant City Attorney III
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Samantha Aguilar	Planner II
	Jonathan Gutierrez	Technician I
	Even Gonzalez	Development Engineer
	Valerie Ramos	Administrative Assistant

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

1) MINUTES:

a) Approval of October 20, 2026 meeting minutes.

Being no discussion, Board member Mr. Emilio Santos motioned to approve the minutes. Ms. Amanda Gomez second the motion with six members present and voting.

2) PUBLIC HEARING:

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

1. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0169:

Tract 3A: 2205 Balboa Avenue

A 0.28 AC Tract, more or less, out of Lots 11 and 12, Block 2 of Casa Linda Heights

Subdivision, Hidalgo County, Texas.

Tract 3B: 4001 South 23rd Street (Rear)
A 48.02 AC Tract, more or less, out of Lots 23 and 24, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

Tract 3C: 4901 South 23rd Street (Rear)
A 53.28 AC Tract, more or less, out of Lots 26 and 27, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

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

CASE REZ2026-0170:

Tract 4A: 3201 South 23rd Street
A 8.47 AC Tract, more or less, out of Lot 20, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

Tract 4B: 4001 South 23rd Street
A 10.27 AC Tract, more or less, out of Lot 23, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

Tract 4C: 3201 South 20th Street
A 11.71 AC Tract, more or less, out of Lots 12 and 13, Block 6 and Lot 4, Block 5 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

Tract 4D: 4400 South Old 10th Street
A 12.78 AC Tract, more or less, out of Lots 3 and 6, Block 5 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

Tract 4E: 4200 South 10th Street
A 141.19 AC Tract, more or less, out of Lots 14, 15 and 16, Block 6 and Lots 1, 2, 7 and 8, Block 5 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

Tract 4F: 4001 South 10th Street
A 1.13 AC Tract, more or less, out of Lot 16, Block 6 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

3. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0172:

La Lomita Terrace Subdivision, Lots 7-32 Block 1
La Lomita Terrace Lot 24-A, Block 1 Subdivision, Lot 24-A, Block 1
Lot N-1, Beck Industrial Area Subdivision, Lot N-1
Lots A-1 and A-2 Beck Industrial Area Subdivision, Lots A-1 & A-2
Wright Business Center Subdivision, Lot 1
Bann Subdivision, Lot 1
Stroud-Hunter Subdivision, Lots A-G
1600-1920 North 23rd Street

4. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone from C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0173:

The west one half of Lot 12 and the North 56.4 feet of the west one half of Lot 11, Block 2, Casa Linda Heights Subdivision
2205 Balboa Avenue

5. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District and I-1 (Light Industrial-OC) District to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0160:

6701 and 6801 South 10th Street (PID: 189332 and 190018)
7501 South 23rd Street (PID: 185539)

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

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

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) and C-2 (Neighborhood Commercial-OC) Districts to R-2 (Medium-Density Residential-UDC) District: Lots 12 and 13, First Dove Centre Subdivision, Hidalgo County, Texas; 4616 North Ware Road and 3500 Buddy Owens Boulevard. **(REZ2026-0162)**

Ms. Samantha Trevino stated the subject property is located on 3500 Buddy Owens Boulevard the subject property is located east of North Ware Road and north of Buddy Owens Boulevard.

The adjacent properties are zoned C-3 (General Business-OC) District and R-1 (Single-Family Residential-OC) District to the north, C-2 (Neighborhood Commercial-OC) District and C-1 (Office Building-OC) to the south, C-3 (General Business-OC) District to the west and R-1 (Single-Family Residential-OC) District to the east.
The applicant has requested to rezone the property to R-2 (Medium-Density Residential-UDC) District for apartments.

Surrounding uses include single-family residences and commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridors and Complete Communities. Mixed-use Corridors consist of residential and nonresidential land uses, putting housing nearby jobs and services, these areas are also majority residential, with some office, retail. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods.

The development trend along this area is single-family residential, multi-family residential and commercial use.

The properties were zoned A-O (Agricultural and Open Space-OC) District upon the comprehensive zoning in 1979. On April 15th 1985 the City Commission approved a C-2 (Neighborhood Commercial-OC) District zoning for the subject property. The south portion of the lot fronting Buddy Owens Boulevard was rezoned to C-1 (Office Building-OC) District at the City Commission meeting of June 13, 1994.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development and zoning trend in the area.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Amanda Gomez second the motion with six members present and voting.

2. Rezoning from C-1 (Office Building-OC) and R-1 (Single-Family Residential-OC) Districts to C-1 (Local Commercial-UDC) District: 1.87 acres out of Lot 257, John H. Shary Subdivision, Hidalgo County, Texas; 4902 Pecan Boulevard. **(REZ2026-0163)**

Ms. Samantha Trevino stated the subject property is located on 4902 Pecan Boulevard the subject property is located on the north side of Pecan Boulevard, east of North Taylor Road.

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

The applicant has requested to rezone the property to C-1 (Local Commercial-UDC) District for an existing church (Iglesia de Cristo RGV).

Surrounding uses include single-family residences and commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

The development trend along this area is single-family residential and commercial use.

The property was annexed into the city in 1979. The city rezoned the property from A-O (Agricultural and Open Space-OC) District to C-1 (Office Building-OC) District at the City Commission meeting of November 24, 2014.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The zoning trend in the area along the north side of Pecan Boulevard is to rezone only the southernmost portion of the lot (approximately 330 feet of the lot).

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

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

Staff recommends disapproval of the rezoning request, alternatively staff recommends approval of the rezoning from the existing C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District, applicable only to the southernmost portion of the property.

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the rezoning request. Mr. Oscar Castañeda second the motion with six members present and voting.

3. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 24, Santa Cruz Subdivision, Hidalgo County, Texas; 2800 Fullerton Avenue. **(REZ2026-0165)**

Ms. Samantha Trevino stated the subject property is located on 2800 Fullerton Avenue the subject property is located on the northwest corner of Fullerton Avenue and North 28th Lane.

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

The applicant has requested to rezone the property to R-1 (Low-Density Residential-UDC) District.

Surrounding uses include single-family residences.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These

uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

The development trend along this area is single-family residential.

The property was annexed into the city in 2006 initially as R-1 (Single-Family Residential-OC) District. There has been no other rezoning request for the subject property.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development and zoning trend in the area.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Oscar Castañeda moved to approve the rezoning request. Mr. Emilio Santos second the motion with six members present and voting.

Board Member Mr. Raul Sesin Arrived to the meeting, Making it now seven board members present and voting.

4. Rezoning from C-1 (Local Commercial-UDC) District to C-2 (Regional Commercial-UDC) District: 1.62 acre tract out of the south 10 acres of the north 30 acres out of Lot 58, La Lomita Irrigation and Construction Company (HOIT) Subdivision, Hidalgo County, Texas; 2900 Trenton Road. **(REZ2026-0168)**

Ms. Samantha Trevino stated the subject property is located on 2900 Trenton Road the subject property is located on the northwest corner of Trenton Road and North 29th Street.

The adjacent properties are zoned A-O (Agricultural and Open Space-OC) District to the north, R-1 (Single-Family Residential-OC) District to the east and south, and C-2 (Regional Commercial-UDC) District to the south.

The applicant has requested to rezone the property to C-2 (Regional Commercial-UDC) District.

Surrounding uses include single-family residences and commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

The development trend along this area is single-family residential, agricultural and commercial uses.

Originally, the property was zoned A-O (Agricultural and Open Space-OC) District upon annexation in 1989. There was a request for a rezoning to C-3L (Light Commercial-OC) District for commercial use that was approved by City Commission at the meeting of October 12, 2015. A rezoning request was submitted to rezone the property from C-3L (Light Commercial-OC) District to C-1 (Office Building-OC) District for commercial use that was approved by City Commission at the meeting of July 14, 2025.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development and zoning trend in the area.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the rezoning request. Ms. Amanda Gomez second the motion with seven members present and voting.

5. Rezoning from R-1 (Single-Family Residential-OC) District to R-3 (High-Density Residential-UDC) District: Lot 8, Block 2, Hackberry Place Subdivision, Hidalgo County, Texas; 909 North 9th Street. **(REZ2026-0175)**

Ms. Samantha Trevino stated the subject property is located on 909 North 9th Street the subject property is located on the west side of North 9th Street, south of Jasmine Avenue.

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

The applicant has requested to rezone the property to R-3 (High-Density Residential-UDC) District.

Surrounding uses include single-family residences, and commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

The development trend along this area is single-family residences.

The property was zoned R-1 (Single-Family Residential-OC) District upon the comprehensive zoning in 1979. This is the initial rezoning for this property.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also not compatible with surrounding uses and the development and zoning trend in the area.

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

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

Staff recommends disapproval of the rezoning request.

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

Being no discussion, Board member Mr. Raul Sesin moved to disapprove the rezoning request. Mr. Gabriel Kamel second the motion with seven members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Arturo Lopez Bucio, on behalf of 1912 McAllen, LLC, for a Conditional Use Permit, for one year, and the adoption of an ordinance for a bar (1912 Bar) at Lots “H”, “I”, and “J”, Resubdivision of Lots 1-6, Block 9, Original “Town of McAllen” Subdivision (McAllen Addition Subdivision), Hidalgo County, Texas, 100 South 17th Street. **(CUP2026-0078)**

Ms. Samantha Trevino stated the property 100 South 17th Street the subject property is located on the southwest corner of

Austin Avenue and South 17th Street and is zoned CC-DT (City-Core Downtown-UDC) District. The adjacent zoning is CC-DT (City-Core Downtown-UDC) District in all directions. Surrounding land uses include bars, restaurants, a parking garage and retail uses. A bar is allowed in the CC-DT zone with a Conditional Use Permit and in compliance with requirements.

This is the initial Conditional Use Permit for this bar at this location. Previously, there was a bar under a different name and owner operating out of this location under a old SUP application.

The applicant is proposing to operate a bar (1912 Bar) from the existing 14,050 sq. ft. building. The hours of operation are to be from 6:00 p.m. to 2:00 a.m. Monday through Sunday.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. If no parking is provided, a fee in lieu of such compliance will be required.

The proposed bar must comply with Fire Department, Building Code requirements, and all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

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

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

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

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

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

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

2. Request of Arturo Lopez Bucio, on behalf of Que Oso Bar Group LLC, for a Conditional Use Permit, for one year, and the adoption of an ordinance for a bar (Que Oso Bar) at Lot "F", Resubdivision of Lots 1-6, Block 9, Original "Town of McAllen" Subdivision (McAllen Addition Subdivision), Hidalgo County, Texas, 108 South 17th Street. **(CUP2026-0079)**

Ms. Samantha Trevino stated the subject property is located 108 South 17th Street the subject property is located on the west side South 17th Street, south of Austin Avenue and is zoned CC-DT (City-Core Downtown-UDC) District. The adjacent zoning is CC-DT (City-Core Downtown-UDC) District in all directions. Surrounding land uses include bars, restaurants, a parking garage and retail uses. A bar is allowed in the CC-DT zone with a Conditional Use Permit and in compliance with requirements.

This is the initial Conditional Use Permit for this bar at this location. The bar was previously established in 2024 by the same applicant under a SUP permit.

The applicant is proposing to operate a bar (Que Oso Bar) from the existing 2,970 sq. ft. building. The hours of operation are to be from 6:00 p.m. to 2:00 a.m. Monday through Sunday.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. If no parking is provided, a fee in lieu of such compliance will be required.

The proposed bar must comply with Fire Department, Building Code requirements, and all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

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

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

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

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

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

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

3. Request of Arturo Lopez Bucio, on behalf of Presi LLC, for a Conditional Use Permit, for one year, and the adoption of an ordinance for a bar (Presi) at Lot 7, Block 10, McAllen Addition Subdivision, Hidalgo County, Texas, 101 South 17th Street. **(CUP2026-0080)**

Ms. Samantha Trevino stated the property is located on 101 South 17th Street the subject property is located on the southeast corner of Austin Avenue and South 17th Street and is zoned CC-DT (City-Core Downtown-UDC) District. The adjacent zoning is CC-DT (City-Core Downtown-UDC) District in all directions. Surrounding land uses include bars, restaurants, a parking garage and retail uses. A bar is allowed in the CC-DT zone with a Conditional Use Permit and in compliance with requirements.

This is the initial Conditional Use Permit for this bar at this location. The bar was previously established in 2024 by the same applicant under a SUP permit.

The applicant is proposing to operate a bar (Presi) from the existing 11,387 sq. ft. building. The hours of operation are to be from 6:00 p.m. to 2:00 a.m. Monday through Sunday.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. If no parking is provided, a fee in lieu of such compliance will be required.

The proposed bar must comply with Fire Department, Building Code requirements, and all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

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

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

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

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

Department, and Building Code requirements.

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

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

d) SUBDIVISION:

1. McDonald's 42-3865 McAllen Subdivision, 3500 S. Jackson Road, McDonald's Corporation; **(SUB2026-0132) (Final) AEC**

Mr. Marcos Johnson stated the property located 3500 South. Jackson Road (F.M. 2061): Dedication required for 120 feet of total ROW. Paving: By State Curb & gutter: By State. Subdivision Ordinance: Unified Development Code 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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: Unified Development Code 5.3.9. Front- S. Jackson RD: 60 ft. or greater for approved site plan or easements. Add plat note as shown above prior to final. If any restrictions established by the original recorded plat are proposed to be modified, a vacate and replat will be required. Please coordinate with Planning staff as needed. Zoning Ordinance: United Development Code Chapter 2. Rear: Other setbacks as per the Zoning Ordinance or greater for approved Site Plan or easements. Add the plat note as shown above prior to final approval. If any restrictions established by the original recorded plat are proposed to be modified, a vacate and replat will be required. Please coordinate with Planning staff as needed Zoning Ordinance: United Development Code Chapter 2. Sides: Other setbacks as per the Zoning Ordinance or greater for approved Site Plan or easements. Add the plat note as shown above prior to final approval. If any restrictions established by the original recorded plat are proposed to be modified, a vacate and replat will be required. Please coordinate with Planning staff as needed. Zoning Ordinance: United Development Code Chapter 2. Corner: Other setbacks as per the Zoning Ordinance or greater for approved Site Plan or easements. Add the plat note as shown above prior to final approval. If any restrictions established by the original recorded plat are proposed to be modified, a vacate and replat will be required. Please coordinate with Planning staff as needed. Zoning Ordinance: United Development Code Chapter 2. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. Jackson RD (F.M. 2061). Subdivision Ordinance: United Development Code 5.3.8. 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. See Departmental comments from Traffic Department. As per TxDOT's Access Management Policy, spacing requirement along S. Jackson Road at 55 MPH is 425 ft. from any existing and/or proposed street and/or drive. please show aerial of proposed driveway location. - no Access to Jackson Road being proposed. Driveway might be asked to be aligned to the driveway to the east of Jackson Road. No drives on Jackson are being proposed. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 General Business Proposed: C-2, Regional Commercial UDC. Property rezoned to C-2, Regional Commercial UDC with City Commission approval on 9.14.26. Unified Development Code: Chapter 2. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Property rezoned to C-2, Regional Commercial UDC with City Commission approval on 9.14.26. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. See Traffic comments TG Approved, TIA Waived with conditions Traffic Impact Analysis (TIA) required prior to final plat. 1. TG Approved, TIA Waived with conditions. Escrow or construction of streetlight along S. Jackson Road. At building permit stage, Lot 1 will be required to connect internally via the access easement provided on the subdivision plat with the properties to the north and south. A public hearing will be required for this subdivision. As currently proposed, the subdivision will be processing as a Replat of Villa Hermosa Subdivision. Add plat notes No. 5, No. 8 and No. 11 from the Villa Hermosa Subdivision as part of the plat process. If the remaining remainder of Lot 2, Block 2, Villa Hermosa Subdivision property is not included within the Replat, it will be left as a portion of a previously platted lot and will no longer constitute a full lot of record. Please confirm if the owner of the remainder of Lot 2, Block 2, Villa Hermosa Subdivision has been notified and is aware of this situation. Staff recommends consideration be given to including the remainder of Lot 2, Block 2, Villa Hermosa Subdivision within the Replat. Coordinate directly with Hidalgo County Irrigation

District No. 2 (HCID No. 2) to confirm and address any requirements associated with the proposed subdivision prior to final approval. As the review continues, additional details will be determined. Comments and requirements may be revised as additional information becomes available. Remove plat note No. 6. (not required) Revise owner signature block with: I (We), the undersigned, owner(s) of the land shown on this plat and designated herein as the Subdivision to the City of McAllen, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, watercourses, drains, easements, water lines, sewer lines, storm sewers, fire hydrants and public places which are installed or which I (we) will cause to be installed thereon, shown or not shown, if required otherwise to be installed or dedicated under the subdivision approval process of the City of McAllen, all the same for the purposes therein expressed, either on the plat hereof or on the official minutes of the applicable authorities of the City of McAllen. (Owner) South Villa Hermosa LTD Alonso Cantu- President Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; Signature line should be as follows: I, the undersigned, Chairman of the Planning and Zoning Commission of the City of McAllen hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required. Chairman, Planning & Zoning Commission Date. Need to correct the Mayor's Signature Block with correct wording: 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 Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional. requirements as needed prior to finalizing the plat. Must comply with City's Access Management Policy.

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

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

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

2. McAllen Temple Lot 1A and 1B Subdivision, 300 Trenton Road, Church of Jesus Christ of Latter-Day Saints; **(SUB2026-0077) (Final) M&H**

Ms. Natalie Moreno stated the property located at 300 Trenton Road. 2nd Street (N. Col. Rowe Blvd): Dedication of 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. Show centerline, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Trenton Road: Dedication of 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. Show centerline, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. There is a 24ft service drive easement on the plat submitted. Subdivision Ordinance: Section 134-106. Front: Trenton Road- 60 ft. or greater for approved site plan or easement. N. 2nd Street: 60 ft. or greater for approved site plan or easement. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Rear: In accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Corner: See front setbacks. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 2nd Street and Trenton Road. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single- Family Residential-OC) Proposed: R-1 (Single-Family Residential-OC). CUP for institutional use approved by P&Z on October 6, 2020, and approved by City

Commission in November 9, 2020. Any additional to any structure will trigger amending the CUP. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. CUP for institutional use approved by P&Z on October 6, 2020, and approved by City. Commission in November 9, 2020. Any additional to any structure will trigger amending the CUP. Land dedication in lieu of fee. If the land use changes from institutional to residential, park fee will apply. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. If the land use changes from institutional to residential, park fee will apply. Pending review by the Parkland Dedication Advisory Board and CC. If the land use changes from institutional to residential, park fee will apply. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Public hearing with legal notices to be mailed out will be required, prior to final. Name of the subdivision should be Subdivision plat of McAllen Temple Lot 1A and 1B Subdivision", prior to final. Must comply with City's Access Management Policy.

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

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

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

3) CONSENT:

a) Journey Church Subdivision, 7005 State Highway 107, Journey Church RGV, INC; **(SUB2025-0132) (Revised Preliminary) (1-Year Extension) MGE**

b) Cantera Hideaway Subdivision, 12501 N. 29th Street (N. Rooth Road), Palmland Groves, LLC; **(SUB2024-0091) (Revised Preliminary) (1-Year Extension) M&H**

c) Las Brisas Phase III Subdivision, 15301 N. 29th Street (N. Rooth Road), Rhodes Development Inc.; **(SUB2024-0093) (Revised Preliminary) (1-Year Extension) M&H**

d) Las Comadres No. 12 Subdivision, 24100 N. Moorefield Road, Carkis, L.P.; **(SUB2024-0079) (Revised Preliminary) (1-Year Extension) M&H**

e) Serna Tracts Subdivision, 13601 N. Trosper Road, Jose Francisco Serna; **(SUB2025-0138) (Revised Preliminary) (1-Year Extension) M&H**

f) Shoppes at Ware Subdivision, 4800 N. Ware Road, Rhodes Development, Inc.; **(SUB2025-0084) (Revised Preliminary) (1-Year Extension) M&H**

g) Stewart Valley Subdivision, 9901 N. Stewart Road, Betterra Developments, LLC; **(SUB2023-0010) (Revised Preliminary) (1-Year Extension) M&H**

h) The Shire Subdivision, 300 Northgate Lane, J&D Produce Inc; **(SUB2025-0122) (Revised Preliminary) (1-Year Extension) M&H**

i) Waterlilly on Taylor Subdivision, 101 S. Taylor Road, Water-Lilly Heights, LLC; **(SUB2025-0124) (Revised Preliminary) (1-Year Extension) M&H**

j) Irma Subdivision, 525 N. 19th Street., Eric Vargas & Edward Vargas, Jr.; **(SUB2025-0128) (Revised Preliminary) (1-Year Extension) SE**

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the consent items. Mr. Raul Sesin Second the motion with seven members present and voting

4) SUBDIVISIONS

a) Urban on 107 Subdivision, 2501 State Highway 107, Urban City Developers, LLC; **(SUB2026-0133) (Final) M&H**

Ms. Natalie Moreno stated the property located at 2501 State Highway 107: Existing 172 ft. R.O.W. Paving: By the state Curb & gutter: By the state. Please provide copy of the document where ROW was dedicated to verifying if any additional ROW dedication is required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 25th Street: Existing 60 ft. ROW. Paving: 40 ft. Curb & gutter; both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Lavaca Avenue: Existing 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the UDC or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the UDC or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the UDC or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: In accordance with the UDC or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S.H 107. Add plat note as stated above, 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. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. 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-2 & R-2. Rezoning was approved in august of 2026. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Because of the change of zone on lot 2, Park fee will apply per dwelling unit. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Because of the change of zone on lot 2, Park fee will apply per dwelling unit. Pending review by the Parkland Dedication Advisory Board and CC. Because of the change of zone on lot 2, Park fee will apply per dwelling unit. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. Application states commercial and residential if rezoning is submitted, new requirements may be applicable to the residential development. Perimeter sidewalk streets on Lavaca Avenue should have already been installed, please clarify with staff prior to final. any structures that do not conform to the UDC, are considered non-conforming structures, any new structures will have to comply with the UDC.

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

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in final form. Ms. Isela V. Second the motion with seven members present and voting.

b) New Haven Subdivision, 5601 Auburn Avenue, Prisma Developments, LLC; **(SUB2026-0130) (Preliminary) M&H**

Mr. Noah Del Bosque stated the property located at 5601 Auburn Avenue front: In accordance with the Unified Development Code or greater for easements. Unified Development Code: Chapter 2. Proposed: "10 FEET OR GREATER FOR EASEMENTS". Sides: In accordance with the Unified Development Code or greater for easements. Unified Development Code: Chapter 2. Proposed: "0 FT. WITH FIRE WALL OR 5 FT., OR GREATER FOR EASMENTS." Corner: In accordance with the Unified Development Code or greater for easements. Unified Development Code: Chapter 2. Proposed: "10 FEET OR GREATER FOR EASEMENTS". Garage: 18 ft., except where a greater setback is required. Unified Development Code: Chapter 2. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Provided in plat note 10. Lots fronting public streets: Auburn Avenue (5 Mile Line Road). Unified Development Code: Section 5.3.5. Minimum Lot Width and Lot Area: 20 ft. and 2,250 sqft. for townhomes. Unified Development Code: Chapter 2. This is based off of requirements in the R-2 (UDC) District and the proposed land use (townhomes). Requirements subject to change dependent on zone and proposed use. Existing: ETJ & R-1 (OC) Proposed: R-2 (Medium-Density Residential-UDC) Unified Development Code: Chapter 2.

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

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in preliminary form. Ms. Amanda Gomez Second the motion with seven members present and voting.

5) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board member Mr. Raul Sesin adjourned the meeting at 4:00 p.m. with Mr. Gabriel Kamel second the motion with seven members present and voting.

_____
Marco Suarez, Chairperson

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 17, 2026

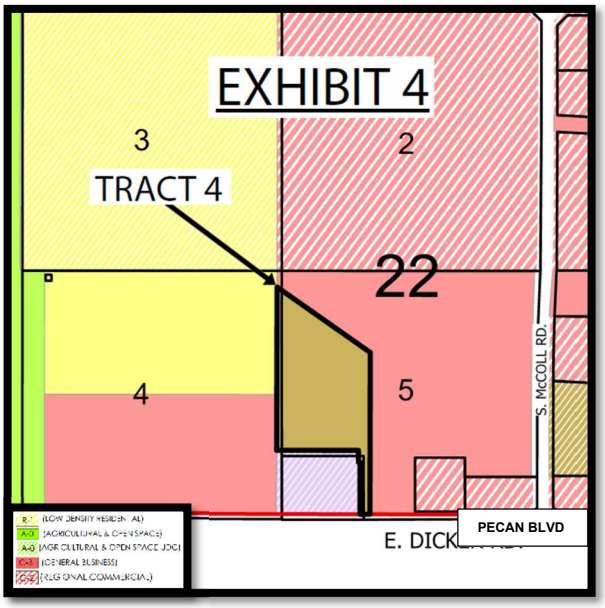
SUBJECT: **REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS-OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

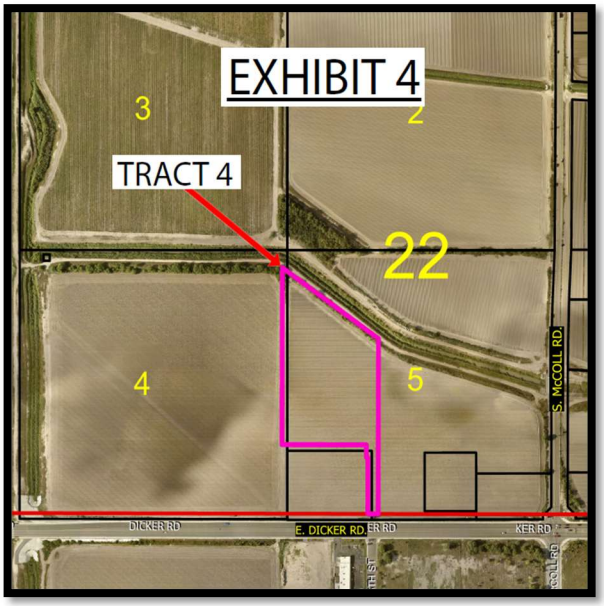
CASE REZ2026-0183:

417 East Dicker Road

A 7.39 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 5, Block 22, Hidalgo County, Texas; as shown in Tract 4

LOCATION: The subject property is located along the north side of East Dicker Road, west of South McColl Road.





PROPOSAL: The City of McAllen is requesting to rezone the property to R-3 (High Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties around these tracts are zoned R-1 (Single Family Residential-OC) District, C-2 (Regional Commercial-UDC) District, C-3 (General Business-OC) District and I-1 (Light Industrial-OC) District.

LAND USE: The subject properties are currently utilized for agricultural use. Surrounding land uses are agricultural.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial. Development types most compatible with Industrial include retail shopping centers, manufacturing developments and parks and open space.

DEVELOPMENT TRENDS: There is no active trend along East Dicker Road.

ANALYSIS: The requested zoning is consistent with the proposed zoning classification and is supported by the existing zoning pattern and development trends in the surrounding area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 17, 2026

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

CASE REZ2026-0184:

TRACT 3A: 301 East Dicker Road
A 15.93 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 4, Block 22

TRACT 3B: 413 East Dicker Road
A .05 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 5, Block 22

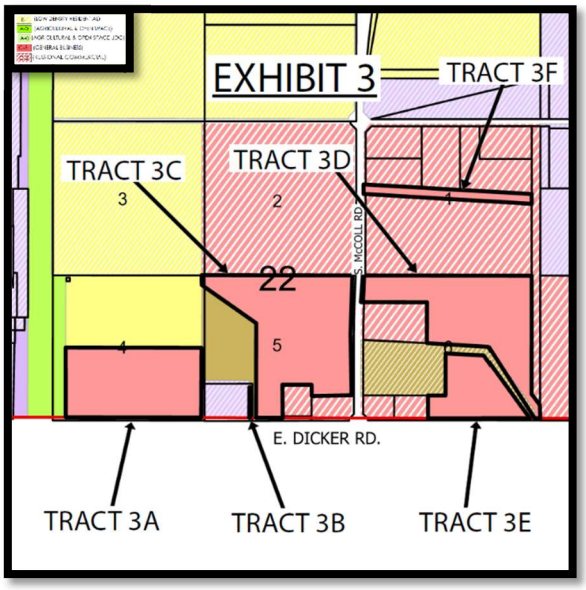
TRACT 3C: 8200 South McColl Road
A 22.54 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 5, Block 22

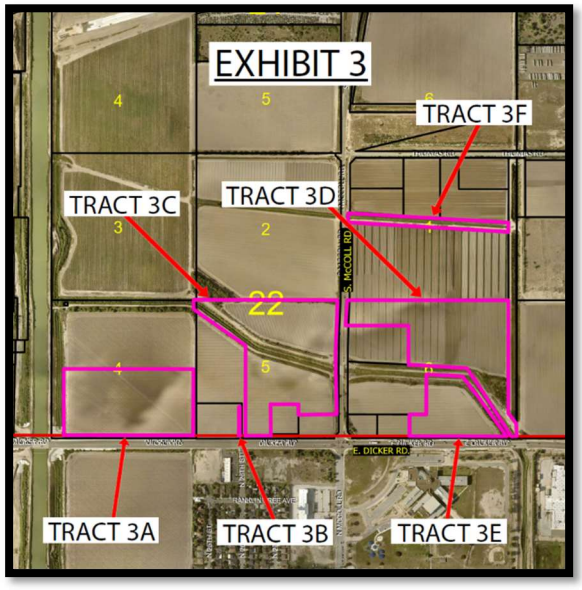
TRACT 3D: 8201 South McColl Road
A 17.60 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 6, Block 22

TRACT 3E: 1001 East Dicker Road
A 7.18 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 6, Block 22

TRACT 3F: 7909 South McColl Road
A 2.69 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 1, Block 22

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





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

ADJACENT ZONING: The adjacent properties around these tracts are zoned R-1 (Single Family Residential-OC) District, C-2 (Regional Commercial-UDC) District, I-1 (Light Industrial-OC) District, C-3 (General Business-OC) District, R-3A (Multifamily Residential Apartment-OC) District and R-3 (High Density Residential-UDC) District.

LAND USE: The subject properties are currently utilized for agricultural and flood control. Surrounding land uses consist of farm land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial. Development types most compatible with Industrial include retail shopping centers, manufacturing developments and parks and open space.

DEVELOPMENT TRENDS: There is no active trend along along East Dicker Road, east and west of South McColl Road.

ANALYSIS: The requested zoning is consistent with the proposed zoning classification and is supported by the existing zoning pattern in the surrounding area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 17, 2026

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

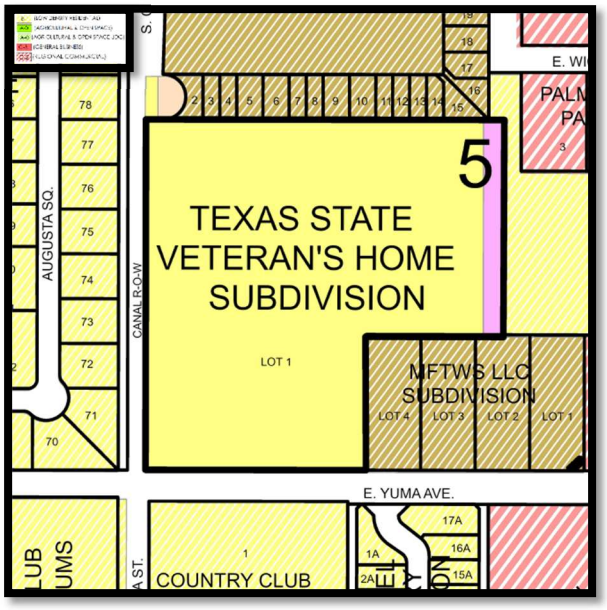
CASE REZ2026-0185:

301 East Yuma Ave

Lot 1, Texas State Veterans' Home Subdivision, Hidalgo County, Texas

---

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





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

ADJACENT ZONING: The adjacent properties around these tracts are zoned R-1 (Single Family Residential-OC) District, R-1 (Low Density Residential-UDC) and R-3 (High Density Residential-UDC) District.

LAND USE: The subject property is currently utilized as an assistant living center. Surrounding land uses consist of single family and multifamily residences, 7-Eleven convenience store and a self storage facilty.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. Development types most compatible with Regional Commercial include retail shopping centers on both a neighborhood and community scale as well as mixed-use urban commercial use.

DEVELOPMENT TRENDS: The development trend along Yuma Avenue is residential.

ANALYSIS: The requested zoning is consistent with the proposed zoning classification and is supported by the existing zoning pattern in the surrounding area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

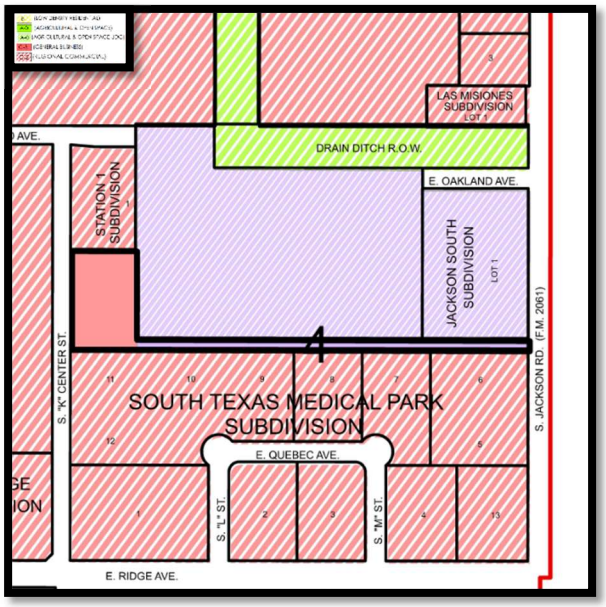
FROM: Planning Staff

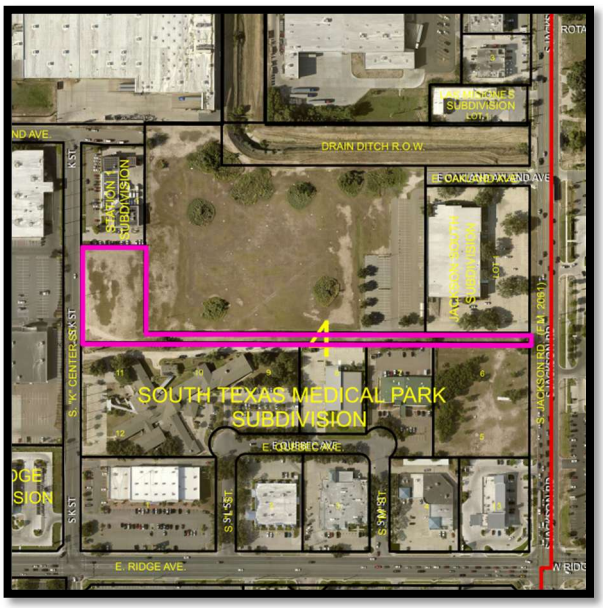
DATE: November 17, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT AND I-1 (LIGHT INDUSTRIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0186:
1503 South "K" Center Street (PID: 231176)

LOCATION: The subject properties are located north of East Ridge Road, between South "K" Center Street and South Jackson Road.





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

ADJACENT ZONING: The adjacent properties around this tract are zoned C-2 (Regional Commercial-UDC) District and I-1 (Light Industrial-UDC) District.

LAND USE: The subject property is currently vacant. Surrounding land uses consist of medical offices, Target store, a nursing home and a Teleperformance company.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. Development types most compatible with Regional Commercial include retail shopping centers on both a neighborhood and community scale as well as mixed-use urban commercial use.

DEVELOPMENT TRENDS: The development trend along South “K” Center Street is commercial.

ANALYSIS: The requested zoning is consistent with the proposed zoning classification and is supported by the existing zoning pattern in the surrounding area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

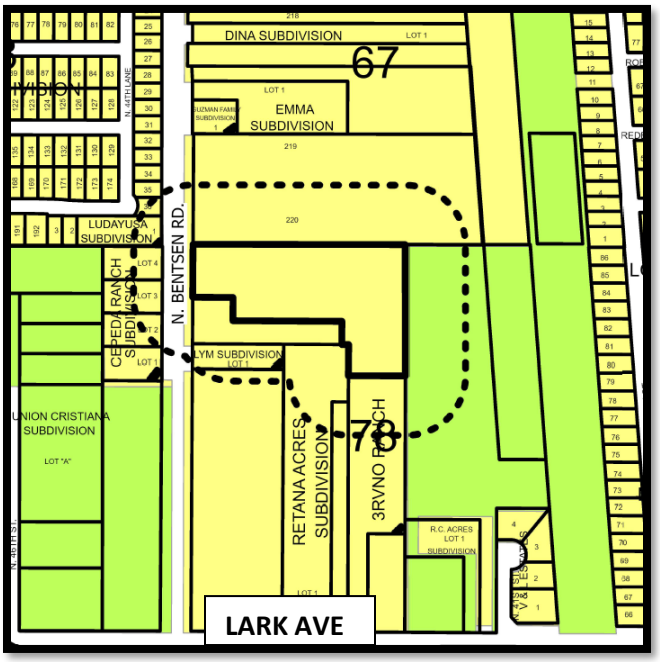
TO: Planning and Zoning Commission

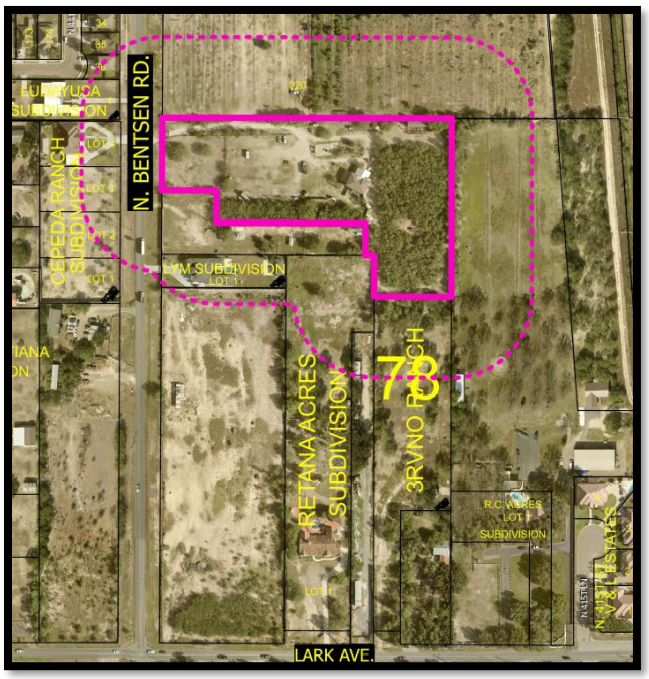
FROM: Planning Staff

DATE: November 17, 2026

SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT: 4.983 GROSS ACRES OUT OF LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 6712 NORTH BENTSEN ROAD. (REZ2026-0176)**

LOCATION: The subject property is located on the east side of North Bentsen Road, north of Lark Avenue.





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

PROPOSAL: The applicant has requested to rezone the property to A-O (Agricultural and Open Space-UDC) District.

LAND USE: Surrounding uses include single-family residences and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

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

HISTORY: The property was zoned R-1 (Single-Family Residential-OC) District during the Comprehensive Zoning in 1979.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan; however, it is not compatible with the zoning trend in the area along North Bentsen Road. Standard minimum lot size requirement for an A-O zoning district is 5 acres. The subject property is 4.983 acres gross and does not meet the minimum requirement.

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

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request.

ART SALINAS
ENGINEERING & SURVEYING

1044 DOYE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5595 FAX: (956) 618-5540

SCALE: 1"=100'

LOT 219
LA LOMITA IRRIG. & CONST. CO.
(Vol. 24, Pg. 68, H.C.D.R.)

N.W.C. OF LOT 78

S81°17'30"E 772.09'

722.08'

FENCE ENDS

WIRE FENCE

N. LINE OF LOT 78

POWER POLE

WATER METER

WATER VALVE

POWER POLE W/GUY WIRE

8'x8' PORTABLE FRAME STG.

10'± CALICHE DRIVE

POWER POLE

SAVE AND EXCEPT 0.125 AC. (DOC. #2005-1545141, H.C.O.R.)

4.983 AC. (GROSS)
-0.125 AC. (S&E)
4.858 AC. (REMAIN)

40' ROAD R.O.W. (V. 24, P. 68, D/R & DOC. #2005-1545141, O/R)

FIRE HYDRANT

N8°42'30"E 182.00'

C N. BENTSEN ROAD

30.00'
20.00'

210.00'

WIRE FENCE

POWER POLE

260.00'
N81°17'30"W

78.00'
N8°42'30"E

N81°17'30"W 298.00'

78.00'
N8°42'30"E

18.98'
N81°17'30"W

102.00'
N8°42'30"E

195.11'
N81°17'30"W

S8°42'30"W 440.00'

N. LINE OF LOT 78

22' P.W.T.

ADJ. LAND OWNER INFO. ERICA GUERRA DOC. #2434773, H.C.O.R.

ADJ. LAND OWNER INFO. DOC. #2017-[illegible], H.C.O.R.

ADJ. LAND OWNER INFO. JESUS JAUREGUI et ux VOL. 2628, PG. 656, H.C.O.R.

LOT 78

LOT 1
RETANA ACRES SUBD.
(POD. #2007306, H.C.O.R.)

E. LINE OF RETANA ACRES SUBD.

3.5'

1.0'

1.96'

R0.3'

BRICK REC. (SEE DETAIL)

1138'±

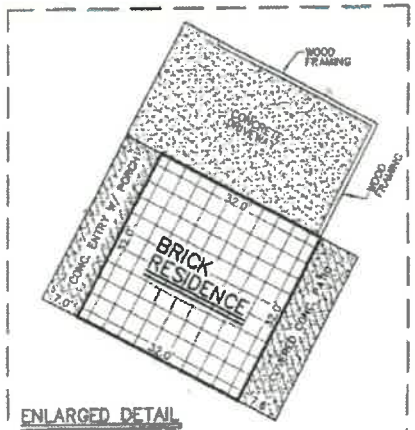
E.O.P.

ORIG. R.O.W.

EXIST. R.O.W.

LEGEND

- ● – DENOTES FOUND 1/2" ROD
- ⊗ – DENOTES FOUND 3/4" PIPE
- ⊛ – DENOTES FOUND NAIL IN FENCE POST
- ○ – DENOTES NO MONUMENT
- R.O.W. – DENOTES RIGHT OF WAY
- E.O.P. – DENOTES EDGE OF PAVEMENT



ENLARGED DETAIL
SCALE: 1"=20'

C W. LARK AVENUE
(aka MILE 4 NORTH RD.)

FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone C. Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rate Map Panel Number 480334-0005-C dated 11-16-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements, except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. # 3198474, and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an original seal and signature to be valid as per Section 661.45 and Section 663.19 of the "The Professional Land Surveying Practices Act"
4. This is a standard survey and does not include a subsurface utility line location or topographic investigations.
5. Roadways, Canal Rights-of-Way and Drainage Easements reserved in Deed dated November 2, 1944, recorded in Volume 639, Page 462, Deed Records of Hidalgo County, Texas. (Blanket)
6. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1. (Blanket)
7. Subject to all rights, titles and interests in and to all portions of the subject property lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1
8. Subject to any oil, gas and mineral lease of record.
9. Bearing Basis: "W. Line of LN 78, La Lomita Irrig. & Constr. Co. Subd."

BORROWERS: RICARDO VEGA and MELINDA V. MARTINEZ

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT N. BENTSEN ROAD, In McALLEN, TEXAS, DESCRIBED AS FOLLOWS:

A TRACT OF LAND OUT OF LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

SAVE AND EXCEPT A 0.125 ACRE TRACT OF LAND CONVEYED UNTO THE CITY OF McALLEN BY WARRANTY DEED DATED NOVEMBER 10, 2005, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON NOVEMBER 15, 2005 UNDER COUNTY CLERK'S DOCUMENT NO. 1545141.

15-46990
Job No.

03-17-15
Date

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STATE OF TEXAS
ARTURO A. SALINAS
4802
REGISTERED PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor No. 4802 T.B.P.L.S. FIRM NUMBER: 10004000

RECEIVED
SEP 14 2026
BY: V.L.

Planning Department

Memo

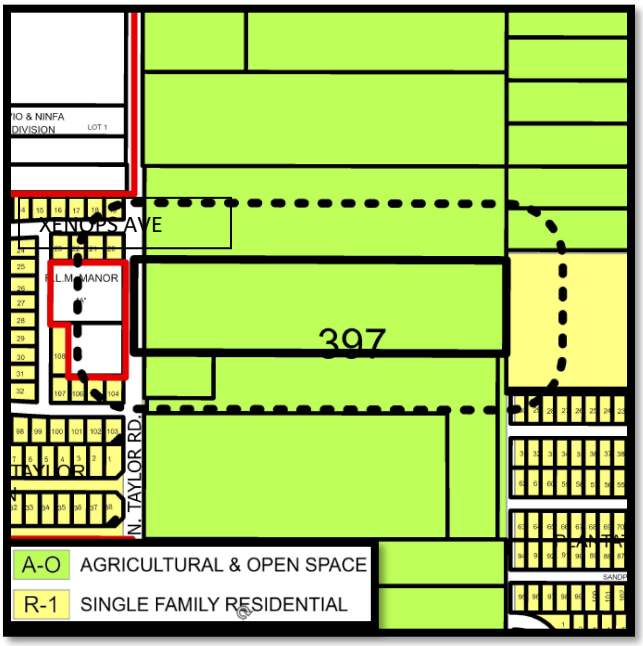
TO: Planning and Zoning Commission

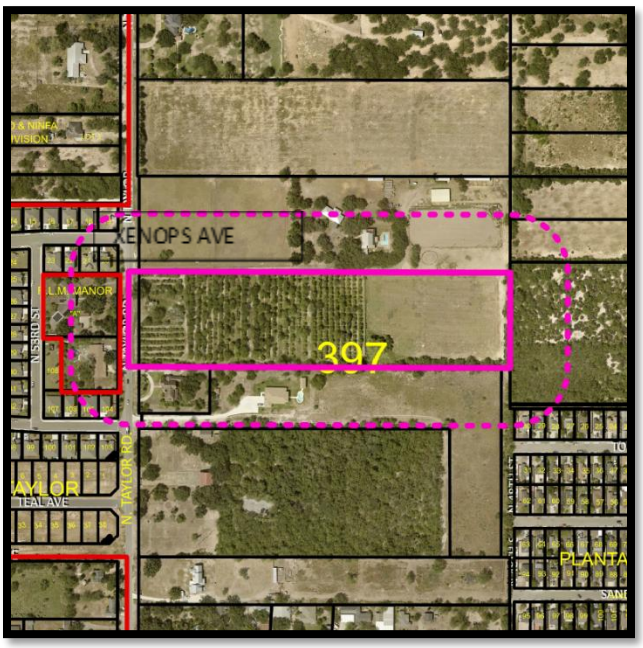
FROM: Planning Staff

DATE: November 17, 2026

SUBJECT: **REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: ALL OF THE SOUTH 10.0 ACRES OF THE NORTH 20.0 ACRES OUT OF LOT 397, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 7400 NORTH TAYLOR ROAD. (REZ2026-0177)**

LOCATION: The subject property is located on the east side of North Taylor Road, south of Xenops Avenue.





ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the east and west, A-O (Agricultural and Open Space-OC) District to the north and south and a portion of the area to the west is outside McAllen city limits.

PROPOSAL: The applicant has requested to rezone the property to R-1 (Single-Family Residential-UDC) District for a single-family home subdivision (Whispers at Taylor).

LAND USE: Surrounding uses include single-family residences and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

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

HISTORY: The property was zoned A-O (Agricultural and Open Space-OC) District upon annexation on April 12, 1999.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

COBBLESTONE SUBDIVISION INST. NO. 3132298, H. C. M. R.
LOT 18 LOT 19

XENOPS AVENUE
(50.00' R.O.W.)

LOT 21 LOT 20

P.O.C. N.W.C. LOT 397

S08°41'10"W @ 330.00'

TAYLOR ROAD
(70.00'-90.00' R.O.W.)

P.O.B.

23.7' E-E
18" DIAMETER CONCRETE CULVERT (30.1' & 19.3' LONG)

17.7' R-E

9.4'-10.2' WIDE ASPHALT DRIVEWAY

S81°18'50"E

70.0' EXIST. R.O.W.

4.4' WIDE BAR DITCH

CONCRETE SLAB FOR WOODEN PERGOLA

BRICK CHIMNEY

CONCRETE SEPTIC TANK COVER (5.0'X5.2')

CONCRETE SLAB ONLY FOR HOUSE

80.0' EXIST. R.O.W.

18" DIAMETER CONCRETE CULVERT (56.1' LONG)

LOT "A" R.L.M. MANOR VOL. 27, PG. 102A, H.C.M.R.

330.00'

CONCRETE SLAB WITH 7" PIPE (2.3'X1.9')

7" PIPE

ADJOINER:
OWNER: DENISE VICTORIA SAENZ ET AL
PROPERTY I.D. NO.: 282179
JOHN H. SHARY
E234.20'-S186'-N747' LOT 396
1.0AC. GR., 0.88AC. NET
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 3358038, H.C.D.R.

23.7' E-E

6" WOODEN POST

18.3' R-E

60.0' EXIST. R.O.W.

15.0' S.W.S.C. EASEMENT (BY SEPERATE INSTRUMENT)

ADJOINER:
OWNER: RICARDO RENE II & LINDSEY MICHELLE VILLARREAL
PROPERTY I.D. NO.: 1012315
JOHN H. SHARY
N163'-S660'-W282' LOT 397
1.06AC. GR., 0.95AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 2617711, H.C.D.R.

15.0' S.W.S.C. EASEMENT (BY SEPERATE INSTRUMENT)

LOT 105 LOT 104

UMAR AVENUE
(50.00' R.O.W.)

LOT 102 LOT 103

COBBLESTONE SUBDIVISION INST. NO. 3132298, H. C. M. R.

LOT 397
AMENDED MAP OF
JOHN H. SHARY SUBDIVISION
VOL. 0, PG. 19, H.C.M.R.

ADJOINER:
OWNER: CLAUDE H. HILDRETH
PROPERTY I.D. NO.: 282186
JOHN H. SHARY
N330' - LOT 397
10.00AC. GR., 9.37AC. NET
GENERAL WARRANTY DEED
DOCUMENT NO. 2225509, H.C.D.R.

LEGEND

●	FOUND 1/2" IRON ROD
	SET NAIL
←	GUY WIRE
◎	IRRIGATION STAND PIPE
⊗	IRRIGATION VALVE
PP	POWER PLE
MH	SANITARY SEWER MANHOLE
▫	SERVICE POLE
TP	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R-E	EDGE OF ASPHALT TO EDGE OF ASPHALT
E-E	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

TRACT-I
10.00 GROSS ACRES
– 00.23 R.O.W. ACRES
9.77 NET ACRES

CHAINLINK FENCE (TYP.)

WIRE FENCE (TYP.)

END CHAINLINK FENCE AND BEGIN WIRE FENCE

N81°18'50"W 49.0'

ALUMINUM COVER WITH BLOCK WALLS

END WIRE FENCE AND BEGIN BARB WIRE FENCE

1,290.0'

BARB WIRE FENCE (TYP.)

ADJOINER:
OWNER: PETER & SARA MEALING
PROPERTY I.D. NO.: 282184
JOHN H. SHARY
S330' EXC. S146.6'-W1074.8' & EXC. W282'-N163' LOT 397
7.92AC. GR., 7.398AC. NET
GENERAL WARRANTY DEED
DOCUMENT NO. 3059219, H.C.D.R.

BARB WIRE FENCE (TYP.)

1320.00'

BARB WIRE FENCE (TYP.)

WIRE FENCE (TYP.)

SCALE: 1" = 100'

BEGIN BARB WIRE FENCE

BARB WIRE FENCE (TYP.)

1320.00'

WIRE FENCE (TYP.)

25.5'

5.0'
13.6' GATE
5.0'

10.00' UTILITY EASEMENT (BY SEPARATE INSTRUMENT)

ADJOINER:
OWNER: GERARDO JESUS GRACIA
PROPERTY I.D. NO.: 624823
JOHN H. SHARY
S148.06'-N296.12' LOT 398
5.00AC. GR., 4.93AC. NET
LIFE ESTATE
DOCUMENT NO. 1956826, H.C.D.R.

330.00'

S08°41'10"W

LOT 398
AMENDED MAP
JOHN H. SHARY
SUBDIVISION
VOL. 0, PG. 19, H.C.M.R.

ADJOINER:
OWNER: SERGIO GUZMAN
PROPERTY I.D. NO.: 282196
JOHN H. SHARY
S503.59'-N799.71' LOT 398
17.00AC. GR., 16.65AC. NET
SPECIAL WARRANTY DEED
DOCUMENT NO. 2416438, H.C.D.R.

WIRE FENCE (TYP.)

WIRE FENCE (TYP.)

LOT 398

LOT 397
AMENDED MAP OF
JOHN H. SHARY SUBDIVISIO

METES AND BOUNDS DESCRIPTION

BEING ALL OF THE SOUTH 10.0 GROSS ACRES OF THE NORTH 20.0 GROSS ACRES OUT OF LOT 397, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 10.0 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 397 LOCATED IN THE CENTER OF TAYLOR ROAD; THENCE,

SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 397 ALONG THE CENTER OF TAYLOR ROAD, A DISTANCE OF 330.0 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 397, A DISTANCE OF 30.0 FEET PASS A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST LINE OF SAID LOT 397 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 397, A DISTANCE OF 330.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 397, A DISTANCE OF 1,290.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 397 LOCATED IN THE CENTER OF SAID TAYLOR ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 397 ALONG THE CENTERLINE OF SAID TAYLOR ROAD, A DISTANCE OF 330.0 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 30.0 FEET (OR 0.23 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID TAYLOR ROAD LEAVING 9.77 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: RECORDED PLAT OF SAID JOHN H. SHARY SUBDIVISION. H.C.T.
N: \M&B.2025\10.00.022125

GENERAL PLAT NOTES:

1. Bearing Basis: Recorded plat of said **Amended Map of John H. Shary Subdivision**, Hidalgo County, Texas.
2. This plat is for the exclusive use of **CALEDONIA WEST** named herein, in connection with **AGENTS NATIONAL TITLE INSURANCE COMPANY**, G.F. No. **RGV-24-741** and, the respective lender thereof. The undersigned surveyor is not responsible to any other for any loss resulting therefrom. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 863.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in McALLEN, Texas, described as follows: BEING ALL OF THE SOUTH 10.0 GROSS ACRES OF THE NORTH 20.0 GROSS ACRES OUT OF (SEE METES AND BOUNDS DESCRIPTION) Lot 397, Block –, of AMENDED MAP OF JOHN H. SHARY SUBDIVISION HIDALGO CO. Texas, according to the plat recorded in Volume 0, Page 19, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "C" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0400 C.

A.E.
DRN. BY

FEBRUARY 21, 2025
DATE

SP-24-26261
JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

SEP 15 2026
BY: CW

Planning Department

Memo

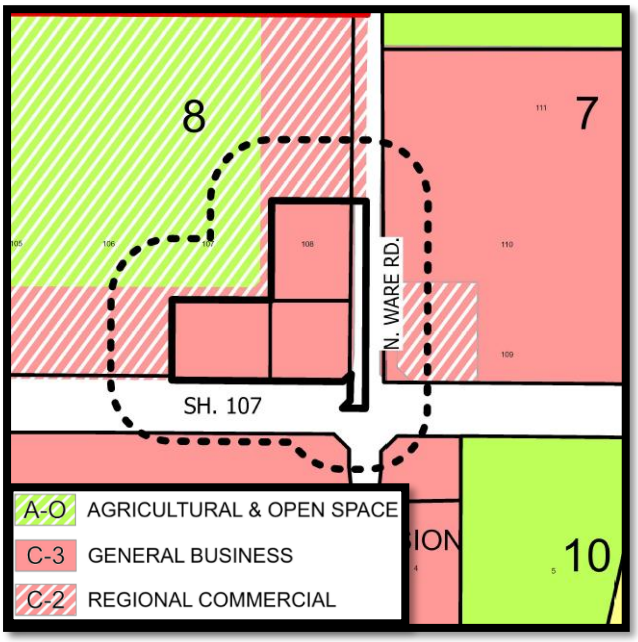
TO: Planning and Zoning Commission

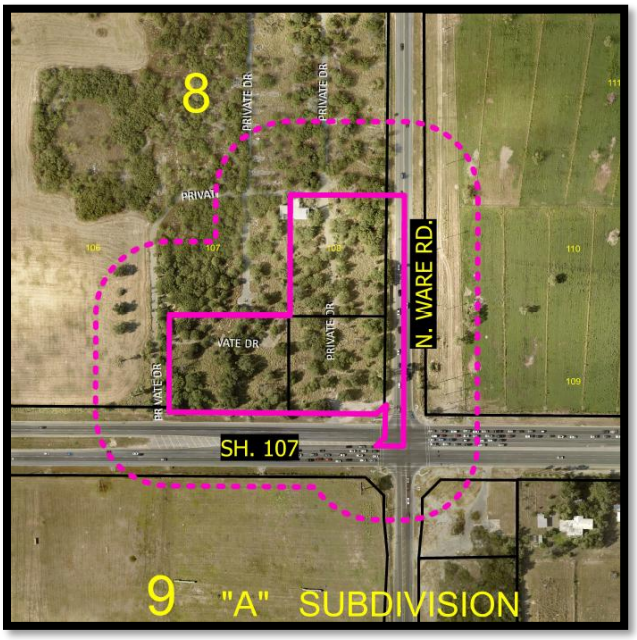
FROM: Planning Staff

DATE: November 17, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: 6.276 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF A PART OF LOTS 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4100 STATE HIGHWAY 107. (REZ2026-0178)**

LOCATION: The subject property is located on the northwest corner of State Highway 107 and North Ware Road.





ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the east and south, C-2 (Regional Commercial-UDC) to the north, west and east, and A-O (Agricultural and Open Space-UDC) District to the west.

PROPOSAL: The applicant has requested to rezone the property to C-2 (Regional Commercial-UDC) District for retail use.

LAND USE: Surrounding uses include vacant land in all directions.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities and Regional Commercial These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. They are typically located along high-volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

DEVELOPMENT TRENDS: The development trend along this area is undeveloped land in all directions.

HISTORY: The properties were initially zoned C-3 (General Business-OC) District upon annexation on July 27th, 2015 and April 8th, 2019.

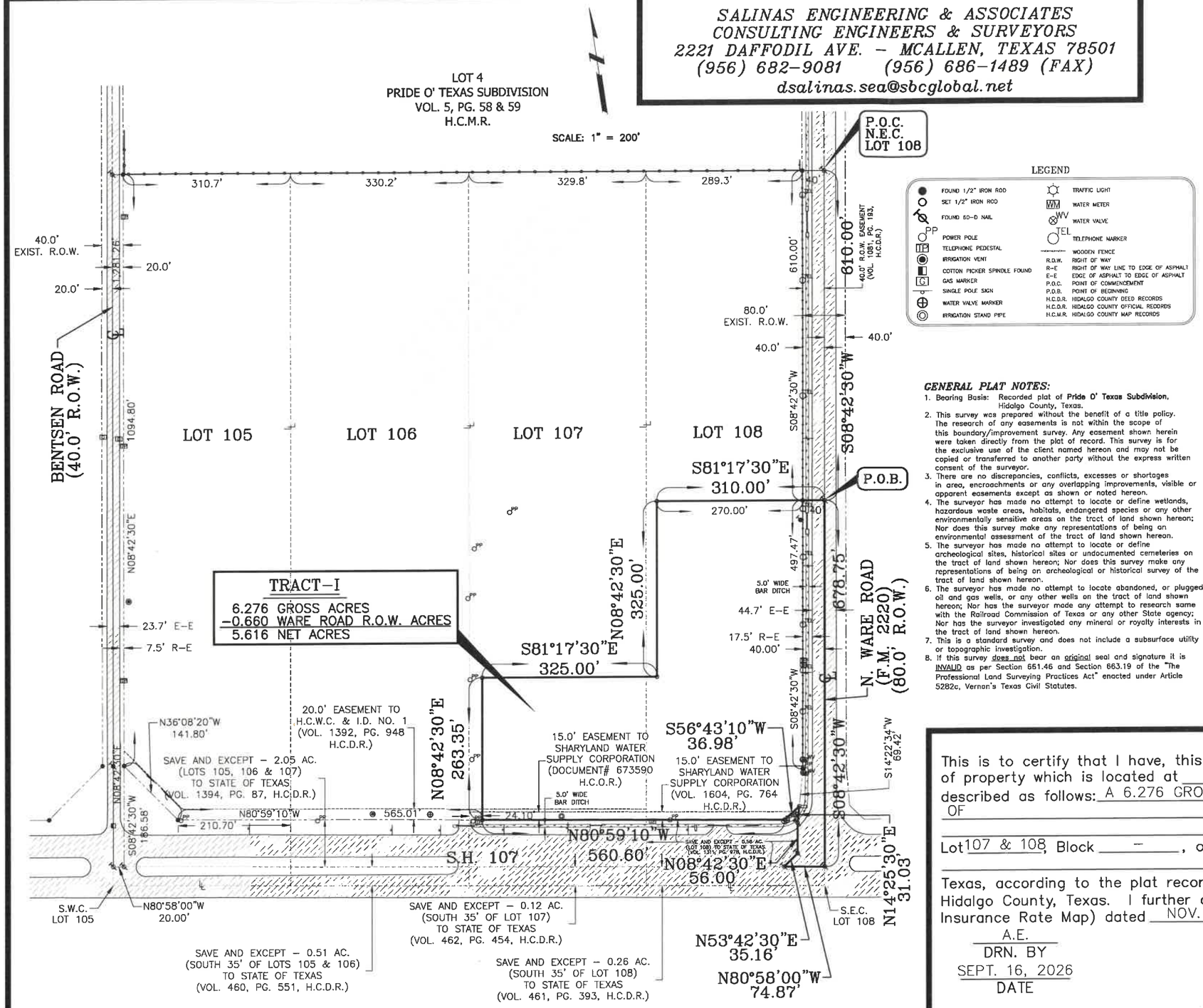
ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development and zoning trends in the area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

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



LEGEND

●	FOUND 1/2" IRON ROD	☼	TRAFFIC LIGHT
○	SET 1/2" IRON ROD	WM	WATER METER
⌀	FOUND 60-D NAIL	WV	WATER VALVE
PP	POWER POLE	TEL	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL	———	WOODEN FENCE
◉	IRRIGATION VENT	R.O.W.	RIGHT OF WAY
◧	COTTON PICKER SPINDLE FOUND	R-E	RIGHT OF WAY LINE TO EDGE OF ASPHALT
GM	GAS MARKER	E-E	EDGE OF ASPHALT TO EDGE OF ASPHALT
⊡	SINGLE POLE SIGN	P.O.C.	POINT OF COMMENCEMENT
⊕	WATER VALVE MARKER	P.O.B.	POINT OF BEGINNING
◎	IRRIGATION STAND PIPE	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:

1. Bearing Basis: Recorded plat of **Pride O' Texas Subdivision,** Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

EXHIBIT "A"

CITY OF MCALLEN
ANNEXATION AND REZONING
WARE VILLAGE SUBDIVISION

METES AND BOUNDS DESCRIPTION

BEING A 6.276 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING OUT OF A PART OF LOTS 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 6.276 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 108 LOCATED IN THE CENTER OF N. WARE ROAD; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF **610.0 FEET** TO A NAIL SET FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF **678.75 FEET** TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, A DISTANCE OF **74.87 FEET** TO A NAIL SET FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, **NORTH 53 DEGREES 42 MINUTES 30 SECONDS EAST**, A DISTANCE OF **35.16 FEET** TO A NAIL SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF **56.00 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, **NORTH 14 DEGREES 25 MINUTES 30 SECONDS EAST**, A DISTANCE OF 31.03 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP SET FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, **SOUTH 56 DEGREES 43 MINUTES 10 SECONDS WEST**, A DISTANCE OF **36.98 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107 FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, **NORTH 80 DEGREES 59 MINUTES 10 SECONDS WEST**, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107 AND PASSING THE WEST LINE OF SAID LOT 108 AND THE EAST LINE OF SAID LOT 107, A DISTANCE OF **560.60 FEET** IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 107, A DISTANCE OF **263.35 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, PASSING THE EAST LINE OF SAID LOT 107 AND THE WEST LINE OF SAID LOT 108, A DISTANCE OF **325.0 FEET** IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 108, A DISTANCE OF **325.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, PASSING THE WEST RIGHT-OF-WAY LINE OF SAID N. WARE ROAD, A DISTANCE OF 310.0 FEET IN ALL TO THE **POINT OF BEGINNING**, CONTAINING 6.276 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.660 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID N. WARE ROAD, LEAVING 5.616 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF **PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS.**
N:\SUBDIVISIONPLATS\WAREVILLAGE.SUB\6.276.091526

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in HIDALGO COUNTY, Texas, described as follows: A 6.276 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING OUT OF A PART OF (SEE METES AND BOUNDS DESCRIPTION) Lot 107 & 108, Block –, of PRIDE O' TEXAS SUBDIVISION, HIDALGO CO. Texas, according to the plat recorded in Volume 5, Page 58 & 59, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "C" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0300 C.

A.E.
DRN. BY

SEPT. 16, 2026
DATE

SP-24-26230-E
JOB NO.

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

Planning Department

Memo

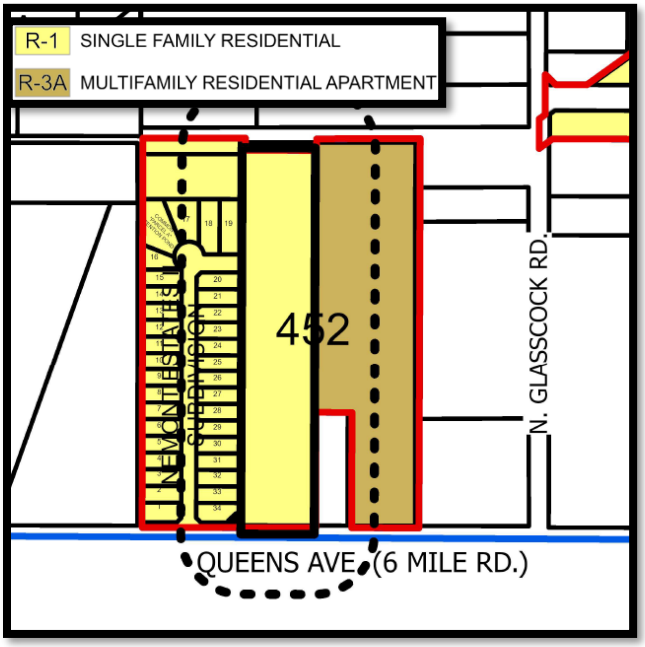
TO: Planning and Zoning Commission

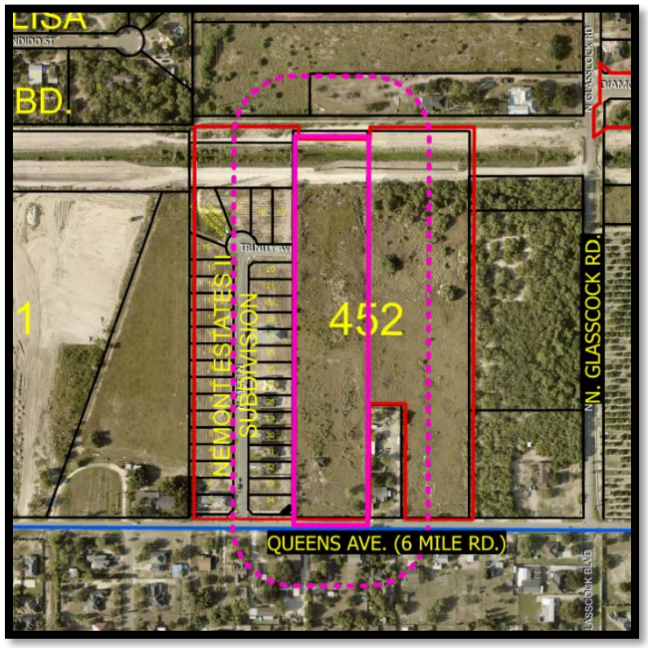
FROM: Planning Staff

DATE: November 17, 2026

SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: 7.18 (7.02 DEED) ACRES GROSS, MORE OR LESS, OUT OF LOT 452, AMENDED PLAT OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 7100 QUEENS AVENUE. (REZ2026-0179)**

LOCATION: The subject property is located on the north side of Queens Avenue, west of North Glasscock Road.





ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the west and R-3A (Multi-Family Residential Apartment-OC) District to the east. The areas to the north, south of the property and a portion along the southeast property are outside of the McAllen city limits.

PROPOSAL: The applicant has requested to rezone the property to R-1 (Single-Family Residential-UDC) District for a single-family home subdivision (Versailles Estates).

LAND USE: Surrounding uses include single-family residences and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Density Complete Neighborhoods. These uses focused in the close-in neighborhoods that have more vacant land for ground-up developments and allow for a combination of diverse residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Mixed-Density Complete Neighborhood areas focus on encouraging a wide variety of housing choices that put residential units in close proximity to goods, services and civic activities.

DEVELOPMENT TRENDS: The development trend along this area is single-family residential and vacant land.

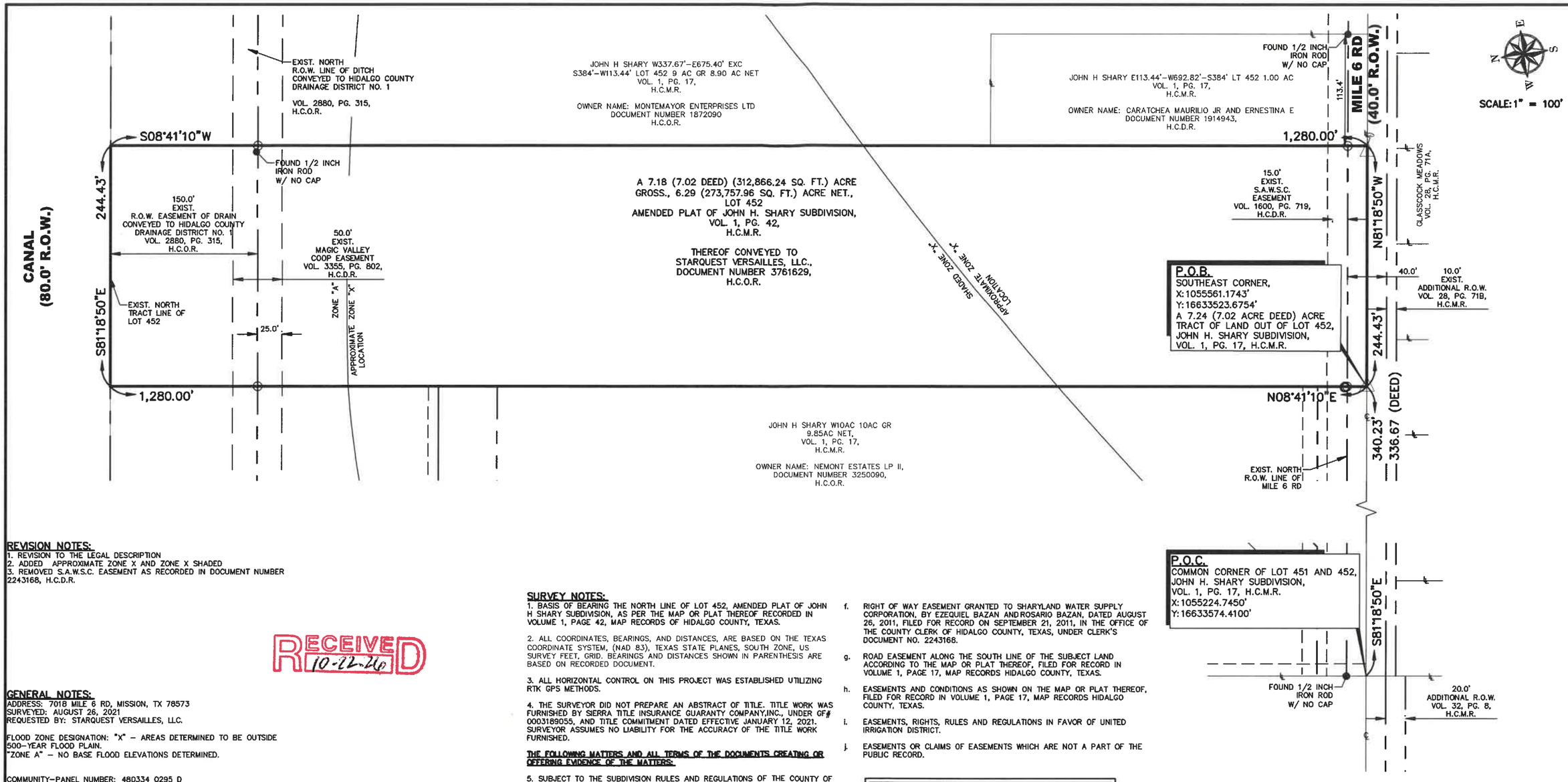
HISTORY: The property was initially zoned R-1 (Duplex-Fourplex Residential-OC) District upon annexation on January 10th, 2022.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



REVISION NOTES:
1. REVISION TO THE LEGAL DESCRIPTION
2. ADDED APPROXIMATE ZONE X AND ZONE X SHADED
3. REMOVED S.A.W.S.C. EASEMENT AS RECORDED IN DOCUMENT NUMBER 2243168, H.C.D.R.

RECEIVED
10-22-26

GENERAL NOTES:
ADDRESS: 7018 MILE 6 RD, MISSION, TX 78573
SURVEYED: AUGUST 26, 2021
REQUESTED BY: STARQUEST VERSAILLES, LLC.

FLOOD ZONE DESIGNATION: "X" – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
"ZONE A" – NO BASE FLOOD ELEVATIONS DETERMINED.

COMMUNITY-PANEL NUMBER: 480334 0295 D
MAP REVISED: JUNE 6, 2000

I, SAMUEL D. MALDONADO, CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN, © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

STATE OF TEXAS
REGISTERED
SAMUEL D. MALDONADO
6027
PROFESSIONAL
LAND SURVEYOR

10/12/2026

SAMUEL D. MALDONADO — DATE — REVISION 4
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUB 21.010	E.R.	S.D.M.	10/22/2026

SHEET 1 OF 3: SURVEY PLAT

SURVEY NOTES:
1. BASIS OF BEARING THE NORTH LINE OF LOT 452, AMENDED PLAT OF JOHN H SHARY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY SIERRA TITLE INSURANCE GUARANTY COMPANY,INC., UNDER GF# 0003189055, AND TITLE COMMITMENT DATED EFFECTIVE JANUARY 12, 2021. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

b. EASEMENTS FOR LATERALS, CANALS, DRAINAGE DITCHES, ETC. RESERVED IN DEED FROM MISSION CANAL CO., TO MISSION LAND IMPROVEMENT CO., DATED MARCH 17, 1910, FILED FOR RECORD ON APRIL 6, 1911, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 14, PAGE 201, DEED RECORDS HIDALGO COUNTY, TEXAS.

c. RIGHT OF WAY EASEMENT GRANTED TO SHARYLAND WATER SUPPLY CORPORATION, BY CHESTER J. HENRY AND WIFE, FRANKIE J. HENRY, DATED NOVEMBER 13, 1978, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 1600, PAGE 718, DEED RECORDS HIDALGO COUNTY, TEXAS.

d. RIGHT OF WAY EASEMENT GRANTED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. ONE, BY CHESTER J. HENRY AND WIFE, FRANKIE J. HENRY, DATED MARCH 2, 1990, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 2880, PAGE 315, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.

e. RIGHT OF WAY EASEMENT GRANTED TO MAGIC VALLEY ELECTRIC COOPERATIVE, INC., A TEXAS CORPORATION,BY CHESTER J. HENRY AND WIFE, FRANKIE J. HENRY, DATED OCTOBER 23 1992, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 3355, PAGE 802, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.

f. RIGHT OF WAY EASEMENT GRANTED TO SHARYLAND WATER SUPPLY CORPORATION, BY EZEQUIEL BAZAN AND ROSARIO BAZAN, DATED AUGUST 26, 2011, FILED FOR RECORD ON SEPTEMBER 21, 2011, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, UNDER CLERK'S DOCUMENT NO. 2243168.

g. ROAD EASEMENT ALONG THE SOUTH LINE OF THE SUBJECT LAND ACCORDING TO THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 1, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS.

h. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 1, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS.

i. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF UNITED IRRIGATION DISTRICT.

j. EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT A PART OF THE PUBLIC RECORD.

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
O	– FND. IRON PIPE
	– SET. PK-NAIL
	– FND. COTTON PICKER SPINDLE
℄	– LOT LINE
℄	– CENTER LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
O.R.H.C.	– OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
EXIST.	– EXISTING

PLAT SHOWING

7.18 (7.02 DEED) (312,866.24 SQ. FT.) ACRE GROSS., 6.29 (273,757.96 SQ. FT.) ACRE NET., TRACT OF LAND OUT OF LOT 452, AMENDED PLAT OF JOHN H SHARY SUBDIVISION AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES
SAM Engineering & Surveying
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00

Planning Department

Memo

TO: Planning and Zoning Commission

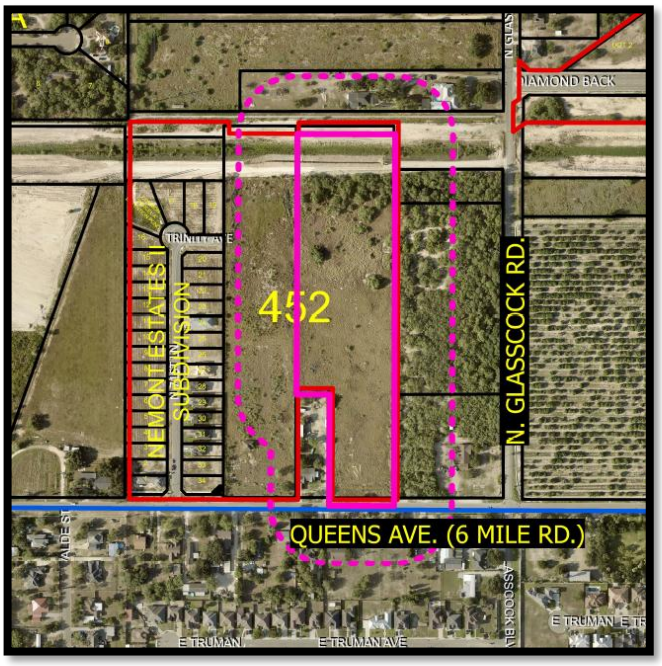
FROM: Planning Staff

DATE: November 17, 2026

SUBJECT: **REZONING FROM R-3A (MULTI-FAMILY RESIDENTIAL-OC) DISTRICT TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT: 8.92 ACRES GROSS, MORE OR LESS, OUT OF LOT 452, AMENDED PLAT OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 7000 QUEENS AVENUE. (REZ2026-0180)**

LOCATION: The subject property is located on the north side of Queens Avenue, west of North Glasscock Road.





ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the west. The areas to the north, south, east and a portion along the southeast of the proposed location are outside of the McAllen city limits.

PROPOSAL: The applicant has requested to rezone the property to R-3 (High-Density Residential-UDC) District for a multi-family home subdivision (Victory Landing).

LAND USE: Surrounding uses include single-family residences and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Density Complete Neighborhoods. These uses focused in the close-in neighborhoods that have more vacant land for ground-up developments and allow for a combination of diverse residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Mixed-Density Complete Neighborhood areas focus on encouraging a wide variety of housing choices that put residential units in close proximity to goods, services and civic activities.

DEVELOPMENT TRENDS: The development trend along this area is single-family residential and vacant land.

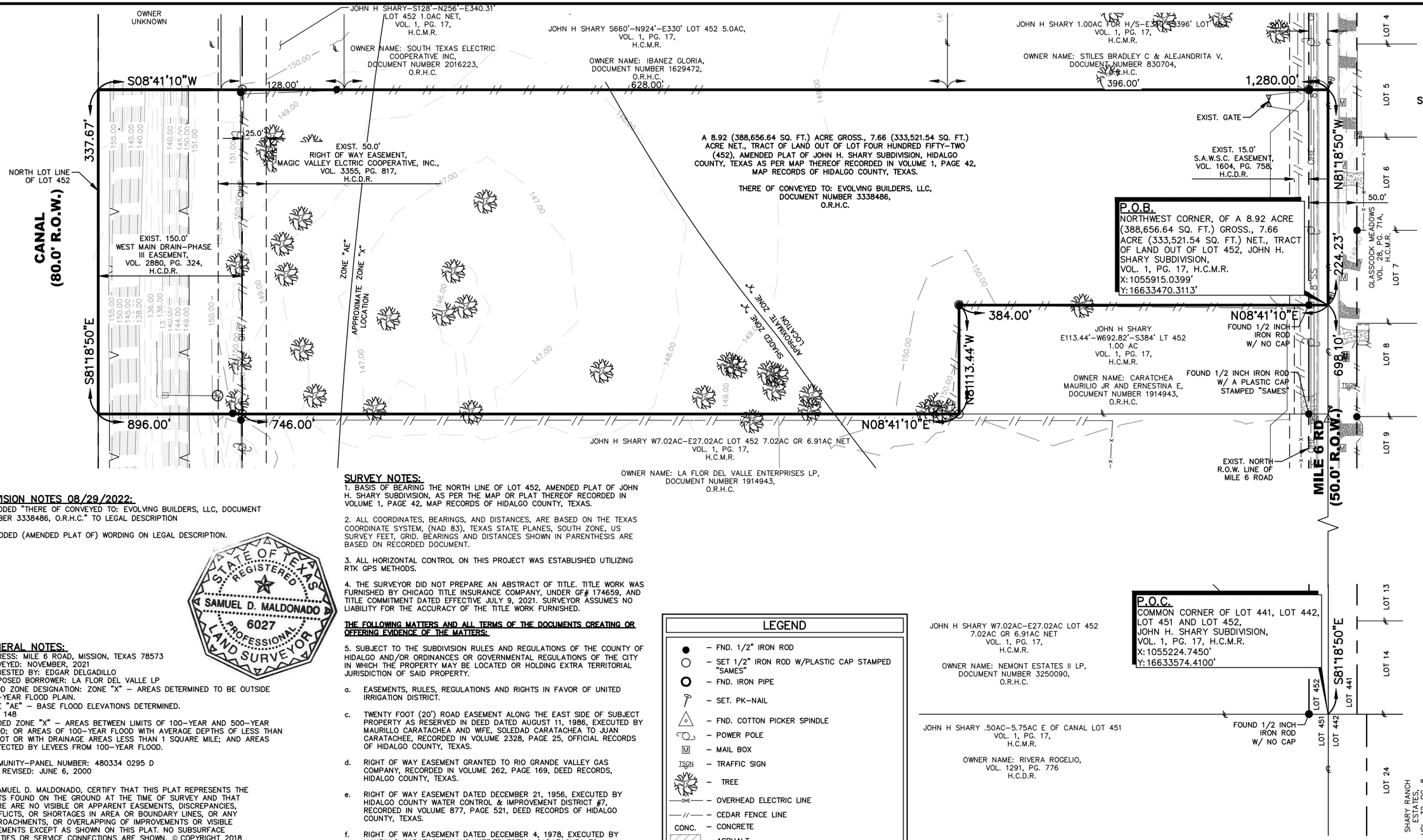
HISTORY: The property was initially zoned R-3A (Multi-Family Residential Apartments-OC) District upon annexation on October 24, 2022.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



REVISION NOTES 08/29/2022:

1. ADDED "THERE OF CONVEYED TO: EVOLVING BUILDERS, LLC, DOCUMENT NUMBER 3338486, O.R.H.C." TO LEGAL DESCRIPTION
2. ADDED (AMENDED PLAT OF) WORDING ON LEGAL DESCRIPTION.

GENERAL NOTES:

ADDRESS: MILE 6 ROAD, MISSION, TEXAS 78573
SURVEYED: NOVEMBER, 2021
REQUESTED BY: EDGAR DELGADILLO
PROPOSED BORROWER: LA FLOR DEL VALLE LP
FLOOD ZONE DESIGNATION: ZONE "X" – AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN.
ZONE "AE" – BASE FLOOD ELEVATIONS DETERMINED.
BFE: 148
SHADED ZONE "X" – AREAS BETWEEN LIMITS OF 100–YEAR AND 500–YEAR FLOOD; OR AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD.

COMMUNITY–PANEL NUMBER: 480334 0295 D
MAP REVISED: JUNE 6, 2000

I, SAMUEL D. MALDONADO, CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN, © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

STATE OF TEXAS · REGISTERED · SAMUEL D. MALDONADO · 6027 · PROFESSIONAL · LAND SURVEYOR

10/12/2026

SAMUEL D. MALDONADO DATE REVISION 2
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUB 21.014	E.R.	O.H.	10/27/2026

SURVEY NOTES:

1. BASIS OF BEARING THE NORTH LINE OF LOT 452, AMENDED PLAT OF JOHN H. SHARY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, UNDER GF# 174659, AND TITLE COMMITMENT DATED EFFECTIVE JULY 9, 2021. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

a. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF UNITED IRRIGATION DISTRICT.

c. TWENTY FOOT (20') ROAD EASEMENT ALONG THE EAST SIDE OF SUBJECT PROPERTY AS RESERVED IN DEED DATED AUGUST 11, 1986, EXECUTED BY MAURILLO CARATACHEA AND WIFE, SOLEDAD CARATACHEA TO JUAN CARATACHEE, RECORDED IN VOLUME 2328, PAGE 25, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

d. RIGHT OF WAY EASEMENT GRANTED TO RIO GRANDE VALLEY GAS COMPANY, RECORDED IN VOLUME 262, PAGE 169, DEED RECORDS, HIDALGO COUNTY, TEXAS.

e. RIGHT OF WAY EASEMENT DATED DECEMBER 21, 1956, EXECUTED BY HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #7, RECORDED IN VOLUME 877, PAGE 521, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

f. RIGHT OF WAY EASEMENT DATED DECEMBER 4, 1978, EXECUTED BY MAURILLO CARATACHEA AND WIFE.ERNESTINA CARATACHEA TO SHARYLAND WATER SUPPLY CORPORATION, RECORDED IN VOLUME 1604, PAGE 758, DEED RECORDS, HIDALGO COUNTY, TEXAS.

g. EASEMENT DATED MARCH 1, 1990, EXECUTED BY JUAN CARATACHEA TO HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, RECORDED IN VOLUME 2880, PAGE 324, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

h. EASEMENT AND RIGHT OF WAY DATED OCTOBER 20, 1992, EXECUTED BY JUAN CARATACHEA TO MAGIC VALLEY ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 3355, PAGE 817, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

i. RIGHT OF WAY EASEMENT IN FAVOR OF SHARYLAND WATER SUPPLY CORPORATION AS SHOWN BY INSTRUMENT DATED FEBRUARY 2, 2012, FILED FEBRUARY 15, 2012 UNDER DOCUMENT NUMBER 2012–2280982, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

o. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED.

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
O	– FND. IRON PIPE
	– SET. PK–NAIL
	– FND. COTTON PICKER SPINDLE
	– POWER POLE
M	– MAIL BOX
TSGN	– TRAFFIC SIGN
	– TREE
OHE	– OVERHEAD ELECTRIC LINE
—//—	– CEDAR FENCE LINE
CONC.	– CONCRETE
	– ASPHALT
	– CONCRETE
	– BRICK
℄	– LOT LINE
℄	– CENTER LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
O.R.H.C.	– OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
EXIST.	– EXISTING

PLAT SHOWING

A 8.92 (388,656.64 SQ. FT.) ACRE GROSS., 7.66 (333,521.54 SQ. FT.) ACRE NET., TRACT OF LAND OUT OF LOT FOUR HUNDRED FIFTY–TWO (452), AMENDED PLAT OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES
2721 FOUNTAIN PLAZA BLVD. TEL: (956) 702–8880
STE. A
EDINBURG, TEXAS 78539 FAX: (956) 702–8883
SURVEY FIRM REG. No. 101416–00
EDINBURG TX.

Planning Department

Memo

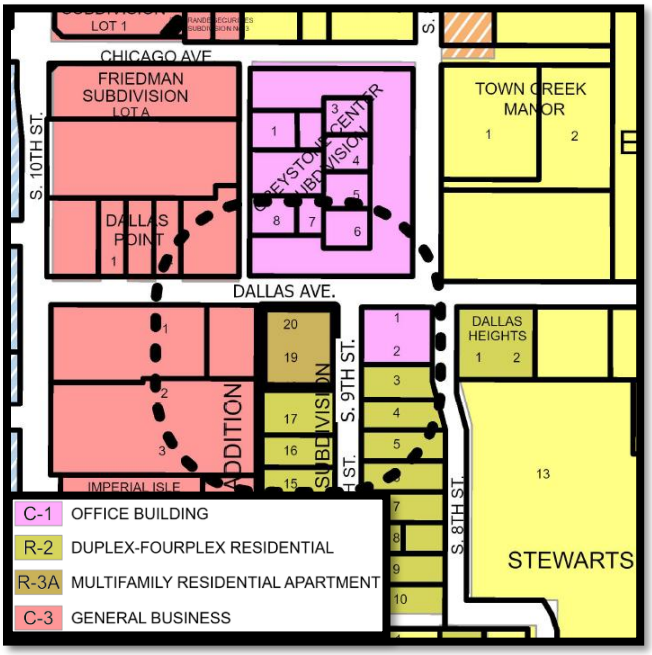
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 17, 2026

SUBJECT: **REZONING FROM R-3A (MULTI-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: 0.49 ACRE TRACT, MORE OR LESS, CONSISTING OF ALL OF THE NORTH 1/2 OF LOT 18, AND ALL OF LOTS 19 & 20, AMENDED MAP OF WALDRON'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 SOUTH 9TH STREET. (REZ2026-0181)**

LOCATION: The subject property is located on the southwest corner of Dallas Avenue and South 9th Street.





ADJACENT ZONING: The adjacent properties are zoned C-1 (Office Building-OC) District to the north and east, R-2 (Duplex-Fourplex Residential-OC) District to the south and east, and C-3 (General Business-OC) District to the west.

PROPOSAL: The applicant has requested to rezone the property to R-1 (Low-Density Residential-UDC) District for a proposed single-family home.

LAND USE: Surrounding uses include single-family residences, commercial, and office uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

DEVELOPMENT TRENDS: The development trend along this area is single-family and multi-family residential and commercial uses.

HISTORY: The property was initially zoned R-2 (Duplex-Fourplex Residential-OC) District during the comprehensive zoning in May 1979. A rezoning request from R-2 (Duplex-Fourplex Residential-OC) District to C-1 (Office Building-OC) District was approved at the City Commission meeting on March 5th 2002. Another rezoning request was submitted from C-1 (Office Building-OC) District to R-3A (Multi-Family Residential Apartments-OC) District and approved at the City Commission meeting of April 27, 2020.

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

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

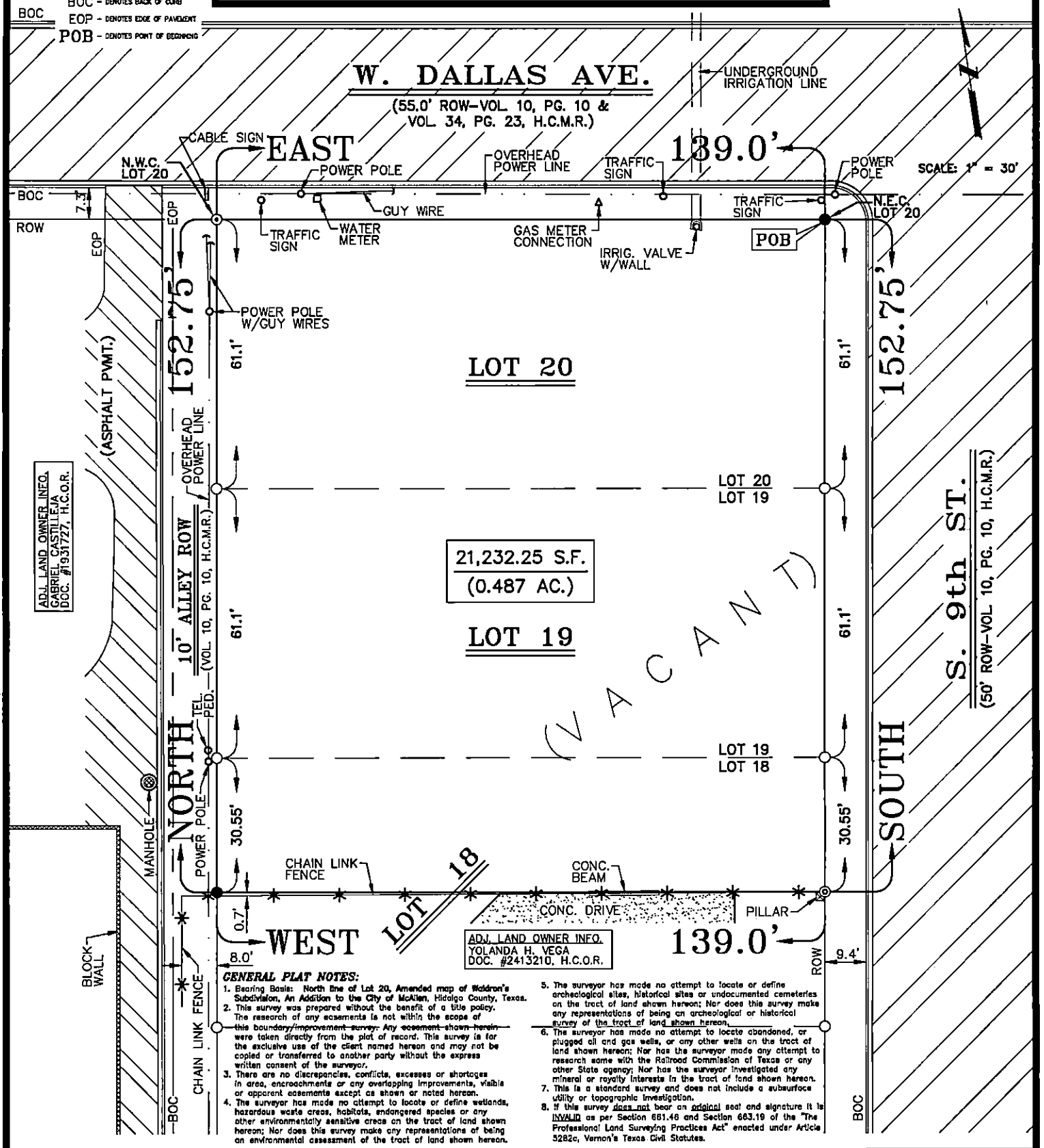
Staff has not received any phone calls, emails or letters in opposition to the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

LEGEND
- ● – DENOTES FOUND 5/8" PIPE
- ⊙ – DENOTES FOUND 1/2" PIPE
- ◎ – DENOTES SET 1/2" ROD
- ○ – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB
- EOP – DENOTES EDGE OF PAVEMENT
- POB – DENOTES POINT OF BEGINNING

COMMON AREA "A"
GREYSTONE CENTRE
VOL. 34, PG. 23,
H.C.M.R.



GENERAL PLAT NOTES:

1. Bearing Basis: North line of Lot 20, Amended map of Waldron's Subdivision, An Addition to the City of McAllen, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any ~~easement shown herein~~ were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 819 S. 9TH. STREET in McALLEN, Texas, described as follows: THE NORTH 1/2 OF LOT 18 AND ALL OF LOTS 19 AND 20,

Lot –, Block –, of AMENDED MAP OF WALDRON'S SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN HIDALGO CO.

Texas, according to the plat recorded in Volume 10 Page 10 of the MAP Records of

Planning Department

Memo

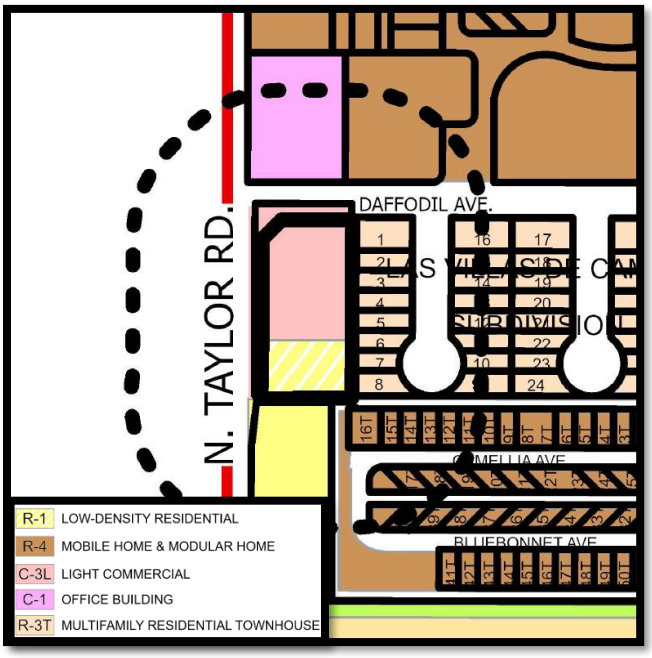
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 17, 2026

SUBJECT: **REZONING FROM C-3L (LIGHT COMMERCIAL-OC) DISTRICT AND R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: 0.87 ACRES OUT OF LOT 287, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2900 NORTH TAYLOR ROAD. (REZ2026-0182)**

LOCATION: The subject property is located on the southeast corner of North Taylor Road and Daffodil Avenue.





ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the south, R-3T (Multi-Family Residential Townhouse-OC) District to the east, C-1 (Office Building-OC) District to the north and the area to the west is outside of the McAllen city limits.

PROPOSAL: The applicant has requested to rezone the property to C-1 (Local Commercial-UDC) District.

LAND USE: Surrounding uses include single-family and multi-family residences commercial uses and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

DEVELOPMENT TRENDS: The development trend along this area is single-family and multi-family residential and commercial uses.

HISTORY: The property was zoned A-O (Agricultural and Open Space-OC) District upon annexation in 1986. A rezoning request to C-3 (General Business-OC) District was submitted and disapproved, but alternatively approved for C-3L (Light Commercial-OC) District at the City Commission meeting of January 14, 2013. A rezoning for the southern portion of the lot to R-1 (Low-Density Residential-UDC) District was approved at the City Commission meeting of May 12, 2025.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Taylor Survey

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

A 0.87 OF AN ACRE TRACT OF LAND OUT OF LOT 287, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2383263, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF LAS VILLAS DE CAMILA SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2542471, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND ON THE SOUTH RIGHT OF WAY LINE OF DAFFODIL AVENUE FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 81°19'00" E, 190.56 FEET, AND S 08° 41' W, 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 287.

THENCE; S 08°41'00" W, ALONG THE WEST LINE OF LAS VILLAS DE CAMILA SUBDIVISION, A DISTANCE OF 276.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH LINE OF ADOBE WELLS COUNTRY CLUB ESTATES SECTION II (RECORDED IN VOLUME 20, PAGE 166, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF LAS VILLAS DE CAMILA SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°42'38" W, ALONG THE NORTH LINE OF ADOBE WELLS COUNTRY CLUB ESTATES SECTION II, AND THE NORTH LINE OF THE WILLIAM J. BURCHAM TRACT (REMAINDER OF THE WEST 1.17 ACRES OF THE SOUTH 5.0 ACRES OF THE NORTH 10.0 ACRES OF LOT 287, JOHN H. SHARY SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 467491, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 141.04 FEET TO A 5/8" IRON ROD WITH CAP STAMPED ROWSS FOUND ON THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD FOR THE NORTHWEST CORNER OF THE WILLIAM J. BURCHAM TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 15°21'34" E, ALONG THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD, A DISTANCE OF 21.67 FEET TO A 5/8" IRON ROD WITH CAP STAMPED ROWSS FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

RECEIVED
SEP 21 2026
By ADLP

THENCE; N 08°41'37" E, ALONG THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD, A DISTANCE OF 225.99 FEET TO A 5/8" IRON ROD WITH CAP STAMPED ROWSS FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 53° 33'36" E, ALONG THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD, A DISTANCE OF 42.43 FEET TO A 5/8" IRON ROD WITH CAP STAMPED ROWSS FOUND ON THE SOUTH RIGHT OF WAY LINE OF DAFFODIL AVENUE FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°26'19" E, ALONG THE SOUTH RIGHT OF WAY LINE OF DAFFODIL AVENUE, A DISTANCE OF 108.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.87 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LAS VILLAS DE CAMILA SUBDIVISION RECORDED IN INSTRUMENT NUMBER 2542471, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: APRIL 5, 2022

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



Taylor Survey

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
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RECEIVED
SEP 21 2026
By A.DLP

THENCE; N 08°41'37" E, ALONG THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD, A DISTANCE OF 225.99 FEET TO A 5/8" IRON ROD WITH CAP STAMPED ROWSS FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

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DATE PREPARED: APRIL 5, 2022

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



Planning Department

Memo

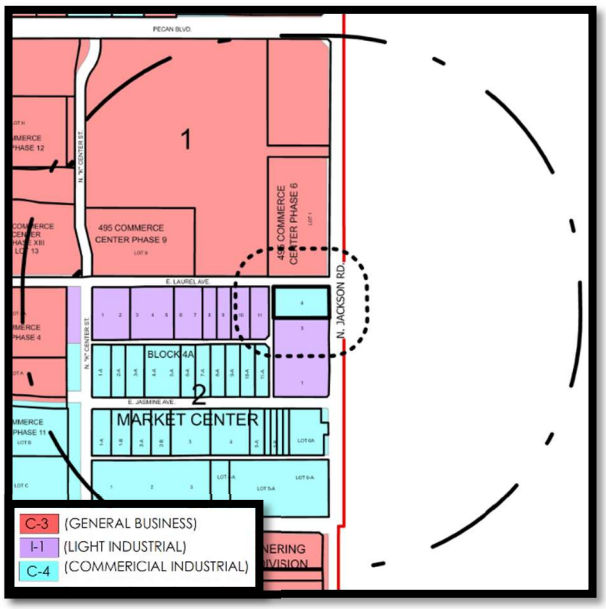
TO: Planning and Zoning Commission

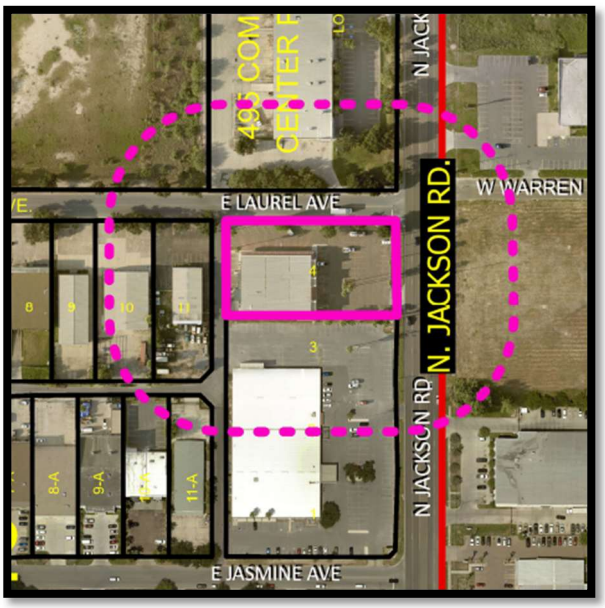
FROM: Planning Staff

DATE: November 17, 2026

SUBJECT: **REQUEST OF REYES GONZALEZ JR., ON BEHALF OF UNITED COVENANT MINISTRIES OF SOUTH TEXAS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (CHURCH) AT LOT 4, BLOCK 3, MARKET CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 1111 NORTH JACKSON ROAD (CUP2026-0085)**

BRIEF DESCRIPTION: The property is located on the southwest corner of North Jackson Road and East Laurel Avenue and is zoned C-4 (Commercial Industrial-OC) District. Adjacent zoning include C-3 to the north and I-1 (Light Industrial-OC) District to the west and south. A church is allowed in a C-4 (Commercial Industrial-OC) District with a Conditional Use Permit and in compliance with requirements.





HISTORY: Market Center Subdivision was recorded on August 15, 1983. United Covenant Ministries of South Texas was initially granted a one year Conditional Use Permit on August 9, 2024, for a different location within the same building. After the permit expired, the applicant reapplied on May 4, 2026, for the same location. The request was approved for an additional one year period at the Planning and Zoning Commission meeting on June 16, 2026. On September 21, 2026, the applicant submitted a new application for a Conditional Use Permit for the 1111 N. Jackson Road address, which is located within the same building.

SUMMARY/ANALYSIS: The applicant is reapplying for a Conditional Use Permit at the new address to accommodate a larger space and continue operating a church under the name United Covenant Ministries of South Texas. The proposed hours of operation are Sundays from 10:00 a.m. to 2:00 p.m. and Wednesdays from 6:00 p.m. to 9:00 p.m.

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

1) No form of pollution shall emanate beyond the immediate property line of the permitted use;

2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use;

3) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial;

4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. 180 seats are proposed, making their parking requirement 45 spaces. The applicant is providing 60 spaces;

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

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

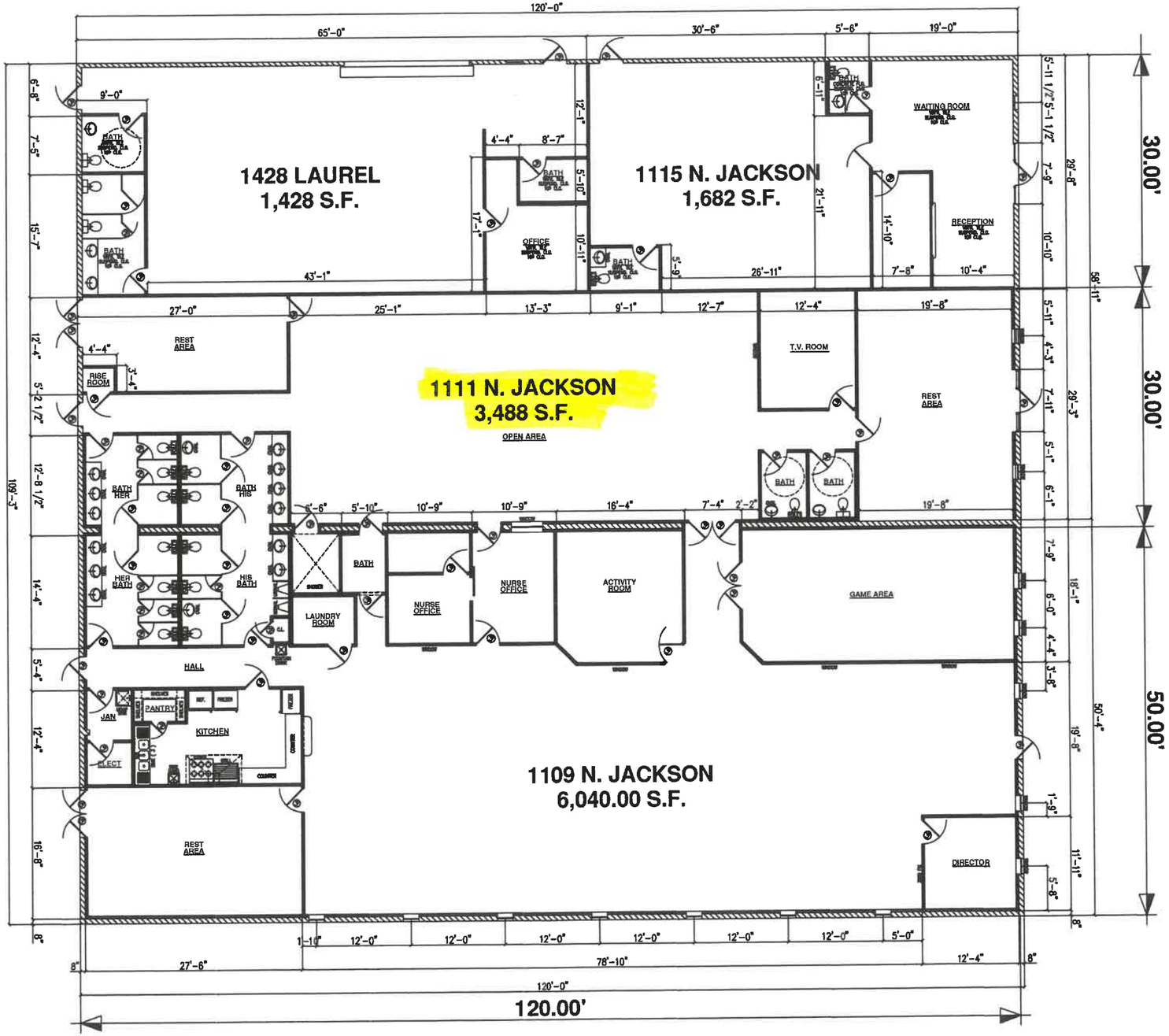
7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;

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

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

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

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



CURRENT
FLOOR PLAN

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

SEP 21 2026

BY: CW

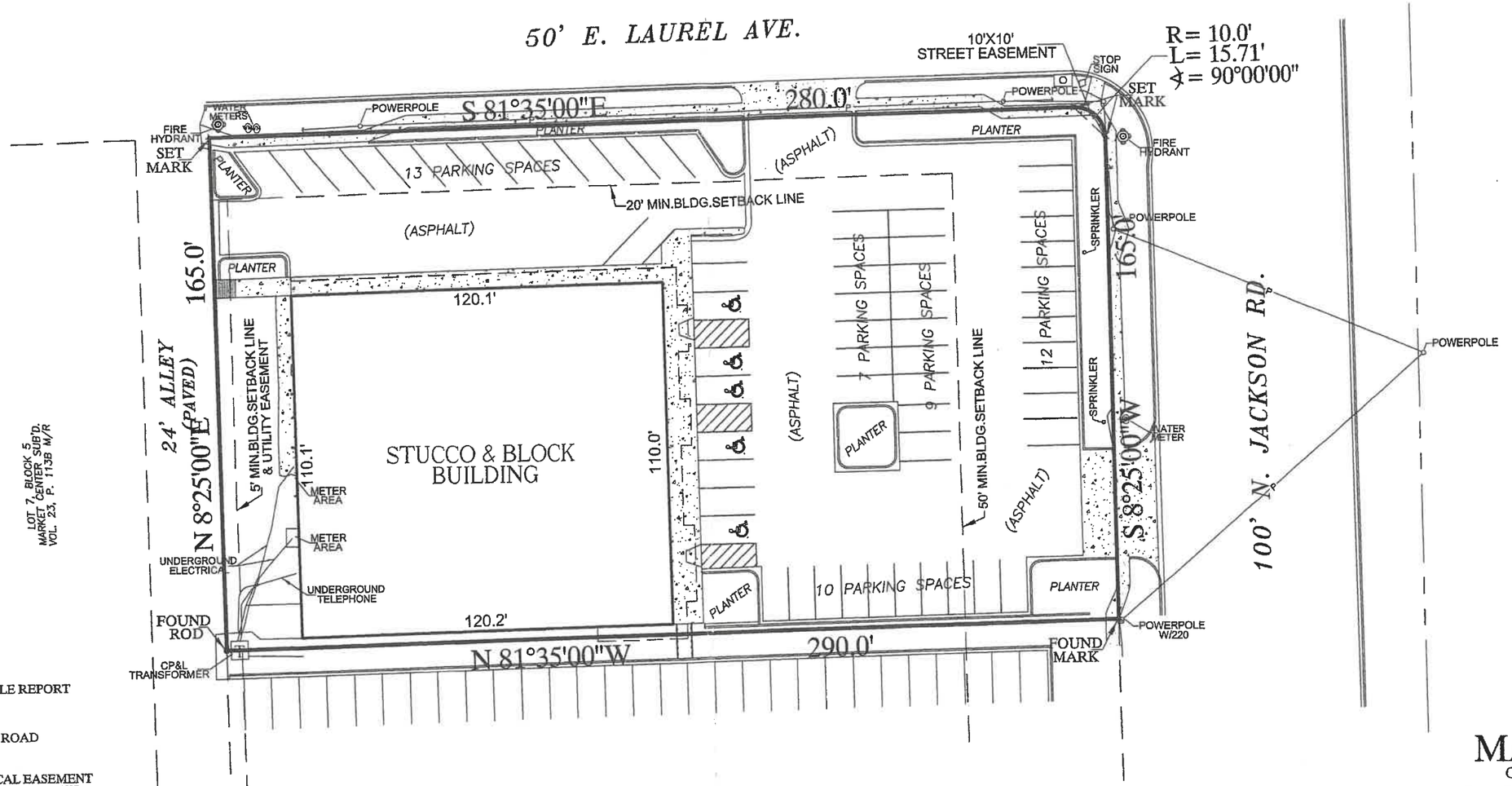
J.M. MOFFITT CONSTRUCTION

OFFICE (956) 686 8374
FAX (956) 686 0076

1128 PECAN BLVD.
McALLEN, TEXAS. 78501

DATE: 10-05-2026
PLAN No.
DRAWN BY:

SHEET No.
OF:



SURVEY DONE WITHOUT BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT.

ADDRESS: 1109, 1111, 1113, & 1115 N. JACKSON ROAD

PROPERTY SUBJECT TO CP&L CO. ELECTRICAL EASEMENT FOR UNDERGROUND ELECTRICAL LATERAL TOGETHER WITH INGRESS & EGRESS TO THEIR FACILITIES

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE DESCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE " B " OF THE FLOOD INSURANCE RATE MAPS.

STATE OF TEXAS REGISTERED MICHAEL FABIAN 4893 PROFESSIONAL LAND SURVEYOR

MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS.

COPYRIGHT MICHAEL FABIAN SURVEYING, INC. 2010, INVALID WITHOUT AN ORIGINAL SIGNATURE AND EMBOSSED SEAL PER SECTION 50 (A) & (B) (3) OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER ARTICLE 5282 C VERNONS TEXAS CIVIL STATUTES.

SEP 21 2020

BY: _____

MAP
OF
LOT 4, BLOCK 3
MARKET CENTER SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS
RECORDED IN VOL. 23, P. 113B M/R.

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
Land Surveying & Consultants
320 North 15 th. Street
McAllen, Texas
Phone: (956) 630-1432 Fax: (956) 687-4660

Right-of-way, Topographic, Construction Stakeout, Subdivision, Coordination, Well Locations, Mortgage Surveys
MICHAEL FABIAN, R. P. L. S.

WO.#: 02320 CRD.:W02320

SCALE: 1"=40' DATE: 12-28-2010

M:\2010\Surv-Plats\02320.dwg 1/6/2011 14:47:17


SIGNS
LOWEST PRICES GUARANTEED
956-681-8308
INDOOR & OUTDOOR
CUSTOM SIGNS
LED LETTERS
CUSTOM SIGNS
BANNERS
United Covenant
MINISTRIES
CUP2026-0085
NOTICE
INSTITUTIONAL
USE FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET
FOR
LEASE
6040 SQ
FT
W. MOFFIT

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*23rd Street Plaza Subdivision*
Owner Name	*Luis Angel Trevino*
Engineering Firm	*MAS Engineering, LLC*
Existing Zoning	*C-3 (General Business-OC) District*
Proposed Zoning	*TBD*
Number of Lots	*1*

City of McAllen Planning Department


LOCATION
PROPOSED
23RD STREET PLAZA
SUBDIVISION
N. 23RD ST
N 23RD ST
WARBLER AVE
N. 22ND ST.
N. 22ND LN.
XENOPS
N
W
E
S

MAP
OF
23 RD. STREET PLAZA SUBDIVISION
McALLEN, TEXAS

A 0.95 ACRE TRACT OF LAND OUT OF BLOCK 14, TRENTON PARK ESTATES, PHASE 2, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 23, PAGES 29-30, MAP RECORDS OF SAID COUNTY

METES AND BOUNDS

A 0.95 ACRE TRACT OF LAND OUT OF BLOCK 14, TRENTON PARK ESTATES, PHASE 2, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 23, PAGES 29-30, MAP RECORDS OF SAID COUNTY; SAID 0.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

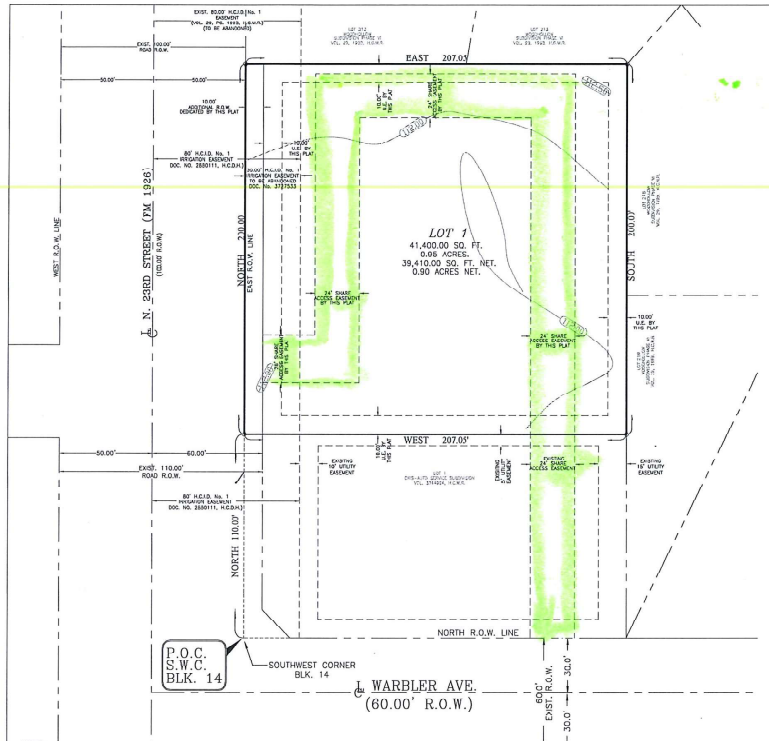
COMMENCING AT A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 14, THENCE WITH THE WEST LINE OF SAID BLOCK 14, THE EAST RIGHT OF WAY OF N. 23RD ST. (F.M. 1926), NORTH 110.0 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF AND PLACE OF BEGINNING;

THENCE CONTINUING WITH THE WEST LINE OF SAID BLOCK, NORTH 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 212, WOODHOLLOW SUBDIVISION PHASE VI AS RECORDED IN VOLUME 29, PAGE 199-N, FOR THE NORTHWEST CORNER HEREOF, WHENCE A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND BEARS WEST 0.40 FEET;

THENCE WITH THE SOUTH LINE OF LOTS 212 AND 213 OF SAID WOODHOLLOW SUBDIVISION PHASE VI, EAST 207.05 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT A CORNER OF SAID LOT 213, FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST LINE OF LOTS 218 AND 219 OF SAID WOODHOLLW SUBDIVISION PHASE VI, SOUTH 200.00 FEET TO A ONE-HALF (1/2) DIAMETER IRON ROD WITH CAP STAMPED "PENA 5242" FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF GRIS AUTO SERVICE'S TRACT AS DESCRIBED IN DOCUMENT NUMBER 2690093, OFFICIAL RECORDS, WEST 207.05 FEET TO THE PLACE OF BEGINNING, CONTAINING NINETY-FIVE HUNDREDTHS (0.95) ACRE, MORE OR LESS.



SCALE 1:30

LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
R.O.W.	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CURB
D.D	BACK OF CURB TO BACK OF CURB
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
M.B.S.L.	MINIMUM BUILDING SETBACK LINE

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

NOTES:

1.- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR INLINE WITH EXISTING STRUCTURES OR GREAT FOR EASEMENT, WHICHEVER GREATER APPLIES

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREAT FOR EASEMENT, WHICHEVER GREATER APPLIES

SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREAT FOR EASEMENT, WHICHEVER GREATER APPLIES

2.- FLOOD ZONE STATEMENT: ZONE "C" AREAS OF MINIMAL FLOODING, AS PER COMMUNITY-PANEL NUMBER: 480343 0005-C REVISED NOVEMBER 2, 1982.

3.- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

4.-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.

5.- STORM WATER RETENTION OF 8,603 C.F. OR 0.20 AC-FT IS REQUIRED FOR THIS SUBDIVISION.

6.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF ONE LOT.

7.- A MINIMUM 5.0 FT. WIDE SIDEWALK IS REQUIRED ALONG NORTH 23RD STREET.

8.- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

9.- 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

10.- NEAREST CITY OF McALLEN BENCHMARK, MC 49, SAID BENCHMARK IS LOCATED ON SOUTHWEST CORNER OF THE INTERSECTION OF 23RD & MILE 5 LINE ROAD, ELEVATION 110.82. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP.

11.- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.

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

13.- COMMON AREAS, ANY PRIVATE SERVICE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

14.- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

15.- 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

16.- A MINIMUM 24 FT. PRIVATE SERVICE DRIVE WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE OWNERS AND NOT THE CITY OF McALLEN

17. ALL EASEMENTS AND R.O.W.'S SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT, UNLESS OTHERWISE SHOWN.

18.-DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE SYSTEM.

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

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

21.-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.

22.-HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

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

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

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

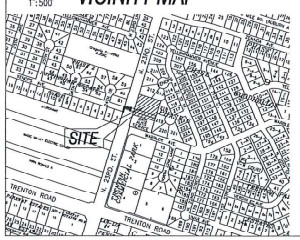
26.-NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT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

27.- HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

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

VICINITY MAP

1"=500'



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 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 TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, 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.

_____ DATE _____
DAVID O. SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINNERS & SURVEYORS
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
(956) 682-9081

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE 23 RD. STREET PLAZA SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, 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.

_____ _____
LUIS ANGEL TREVIÑO DATE
405 N. 48th ST.
McALLEN TEXAS. 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS ANGEL TREVIÑO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION

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

NOTARY PUBLIC

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

_____ _____
MAYOR, CITY OF McALLEN DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

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

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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.

STATE OF TEXAS
MARIO A. SALINAS
96611
LICENSED PROFESSIONAL ENGINEER

_____ _____
MARIO A. SALINAS DATE
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H.
McALLEN, TEXAS 78501

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	LUIS ANGEL TREVIÑO	406 N. 48th ST.	McALLEN, TX. 78501	(956) 366-0362
ENGINEER:	MARIO A. SALINAS	3911 N. 10th ST. SUITE H	McALLEN, TX. 78501	(956) 537-1311
SURVEYOR:	DAVID O. SALINAS	2021 DAFFODIL AVE.	McALLEN, TX. 78501	(956) 682-9081

DATE OF PREPARATION: SEPTEMBER 08, 2026

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
3011 N 10TH. ST. STE. H
McALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/12/2026

SUBDIVISION NAME: 23RD STREET PLAZA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 23rd Street (FM 1926): 10 ft. dedication for 60 ft. from centerline for total ROW of 120 ft. Paving: By State Curb & gutter: By State - Label the total R.O.W. after accounting for dedication. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16ft. - 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", was provided in plat note 13. - A 24 ft. Shared Access Easement is proposed to extend north by this plat from the existing easement within Cris-Auto Service Subdivision to the south. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: In accordance with the Zoning Ordinance or inline with existing structures or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
* 5 ft. wide minimum sidewalk required along N. 23rd Street (FM 1926). **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ - Refer to Traffic comment regarding driveway on N. 23rd Street (FM1926) must be in alignment with Xenops Avenue to the west of N. 23rd Street. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Remove plat note 4. No HOAs are necessary. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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 (OC) Proposed: C-3 (OC) - Application on file does not reflect a proposed zone. **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.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: * Must comply with City's Access Management Policy. - Subdivision will require a public hearing prior to final. - Remove plat note 4. No HOAs are necessary. - Remove duplicate plat notes 24-28. - Provide the bearings on both the plat and metes & bounds. - Label the POB on the plat.	Required
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Final Form, subject to conditions noted.	Applied

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*The Hills at Sharyland Lot 20A Subdivision*
Owner Name	*Aldape Development, LLC*
Engineering Firm	*MAS Engineering, LLC*
Existing Zoning	*R-3A (Multifamily Residential Apartment-OC) District*
Proposed Zoning	*R-3A (Multifamily Residential Apartment-OC) District*
Number of Lots	*1*

City of McAllen Planning Department

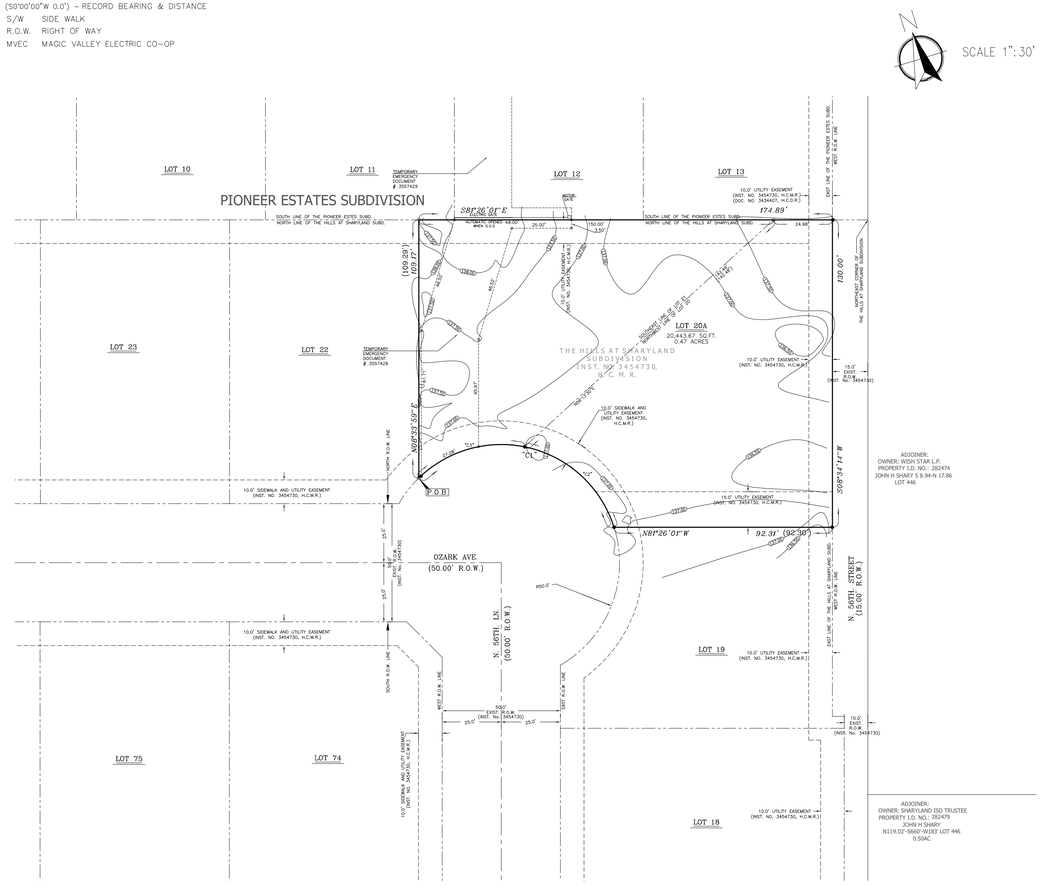

N
W
E
S
LOCATION
PROPOSED THE HILLS ON SHARYLAND LOT 20A SUBDIVISION
HCAD 2026
OZARK AVE
N 56TH LN
19
18
17
14
9
10
11
12
13
24
23
22
21
20
19
76
75
74
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71
72
73
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16

LEGEND

- ● FOUND 1/2" IRON ROD
- ⨯ FOUND "X" MARK ON CONCRETE
- ○ SET 1/2" IRON ROD W/YELLOW CAP MARKED "SEA 5782"

(S0°00'00"W 0.0') – RECORD BEARING & DISTANCE

S/W SIDE WALK
R.O.W. RIGHT OF WAY
MVEC MAGIC VALLEY ELECTRIC CO-OP



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
"C1"	73.45'	50.00'	84°09'48"	N50°58'22"W 67.02'
"C2"	53.43'	50.00'	61°13'50"	N39°30'23"W 50.93'

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 HILLS AT SHARYLAND 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.

_____ _____
ALDAPE DEVELOPMENT, LLC DATE
JAVIER ALDAPE MALDONADO
MANAGING MEMBER
4508 TYLER AVE. MCALLEN, TX 75803

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER ALDAPE MALDONADO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY _____ OF _____, 2024.

_____
NOTARY PUBLIC

N
SCALE 1": 750'

VICINITY MAP



UNITED IRRIGATION DISTRICT

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

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

ATTEST:

_____ _____
PRESIDENT SECRETARY

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 DATE
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, THE UNDERSIGNED, DAVID O. SALINAS, 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.

_____ _____
DAVID O. SALINAS. RPLS DATE
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. McALLEN, TEXAS 78501
(956) 682-9081

NOTES:

1. FLOOD ZONE STATEMENT:
THE TRACT LIES IN "ZONE X" IS DEFINED AS AREAS WITH 500-YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AN AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOODS. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.

2. SETBACKS: FRONT: 20.00 FEET EXCEPT 15.00 FEET FOR UNENCLOSED CARPORT OR GREATER FOR EASEMENT
REAR: 10.00 FEET OR GREATER FOR EASEMENT
SIDE: 6.00 FEET OR GREATER FOR EASEMENT
CORNER: 10.00 FEET OR GREATER FOR EASEMENT
GARAGE: 18.00 FEET EXCEPT WHERE A GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

3. 5.0 FEET WIDE MINIMUM SIDEWALK REQUIRED ON N. 56TH STREET PER RECORDED PLAT AND A 4 FEET SIDEWALK ON BOTH SIDE OF INTERIOR STREETS ON N. 56TH LN. & OZARK AVE..

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

5. CITY OF McALLEN BENCHMARK: MC 42 IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK ROAD AND 6 MILE LINE, THE MONUMENT IS 28 FEET WEST OF THE CENTERLINE OF GLASSCOCK ROAD AND 122 FEET NORTH OF THE CENTERLINE OF MILE 6 LINE. ELEV. 149.58 FEET HORIZONTAL DATUM NAD 83
LAT. 26°17'50675.74"N
LONG. 098°16'45.90670"W

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 208,519.00 CUBIC-FEET 4.79 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS

7. 6.0 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILTY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. 56TH STREET.

8. 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.

9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 56TH STREET.

10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

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

12. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.

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

14. DRAINAGE DETENTION AREAS MUST BE MAINTAINED BY THE LOT OWNERS/HOA, AND NOT THE CITY OF MCALLEN.

15. AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE HILLS AT SHARYLAND SUBDIVISION, RECORDED AS DOCUMENT NUMBER 3454729 HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER 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 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 THE HILLS AT SHARYLAND SUBDIVISION, RECORDED UNDER DOCUMENT NUMBER 3454729 HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND /OR ASSIGNS , AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LOTS , COMMON DETENTION AREA AND ITS PERIMETER FENCE/WALL.

16. 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

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

18. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

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

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

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

22. UID BLANKET EASEMENT RESERVATION DOC. 1920-1140162, PER 09/22/1920

23. ALL UTILITY EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE NOTED.

24. ONCE THE TEMPORARY EMERGENCY EXIST IS ABANDON (DOC. NO. 3557429), THE PROPERTY OWNER MAY APPLY FOR A NEW BUILDING PERMIT FOR ADDITIONAL STRUCTURES. IN COMPLIANCE WITH THE CITY OF MCALLEN.

25. AS PER THE PLAT NOTE ON PIONEER ESTATES: A TEMPORARY EMERGENCY EASEMENT WILL BE UTILIZED AND DEDICATED BY SEPARATE INSTRUMENT #3557429, UNTIL NORTH 56TH STREET IS CONSTRUCTED, ONCE NORTH 56TH STREET IS ESTABLISHED THE TEMPORARY EMERGENCY EASEMENT WILL THEN BE ABANDONED BY SEPARATE INSTRUMENT NUMBER.

26. AS PER THE PLAT NOTE ON PIONEER ESTATES: LOT 12 TOTAL ACREAGE: 0.228ACRES, 9941 SQ FT. SAVE AND EXCEPT: TEMPORARY EASEMENT AGREEMENT FOR ACRES OF CALLED "TRACT-1" 0.072ACRES, 3415 SQ FT. AS DESCRIBED IN DOCUMENT # 3557429, OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS. THE TEMPORARY EASEMENT WILL BE USED IN CASE OF EMERGENCIES AND THE HOA WILL BE MAINTAINING THESE EASEMENTS TILL THEY GET ABANDON.+

27. THE HOA IS ACKNOWLEDGING THE REPLAT OF THE ORIGINAL THE HILLS AT SHARYLAND.

28. NO PARKING ALONG THE TEMPORAY EASEMENT.

29. SITE PLAN MUST BE APPROVED BY THE PLANNING AND OTHER DEVELOPMENT DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.

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

31. 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.

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:	JAVIER ALDAPE	4508 S. TYLER AVE.	MCALLEN, TEXAS 78503	(956) 802-4785
ENGINEER:	MARIO A. SALINAS	3911 N. 10TH. ST. SUITE H	MCALLEN, TEXAS 78501	(956) 537-1311
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081

MAP
OF
THE HILLS AT SHARYLAND
LOT 20A SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING ALL OF LOTS 20 & 21, THE HILLS AT SHARYLAND SUBDIVISION INSTRUMENT NUMBER 3454730, H.C.M.R. HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

BEING A 0.47 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 20 AND 21, THE HILLS AT SHARYLAND SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3454730, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.47 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 21 FURTHER BEING ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF OZARK AVE. FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 33 MINUTES 59 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 21, A DISTANCE OF 109.17 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 21 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 26 MINUTES 01 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 150.0 FEET PASS THE NORTHEAST CORNER OF SAID LOT 21 AND THE NORTHWEST CORNER OF SAID LOT 20, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 174.89 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 20 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 34 MINUTES 14 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 20, A DISTANCE OF 130.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 20 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 81 DEGREES 26 MINUTES 01 WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 92.31 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 20 LOCATED ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID OZARK AVE. AND FURTHER BEING ON A CURVE TO THE LEFT WHOSE RADIUS IS 50.0 FEET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, TO THE LEFT COINCIDENT WITH A WESTERN LINE OF SAID LOT 20 AND THE NORTH RIGHT-OF-WAY LINE OF SAID OZARK AVE., AN ARC LENGTH DISTANCE OF 53.43 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 20 AND THE SOUTHEAST CORNER OF SAID LOT 21, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 21, AT AN ARC LENGTH OF 101.90 FEET (DELTA 116 DEGREES 46 MINUTES 05 SECONDS; CHORD BEARING: NORTH 67 DEGREES 16 MINUTES 31 SECONDS WEST, 85.16 FEET) IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.47 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

CERTIFICATION OF THE MAYOR OF THE 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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF MCALLEN DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____ _____
CHAIRMAN, PLANNING & 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.

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

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE HILLS AT SHARYLAND SUBDIVISION LOCATED AT SHARY RD. AND SOUTH OF MILE 6 IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE OF PREPARATION NOVEMBER 2ND, 2026

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2026

SUBDIVISION NAME: THE HILLS AT SHARYLAND LOTS 20A	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 56th Street: 30 ft. R.O.W. dedication required for future 60 ft. R.O.W. 15 ft. existing R.O.W. is shown on the plat as per approved variance for future 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - A variance (VAR2021-0012) to provide 15 ft. R.O.W. dedication was approved by the Planning & Zoning Commission on April 5, 2022, and by City Commission on April 25, 2022. This was for "The Hills at Sharyland Subdivision" and will apply this replat as well. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Interior Streets: 60 ft. of R.O.W. (The recorded plat of the Hills proposed 50 ft. R.O.W. with 40 ft. of paving and sidewalk easements provided on both sides.) Paving: 40 ft. Curb & gutter: both sides - Variances approved by P&Z for 50 ft R.O.W. with 10 ft. sidewalk & utility easements will apply. **The Actions on this variance will apply to this subdivision. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multifamily residential districts. - Residential subdivision with commercial service. As per public works, this project does not provide for service drives, to be done at the time of site plan review. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 feet except 15 feet for unenclosed carport or greater for easement. **Scripter error on recorded plat. - At the meeting of April 5, 2022, the P&Z commission recommended approval of a variance for 15 ft. front setback for unenclosed carports. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 feet or greater for easement. **Zoning Ordinance: Section 138-356	Applied

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

* Sides: 6 feet or greater for easement. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 feet or greater for easement. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 feet except where a greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. 56th street per recorded plat and a 4 ft. sidewalk on both sides of interior streets on N. 56th Ln & Ozark Ave. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 56th street. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. 56th Street. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, any private service drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied

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

* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3A (OC) Proposed: R-3A (OC) **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. - For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, TG waived for replat of the two lots.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Any plat note should remain as the original plat notes. Any changes will require a vacate and replat. - The subdivision will require a public hearing. -Need to revise application as per the revised new name. - Needs to add a plat note for the HOA acknowledgement that this replat is part of the original subdivision, finalize prior to final/recording. Plat note shown may require revision.	Required
RECOMMENDATION	
RECOMMENDATION: Staff recommends approval of the subdivision in Final Form, subject to conditions noted.	Applied

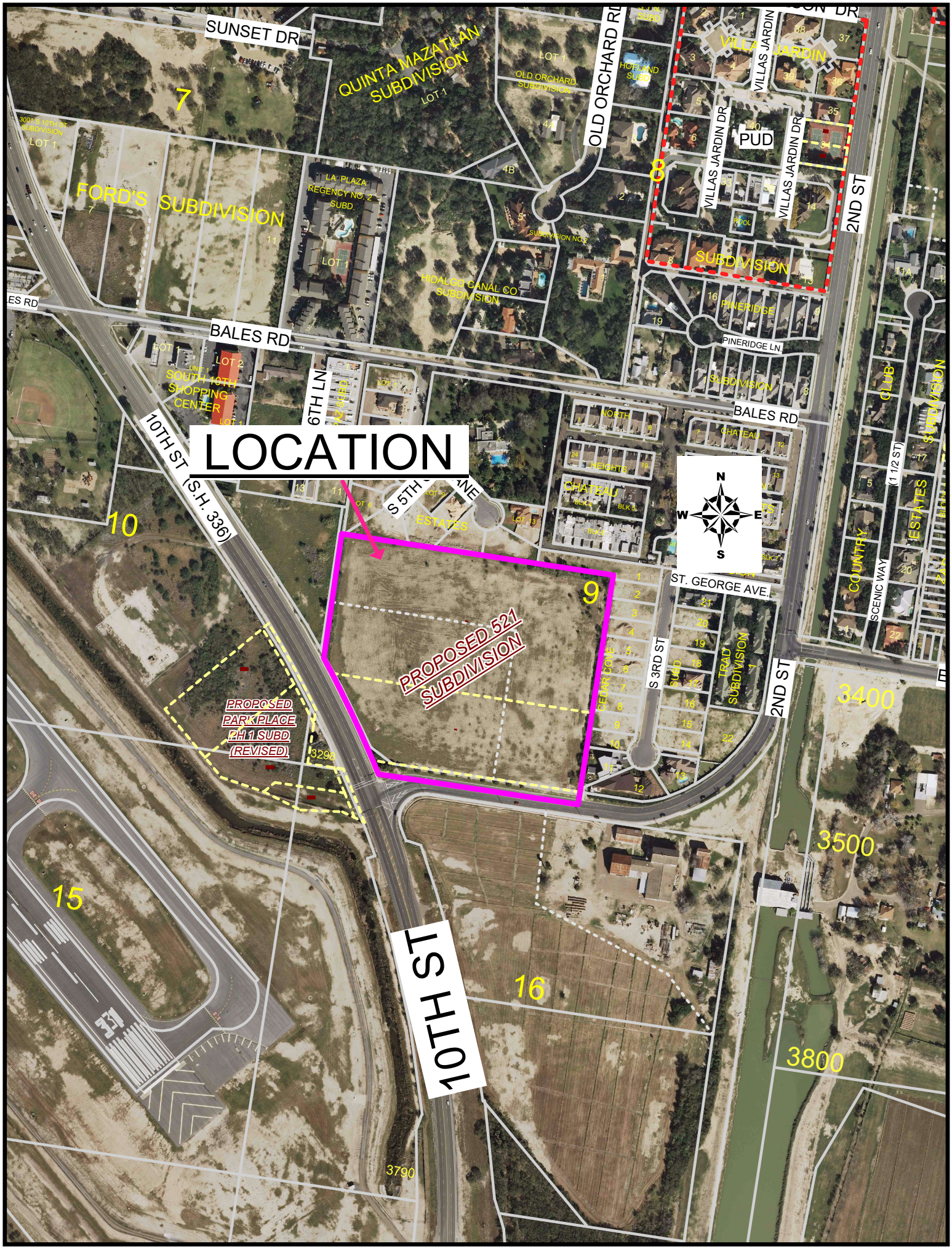
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*521 Subdivision*
Owner Name	*MDM Land Company, LLC*
Engineering Firm	*Rio Delta Engineering*
Existing Zoning	*C-3- General Business*
Proposed Zoning	*C-3 – General Business*
Number of Lots	*2*

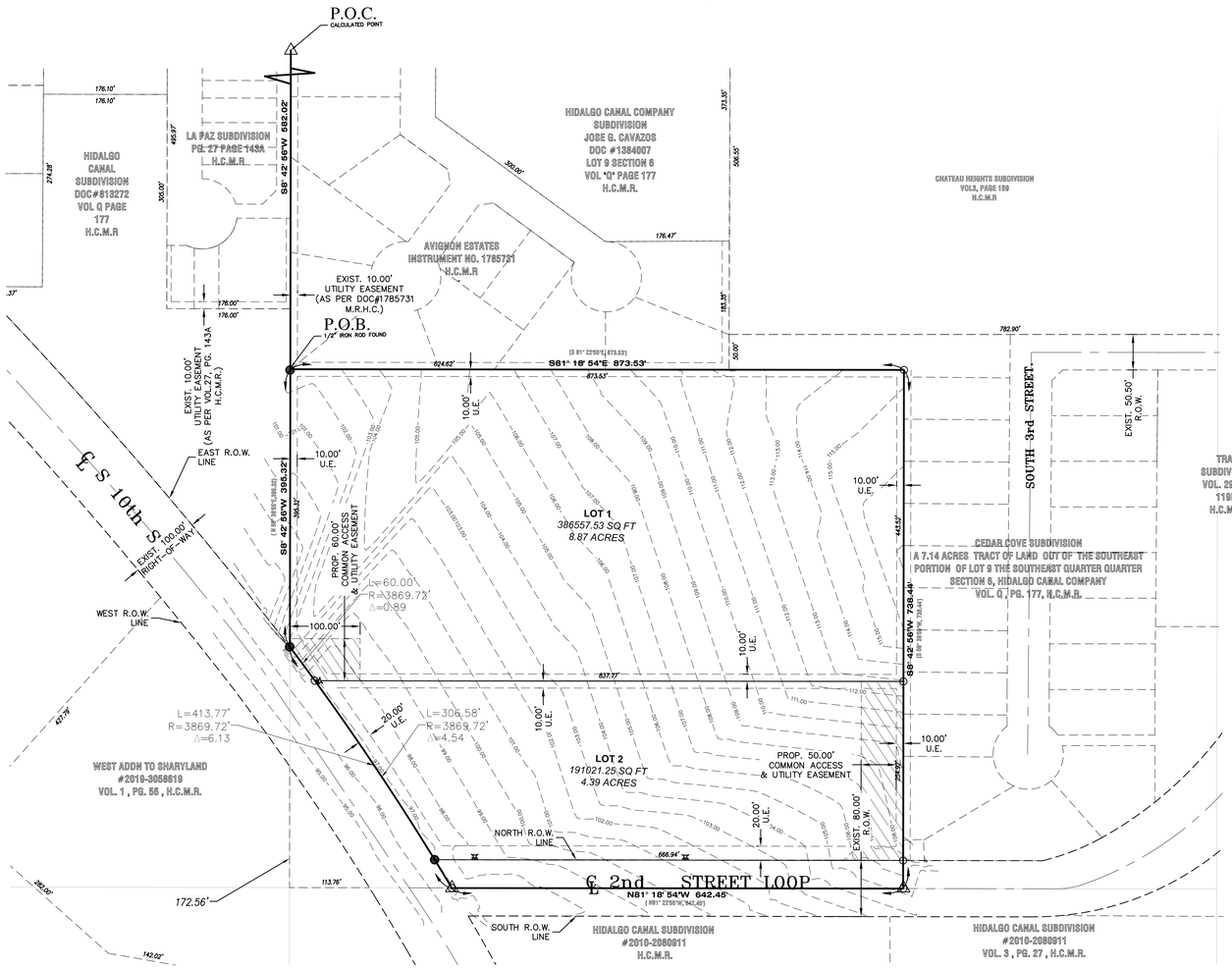
City of McAllen Planning Department


LOCATION
PROPOSED 521 SUBDIVISION
PROPOSED PARK PLACE 2H-1 SUBD (REVISED)
SUNSET DR
QUINTA MAZATLAN SUBDIVISION
OLD ORCHARD RD
VILLAS JARDIN
VILLAS JARDIN DR
PUD
2ND ST
FORD'S SUBDIVISION
LA PLAZA REGENCY NO. 2 SUBD.
HIDALGO CANAL CO SUBDIVISION
PINERIDGE
PINERIDGE LN.
BALES RD
SOUTH 10TH SHOPPING CENTER
6TH LN
10TH ST (S.H. 336)
S 5TH LN
ESTATES
CHATEAU
NORTH
HEIGHTS
ST. GEORGE AVE.
S 3RD ST
TRAD SUBDIVISION
COUNTRY
SCENIC WAY
CLUB
(1 1/2 ST)
10TH ST
3400
3500
3800
3790
3298
7
8
9
10
15
16
N
S
E
W

DATE OF PREPARATION: SEPTEMBER 7, 2022

521 SUBDIVISION

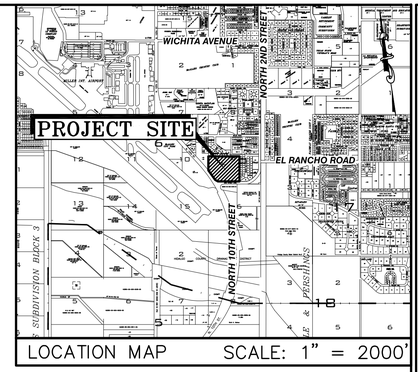
BEING A 13.86 ACRES TRACT OF LAND, OUT OF LOT 9, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME Q, PAGE 177, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

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

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



METES AND BOUNDS DESCRIPTION:

BEING A 13.86 ACRE TRACT OF LAND OUT OF LOT 9, SECTION 6, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME Q, PAGE 177, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 13.86 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT AN IRON ROD ON THE WEST LINE OF LOT 9, FOR THE NORTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND,

THENCE S 8°38'55" W, ACROSS THE SAID LOT 9, A DISTANCE OF 582.02 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING;**

THENCE S 81°22'55" E ALONG THE SOUTH LINE OF A CALLED 7.13 ACRE TRACT, RECORDED IN DOCUMENT#428635, PARALLEL TO THE NORTH LINE OF LOT 9, A DISTANCE OF 873.53 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°38'55" W, ALONG THE WEST LINE OF THE SAID 7.13 ACRE TRACT, PARALLEL TO THE WEST LINE OF LOT 9, A DISTANCE OF 698.44 FEET PASSING A IRON TOD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH SECOND STREET AND AT 738.44 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81°22'55" W, ALONG THE SOUTH LINE OF LOT 9, TO A POINT AT THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (S.H. 336) AND NORTH RIGHT-OF-WAY LINE OF SOUTH SECOND STREET FOR THE SOUTHERLY SOUTHWEST CORNER OF HEREOF, SAID POINT BEING LOCATED ON A 3869.72 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF 10TH STREET (S.H. 336) WITH SAID 3869.72 FOOT CURVE, A DISTACE OF 96.35 FEET PASS AN IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH SECOND STREET A TOTAL ARC OF 6°7'35" AND A TOTAL DISTANCE OF 413.77 FEET TO AN 1/2-INCH IRON ROD SET AT THE INTERSECTION WITH THE WEST LINE OF LOT 9, FOR THE MOST NORTHERLY SOUTHWEST CORNER HEREOF;

THENCE N 8°38'55" E ALONG THE WEST LINE OF LOT 9, A DISTANCE OF 395.32 FEET TO **THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 13.86 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:

   10TH STREET: 40 FT. OR GREATER FOR EASEMENTS FOR APPROVED SITE PLAN.

   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

   2ND STREET LOOP: 50 FT. OR GREATER FOR EASEMENT FOR APPROVED SITE PLAN

   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
3. THE SUBDIVISION IS IN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, MAP COMMUNITY PANELS NO.: 480343 0010 C MAP REVISED: NOVEMBER 2, 1982.
4. A DRAINAGE DETENTION OF XX.XX CF OR XX.XX ACRE FEET IS REQUIRED FOR LOTS 1 AND 2. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. THE CITY OF MCALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
8. CITY OF McALLEN BENCHMARK (MCB9) SET BY ARANDA & ASSOC. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE SOUTH BOUND OF EL RANCHO ST. CLOSE TO S. CASA LINDA ST. ELEV. 112.96 NAVD 88
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES AND ALONG WEST PROPERTY LINE.
10. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
11. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
12. A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.

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 521 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 THERIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

_____
TOMAS GUTIERRES, MANAGER DATE
MDM LAND COMPANY LLC
2515 COLORADO, SUITE 6
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS GUTIERRES, 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 _____, 2021.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 20__.

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

_____
SECRETARY

_____
PRESIDENT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____
CITY MAYOR 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.

_____
PLANNING AND ZONING CHAIR DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM No. 10194027

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6495 · PROFESSIONAL LAND SURVEYOR

PRINCIPAL CONTACTS:

NAME		ADDRESS			PHONE & FAX	
OWNER(S): TOMAS GUTIERRES		2515 COLORADO, SUITE 6	MISSION, TX.	78501		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

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

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 SEPTEMBER 7, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PLAT SHEET
521 SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY

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:	EDWIN PENA
SCALE:	1"=50'
DATE:	SEPTEMBER 2, 2021
PROJECT:	SUB 21 016
REVISIONS:	
PAGE NO:	SHT 1

Y:\RDE SUBDIVISIONS 2021\SUB 21.026 - TOMAS GUTIERES 2ND AND 10TH\DWG\SUB 21 026_RDE_PLAT SHEET.dwg RIODELTA 9/9/2022, 3:48 PM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2026

SUBDIVISION NAME: 521 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S.10th Street: Dedication as needed for 150 ft. total ROW. Paving :65 -105ft. Curb & gutter Both Sides. Revisions Needed: -Review and revise ROW dedications, please see requirements above. -Label existing ROW dedications, from centerline, total, etc., on both sides. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S.2nd Loop: Dedication as needed for 60 ft. from centerline for 120 ft. total ROW. Paving :65 -85 ft. Curb & gutter Both Sides. Revisions Needed: -Revise ROW dedication, please see requirements above. -Label existing ROW dedications, from centerline, total, etc., on both sides. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance

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

SETBACKS	
* Front: Proposing 10TH STREET: 40 ft. or greater for easements for approved site plan. Revisions needed: In accordance with the Unified Development Code or greater for easements, whichever greater applies. -Clarify proposed setback note, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements, whichever greater applies. Revisions needed: -Revise note as shown above, prior to final. *Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements, whichever greater applies. Revisions needed: -Revise note as shown above, prior to final. *Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the Unified Development Code or greater for easements, whichever greater applies. Revisions needed: -Clarify proposed setback, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: Proposed Commercial Development. ***Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along S. 10th Street and S.2nd Loop Revisions needed: -Add note as shown above, prior to final.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Revise note as shown above, prior to final. **Proposing: 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along west property line. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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

NOTES	
* No curb cut, access, or lot frontage permitted along _____. **Must comply with City Access Management Policy. ***As per Traffic Department, Please show access locations, spacing requirement are as follows: for 2nd Loop- 360 ft., for 10th Street @ 45MPH- 360 ft. if the spacing is not met a variance will be required.	TBD
* 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. **Section 110-72 applies if subdivision is proposed to be public. **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. **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	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 (General Business) District Proposed: C-3 (General Business) District **Zoning Ordinance: Article V Property has been rezoned into the new Unified Development Code. Subdivision shall comply with new Zoning District restrictions.	Applied
* Rezoning Needed Before Final Approval Property has been rezoned into the new Unified Development Code. Subdivision shall comply with new Zoning District restrictions	Non-compliance
PARKS	
* Land dedication in lieu of fee. As per application dated October 19,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per application dated October 19,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA

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

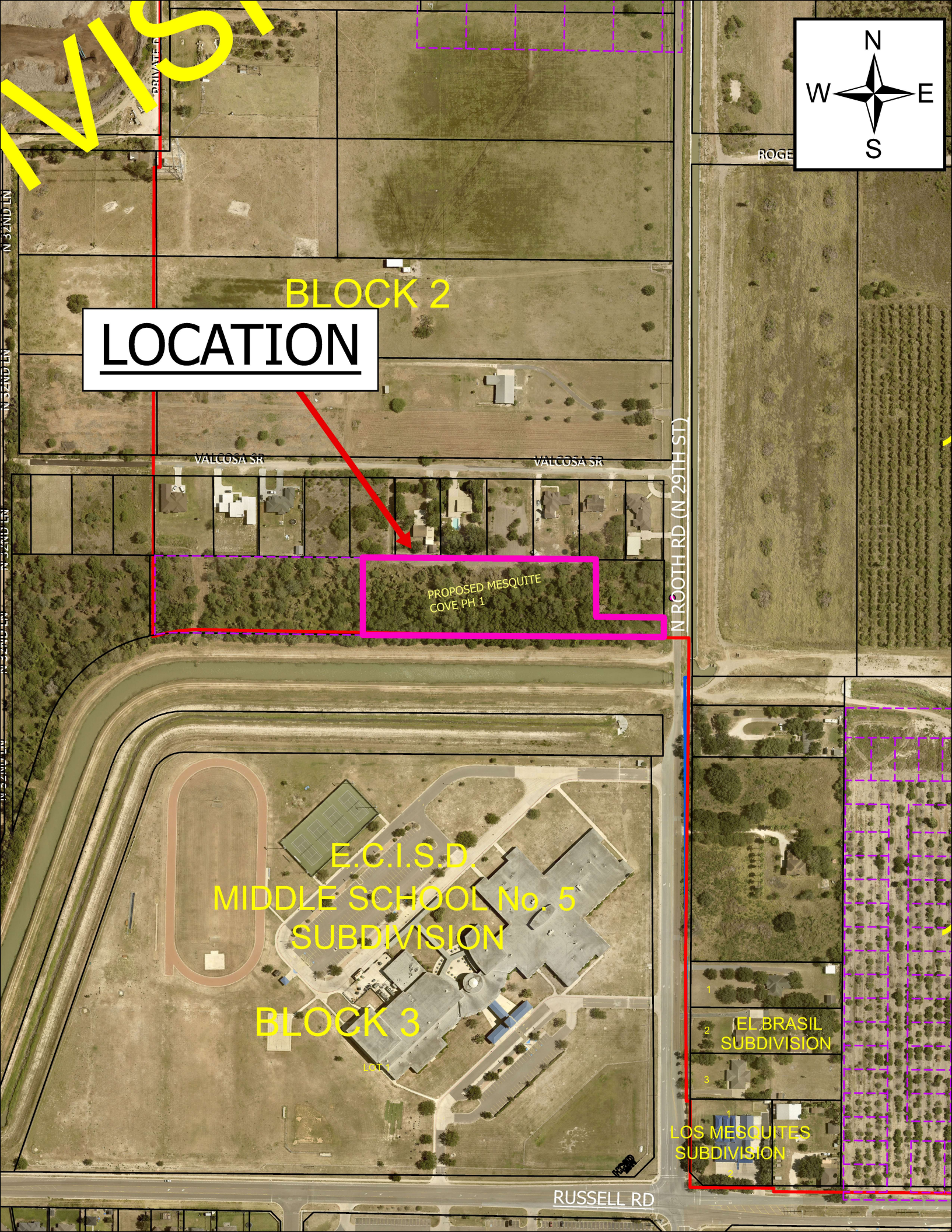
* Pending review by the City Manager's Office. As per application dated October 19,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Subdivision was approved in Preliminary form at Planning and Zoning Commission meeting of November 1st, 2022. ***On October 27, 2023, the engineer submitted a letter and requested 6 month extension for 521 Subdivision. Property has been rezoned into the new Unified Development Code. Subdivision shall comply with new Zoning District restrictions	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION FOR REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS AND APPROVAL OF THE 1 YEAR EXTENSION.	Applied

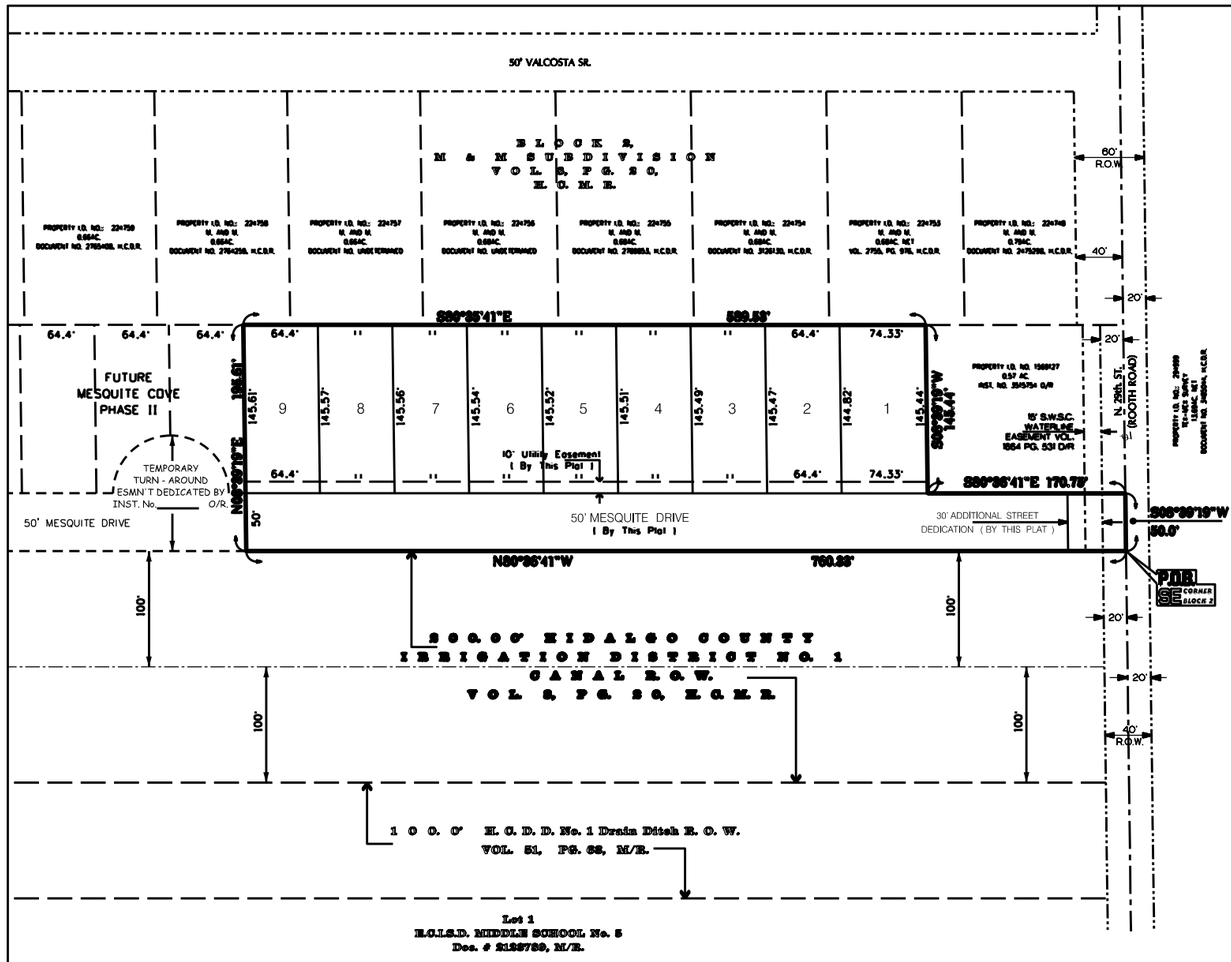
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Mesquite Cove Phase I Subdivision*
Owner Name	*Encarlen, Ltd.*
Engineering Firm	*Spoor Engineering Consultants, Inc.*
Existing Zoning	*ETJ*
Proposed Zoning	*ETJ*
Number of Lots	*9*

City of McAllen Planning Department


N
W
E
S
BLOCK 2
LOCATION
VALCOSA SR
VALCOSA SR
N 32ND LN
N 32ND LN
N 32ND LN
N 32ND LN
N ROOTH RD (N 29TH ST)
PROPOSED MESQUITE COVE PH 1
E.C.I.S.D.
MIDDLE SCHOOL No. 5
SUBDIVISION
BLOCK 3
LOT 1
EL BRASIL
SUBDIVISION
LOS MESQUITES
SUBDIVISION
RUSSELL RD



NOTES:

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

2) THIS PROPERTY FALLS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480334 0325 D. REVISED JUNE 6, 2000.

3) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS AND IS SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN:
FRONT - 25 FEET OR GREATER FOR EASEMENTS
REAR - 10 FEET OR GREATER FOR EASEMENTS
SIDE - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
GARAGE - 30 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4) A 4.0' WIDE MINIMUM SIDEWALK REQUIRED ALONG N. 29TH STREET AND ALONG THE NORTH SIDE OF MESQUITE DRIVE.

5) A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT / BETWEEN MULTI - FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.

6) DRAINAGE DETENTION OF 0.5 AC-FT (21780 C.F.) IS REQUIRED FOR THIS PROPERTY.

7). AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.

8) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES & BOUNDS

A 2.83 ACRE TRACT OF LAND OUT OF BLOCK 2, M AND M SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Southeast corner of Block 2, for the Southeast corner of the following described tract of land, said point being in N. 29th Street (Rooth Road), said point located on the north line of 200 foot canal Right of Way (H.C.I.D. No. 1);

THENCE, with the South line of Block 2 and the North line of said canal Right of Way, North 80 Deg. 36 Min. 41 Sec. West, at 20 feet pass the West line of North 29th Street, and at 760.33 feet a point for the Southwest corner hereof;

THENCE, parallel to the East line of Block 2, North 08 Deg. 39 Min. 19 Sec. East, 195.61 feet to a point for the Northwest corner hereof, said point being on the North line of a 9.646 acre tract out of Lot 11, Block 4, and out of Block 2, M and M Subdivision, as described in Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 3406044, Official Records;

THENCE, with the North line of said 9.646 acre tract, South 80 deg. 35 Min. 41 Sec. East, 589.53 feet to a point for the most northerly Northeast corner hereof, said point being the Northwest corner of a certain 0.57 acre tract out of Block 2, M and M Subdivision, recorded in Instrument Number 3515754, Official Records;

THENCE, with the West line of said 0.57 acre tract, South 08 Deg. 39 Min. 19 Sec. West, 145.44 feet to the Southwest corner of said 0.57 acre tract, for an interior corner hereof;

THENCE, with the South line of said 0.57 acre tract, South 80 Deg. 36 Min. 41 Sec. East, at 150.75 feet pass the west line of North 29th Street, and at 170.75 feet, a point on the East line of Block 2, for the most southerly Northeast corner hereof;

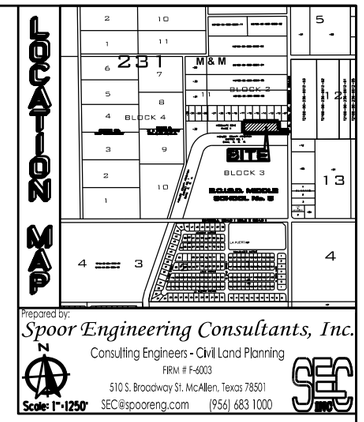
THENCE, with the East line of Block 2, in N. 29th Street, South 08 Deg. 39 Min. 19 Sec. West, 50.0 feet to the POINT OF BEGINNING, containing 2.83 acres of land, more or less, of which the EAST 20.0 feet, comprising 0.02 acres, lies in North 29th Street.

January 08 2025
Scale: 1"=60'

MAP OF MESQUITE COVE PHASE I

McAllen, Texas

BEING A SUBDIVSION OF A 2.83 ACRE TRACT OF LAND OUT OF BLOCK 2, M AND M SUBDIVSION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
510 S. Broadway St. McAllen, Texas 78501
SEC@spooreng.com (956) 683 1000
Scale: 1"=1250'

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

Encorlen, Ltd.
a Texas Limited Partnership
By: Andrabel, Inc, a Texas Corporation
its General Partner

By: Ruben Pacheco, President
1212 Northgate Lane
McAllen, Texas 78504

Encorlen, Ltd.
a Texas Limited Partnership
By: Andrabel, Inc, a Texas Corporation
its General Partner

By: _____
Maria del Carmen Pacheco, Secretary
1212 Northgate Lane
McAllen, Texas 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA DEL CARMEN PACHECO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR = 4032 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 DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOW THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

_____ _____
REYNALDO ROBLES, RPLS = 4032 DATE
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/12/2026

SUBDIVISION NAME: MESQUITE COVE SUBDIVISION PHASE I	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 29th Street (North Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: on both sides - Provide document numbers for existing ROW dedications and provide a copy for staff review prior to final. - Clarify and resolve the overlap of the 15 ft. SWSC easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to SWSC. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Street: Total R.O.W. of 50 ft. Paving: 32 ft. Curb & Gutter: both sides - Name of street will be finalized by staff prior to final, plat currently shows "Mesquite Drive." Name is subject to change. - Temporary turnaround easement is being shown as dedicated by separate instrument and must be paved and recorded before recording of the subdivision. Dimensions and details of turnaround will need to be clarified and finalized, prior to final. - Clarify temporary turnaround dedicated by this plat. This same turnaround is being shown as permanent on the proposed Mesquite Cove Phase II Subdivision. - Clarify and resolve the overlap of the 15 ft. SWSC easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to SWSC. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,000 ft. Block Length **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: _____ **Unified Development Code: Section 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties **If use other than single-family is proposed, requirements for alley, etc. will be reviewed. **Unified Development Code: Section 5.3.9	NA

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

SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements - Proposing: "25 feet or greater for easements." - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements - Proposing: "10 feet or greater for easements." - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements - Proposing: "In accordance with the Zoning Ordinance or greater for easements." - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Corner: - No corner lots are being proposed. **Unified Development Code: Chapter 2	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. - Proposing: "30 ft. except where greater setback is required, greater setback applies.' - Clarify proposed setback, prior to final. **Unified Development Code: Chapter 2	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North 29th Street (Rooth Road) and both sides of the interior street. - Name of street will be finalized by staff prior to final, plat currently shows Mesquite Drive. Name is subject to change. **Unified Development Code: Section 5.3.8	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North 29th Street (Rooth Road). **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, 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.	Non-compliance

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	Applied
* 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. **Unified Development Code: Section 5.3.7	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Chapter 2	Applied
* Minimum lot width and lot area **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ - Engineer must clarify annexation status, prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning Needed Before Final Approval - Engineer must clarify annexation status, prior to final. **Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee. - Application dated February 4, 2025 proposes a 9 lot single-family subdivision that is not within City limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status, prior to final.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Application dated February 4, 2025 proposes a 9 lot single-family subdivision that is not within City limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status, prior to final.	NA
* Pending review by the City Manager's Office. - Application dated February 4, 2025 proposes a 9 lot single-family subdivision that is not within City limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status, prior to final.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic, trip generation for single-family 18 lot subdivision has been waived.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

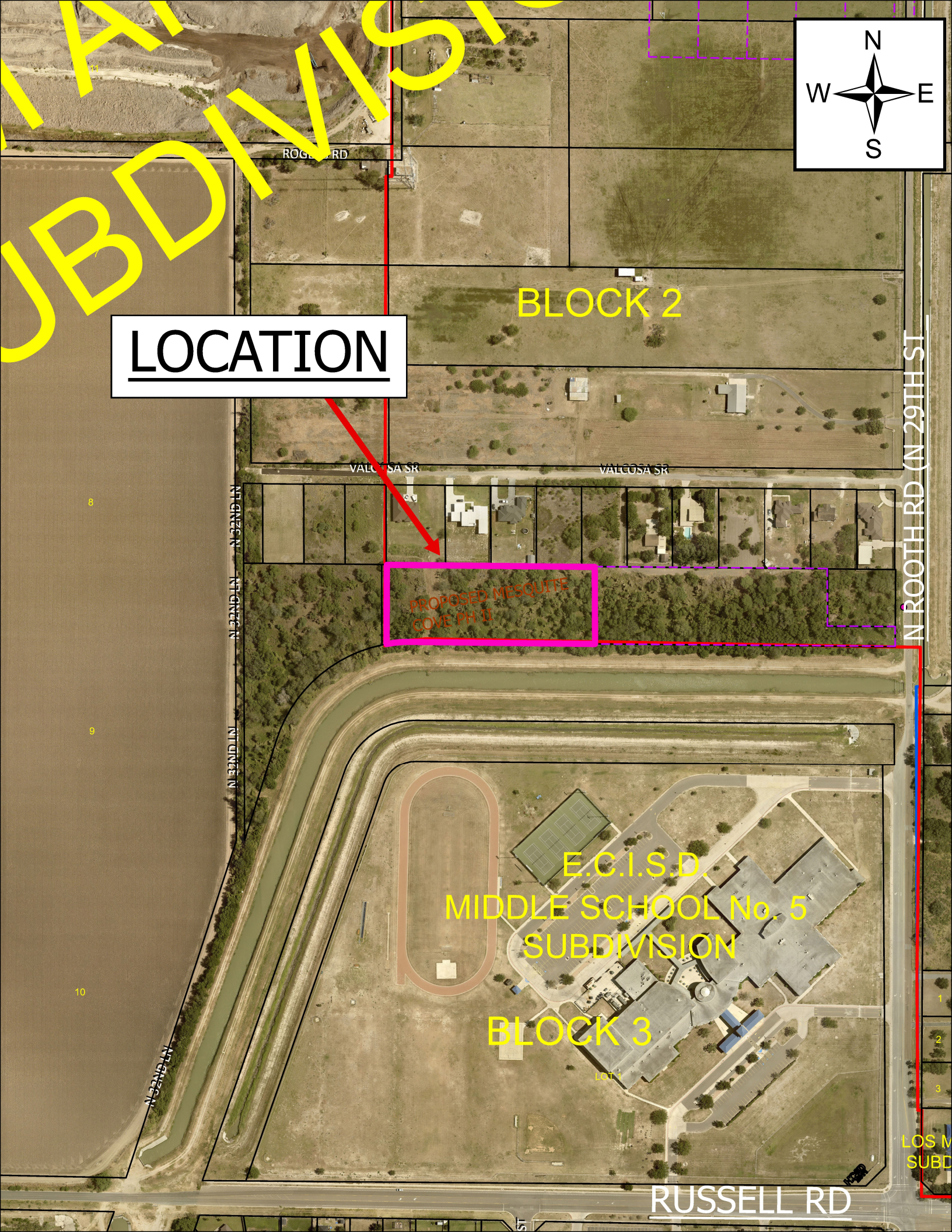
COMMENTS	
Comments: * Must comply with City's Access Management Policy. - Name of street will be finalized by staff prior to final, plat currently shows "Mesquite Drive." Name is subject to change. - Temporary turnaround easement is being shown as dedicated by separate instrument and must be paved and recorded before recording of the subdivision. Dimensions and details of turnaround will need to be clarified and finalized, prior to final. - Clarify temporary turnaround dedicated by this plat. This same turnaround is being shown as permanent on the proposed Mesquite Cove Phase II Subdivision. - Clarify and resolve the overlap of the 15 ft. SWSC easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to SWSC. - Clarify proposed setbacks and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. - Engineer must clarify annexation status, prior to final. - Any abandonment must be done by separate process, not by plat, prior to recording.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Revised Preliminary Form, subject to the conditions noted, drainage, and utilities approval; and approval of the one-year extension	Applied

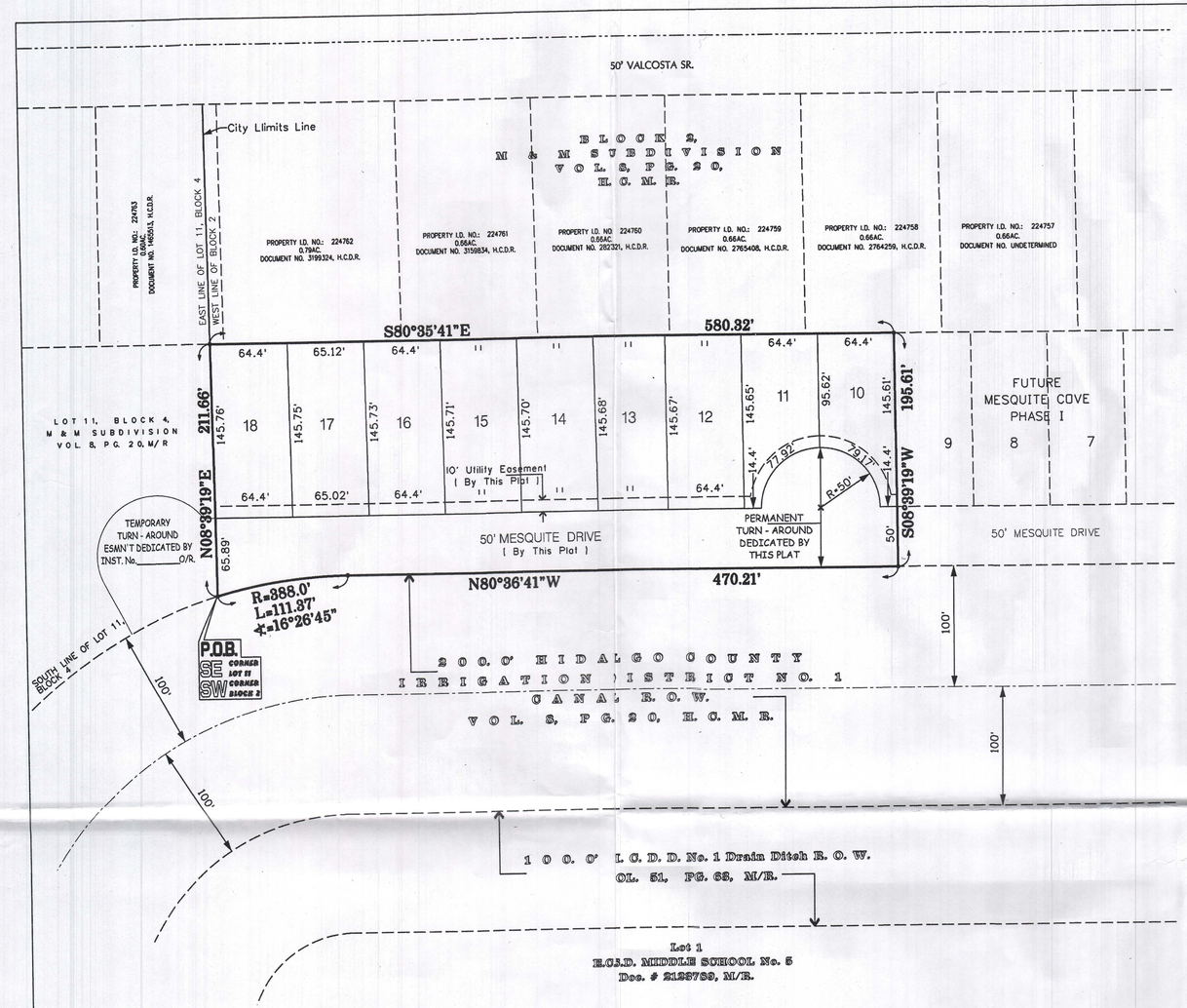
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Mesquite Cove Phase II Subdivision*
Owner Name	*Encarlen, Ltd.*
Engineering Firm	*Spoor Engineering Consultants, Inc.*
Existing Zoning	*ETJ*
Proposed Zoning	*ETJ*
Number of Lots	*9*

City of McAllen Planning Department


N
W
E
S
LOCATION
BLOCK 2
ROGERS RD
VALCOSA SR
VALCOSA SR
N 32ND LN
N 32ND LN
N 32ND LN
N 32ND LN
N ROOTH RD (N 29TH ST
PROPOSED MESQUITE COVE PH 1
E.C.I.S.D.
MIDDLE SCHOOL No. 5
SUBDIVISION
BLOCK 3
LOT 1
RUSSELL RD
8
9
10
1
2
3



NOTES:

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

2.) THIS PROPERTY FALLS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480334 0325 D. REVISED JUNE 6, 2000.

3.) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS AND IS SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN:
FRONT - 25 FEET OR GREATER FOR EASEMENTS
REAR - 10 FEET OR GREATER FOR EASEMENTS
SIDE - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
GARAGE - 30 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4.) A 4.0' WIDE MINIMUM SIDEWALK REQUIRED ALONG N. 29TH STREET AND ALONG THE NORTH SIDE OF MARBLE AVENUE.

5.) A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT / BETWEEN MULTI - FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.

6.) DRAINAGE DETENTION OF 0.40 AC-FT (17,424 C.F.) IS REQUIRED FOR THIS PROPERTY.

7). AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.

8.) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES & BOUNDS

A 2.63 ACRE TRACT OF LAND OUT OF BLOCK 2, M AND M SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the southwest corner of Block 2, for the southwest corner of the following described tract of land said point located on the North line of 200 foot canal right of way (H.C.I.D. No. 1), said point being on a curve to the left;

THENCE, with the West line of Block 2, North 08 Deg. 39 Min. 19 Sec. East, 211.66 feet to a point for the northwest corner hereof, said point being on the North line of a 9.646 acre tract out of Lot 11, Block 4, and out of Block 2, M & M Subdivision;

THENCE, with the North line of said 9.464 acre tract, South 80 Deg. 35 Min. 41 Sec. East, 580.32 feet to a point for the northeast corner hereof;

THENCE, parallel to the East line of Block 2, South 08 Deg. 39 Min. 19 Sec. West, 195.61 feet to a point on the South line of Block 2, for the southeast corner hereof, said point being on the North line of said canal right of way;

THENCE, with the South line of Block 2, and the North line of said canal right of way, North 80 Deg. 36 Min. 41 Sec. West, 470.21 feet to the point of beginning of a curve to the left, for a point on the South line hereof;

THENCE, continue with the South line of Block 2, and the North line of said canal right of way, with said curve to the left, in a southwesterly direction, on a radius of 388.0 feet, through an arc of 16 Deg. 26 Min. 45 Sec., and a distance of 111.37 feet to the POINT OF BEGINNING, containing 2.63 acres of land, more or less.

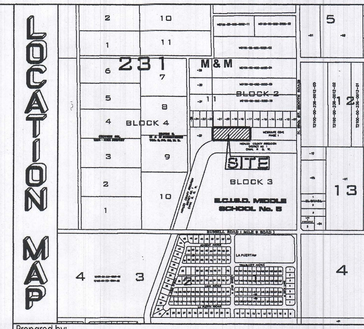
N

January 08 2025
Scale: 1"=60'

MAP
OF
MESQUITE COVE
PHASE II

McAllen, Texas

BEING A SUBDIVSION OF A 2.63 ACRE TRACT OF LAND OUT OF BLOCK 2, M AND M SUBDIVSION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS



Prepared by:
Spoor Engineering Consultants, Inc
Consulting Engineers - Civil Land Planning
FIRM # F-6003
510 S. Broadway St. McAllen, Texas 78501
Scale: 1"=1250' SEC@spooreng.com (956) 683 1000

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

Encarlen, Ltd.
a Texas Limited Partnership
By: Androbet, Inc, a Texas Corporation
its General Partner

By: Ruben Pacheco, President
1212 Northgate Lane
McAllen, Texas 78504

Encarlen, Ltd.
a Texas Limited Partnership
By: Androbet, Inc, a Texas Corporation
its General Partner

By: Maria del Carmen Pacheco, Secretary
1212 Northgate Lane
McAllen, Texas 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA DEL CARMEN PACHECO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4032 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 DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOW THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

REYNALDO ROBLES, RPLS # 4032
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

01-31-25

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

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

MAYOR, CITY OF McALLEN

DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

FEB 04 2025

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/12/2026

SUBDIVISION NAME: MESQUITE COVE PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Interior Street: Total R.O.W. of50 ft. Paving: 32 ft. Curb & Gutter: both sides - Name of street will be finalized by staff prior to final, plat currently shows "Mesquite Drive." Name is subject to change. - Temporary turnaround easement is being shown as dedicated by separate instrument and must be paved and recorded before recording of the subdivision. Dimensions and details of turnaround will need to be clarified and finalized, prior to final. - Clarify and resolve the overlap of the 15 ft. SWSC easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to SWSC. - Clarify permanent turnaround dedicated by this plat. This same turnaround is being shown as temporary on the proposed Mesquite Cove Phase I Subdivision. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,000 ft. Block Length **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: _____ **Unified Development Code: Section 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties **If use other than single-family is proposed, requirements for alley, etc. will be reviewed. **Unified Development Code: Section 5.3.9	NA
SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements - Proposing: "25 feet or greater for easements." - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements - Proposing: "10 feet or greater for easements." - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. **Unified Development Code: Chapter 2	Non-compliance

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

* Sides: In accordance with the Unified Development Code or greater for easements - Proposing: "In accordance with the Zoning Ordinance or greater for easements." - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Corner: - No corner lots are being proposed. **Unified Development Code: Chapter 2	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. - Proposing: "30 ft. except where greater setback is required, greater setback applies.' - Clarify proposed setback, prior to final. **Unified Development Code: Chapter 2	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along both sides of the interior street. - Name of street will be finalized by staff prior to final, plat currently shows Mesquite Drive. Name is subject to change. - Current plat note references "N. 29th Street", which is not included in this plat, and "Marble Avenue", which is not shown on the plat. Please revise. **Unified Development Code: Section 5.3.8	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common 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.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	Required
* 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. **Unified Development Code: Section 5.3.7	Required

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

LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Chapter 2	Applied
* Minimum lot width and lot area - Provide lot areas for lot 10 and 11. **Unified Development Code: Chapter 2	Non-compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ - Engineer must clarify annexation status, prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning Needed Before Final Approval - Engineer must clarify annexation status, prior to final. **Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee. - Application dated February 4, 2025 proposes a 9 lot single-family subdivision that is not within City limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status, prior to final.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Application dated February 4, 2025 proposes a 9 lot single-family subdivision that is not within City limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status, prior to final.	NA
* Pending review by the City Manager's Office. - Application dated February 4, 2025 proposes a 9 lot single-family subdivision that is not within City limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status, prior to final.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic, trip generation for single-family 18 lot subdivision has been waived.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

COMMENTS	
Comments: * Must comply with City's Access Management Policy. - Mesquite Cove Phase II may not be recorded before Mesquite Cove Phase I, since access to North 29th Street is pending the ROW dedication and improvements for Mesquite Cove Phase I. - Name of street will be finalized by staff prior to final, plat currently shows "Mesquite Drive." Name is subject to change. - Temporary turnaround easement is being shown as dedicated by separate instrument and must be paved and recorded before recording of the subdivision. Dimensions and details of turnaround will need to be clarified and finalized, prior to final. - Clarify and resolve the overlap of the 15 ft. SWSC easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to SWSC. - Clarify permanent turnaround dedicated by this plat. This same turnaround is being shown as temporary on the proposed Mesquite Cove Phase I Subdivision. - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. - Engineer must clarify annexation status, prior to final. - Any abandonment must be done by separate process, not by plat, prior to recording.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Revised Preliminary Form, subject to the conditions noted, drainage, and utilities approval; and approval of the one-year extension.	Applied

CITY OF McALLEN

Planning & Zoning Commission Meeting

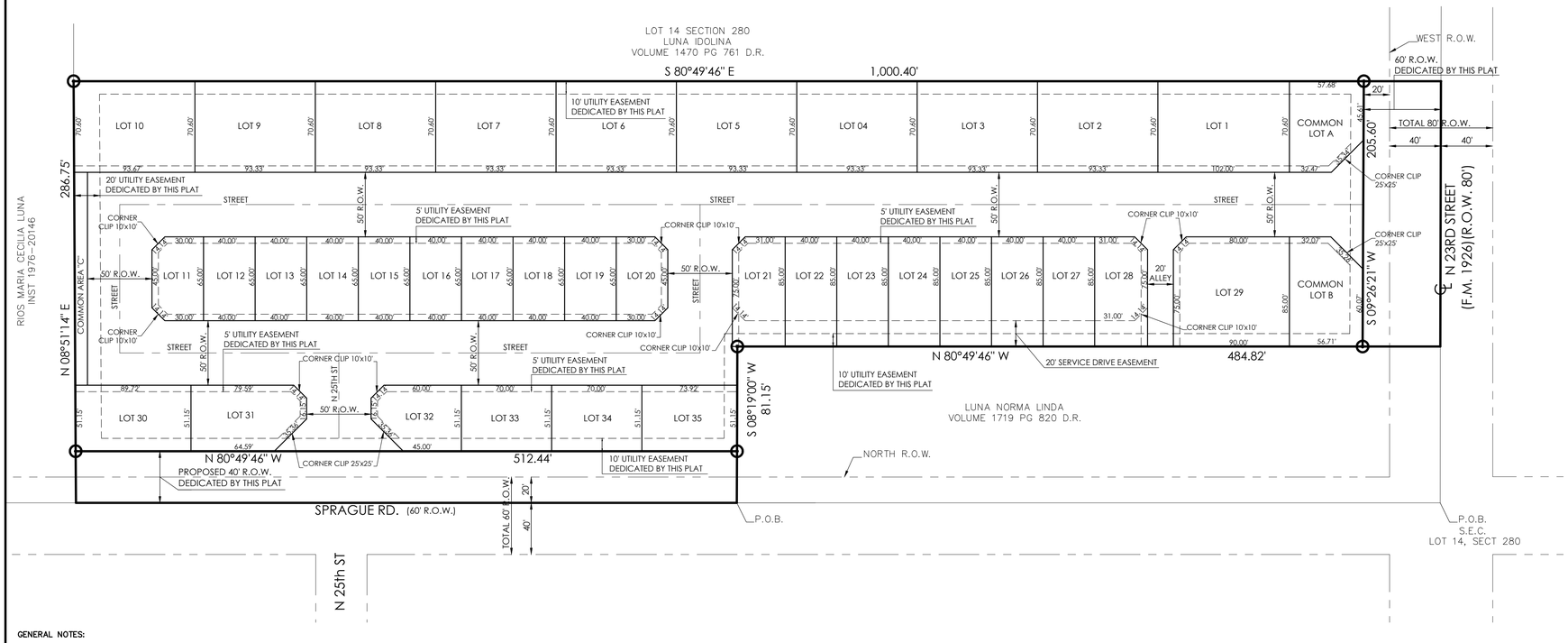
Subdivision Name	*West Villages Subdivision*
Owner Name	*Maria Lourdes Moya*
Engineering Firm	*CHLH Engineering, LLC*
Existing Zoning	*R-1, R-2 & R3T*
Proposed Zoning	*R-1, R-2 & R3T*
Number of Lots	35

City of McAllen Planning Department

SUBDIVISION PLAT OF WEST VILLAGE SUBDIVISION

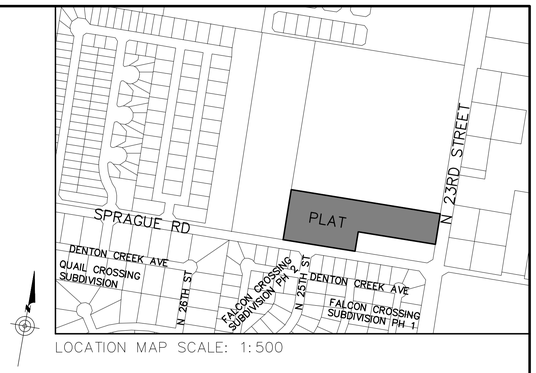
MCALLEN, TEXAS

A 6.43 ACRE TRACT OF LAND OUT OF LOT 14, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24 PAGE 170, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 6.43 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOC # 3494216 AND DOC # 3556724 O.R



BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1"= 50'



LOCATION MAP SCALE: 1:500

GENERAL NOTES:

1. FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN:
   FLOOD ZONE DESIGNATION: ZONE "X", COMMUNITY PANEL NUMBER: 480334 0325 D, MAP REVISED: 06-06-2000
3. A 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON SPRAGUE RD & 23TH STREET, AND BOTH SIDES OF ALL INTERIOR STREETS.
4. MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT:
   LOTS 1-10 AND 29: 25 FT OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   LOTS 11-28: 10 FT OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
   LOTS 30-35: 20 FT OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING, WHICHEVER GREATER APPLIES.
   (PROPOSING): 45 FT OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING, WHICHEVER GREATER APPLIES.
   CORNER: 10 FT OR GREATER
   GARAGE: 18 FT EXCEPT WHERE GREATER SETBACKS IS REQUIRED, GREATER SETBACKS APPLIES.
   REAR: 10 FT OR GREATER FOR EASEMENTS.
   INTERIOR SIDES:
   LOTS 1-10 AND 29: 6 FT OR GREATER FOR EASEMENTS.
   LOTS 11-28: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
   LOTS 30-35: 6 FT OR GREATER FOR EASEMENTS.
5. BENCHMARK: BENCHMARK SPINDLE IN PP
   EASTING:
   NORTHING:
   ELEVATION:
6. MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
10. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
    TOTAL OF (AC-FT)
12. NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
13. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES / USES AND ALONG NORTH 23RD STREET AND SPRAGUE ROAD.
14. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
15. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
16. THE 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.
17. A MINIMUM 24 FT PRIVATE SERVICE DRIVE FOR CITY SERVICES TO BE ESTABLISHED AS PART OF SITE PLAN AND MUST BE MAINTAINED BY LOT OWNER AND NOT THE CITY OF MCALLEN.
18. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 23RD AND SPRAGUE ROAD.
19. HOMEOWNER'S ASSOCIATION COVENANTS MUST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECODING. ONCE REVISED AND FINALIZED, HOA WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT.

METES & BOUNDS:

A 6.43 ACRE TRACT OF LAND OUT OF LOT 14, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24 PAGE 170, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 6.43 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOC # 3494216 AND DOC # 3556724 O.R. AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, BEING MORE OR LESS THE INTERSECTION OF SPARGUE RD. WITH F.M. 1926 (N. 23rd St); THENCE N 80°49'46" W, WITH THE SOUTH LINE OF SAID LOT 14, BEING WITHIN SAID SPRAGUE RD, A DISTANCE OF 545.19' TO THE SOUTHWEST CORNER OF THE NORMA LUNA TRACT (VOL. 1719 PG 820 D.R.) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 80°49'46" W, CONTINUING WITH THE SOUTH LINE OF SAID LOT 14 AND BEING WITHIN SAID SPARGUE RD., A DISTANCE OF 512.44' TO THE SOUTHEAST CORNER OF THE MARIA RIOS TRACT (INST 1976-20146) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°51'14" E, WITH THE EAST LINE OF SAID RIOS TRACT, AT 16.9' PASS A ½" ROD FOUND AT 20.00' PASS THE NORTH RIGHT OF WAY LINE OF SAID SPRAGUE RD., AT 326.75' IN ALL TO A ½" ROD FOUND AT THE SOUTHWEST CORNER OF THE IDOLINA LUNA TRACT (VOL. 1470 PG 761 D.R.), FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 80°49'46" E, WITH THE SOUTH LINE OF SAID IDOLINA LUNA TRACT, AT 1020.40' PASS A ½" ROD FOUND AT THE WEST RIGHT OF WAY LINE OF SAID F.M. 1926 (N 23RD St.) AT 1060.40' IN ALL TO THE EAST LINE OF SAID LOT 14, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 09°26'21" W, WITH THE EAST LINE OF SAID LOT 14, A DISTANCE OF 205.60' TO THE NORTHEAST CORNER OF THE SAID NORMA LUNA TRACT FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 80°49'46" W, WITH THE NORTH LINE OF SAID NORMA LUNA TRACT, AT 40.00' PASS A 1/2" ROD FOUND ON THE WEST RIGHT OF WAY LINE OF SAID F.M. 1926 (N 23Rd St), AT 544.82' IN ALL TO THE NORTHWEST CORNER OF SAID NORMA LUNA TRACT AND A CORNER OF THIS TRACT OF LAND;

THENCE S 09°19'00" W, WITH THE WEST LINE OF SAID NORMA LUNA TRACT, AT 101.15' PASS A THE NORTH RIGHT OF WAY LINE OF SAID SPRAGUE RD., AT 121.15' IN ALL TO THE POINT OF BEGINNING, CONTAINING 6.43 ACRES OD LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALG

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

OWNER _____ DATE _____
ADDRESS

STATE OF TEXAS
COUNTY OF HIDALG

BEFORE ME, THEUNDERSIGNED 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 _____, 20____.

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS _____
NOTARY PUBLIC

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

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

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER:			
ENGINEER: CHLH ENGINEERING, LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560
SURVEYOR: RIO DELTA SURVEYING	MARIO GONZALEZ	24593 FM 88 MONTE ALTO TEXAS	(956) 687-5560

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

MAYOR, CITY OF MCALLEN _____ DATE: _____

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

CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF MCALLEN _____ DATE: _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENTS DISTRICT NO. 3, ON THIS THE _____ DAY OF _____ 20____.

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

O.E. BRAND JR., PRESIDNET _____ MARK FREELAND, 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20_____

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
MARIO GONZALEZ
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 5571
24593 FM 88, MONTE ALTO, TEXAS 78538
(956) 380-5154

No. _____ STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLOROMIRO HINOJOSA, JR.
CHLH ENGINEERING, LLC
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (FAX)956-687-5561

No. _____ STATE OF TEXAS.

CHLH
ENGINEERING, LLC
TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560

DATE OF PREPARATION: AUGUST 20, 2026

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2026

SUBDIVISION NAME: WEST VILLAGE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Interior Streets: 60 ft. of R.O.W Paving 40 ft. Curb & gutter both sides - Please submit a plat that shows 60 ft or ROW required. - No Variance has been submitted. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
North 23rd Street: Dedication of 60 ft. R.O.W from centerline for a total of 120 ft. of R.O.W Paving: 65 ft. - 85 ft. Curb & gutter both sides Revision Required: - Once R.O.W existing is shown on plat as required, dedication requirements will be established. - The dedication shows the dedication on the adjacent property, please label correctly. - Please remove "Proposed" on the 60 ft. ROW dedicated by this plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Sprague Road: Dedication for 40 ft. of R.O.W from centerline for a total of 80 ft. R.O.W Paving 52 ft. Curb & gutter both sides -Please remove "Proposed" on the 60 ft. ROW dedicated by this plat. - Must show R.O.W existing on both sides of the centerline and total R.O.W. - Once R.O.W existing is shown on plat as required, dedication requirements will be established. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
PARKS	
*Pending review by the Parkland Dedication Advisory Board and CC.	Compliance

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

* Land dedication in lieu of fee. - Based on submitted application and plat, dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.5565 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. Please clarify with staff how many units will be in the R-2 (duplex - fourplex) District to clarify park fee. R-1 AND R-3T has 28 lots	Non-compliance
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording A park fee of $19,600 for 28 lots/dwelling units x $700) will be required for the R-1 & R-3T District, Pending the amount of units for the R-2 District. If the number if dwelling units changes, the park fee will be adjusted accordingly. R-1 & R-3T = 28 Lots R-2 = ?? -Please clarify with staff how many units will be in the R-2 (duplex - fourplex) District to clarify park fee. R-1 AND R-3T has 28 lots	Non-compliance
BUFFERS	
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 23rd Street and Sprague Road. - Add plat note as stated above, prior to final **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial properties/multifamily development. - Who will maintain the Alley? **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
Front: Lots 1-10 and 29: 25 ft. or greater for easements, whichever is greater applies Lots 11-28: 10 ft. or greater for easements, whichever greater applies Lots 30-35: 20 ft. or greater for easements, whichever greater applies _____ Revisions requried: (Proposing): 45 ft. or greater for easements, or in line with existing, whichever greater applies. - Please remove "Proposing" 45 ft, that is what the engineer was proposing, please remove off of plat. - Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Corner - 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Compliance

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

Garage: 18 ft. except where greater setbacks is required, greater setbacks applies. Revision required: - Include a plat note as stated above. - Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
Rear: (Proposing) 10 ft. or greater for easements. - Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Compliance
Interior Sides: Lots 1-10 and 29: 6 ft. or greater for easements. Lots 11-28: in accordance with the zoning ordinance or greater for easements. Lots 30-35: 6 ft. or greater for easements. -Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Compliance
NOTES	
* 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. - HOA must be submitted for review prior to recording. Also, plat notes required in regard to HOA. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* No curb cut, access, or lot frontage permitted along North 23rd and Sprague Road. -Add plat note as noted above, prior to final. **Must comply with City Access Management Policy	Compliance
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. -Please revise plat note #15 as stated above.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Once revised and finalized, HOA will be recorded simultaneously with the plat. -Please add plat note as shown above. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on Sprague Road and North 23rd street, and both sides of all interior streets. -Revisions required: - Add plat note as stated above, prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance

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

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
ZONING/CUP	
* Rezoning Needed Before Final Approval - At the City Commission Meeting of February 10, 2025, the board approved the request to R-2 District (1.43 acres) bottom portion. ***Zoning Ordinance: Article V	Applied
* Existing: R-1 / R-2 / R3T Proposed: R-1 / R-2 / R3T ***Zoning Ordinance: Article V	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE 1 YR EXT.	Non-compliance
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - The subdivision is going on a one year extension on 11/17/2026. - "the subdivision plat" must be in smaller font, and not part of the subdivision name. Pleas revise -As per engineer, the subdivision will be public, please make change to the application prior to final. - Please clarify setbacks, prior to final. - Who will maintain the alley? - Any abandonments must be done by a separate instrument. - No variances have been submitted. - Signature line for the P&Z should be as follows: _____ Chairman, Planning & Zoning Commission DATE	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 - Engineer must clarify if this will be public or private subdivision.	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
TRAFFIC	
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance

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

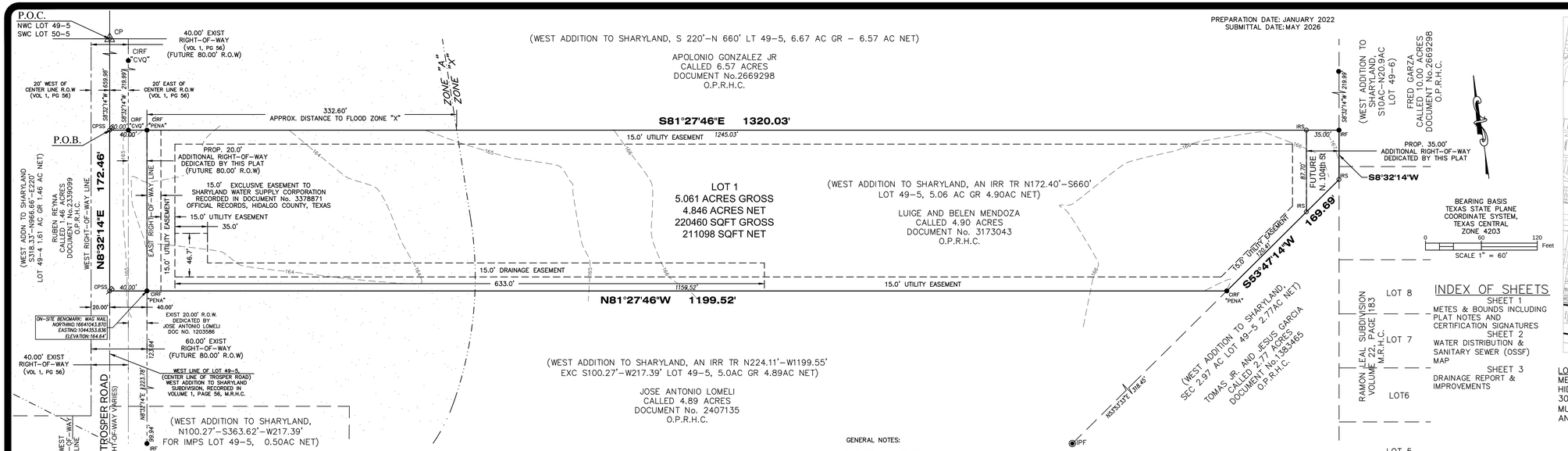

LOCATION
PROPOSED WEST VILLAGE SUBDIVISION
14
3
FALCON'S CROSSING SUBDIVISION PHASE 2
FALCON'S CROSSING SUBDIVISION PHASE 1
INDIAN CREEK AVE
N 25TH ST
N 23RD ST
SPRAGUE RD
DENTON CREEK AVE
BRAZOS AVE
ARROYO AVE
ZURICH AVE
N 26TH ST
N 25TH LN
N 24TH ST
N 23RD LN
TRACT 2
LOT "A"
SILVA SUBDIVISION
N
W
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S

CITY OF McALLEN

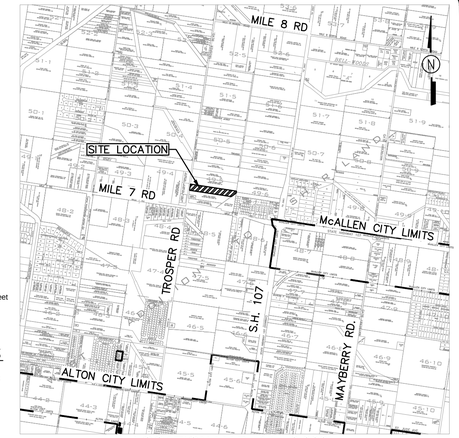
Planning & Zoning Commission Meeting

Subdivision Name	*Mendoza Acres Subdivision*
Owner Name	*Luige & Belen Mendoza*
Engineering Firm	*Sotex Engineering, LLC*
Existing Zoning	*ETJ*
Proposed Zoning	*ETJ*
Number of Lots	1

City of McAllen Planning Department



PREPARATION DATE: JANUARY 2022
SUBMITTAL DATE: MAY 2026



LOCATION MAP 1" = 2,000'

INDEX OF SHEETS

SHEET 1
METES & BOUNDS INCLUDING PLAT NOTES AND CERTIFICATION SIGNATURES
SHEET 2
WATER DISTRIBUTION & SANITARY SEWER (OSSF) MAP
SHEET 3
DRAINAGE REPORT & IMPROVEMENTS

LOCATION OF SUBDIVISION

MENDOZA ACRES SUBDIVISION IS LOCATED IN THE WESTERN PORTION OF HIDALGO COUNTY LOCATED WITHIN PCT. 3. IT IS LOCATED APPROXIMATELY 300FT NORTH OF MILE 7 ROAD ALONG TROSPER ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF McALLEN (POP. 142,210 – 2020 CENSUS) AND LIES WITHIN THEIR ETJ.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE LUIGE MENDOZA AND BELEN MENDOZA, OWNER'S OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MENDOZA ACRES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWER, 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.

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

_____ _____ _____ _____
LUIGE MENDOZA DATE BELEN MENDOZA DATE
OWNER OWNER
2017 ROMAN STREET 2017 ROMAN STREET
MISSION, TEXAS 78573 MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
CITY OF McALLEN
MAYOR CERTIFICATION

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
CITY OF McALLEN PLANNING & ZONING
COMMISSION CERTIFICATION

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

DATED THIS_____DAY OF_____, 2026

_____
CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MENDOZA ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

DATED THIS_____DAY OF_____, 2026

_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE S 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MENDOZA ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____
HIDALGO COUNTY CLERK DATE

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE MENDOZA ACRES SUBDIVISION LOCATED 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 DATE
SHARYLAND WATER SUPPLY CORPORATION

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

CERTIFICATE OF APPROVAL
UNITED IRRIGATION DISTRICT

THIS PLAT HAS BEEN APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS

THE _____ DAY OF _____ 2026.

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

_____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

DATED THIS THE _____ DAY OF _____ 2026.

_____
MANUEL CARRIZALES, R.P.L.S. No. 6388
512-470-1489
fnfcad@gmail.com

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
LICENSED
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, ISRAEL GAONA, 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_____, 2026.

ISRAEL GAONA, PROFESSIONAL ENGINEER No. 136995
STATE OF TEXAS

STATE OF TEXAS
ISRAEL GAONA
136995
LICENSED
PROFESSIONAL ENGINEER

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE) & ZONE "A" (SHADED)
(REFER TO PLAT NOTE 5 FOR BUILDING IMPROVEMENTS LOCATED WITHIN FLOOD ZONE "A")

ZONE "X" AREA (NO SHADE), AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOODPLAIN
ZONE "A" AREA (SHADED), NO BASE FLOOD ELEVATION DETERMINED,
ACCORDING TO COMMUNITY-PANEL NO. 480334 0295 D,
MAP REVISED: JUNE 6, 2000.

2. SETBACKS
FRONT: N. TROSPER ROAD: 50.00 FEET OR IN LINE WITH AVERAGE SETBACK OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER
REAR: N. 104TH STREET: 35.00 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
SIDE: 15.00 FEET OR GREATER FOR EASEMENT, WHICHEVER IS GREATER
GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACKS ARE REQUIRED; GREATER SETBACK APPLIES

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

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

5. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED IN AREAS INCLUDED IN FLOOD ZONE 'A' AS INDICATED ON THIS PLAT (ZONE A), EXCEPT AS PROVIDED HEREIN. FURTHER, EACH OWNER OF A LOT ANY PORTION OF WHICH IS IN ZONE A SHALL KEEP SUCH PORTION OF THE LOT CLEAR OF ANY STRUCTURES THAT WOULD INTERFERE WITH THE NATURAL PONDING THAT IS INTENDED TO OCCUR WITHIN ZONE A. IN THE EVENT A LOT OWNER DESIRES TO DEPOSIT FILL OR CONSTRUCT STRUCTURES WITHIN ZONE A, SUCH LOT OWNER MUST FIRST OBTAIN WRITTEN VERIFICATION FROM HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 THAT SUCH FILL AND/OR STRUCTURES WILL BE FULLY COMPLIANT WITH HIDALGO COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS AND FEMA'S NATIONAL FLOOD INSURANCE PROGRAM.

6. ON-SITE DETENTION POND AREA WITHIN THE DEDICATED DRAINAGE EASEMENT IS TO BE MAINTAINED BY THE PROPERTY OWNER.

7. ACCESS DRIVEWAYS LOCATED WITHIN FLOOD ZONE "A" (SHADED) MUST BE CONSTRUCTED TO MATCH THE CENTER LINE ELEVATION OF TROSPER RD. UP TO THE BOUNDARY LINE OF FLOOD ZONE "A" (SHADE) AND FLOOD ZONE "X".

8. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. --ON-SITE B.M. NO. 1--, ELEVATION:164.64, DESCRIPTION: 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "PENA". GPS POINT, GRID COORDINATES NORTHING:16641043.870, EASTING:1044353.836, ---CITY OF McALLEN BENCHMARK "ESTEBAN", ELEVATION: 161.02, DESCRIPTION:3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP, NORTHING:16,639,423.25, EASTING:1,045,887.25. --DATA COLLECTION BENCHMARK "ESTEBAN", ELEVATION 161.01, DESCRIPTION:3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP, NORTHING:16,639,423.466, EASTING:1,046,887.543 (RECORDED ON 7/7/2023, TIME: 2:22 P.M., OCCUPIED FOR 5 MINUTES, CONDITIONS: PARTLY CLOUDY), STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205 (NAD 83, NAVD88, GEOID12B)

9. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5.728 CUBIC-FEET OR 0.13 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.

10. 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.

11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT 1.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

B. THIS LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 213,561 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

14. LUIGE AND BELEN MENDOZA, THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

15. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, WITH CAST-IN PLACE SAFETY END TREATMENTS OR FABRICATED AND POURED AND SHALL BE APPROVED CITY OF McALLEN, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

16. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

17. 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.

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

19. CITY OF McALLEN DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO N. TROSPHER ROAD (FM 492). CITY OF McALLEN APPROVED ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

20. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

21. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

22. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

23. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO THE UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

24. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.

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

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

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

28. A 5 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON N. TROSPER RD. AND A 4FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON N. 104TH ST..

29. UID BLANKET EASEMENT RESERVATION DOCUMENT No. 1924-17307

30. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN LUIGE MENDOZA AND BELEN MENDOZA AND THE CITY OF MCALLEN EXECUTED ON OCTOBER 10, 2023 AND RECORDED IN THE FOLLOWING INSTRUMENT DOCUMENT 3490793 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND

●	– 1/2" IRON ROD FOUND "CIRF" "IRF"
○	– 1/2" IRON ROD SET "C.L.S. RPLS #6388"
◉	– IRON PIPE FOUND "IPF"
⌖	– COTTON PICKER SPINDLE SET "CPSS"
⌖	– COTTON PICKER SPINDLE FOUND "CPSF"
⌖	– CALCULATED POINT "CP"
(S0°00'00"W 0.0')	– RECORD BEARING & DISTANCE
———	– RIGHT OF WAY LINE
———	– EASEMENT LINE
———	– PROPERTY LINE
R.O.W.	– RIGHT OF WAY
D.R.H.C.T.	– DEED RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T.	– OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	– MAP RECORDS HIDALGO COUNTY TEXAS
ESMT.	– EASEMENT
UTIL.	– UTILITY
CNR.	– CORNER
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
S.W.	– SOUTHWEST
VOL.	– VOLUME
PG.	– PAGE
SWD:	– SPECIAL WARRANTY DEED
( )	– RECORD CALL

SOTEX ENGINEERING, LLC
TBPELS FIRM REGISTRATION F-21475
538 S. TEXAS BLVD. SUITE 7
WESLACO, TEXAS 78596
(956) 472-0917
WWW.SOTEXENGINEERING.COM

THE COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

MENDOZA ACRES SUBDIVISION

BEING 5.061 ACRES OUT OF LOT 49-5, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING 5.061 ACRES OUT OF LOT 49-5, WEST ADDITION TO SHARYLAND, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO, TEXAS. SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO LUIGE AND BELEN MENDOZA, RECORDED IN DOCUMENT NO. 3173043, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 5.061 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID LOT 49-5;

THENCE, S08°32'14"W, ALONG THE WEST LINE OF THE SAID LOT 49-5, A DISTANCE OF 659.98 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF THE SAID LOT 49-5, SAME BEING A POINT ON THE CENTERLINE OF TROSPER ROAD SAME BEING THE SOUTHWEST CORNER OF A CALLED 6.57 ACRE TRACT CONVEYED TO APOLONIO GONZALES JR, RECORDED IN DOCUMENT NO. 2669298, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT BEGINNING;

THENCE, S81°27'46"E, ALONG THE SOUTH LINE OF THE SAID GONZALEZ TRACT, A DISTANCE OF 1320.03 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF THE SAID LOT 49-5, SAME BEING THE SOUTH EAST CORNER OF THE SAID GONZALEZ TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°32'14"W, ALONG THE EAST LINE OF THE SAID LOT 49-5, A DISTANCE OF 53.00 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE EAST LINE OF THE SAID LOT 49-5, SAME BEING THE NORTHEASTERLY CORNER OF A CALLED 2.77 ACRE TRACT CONVEYED TO TOMAS GARCIA JR AND JESUS GARCIA, RECORDED IN DOCUMENT NO. 1383465, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S53°47'14"W, ALONG THE NORTHWESTERLY LINE OF THE SAID GARCIA TRACT, A DISTANCE OF 169.69 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED "PENA" FOUND, A POINT ON THE NORTHWESTERLY LINE OF THE SAID GARCIA TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 4.89 ACRE TRACT CONVEYED TO JOSE ANTONIO LOMELI, RECORDED IN DOCUMENT NO. 2407135, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°27'46"W, ALONG THE NORTH LINE OF THE SAID LOMELI TRACT, PASSING AT DISTANCE OF 1159.52 FEE A 1/2 INCH IRON ROD WITH A CAP STAMPED "PENA" FOUND, A POINT ON THE EAST RIGHT-OF-WAY LINE OF TROSPER ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1199.52 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF THE SAID LOT 49-5, SAME BEING A POINT ON THE CENTERLINE OF TROSPER ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'14"E, ALONG THE WEST LINE OF THE SAID LOT 49-5, SAME BEING THE CENTERLINE OF TROSPER ROAD, A DISTANCE OF 172.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.061 ACRES MORE OR LESS.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	LUIGE MENDOZA	2017 ROMAN STREET	MISSION, TEXAS 78573	(956) 662-9387
OWNER:	BELEN MENDOZA	2017 ROMAN STREET	MISSION, TEXAS 78573	(956) 662-9387
ENGINEER:	ISRAEL GAONA, P.E., CFM	538 S. TEXAS BLVD. SUITE 7	WESLACO, TEXAS 78596	(956) 472-0917
SURVEYOR:	MANUEL CARRIZALES

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2026

SUBDIVISION NAME: MENDOZA ACRES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Trosper Road: dedication as needed for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both Sides Revisions required: - remove the word "Prop" on the ROW dedication, prior to final. **Subdivision Ordinance: Section 134-105 & COM Thoroughfare Plan	Applied
N. 104th Street (N/S 1/4 Mile Street-east boundary): 35 ft. dedication from centerline for 70 ft. total ROW Paving: 40 ft. to 44 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 & **COM Thoroughfare Plan	Compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Minimum 20 ft. wide paved service drive required for City services on lots fronting a major collector road as per Section 134-106 -Based on application, proposed use is single family residence; therefore, service drive/alley is not applicable. **Subdivision Ordinance: Section 134-106	Applied

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

SETBACKS	
* Front/N. Trosper Rd: 50 ft. or in line with average setback of existing structures, or easement, whichever is greater. **Zoning Ordinance: Section 138-356	Applied
Rear/N. 104th Street: 35 ft. or greater for easements, whichever is greater. **Proposing: Rear/N. 104th Street: 35 ft., not to exceed 50 ft. **As per email submitted 11/14/22 by engineer, Hidalgo County is requiring a 35 ft. rear setback from N. 104th Street, which is based on half of the future ROW but not to exceed 50	Applied
* Sides: 15 ft. or greater for easement, whichever is greater **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
Garage: 18 ft. except where greater setbacks are required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Trosper Road and N. 104th Street. - 5 ft. sidewalk might be required on N. Trosper Road by engineering department. if so, please revise plat note #28 to show -5 ft wide minimum sidewalk required on N. Trosper Road, and 4 ft. wide minimum sidewalk required on 104th Street. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing ETJ Proposed ETJ ***Zoning Ordinance: Article V - If Annexation is proposed, process must be finalized, prior to final along with the initial zoning process.	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - If Annexation is proposed, process must be finalized, prior to final along with the initial zoning process.	Applied
PARKS	
* Land dedication in lieu of fee. - Land dedication in lieu of fee. - As per Parks Department, properties in ETJ are not subject to Parks department.	Applied
* 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.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - The initial submittal was submitted on 10/12/2022. -Variance requests that were previously approved will have to re-submit application. Variances were granted. - Subdivision must also be going through the county's requirements of subdivision.	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 CONDITIONS NOTED.	Applied


N
W
E
S
LOCATION
49-5
PROPOSED MENDOZA
ACRES SUBDIVISION
J. LEAL
SUBDIVISION
LOT 1
N TROSPER RD
SH 107
48-5
8
7
6
5
4
3
2
1
1
2
1
2
1
DE LAS

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Russell Creek Phase II Subdivision*
Owner Name	*The Centre Offices, LLC*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-1 (Single-Family Residential)*
Proposed Zoning	*R-1 (Single-Family Residential)*
Number of Lots	54

City of McAllen Planning Department

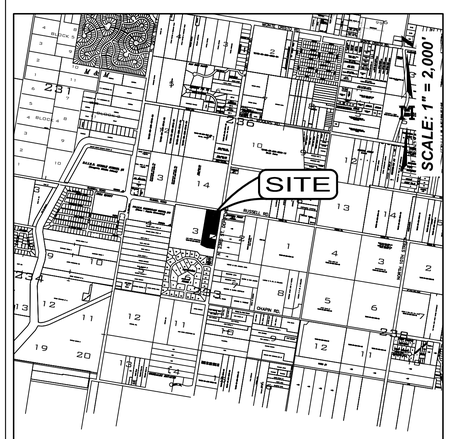
LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
1	6,790	0.156
2	6,317	0.145
3	5,871	0.135
4	7,071	0.162
5	3,242	0.074
6	3,722	0.085
7	3,547	0.081
8	3,547	0.081
9	3,547	0.081
10	3,547	0.081
11	4,243	0.097
12	3,908	0.090
13	4,668	0.107
14	3,547	0.081
15	3,547	0.081
16	3,612	0.083
17	3,011	0.069
18	3,192	0.073
19	3,192	0.073
20	3,192	0.073
21	3,192	0.073
22	3,192	0.073
23	3,192	0.073
24	3,192	0.073
25	3,192	0.073

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
26	3,192	0.073
27	3,135	0.072
28	3,192	0.073
29	3,192	0.073
30	3,192	0.073
31	3,192	0.073
32	3,192	0.073
33	3,192	0.073
34	3,192	0.073
35	3,192	0.073
36	3,192	0.073
37	3,192	0.073
38	3,192	0.073
39	3,192	0.073
40	3,192	0.073
41	3,192	0.073
42	3,192	0.073
43	3,192	0.073
44	3,192	0.073
45	3,192	0.073
46	3,192	0.073
47	4,001	0.092
48	6,694	0.154
49	3,855	0.088
50	3,549	0.081

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
51	2,963	0.068
52	3,255	0.075
53	4,130	0.095
54	4,234	0.097
55	4,138	0.095
56	4,215	0.097
57	4,666	0.107
58	3,580	0.082
59	4,433	0.102
C.A.1	4,557	0.105
C.A.2		

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	32.12'	50.00'	036° 48' 17"	S57° 17' 08"W	31.57'	16.64
C2	30.49'	50.00'	034° 56' 19"	N86° 50' 34"W	30.02'	15.74
C3	25.08'	50.00'	028° 44' 19"	N55° 00' 16"W	24.82'	12.81
C4	25.17'	50.00'	028° 50' 35"	N26° 12' 49"W	24.91'	12.86
C5	33.32'	50.00'	038° 10' 42"	N7° 17' 50"E	32.70'	17.30
C6	37.09'	50.00'	042° 29' 49"	N47° 38' 05"E	36.24'	19.44
C7	27.97'	50.00'	032° 03' 07"	S7° 08' 34"E	27.61'	14.36
C8	32.74'	50.00'	037° 31' 08"	S41° 55' 41"E	32.16'	16.98
C9	17.50'	50.00'	020° 03' 08"	S70° 42' 49"E	17.41'	8.84
C10	38.28'	55.00'	039° 52' 22"	S37° 42' 42"E	37.51'	19.95
C11	31.53'	55.00'	032° 50' 41"	S74° 04' 14"E	31.10'	16.21
C12	32.14'	55.00'	033° 29' 09"	N72° 45' 51"E	31.69'	16.55
C13	31.28'	55.00'	032° 35' 25"	N39° 43' 35"E	30.86'	16.08
C14	30.24'	55.00'	031° 30' 01"	N7° 40' 51"E	29.86'	15.51
C15	31.35'	55.00'	032° 39' 13"	N24° 23' 46"W	30.92'	16.11
C16	30.20'	55.00'	031° 27' 47"	N56° 27' 16"W	29.82'	15.49
C17	68.65'	55.00'	071° 31' 05"	S72° 03' 18"W	64.28'	39.61

Line Table		
Line #	Length	Direction
L1	35.34'	S53° 59' 30"W
L2	21.21'	S36° 07' 00"E
L3	41.93'	N35° 54' 00"W
L4	16.04'	N08° 53' 00"E
L5	21.21'	S36° 07' 00"E
L6	35.36'	S53° 53' 00"W
L7	21.21'	S53° 53' 00"W
L8	35.36'	S36° 07' 00"E
L9	21.21'	S53° 52' 59"W
L10	21.21'	S36° 06' 58"E
L11	21.21'	N36° 07' 00"W
L12	21.21'	N53° 53' 00"E
L13	35.42'	S36° 00' 31"E
L14	0.96'	N08° 53' 00"E
L15	6.86'	S80° 44' 23"E
L16	8.64'	S80° 44' 23"E
L17	21.39'	S36° 12' 41"E
L18	21.14'	S54° 04' 18"W
L19	13.08'	N80° 44' 23"W



LOCATION MAP
SCALE: 1" = 2000'

METES & BOUNDS :

A TRACT OF LAND CONTAINING 9.268 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, SECTION 223, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, SAID 9.268 ACRES WERE CONVEYED TO JANE CROSS ENTERPRISES, INC., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2460638, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.268 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 3, SECTION 233, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 53' 00" W ALONG THE EAST LINE OF SAID LOT 3, SECTION 233 AND WITHIN THE EXISTING RIGHT-OF-WAY N. DEPOT ROAD, A DISTANCE OF 674.36 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 80° 44' 23" W AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET AT THE EXISTING WEST RIGHT-OF-WAY LINE OF N. DEPOT ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS S 79° 14' 33" E A DISTANCE OF 0.27 FEET, CONTINUING A TOTAL DISTANCE OF 259.28 FEET TO A NO.4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT, FROM WHICH A NO. 5 REBAR FOUND BEARS S 29° 05' 46" W A DISTANCE OF 0.60 FEET;
3. THENCE, S 09° 02' 37" W A DISTANCE OF 167.71 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 80° 44' 23" E AT A DISTANCE OF 51.32 FEET PASS A NO. 4 REBAR FOUND ON LINE, AT A DISTANCE OF 229.75 FEET PASS A NO. 4 REBAR SET AT THE EXISTING WEST RIGHT-OF-WAY LINE OF N. DEPOT ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS S 80° 44' 23" E A DISTANCE OF 0.33 FEET, CONTINUING A TOTAL DISTANCE OF 259.75 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 53' 00" W ALONG THE EAST LINE OF SAID LOT 3, SECTION 233 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. DEPOT ROAD A DISTANCE OF 224.91 FEET TO A NAIL SET AT THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 52' 09" W AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. DEPOT ROAD, CONTINUING A TOTAL DISTANCE OF 260.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 65° 12' 32" W A DISTANCE OF 167.30 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF THIS TRACT;
8. THENCE, N 08° 53' 00" E AT A DISTANCE OF 1,006.13 FEET PASS A NO.4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 9 ROAD, CONTINUING A TOTAL DISTANCE OF 1,026.13 FEET TO A NAIL SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
9. THENCE, S 80° 54' 00" E ALONG THE NORTH LINE OF SAID LOT 3, SECTION 233, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 9 ROAD, A DISTANCE OF 421.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.268 ACRES OF LAND OF WHICH 0.028 OF ONE ACRE LIES WITHIN THE SAVE AND EXCEPT TRACT, LEAVING 9.240 ACRES GROSS, OF WHICH 0.180 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SAID MILE 9 ROAD, AND 0.619 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SAID DEPOT ROAD, LEAVING A NET OF 8.441 ACRES OF LAND MORE OR LESS.

SAVE AND EXCEPT

A TRACT OF LAND CONTAINING 0.028 OF ONE ACRE [1,224.474 SQUARE FEET] SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, SAID 0.028 OF ONE ACRE [1,224.474 SQUARE FEET] WERE CONVEYED TO HIDALGO COUNTY, TEXAS, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3407182, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.028 OF ONE ACRE [1,224.474 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SECTION 233,

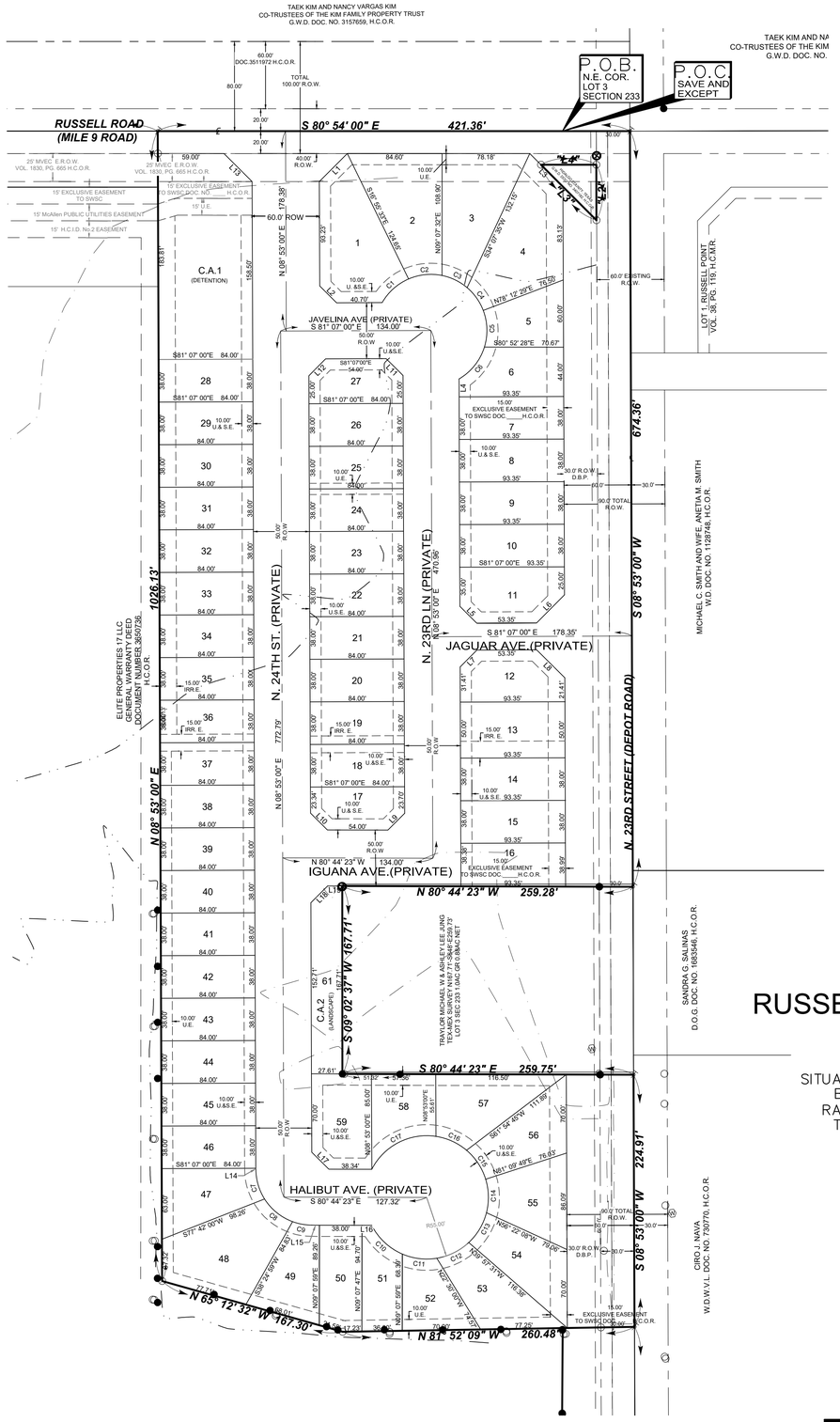
THENCE, N 80° 54' 00" W A DISTANCE OF 30.00 FEET;

THENCE, S 09° 04' 21" W A DISTANCE OF 49.50 FEET TO A NO.4 REBAR SET FOR POINT OF BEGINNING AND NORTHEAST CORNER OF THIS TRACT;

1. THENCE, S 09° 04' 21" W A DISTANCE OF 49.50 FEET TO A NO.4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 35° 54' 00" W A DISTANCE OF 70.00 FEET TO A NO.4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 80° 54' 11" E A DISTANCE OF 49.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.028 OF ONE ACRE [1,224.474 SQUARE FEET] OF LAND MORE OR LESS.

GENERAL NOTES

1. THE SITE LIES IN ZONE "X" (UNSHADED); AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.
   ZONE "X" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0450 C
   MAP REVISED: JUNE 06, 2000
   MAP REVISED TO REFLECT LOMR: MAY 30, 2002
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   FRONT: 18 FEET OR GREATER FOR EASEMENT. LOTS 17-27 WILL FRONT 24TH STREET.
   REAR: 10 FEET OR GREATER FOR EASEMENT
   INTERIOR SIDES: 5 FEET OR 0 FT. WITH FIREWALL OR GREATER FOR EASEMENT
   CORNER: 10 FEET OR GREATER FOR EASEMENT
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
4. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. 23RD STREET (DEPOT ROAD) AND ALONG RUSSELL ROAD (MILE 9 ROAD) AND BOTH SIDES OF ALL INTERNAL ROADS.
5. 25 FT. x 25 FT. SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS, AND 10 FT X 10 FT SITE OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
6. COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN.
7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 23RD STREET (DEPOT ROAD) & RUSSELL ROAD (MILE 9 ROAD).
8. 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.
9. HOME OWNERS ASSOCIATION COVENANTS FOR RUSSELL CREEK SUBDIVISION PHASE II AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____,H.C.D.R.
10. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR RUSSELL CREEK SUBDIVISION PHASE II 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.
11. HOMEOWNER'S ASSOCIATION, RUSSELL CREEK SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA 1 & 2, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION & LANDSCAPING AREAS. AFTER COMMON AREA 1 & 2 TRANSFER OF TITLES TO THE RUSSELL CREEK SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BYRUSSELL CREEK SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES, PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON AREA 1 & 2 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.
12. COMMON AREA LOT 1 FOR DETENTION PURPOSES ONLY AND COMMON AREA 2 FOR LANDSCAPING PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF McALLEN.
13. SUBDIVISION APPROVED AS A PLANNED UNIT DEVELOPMENT (PUD) AT THE CITY COMMISSION MEETING OF 10/12/2026.
14. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
15. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.



Line Table		
Line #	Direction	Length
"L1"	S 09° 04' 21" W	30.00'
"L2"	S 09° 04' 21" W	49.50'
"L3"	N 35° 54' 00" W	70.00'
"L4"	S 80° 54' 11" E	49.47'

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205

SCALE: 1" = 60'

SUBDIVISION PLAT OF

RUSSELL CREEK SUBDIVISION PHASE II

(PRIVATE)

BEING A SUBDIVSION OF 9.268 ACRES OF LAND
SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS
BEING A PART OR PORTION OUT OF TEXAS-MEXICAN
RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 1, PAGE 12, H.C.M.R.

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

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

BY:_____ DEPUTY

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

DRAWN BY: L.H. DATE: 11/11/2026
REVISED BY: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

Y:\Land Development\Residential\McAllen\25171 - The Centre Offices, LLC - Russell Creek Phase 2\Autocad files\template\25171 RUSSELL CREEK PH II PLAT.dwg

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____DAY OF _____, 20_____.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, LIEN HOLDER(S) (OR DULLY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RUSSELL CREEK SUBDIVISION PHASE II, OF THE CITY OF MCALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

_____ _____
_____ __, MANAGER DATE
_____, LLC
A TEXAS LIMITED LIABILITY COMPANY
STREET ADDRESS
McALLEN, TEXAS 785__

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 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:

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 RUSSELL CREEK SUBDIVISION PHASE II , TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND UTILITIY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUEST. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PRORTION OF WARRIOR STREET (VINE AVENUE), WARE ROAD (F.M. 2220) FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

_____ _____
_____ __, MANAGER DATE
_____, LLC
A TEXAS LIMITED LIABILITY COMPANY
STREET ADDRESS
McALLEN, TEXAS 785__

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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____ _____
MARIO A. REYNA, P.E. # 25171 DATE
DATE PREPARED: 08/03/2026
ENGINEERING JOB No. 25171.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED SITE PLAN AND DESCRIPTION OF RUSSELL CREEK PHASE II SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-12-26, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____ _____
ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE
DATE SURVEYED: 11-12-25
T- 1047, PAGE 67
SURVEY JOB No. 25649.00

SUBDIVISION PLAT OF
RUSSELL CREEK SUBDIVISION PHASE II
(PRIVATE)

BEING A SUBDIVSION OF 9.268 ACRES OF LAND
SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS
BEING A PART OR PORTION OUT OF TEXAS–MEXICAN
RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 1, PAGE 12, H.C.M.R.

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

DRAWN BY: LH DATE: 10/27/2026
REVISED BY: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

Y:\Land Development\Residential\McAllen\25171 - The Centre Offices, LLC - Russell Creek Phase 2\Autocad files\template\25171 RUSSELL CREEK PH II PLAT.dwg

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/12/2026

SUBDIVISION NAME: RUSSELL CREEK PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Russell Road (Mile 9 Road): Dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides Revisions required: -Show centerline - Please show ROW on both sides from centerline and add the acquisitions on the plat. - Existing Transmission powerline poles along Russell Road appears to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmissions powerlines poles as applicable, prior to final. -The two subdivisions to the west of the property shows a 25 ft M.V.E.C easement and ROW, please clarify if that easement will travel to the property. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
N. 23rd Street (Depot Road): Dedication for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides Revisions required: - Label street name as shown above, prior to final. -Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. - Please label "Total, existing, etc." prior to final -As per traffic dept. Must provide a cu-de-sac on the south most proposed street. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Interior Street: 50 ft. of R.O.W Paving: 40 ft. Curb & gutter: both sides Revisions Required: - Street names to be finalized, prior to recording. - The ROW on the east side between lots 17-27 show a 50 ft. of ROW and on the west side it shows 60 ft. Clarify with staff if the ROW will differ. - Cul-de-sac on the north side does not show the radius or diameter, please label, prior to final. - provide us a paving detail to show if compliance with cul-de-sac requirements. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied

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

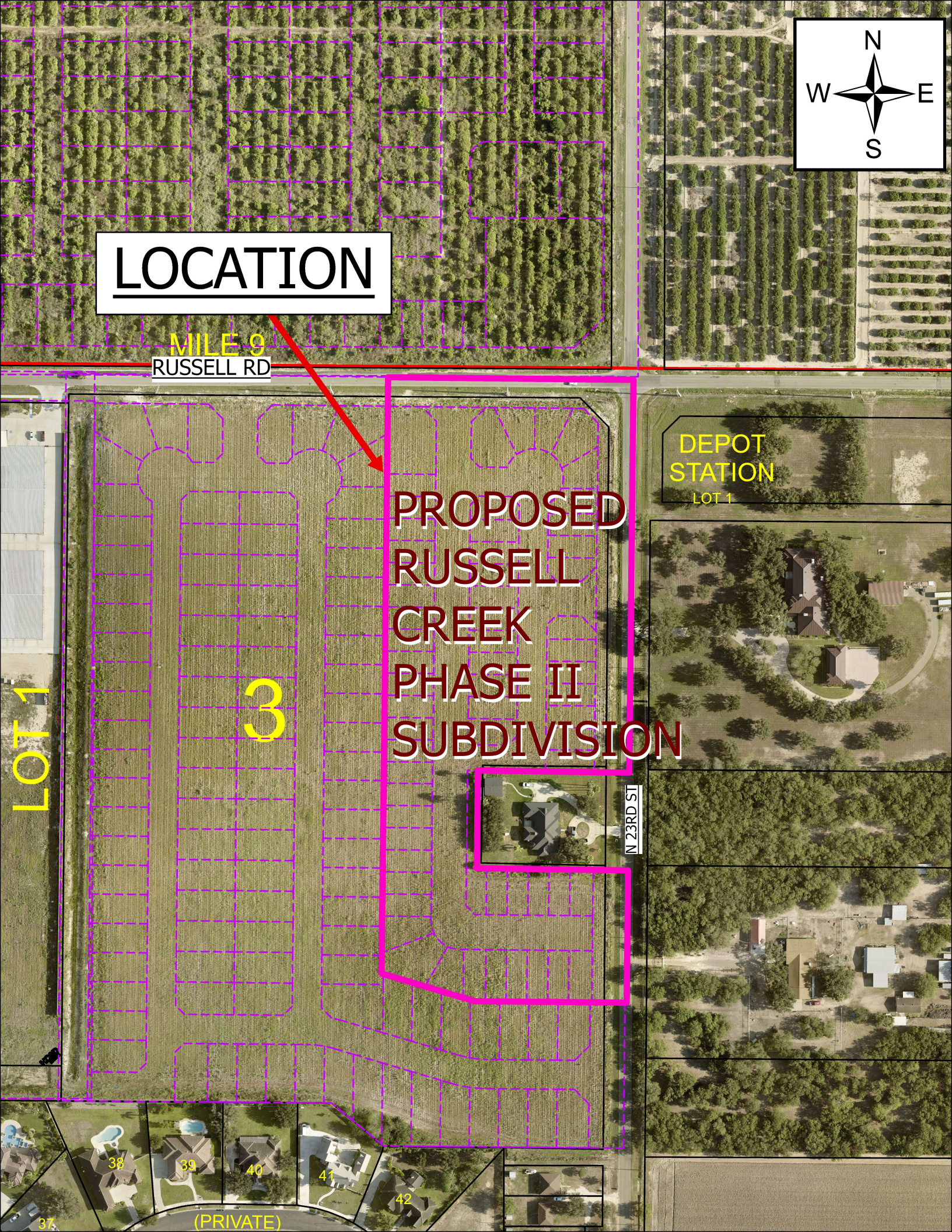
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac --Show Radius of cul-de-sac on plat -As per traffic dept. Must provide a cu-de-sac on the south most proposed street. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required	Required
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily residential. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
*Front: 18 ft or greater for easements **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements. Revisions required: - Add a plat note as a stated above, as approved on the PUD **Zoning Ordinance: Section 138-356	Required
Interior Sides: 5 ft or 0 feet with firewall or greater for easements. Revisions required: - Add plat note as stated above as approved in the PUD **Zoning Ordinance: Section 138-356	Required
Corner: 10 ft or greater for easements Revisions required: - add plat note as stated above. **Zoning Ordinance: Section 138-356	Required
*Garage: 18 ft. except where greater setback is required, greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*5 ft. wide minimum sidewalk required along Russell Road, North 23rd Street (Depot Road) and both sides of interior streets. Revisions Required: - Revise plat note as stated above, prior to final. -May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

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 - Revisions required: - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
*No curb cut, access, or lot frontage permitted along Russell Road and North 23rd Street (Depot Road) Revisions Required: **Must comply with City Access Management Policy	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
*Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Compliance
*Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
*Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Variance was approved to be from 28.88 ft. - 72.23 ft instead minimum lot width area of 50 ft.	Compliance
ZONING/CUP	
* Existing: R-1 (Single-Family Residential- OC) Proposed: R-1 (Single-Family Residential- OC) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval *Zoning Ordinance: Article V -No rezoning has been submitted at this time.	Applied

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 Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $41,300 (59 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 59 lots.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $41,300 (59 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 59 lots.	
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: - Subdivision must be recorded with PUD. -the PUD was approved at city commission on 10/12/2026. - Must add a plat note referencing which lots will face the front on lots on interior. -As per traffic dept. Must provide a cu-de-sac on the south most proposed street. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. -Street names to be finalized, prior to recording. -Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. - Provie paving layout to show meeting paving requirements for cul-de-sac. -Submit gate details as applicable, finalize prior to final. -If subdivision will be private, needs to add the words " (Private Subdivision) " under the Plat name of the subdivision. *Must comply with City’s Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

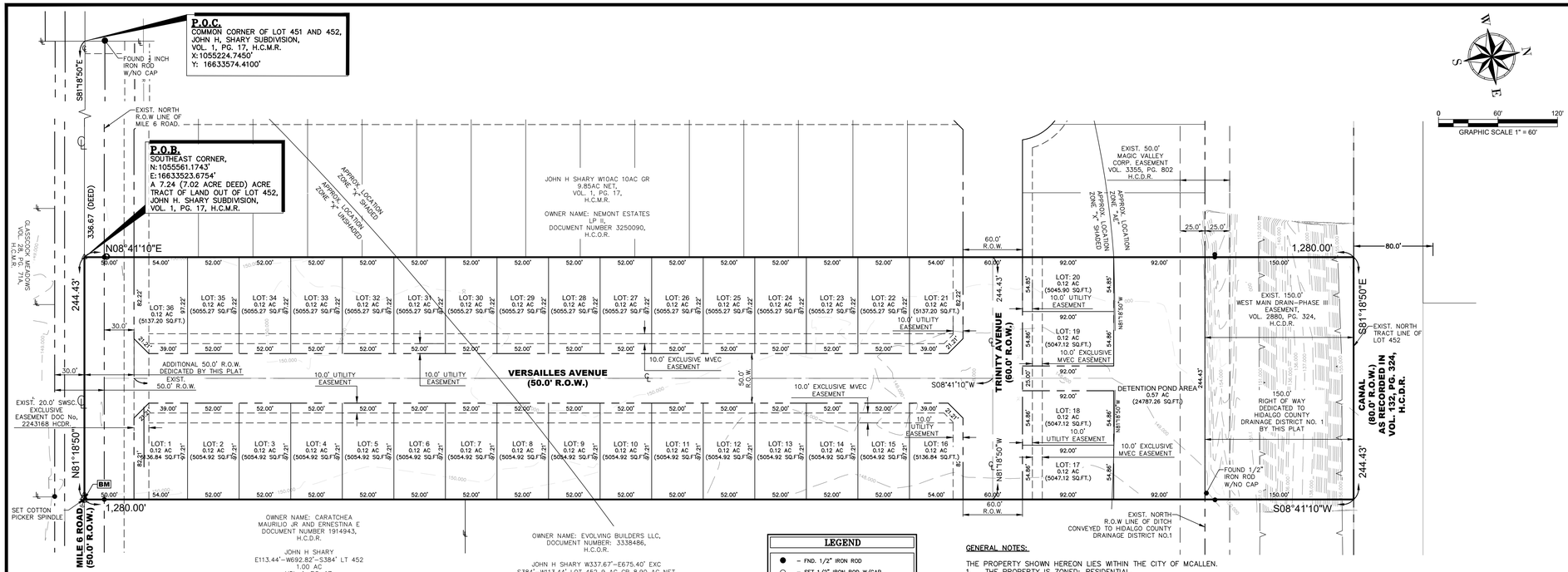

N
W
E
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LOCATION
MILE 9
RUSSELL RD
DEPOT
STATION
LOT 1
PROPOSED
RUSSELL
CREEK
PHASE II
SUBDIVISION
LOT 1
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N 23RD ST
37
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42
(PRIVATE)

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Versailles Estates Subdivision*
Owner Name	*StarQuest Versaillles, LLC*
Engineering Firm	*SAMES*
Existing Zoning	*R-1 (Low-Density Residential)*
Proposed Zoning	*R-1 (Low Density Residential)*
Number of Lots	36

City of McAllen Planning Department





LOCATION MAP SCALE: 1"=1000'

VERSAILLES ESTATES SUBDIVISION

A 7.18 (7.02 DEED) (312,866.24 SQ. FT.) ACRE GROSS., 6.23 (271,313.69 SQ. FT.) ACRE NET., MORE OR LESS, TRACT OF LAND OUT OF LOT 452, AMENDED PLAT OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AS RECORDED IN DOCUMENT NUMBER 1208427, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

METES AND BOUNDS

COMMENCING; AT THE COMMON CORNER OF LOT 451 AND 452, OF SAID AMENDED PLAT OF JOHN H. SHARY SUBDIVISION, BEING THE CENTERLINE OF MILE 6 ROAD (HAVING A 40.0' RIGHT OF WAY), ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NEMONT ESTATES II, AS RECORDED IN DOCUMENT NUMBER 3250090, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF GLASSCOCK MEADOWS ESTATES AS RECORDED IN, VOLUME 29, PAGE 71A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTHEAST CORNER OF SHARY RANCH ESTATES AS RECORDED IN VOLUME 32, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE; SOUTH 81°18'50" EAST, ALONG THE CENTER LINE OF MILE 6 ROAD, AND ALSO BEING THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, A DISTANCE OF 340.23 FEET, TO A FOUND COTTON PICKER SPINDLE, FOR THE SOUTHEAST CORNER OF A SAID TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AND FOR THE SOUTHWEST CORNER, AND THE POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF E=1055561.1743, N=16633523.6754,

THENCE; NORTH 08°41'10" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AT A DISTANCE OF 20.00 FEET, PASS A SET 1/2 INCH IRON WITH PLASTIC CAP STAMPED "SAMES", ON THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A DISTANCE OF 1,130.00 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP, AT THE SOUTH RIGHT OF WAY LINE OF A 150.0 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. ONE EASEMENT, AS RECORDED IN VOLUME 2880, PAGE 315, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 1,280.00 FEET, TO A POINT, BEING ON THE SOUTH RIGHT OF WAY LINE OF A 80.00 FOOT CANAL RIGHT OF WAY, FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°18'50" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 80.00 FOOT CANAL RIGHT OF WAY, AT A DISTANCE OF 244.43 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MONTEMAYOR ENTERPRISES LTD, AS RECORDED IN DOCUMENT NUMBER 1872090, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°41'10" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO MONTEMAYOR ENTERPRISES LTD, A DISTANCE OF 150.00 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", ON THE SOUTH RIGHT OF WAY LINE OF SAID 150.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO.1 ONE EASEMENT, CONTINUING AT A DISTANCE OF 896.00 FEET, PASSING A POINT, FOR THE EXTERIOR CORNER OF SAID TRACT OF LAND CONVEYED TO MONTEMAYOR ENTERPRISES LTD, AND FOR THE NORTWEST CORNER OF A TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR. AND ERNESTINA E., AS RECORDED IN DOCUMENT NUMBER 1914943, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A DISTANCE OF 1,260.00 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", ON THE NORTH RIGHT OF WAY LINE SAID MILE 6 ROAD, CONTINUING TO A TOTAL DISTANCE OF 1,280.00 FEET, TO A PK NAIL SET ON THE CENTERLINE OF MILE 6 ROAD, FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR. AND ERNESTINA E., FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°18'50" WEST, ALONG THE SOUTH LINE OF SAID LOT 456 OF SAID AMENDED PLAT OF JOHN H SHARY SUBDIVISION, AND THE NORTH LINE OF SAID GLASSCOCK MEADOWS SUBDIVISON, AND BEING AT THE CENTERLINE OF MILE 6 ROAD, A DISTANCE OF 244.43 FEET, TO THE POINT OF BEGINNING, CONTAINING A 7.18 (7.02 DEED) (312,866.24 SQ. FT.) ACRE GROSS., A 6.23 (271,313.69 SQ. FT.) ACRE NET., TRACT OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

SAMUEL D. MALDONADO, R.P.L.S. NO. 2448 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

SAUL D. MALDONANDO, PE NO. 100320 DATE

DATE OF PREPARATION: NOVEMBER 2026

SHEET 01 OF 01

SAMES
2721 FOUNTAIN PLAZA BLVD TEL. (956) 702-8880
EDINBURG, TEXAS 78539 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

SURVEY NOTES:

1. BASIS OF BEARING THE NORTH LINE OF LOT 452, JOHN H SHARY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

UNITED IRRIGATION DISTRICT

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

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

ATTEST: _____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VERSAILLES ESTATES SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN, TEXAS, AND THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS, HEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

_____
LA FLOR DEL VALLE ENTERPRISES LP
EDGAR DELGADILLO – MANAGING MEMBER
7018 MILE 6 RD.
MCALLEN, TX

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, **STARQUEST VERSAILLES, LLC**, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____ 20__.

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 11/3/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

NO.	SHEET	REVISION	DATE	APPROVED

APPROVED BY DRAINAGE DISTRICT No. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

_____
RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF VERSAILLES ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, _____.

_____
CHAIRPERSON–PLANNING AND ZONING COMMISSION

SHARYLAND WATER SUPPLY CORPORATION

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

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

_____
CARLOS LIMA DATE
GENERAL MANAGER,
SHARYLAND WATER SUPPLY CORPORATION

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER_____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ◉ – FND. 5/8" IRON ROD
- O – FND. 1" IRON PIPE
- ▲ – FND. COTTON PICKER SPINDLE
- △ – SET COTTON PICKER SPINDLE
- ✣ – ON-SITE BENCHMARK
- R.O.W. – RIGHT OF WAY
- FND. – FOUND
- H.C.M.R.– HIDALGO COUNTY MAP RECORDS
- H.C.D.R. – HIDALGO COUNTY DEED RECORDS
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCING
- APPROX.– APPROXIMATE
- DT – DITCH TOP

GENERAL NOTES:

THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF MCALLEN.

1. THE PROPERTY IS ZONED: RESIDENTIAL.
2. THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOW
   FRONT: 20 FT. OR GREATER FOR EASEMENTS.
   SIDE : 5 FT. OR GREATER FOR EASEMENTS.
   REAR: 10 FT. OR GREATER FOR EASEMENTS.
   CORNER: 10 FT. OR GREATER FOR EASEMENTS.
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACKS IS REQUIRED; GREATER SETBACK APPLIES.

   THIS SUBDIVISION IN "ZONE X" SHADED – AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN,"ZONE X" – AREAS BETWEEN LIMITS OF 100–YEAR AND 500–YEAR FLOOD; OR AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD.
   "ZONE X" UNSHADED – AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD–PLAIN.
   "ZONE AE" – BASE FLOOD ELEVATIONS DETERMINED. (ELV=148 FT.).

   COMMUNITY–PANEL NUMBER 480334 0295 D
   MAP REVISED: JUNE 6, 2000
3. BENCHMARK: FOUND COTTON PICKER SPINDLE WITH ELEVATION 149.78 FEET
   N:16633487.27, E:1055802.8380
7. NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
8. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR CENTER OF ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER.
9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% MINIMUM SLOPE TO PROVIDE POSITIVE DRAINAGE.
10. ALL LOT CORNERS ARE SET WITH 1/2 INCH IRON RODS.
11. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.858 AC–FT (37,384 CF) STORM WATER RUNOFF.
12. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
13. MAINTENANCE OF DETENTION AREAS ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR INDIVIDUAL LOT OWNER.
14. COMMON AREAS, ANY PRIVATE STREETS/DRIVES MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
15. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134–168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

    HOME OWNERS ASSOCIATION RECORDED DOCUMENT NUMBER: _____
16. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLATING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
17. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG MILE 6 ROAD AND BOTH SIDES OF INTERNAL STREET.
18. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
19. PARKLAND FEE: 50% PARKLAND DEDICATION FEE DUE AT THE TIME OF CONSTRUCTION.
20. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG MILE 6 ROAD.
21. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG MILE 6 ROAD.
22. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
23. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
24. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
25. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
26. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
27. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
28. NO ACCESS AND/OR DRIVEWAYS WILL BE ALLOWED ALONG THE 25.0 FOOT ACCESS ROAD FOR LOTS 18 AND 19.
29. VICTORY LANDING SUBDIVISION WILL BE COMPLETED CONCURRENTLY WITH VERSAILLES ESTATES SUBDIVISION. IF THE SUBDIVISIONS ARE NOT COMPLETED SIMULTANEOUSLY, A PAVED TEMPORARY TURNAROUND MUST BE PROVIDED AT THE RESPECTIVE DEAD END. THE TEMPORARY TURNAROUND MUST BE SHOWN ON THE CONSTRUCTION PLANS IN CASE THE SUBDIVISIONS ARE NOT COMPLETED SIMULTANEOUSLY.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	STARQUEST VERSAILLES, LLC	1401 LAKE PLAZA DR.,STE 200–101	SPRING, TX 77389	(956) 404–4861
ENGINEER:	SAUL D. MALDONANDO, PE	2721 FOUNTAIN PLAZA BLVD. STE. A	EDINBURG, TX 78539	(956) 702–8880
SURVEYOR:	SAMUEL D. MALDONADO, R.P.L.S.	2721 FOUNTAIN PLAZA BLVD. STE. A	EDINBURG, TX 78539	(956) 702–8880

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2026

SUBDIVISION NAME: VERSAILLES ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Mile 6 Road: 50 ft. dedication needed from centerline for a 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides Revisions Required: **Unified development code: 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Internal Street (Proposed Versailles Avenue): 50 ft dedication Paving: 32 ft. Curb & gutter: both sides **Unified Development Code: 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
E/W 1/4 Collector Road along the north property line: 60 ft. total ROW dedication. Paving: 40 ft. Curb & gutter: both sides - A temporary turn around will be needed if the development to the east does not construct at the same time as this subdivision is in construction. **Unified Development Code: 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Block Length in the R-1 and R-2 Districts and in the ETJ shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. -As per upper management, we will honor this requirement. **Unified Development Code: 5.3.6	Compliance
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105 A temporary turn around will be needed if the development to the east does not construct at the same time as this subdivision is in construction.	Required

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

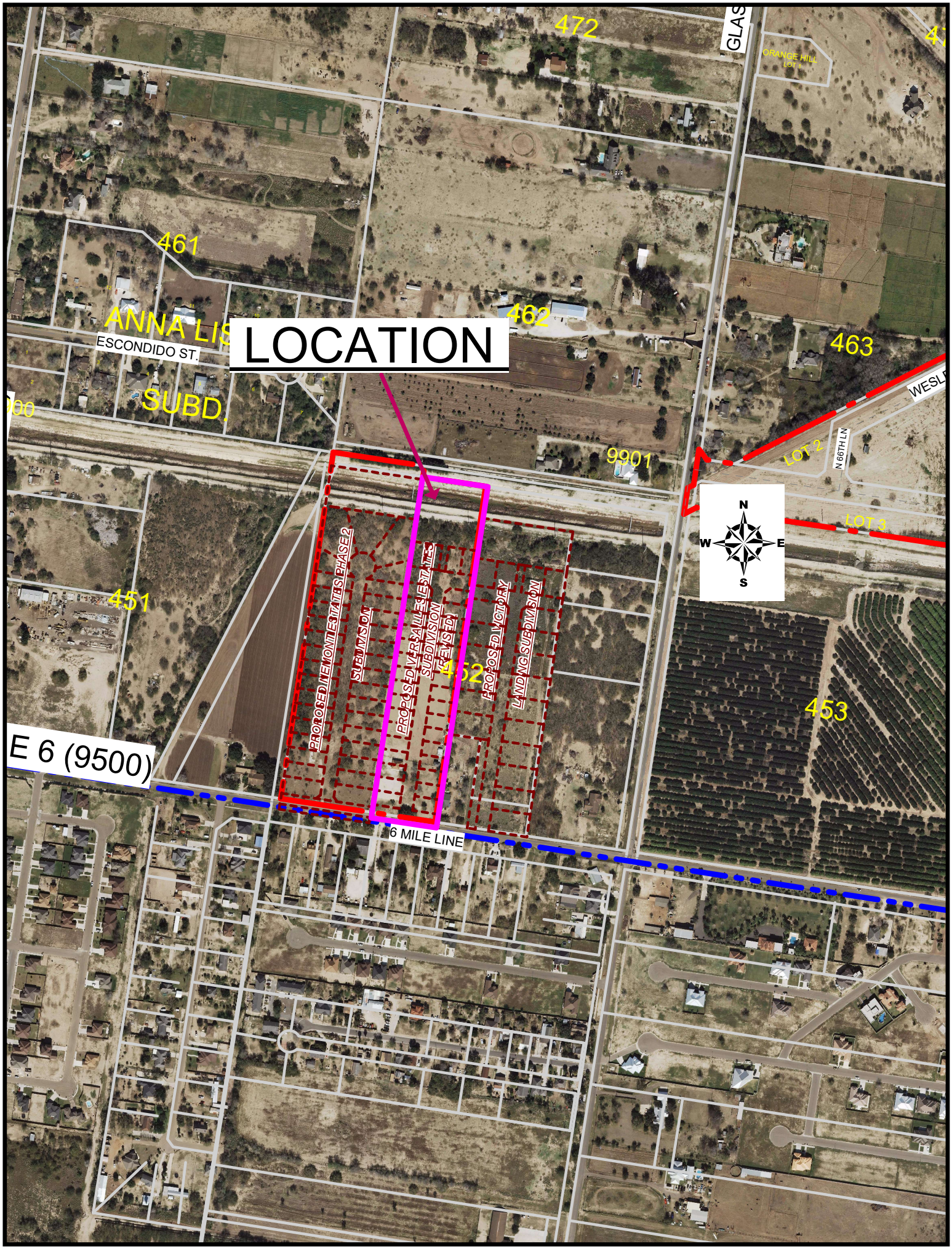
ALLEYS	
ROW _____ Paving _____ *Alley/service drive easement required for commercial properties/multifamily development **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements Revisions required: - New setbacks under the UDC should be as follows **Unified Development Code: Chapter 2	Compliance
Rear: 10 ft. or greater for easements. **Unified Development Code: Chapter 2	Compliance
Sides: 5ft. or greater for easements Revisions Required: - New setbacks under the UDC should be as follows: **Unified Development Code: Chapter 2	Compliance
*Corner: 10 ft or greater for easements **Unified Development Code: Chapter 2	Compliance
* Garage: 18 ft. except where greater setback is required; greater setbacks applies. **Unified Development Code: Chapter 2	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*5ft. wide minimum sidewalk required on 6 Mile Road and both sides of internal streets. Revisions required: -Remove the last sentence, it is not needed on plat. **Unified Development Code: Section 5.3.8	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Compliance
BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 6 Road. **Unified Development Code: Section 4.6.4.B	Applied
*8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Unified Development Code: 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along 6 Mile Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

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

* Developer/Homeowner's Association/Owner, their successors and assignes, and not the city of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: 5.3.7	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: 5.3.7	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	Applied
* Minimum lot width and lot area - Lot width should be 5,000 square feet. **Unified Development Code: Chapter 2	Required
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) Proposed R-1 (Low- Density Residential) ***Unified Development Code: Chapter 2 -At the City Commission Meeting of December 13, 2021, the board voted to approve the annexation and initial zoning R-1 (old code) - Since the zoning ordinance is no longer in existence, A rezoning application must be submitted and approved by city commission prior to final to the new UDC that was adopted.	Required
* Rezoning Needed Before Final Approval ***Unified Development Code: Chapter 2 - At the City Commission Meeting of December 13, 2021, the board voted to approve the annexation and initial zoning R-1(old code) -Since the zoning ordinance is no longer in existence, A rezoning application must be submitted and approved by city commission prior to final to the new UDC that was adopted. - The will be heard at the P&Z meeting of 11/17/2026 and CC - 12/07/2026	Required
PARKS	
* Land dedication in lieu of fee. - Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. - As per our current planning director, we will honor the park fees to be waived.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. - As per our current planning director, we will honor the park fees to be waived.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

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

COMMENTS	
- Lots designated for detention or common area must be labeled, prior to final. for example, "lot A "Detention Area" or "Lot A "Common Area" - Remove plat note #19, it is not needed on the plat. - Will the subdivision have HOA's? Please provide staff with CCRS, prior to recording. - Any variances that were previously approved, will not be rolled over to the new submittal. Any variances will have to be re-applied for. - Rezoning to the new UDC will be needed, prior to final approval on the subdivision. -Any abandonments must be done by separate process and not by plat. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

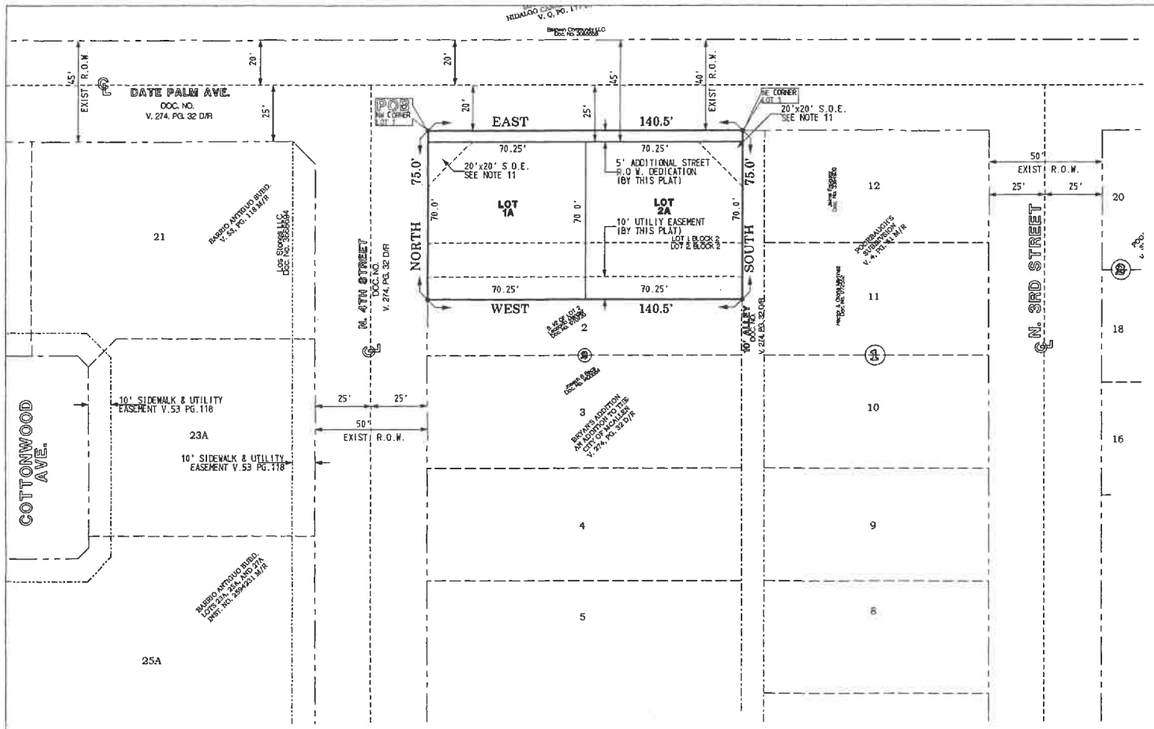

LOCATION
472
461
462
463
451
452
453
9901
ESCONDIDO ST.
SUBD.
LOT 2
LOT 3
N 66TH LN
ORANGE HILL
PROPOSED NEWMONT ESTATES PHASE 2 SUBDIVISION
PROPOSED VERSAILLES ESTATES SUBDIVISION REVISED
PROPOSED VICTORY LANDING SUBDIVISION
E 6 (9500)
6 MILE LINE
N
W
E
S

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Bryan's Addition to McAllen lot 1A & 2A Subdivision*
Owner Name	*Astrid Gutierrez*
Engineering Firm	*Spoor Engineering Consultants, Inc*
Existing Zoning	*R-1 (Single- Family Residential)*
Proposed Zoning	*R-1 (Single-Family Residential)*
Number of Lots	2

City of McAllen Planning Department



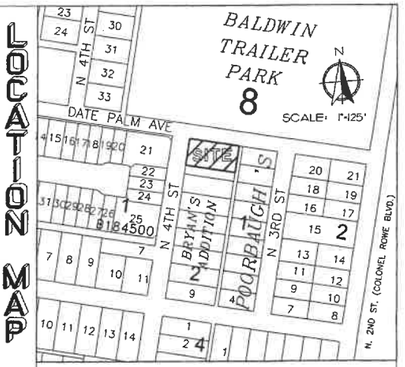
FEB. 27, 2026
Scale: 1"=30'
REV: AUG 21, 2026

SUBDIVISION PLAT
OF

BRYAN'S ADDITION TO MCALLEN LOT 1A AND 2A, BLOCK 2

SUBDIVISION

BEING A SUBDIVISION OF LOT 1, AND THE NORTH½OF LOT 2, BLOCK 2, BRYAN'S ADDITION TO MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 274, PAGE 32 AND 33, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTAINING 0.24 ACRES OF LAND, MORE OR LESS



Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F6003
510 S. BROADWAY McALLEN, TEXAS 78501
SEC@spooreng.com 956-683-1000
SEC INC

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

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

METES & BOUNDS

ALL OF LOT 1, AND THE NORTH ONE-HALF OF LOT 2, BLOCK 2, BRYAN'S ADDITION TO McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 274, PAGE 32 AND 33, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northwest corner of Lot 1, for the northwest corner of the following described tract of land, said point being on the intersection of the South line of Date Palm Avenue and the East line of N. 4th Street;

THENCE, with the South line of Date Palm Avenue and the North line of Lot 1, EAST, 140.5 feet to the northeast corner of Lot 1, for the northeast corner hereof, said point being on the West line of dedicated alley;

THENCE, with the East line of Lots 1 and 2, and the West line of said alley SOUTH, at 50.0 feet pass the common east corner between Lots 1 and 2, and at 75.0 feet the southeast corner of the north one-half of Lot 2, for the southeast corner hereof;

THENCE, with the South line of the North one-half of Lot 2, WEST, 140.5 feet to the southwest corner of the north one-half of Lot 2, for the southwest corner hereof, said point being on the East line of N. 4th Street;

THENCE, with the West line of Lot 2 and Lot 1 and the East line of N. 4th Street, NORTH, at 25.0 feet pass the common west corner between Lots 2 and 1, and at 75.0 feet the POINT OF BEGINNING, containing 0.24 acre of land, more or less.

NOTES:

1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   - FRONT: 10 FEET OR GREATER FOR EASEMENTS
   - SIDE: 5' FEET OR GREATER FOR EASEMENTS.
   - GARAGE: 18 FEET OR GREATER FOR EASEMENTS.
   - REAR: 10 FEET OR GREATER FOR EASEMENTS
   - CORNER: 10 FEET OR GREATER FOR EASEMENTS
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480343 0005C. MAP REVISED NOVEMBER 2, 1982.
4. A 6 FT. OPAQUE BUFFER IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
5. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
6. BENCHMARK STATION NAME: MC78 ELEVATION 121.67 - BRASS MONUMENT AT SOUTHWEST CORNER OF BUSINESS 83 AND ASH AVENUE
7. A 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON DATE PALM AVENUE AND N. 4TH STREET.
8. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. DRAINAGE DETENTION OF 0.04 ACRE-FEET (1,740 CUBIC FEET) IS REQUIRED FOR THIS PROPERTY.
10. PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
11. S.O.E. DENOTES SIGHT OBSTRUCTION EASEMENT (BY THIS PLAT)
12. COMMON AREAS, ANY STREETS / DRIVES, GATE AREAS, ETC., MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN

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, DATE
CITY OF MCALLEN

STATE OF TEXAS:
COUNTY OF HIDALGO:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS LOT 1A, 2A, ? BLOCK 2 BRYAN'S ADDITION TO MCALLEN SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS (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 I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PUPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

ASTRID GUTIERREZ
2205 S. 45TH ST.
McALLEN, TEXAS 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____ _____
NOTARY PUBLIC 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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____ _____
REYNALDO ROBLES, R.P.L.S. #4032 DATE
ROBLES AND ASSOCIATES, PLLC - TBPELS FIRM 100967-00
107 W. HUISACHE ST. WESLACO, TEXAS 78596

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

08-21-26
STEPHEN SPOOR DATE
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

RECEIVED
OCT 23 2026
By A-Dlp

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2026

SUBDIVISION NAME: BRYAN'S ADDITION TO MCALLEN LOT 1A, & 2A SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Date palm Avenue: Dedication of 25 ft. from centerline for a 50 ft. total R.O.W. Paving: 32 ft. Curb & gutter: both sides Revisions required: - The engineer submitted a variance to the ROW to not dedicate the 5 ft for the total ROW. it will be heard at the Planning and Zoning meeting of 11/17/2026 and City Commission on 12/14/2026 -Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. 4th Street: Dedication of 25 ft. from centerline for a 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides Revisions Required: -Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied

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

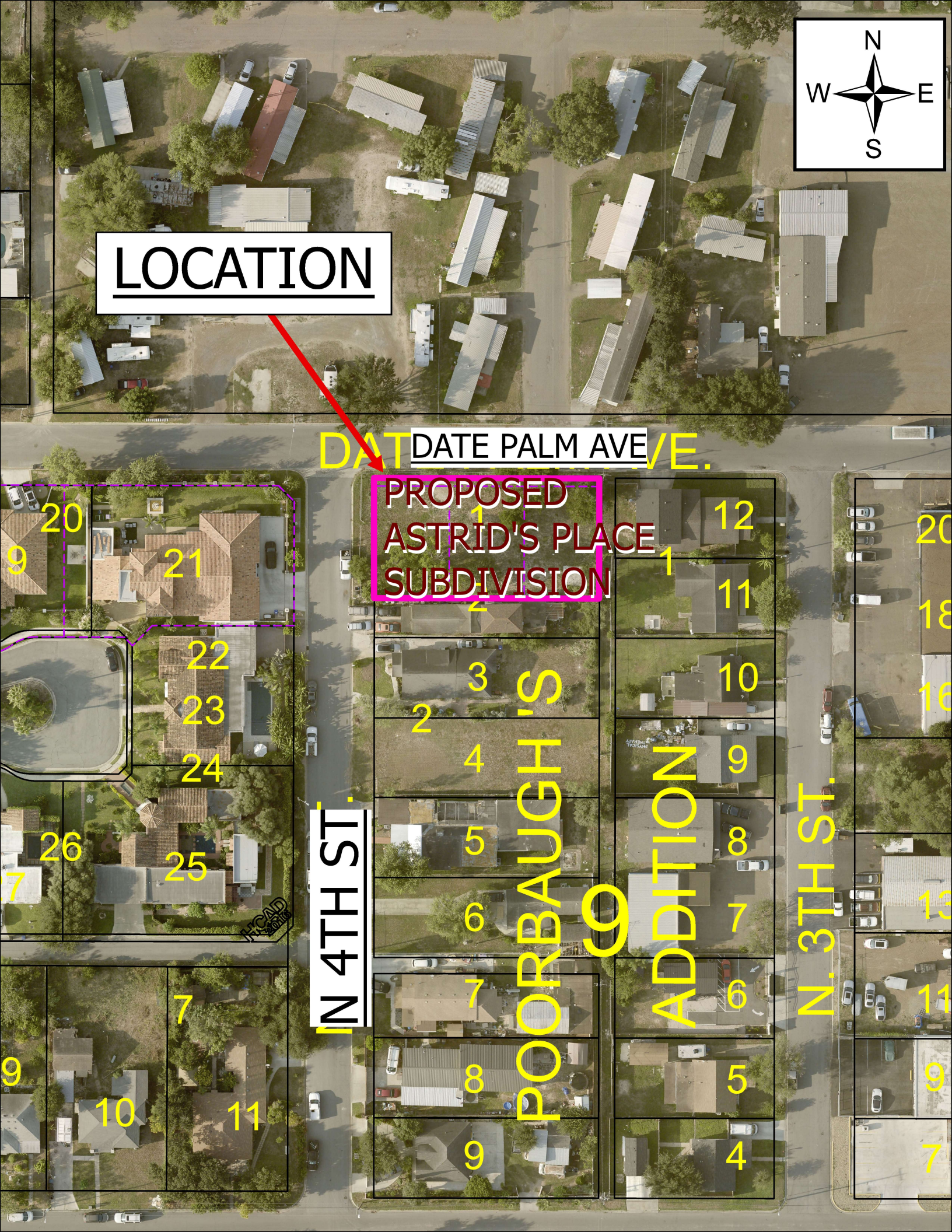
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily residential. - There is an existing Alley 10 ft. on the east side of the property. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. or greater for easements - Add plat note as stated above, prior to final. - Engineer submitted a variance request for a front setback from 25 ft to 10 ft and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. - The variance request to a 10 ft. front yard setback with 18 ft garage setback was approved. **Zoning Ordinance: Section 138-356	Compliance
* Rear: 10 ft. or greater for easements - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements - Add plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except, where greater setback is required, greater setbacks applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*4 ft. wide minimum sidewalk required on Date palm Avenue and N. 4th Street. - The engineer submitted a variance request to not provide sidewalks on date palm and n. 4th street. It will be heard at the Planning and Zoning meeting of 11/17/2026 and City Commission on 12/14/2026. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
*Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets: Lots are fronting Date Palm Avenue. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: Lot width should be 50 ft. and lot area should be 5,000 sq ft. - Lot area and width do not meet requirements at the moment. lot width of 46.84 and lot area of 3,278.1 sqft - Engineer submitted a variance request to the ZBOA board. - This requirement is still pending approval if granted. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) Proposed: R-1 (Sigle-Family Residential) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - No rezoning has been submitted for this subdivision.	Applied
PARKS	
* Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. * Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: - Public hearing required with noticed may be applicable for single-family residential, prior to recording. - Replat name change should be "Bryan's Addition, Lots 1A, 2A & 3A, Block 2 Subdivision" - Engineer submitted a variance request and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. - Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE THREE VARIANCE REQUESTS.	Applied

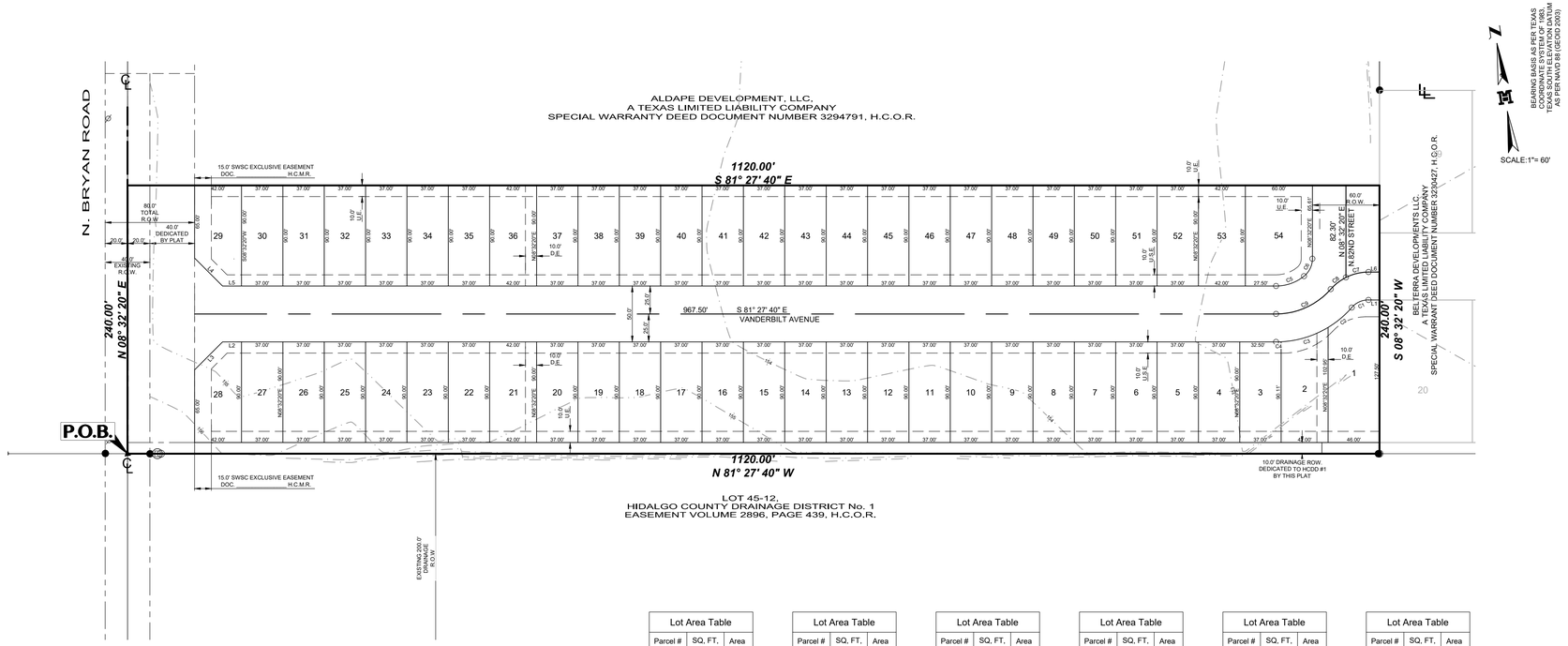

N
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LOCATION
DATE PALM AVE
DATE PALM AVE.
PROPOSED
ASTRID'S PLACE
SUBDIVISION
N. 4TH ST.
PORBAUGH'S
9
ADDITION
N. 3TH ST.
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CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*The Hills on Bryan Subdivision*
Owner Name	*Aldape Development, LLC*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-2 (Medium-Density Residential)*
Proposed Zoning	*R-2 (Medium- Density Residential)*
Number of Lots	54

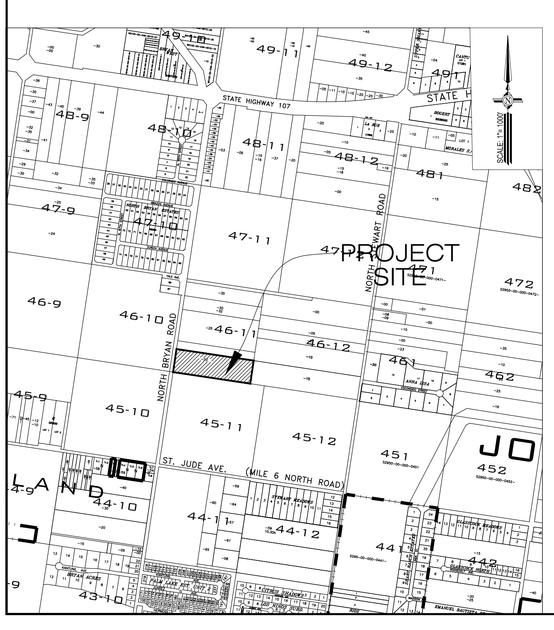
City of McAllen Planning Department



SUBDIVISION MAP OF

THE HILLS ON BRYAN SUBDIVISION

PLAT SHOWING
6.171 ACRES OUT OF
LOT 46 - 11 WEST
ADDITION TO SHARYLAND
VOLUME 15, PAGE 40 H.C.M.R.
HIDALGO COUNTY, TEXAS



LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- W.D. - WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- ℄ - ROAD CENTER LINE
- U.S.E. - SPECIAL WARRANTY DEED

Lot Area Table		
Parcel #	SQ. FT.	Area
1	5481.61	0.126
2	3974.35	0.091
3	3330.17	0.076
4	3330.00	0.076
5	3330.00	0.076
6	3330.00	0.076
7	3330.00	0.076
8	3330.00	0.076
9	3330.00	0.076
10	3330.00	0.076

Lot Area Table		
Parcel #	SQ. FT.	Area
11	3330.00	0.076
12	3330.00	0.076
13	3330.00	0.076
14	3330.00	0.076
15	3330.00	0.076
16	3330.00	0.076
17	3330.00	0.076
18	3330.00	0.076
19	3330.00	0.076
20	3330.00	0.076

Lot Area Table		
Parcel #	SQ. FT.	Area
21	3780.00	0.087
22	3330.00	0.076
23	3330.00	0.076
24	3330.00	0.076
25	3330.00	0.076
26	3330.00	0.076
27	3330.00	0.076
28	3467.50	0.080
29	3467.50	0.080
30	3330.00	0.076

Lot Area Table		
Parcel #	SQ. FT.	Area
31	3330.00	0.076
32	3330.00	0.076
33	3330.00	0.076
34	3330.00	0.076
35	3330.00	0.076
36	3780.00	0.087
37	3330.00	0.076
38	3330.00	0.076
39	3330.00	0.076
40	3330.00	0.076

Lot Area Table		
Parcel #	SQ. FT.	Area
41	3330.00	0.076
42	3330.00	0.076
43	3330.00	0.076
44	3330.00	0.076
45	3330.00	0.076
46	3330.00	0.076
47	3330.00	0.076
48	3330.00	0.076
49	3330.00	0.076
50	3330.00	0.076

Lot Area Table		
Parcel #	SQ. FT.	Area
51	3330.00	0.076
52	3330.00	0.076
53	3780.00	0.087
54	5229.01	0.120

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	17.02'	20.00'	048° 46' 10"	N74° 09' 15"E	16.51'	9.07
C2	27.74'	90.00'	017° 39' 28"	N58° 35' 54"E	27.63'	13.98
C3	44.36'	90.00'	028° 14' 36"	N81° 32' 56"E	43.92'	22.64
C4	4.51'	90.00'	002° 52' 06"	S82° 53' 43"E	4.50'	2.25
C5	27.01'	40.00'	038° 41' 42"	N79° 11' 29"E	26.50'	14.05
C6	17.91'	20.00'	051° 18' 18"	N34° 11' 29"E	17.32'	9.60
C7	20.97'	45.00'	026° 42' 21"	N85° 11' 09"E	20.79'	10.68
C8	17.33'	45.00'	022° 03' 49"	N80° 48' 04"E	17.22'	8.77
C9	55.33'	65.00'	048° 46' 10"	N74° 09' 15"E	53.67'	29.46

Line Table		
Line #	Length	Direction
L1	9.78'	S81° 27' 40"E
L2	17.00'	S81° 27' 40"E
L3	35.36'	N53° 32' 20"E
L4	35.36'	N36° 27' 40"W
L5	17.00'	N81° 27' 40"W
L6	9.78'	S81° 27' 40"E

METES AND BOUNDS

A TRACT OF LAND CONTAINING 6.171 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 46-11 WEST ADDITION TO SHARYLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15, PAGE 40, HIDALGO COUNTY MAP RECORDS, SAID 6.171 ACRES WERE CONVEYED TO ALDAPE DEVELOPMENT LLC., A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3294791, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.171 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5, WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH BRYAN ROAD, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT

1. THENCE, N 08° 32' 20" E WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH BRYAN ROAD, A SET NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF SAID LOT 6, CONTINUING A TOTAL DISTANCE OF 240.0 FEET TO A SET NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT 6, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 27' 40" E, AT A SET NO. 4 REBAR AT THE EXISTING EAST RIGHT-OF-WAY LINE OF NORTH BRYAN ROAD, CONTINUING A TOTAL DISTANCE OF 1,120.00 FEET A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF SAID LOT 6, AND THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 32' 20" W PASS THE SOUTHEAST CORNER OF SAID LOT 6, AND THE NORTHEAST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 240.0 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 5 REBAR FOUND N 76° 48' 00" W A DISTANCE OF 0.91 FEET FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 27' 40" W AT A DISTANCE OF 1,090.00 FEET PASS A NO. 5 REBAR FOUND AT THE EXISTING EAST RIGHT-OF-WAY LINE OF NORTH BRYAN ROAD, AT A DISTANCE OF 1,100.00 FEET PASS A NO. 4 REBAR SET IN LINE, CONTINUING A TOTAL DISTANCE OF 1,120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.006 ACRES OF LAND, OF WHICH 0.165 ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH BRYAN ROAD, LEAVING A NET OF 6.171 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "AE"
   COMMUNITY-PANEL NO. 480334 0295 D
   MAP REVISED: JUNE 6, 2000

   ZONE "AE": SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD.

   COMMUNITY-PANEL NO. 480334 0295 D MAP REVISED JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY,TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AREAS AS SHOWN ON THIS PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "AE".

   CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. MINIMUM SETBACKS SHALL BE :

   FRONT : 20 FEET, OR GREATER FOR EASEMENTS.

   REAR : 10 FEET, OR GREATER FOR EASEMENTS.

   INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

   CORNER : 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER.

   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT OR AT ELEVATION OF 152.50. 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 LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
4. CITY OF MCALLEN BENCHMARK: "MC41" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF MILE 6 LINE ROAD AND BRYAN ROAD. A 30" ALUMINUM PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = _(FILL IN) NORTHING 16634216.3545, EASTING, 1051377. 25199.
5. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. BRYAN ROAD, AND BOTH SIDES OF ALL INTERNA ROADS
6. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BRYAN ROAD
8. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
9. 15.0' EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPY CORPORATION RECORDED UNDER DOCUMENT NO._____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
10. ALL SHARYLAND WATER SUPPY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OR SHARYLAND WATER SUPPY CORPORATION.
11. A 25' X 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10' X 10' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
12. A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. BRYAN ROAD.
13. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
14. ALL EASEMENTS DEDICATED BY PLAT UNLESS STATED OTHERWISE.

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

DRAWN BY: A.A DATE _____
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ 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

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SUBDIVISION MAP OF

THE HILLS ON BRYAN SUBDIVISION

PLAT SHOWING
6.171 ACRES OUT OF
LOT 46 - 11 WEST
ADDITION TO SHARYLAND
VOLUME 15, PAGE 40 H.C.M.R.
HIDALGO COUNTY, TEXAS

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.

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE THE HILLS ON BRYAN 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

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, 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

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, 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 MCALLEN, TEXAS.

DATED THIS THE_____DAY OF_____20__.

_____
ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 07/21/2026
SURVEY JOB # 26107.08



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN A THE HILLS ON BRYAN 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.

_____ _____
ALDALPE DEVELOPMENT, LLC. DATE:
JAVIER ALDAPE, PRESIDENT
4508 TYLER AVE.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER ALDAPE 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: 10/16/2026
ENGINEERING JOB # 26107

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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DRAWN BY: ____A.A____ DATE _____
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ 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

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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2026

SUBDIVISION NAME: THE HILLS ON BRYAN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Bryan Road: Dedication of 60 ft. from centerline for a total 120 ft ROW. Paving: 65 ft. - 85 ft. Curb & gutter: both sides Revisions Required: -Label "Total" ROW on both sides of centerline with document number on plat, and provide a copy for staff review prior to final. - Provide the legal description on the east side of the property, prior to final. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Quarter- Mile Collector (South Boundary): 60 ft total ROW needed Paving: 40 ft. Curb & gutter: both sides Revisions required: - Please provide ownership map to verify that no landlocked properties exist or will be created. - Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Street: 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions Required: - Interior streets will be established, prior to final. (Proposing Vanderbilt) - A temporary cul-de-sac will be need at the end of the east side if the subdivision adjacent is not recorded. - Paving may be increased as per department reviews. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
(Proposing) N. 82nd Street: 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides Revisions Required: - A temporary turnaround will be needed on the northeast corner of the property. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,000 ft. Block Length 1,120.00. - The block length exceeds over 120 ft. **Unified Development Code: Section 5.3.6	Non-compliance

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

*900 ft. Block Length for R-3 Zone Districts _____ or *Block Length in the R-1 and R-2 Districts and in the ETJ shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. - The subdivision does not meet this requirement. ****Unified Development Code: Section 5.3.6	Non-compliance
* 300 ft. Maximum Cul-de-Sac -A paved temporary turnaround in compliance with City requirements will be required on the EAST end and NORTH end of interior street, temporary turnaround must be shown on plat and must be included with plat note reference, finalize prior to recording. Please note if dedicated through separate instrument document must be recorded prior to recording and document number shown on plat prior to recording. -As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. -Finalize temporary turnaround requirements, prior to final. **Unified Development Code: Section 5.3.9	Non-compliance
ALLEYS	
ROW: 20 ft Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily developments. - This is proposed as garden homes. 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. ****Unified Development Code: Section 5.3.9	Non-compliance
SETBACKS	
*Front: (Proposing) 20 ft. or greater for easements. **Unified Development Code: Chapter 2	Applied
* Rear: 10 ft or greater for easements. **Unified Development Code: Chapter 2	Applied
* Sides:(Proposing) 5 ft or greater for easements. **Unified Development Code: Chapter 2	Applied
*Corner: 10 ft or greater for easements. - Add plat note as stated above, prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setbacks applies. **Unified Development Code: Chapter 2	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. Bryan Road. - If the quarter mile collectors are provided, the sidewalk plat note will have to be modified.. **Unified Development Code: Section 5.3.8	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

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

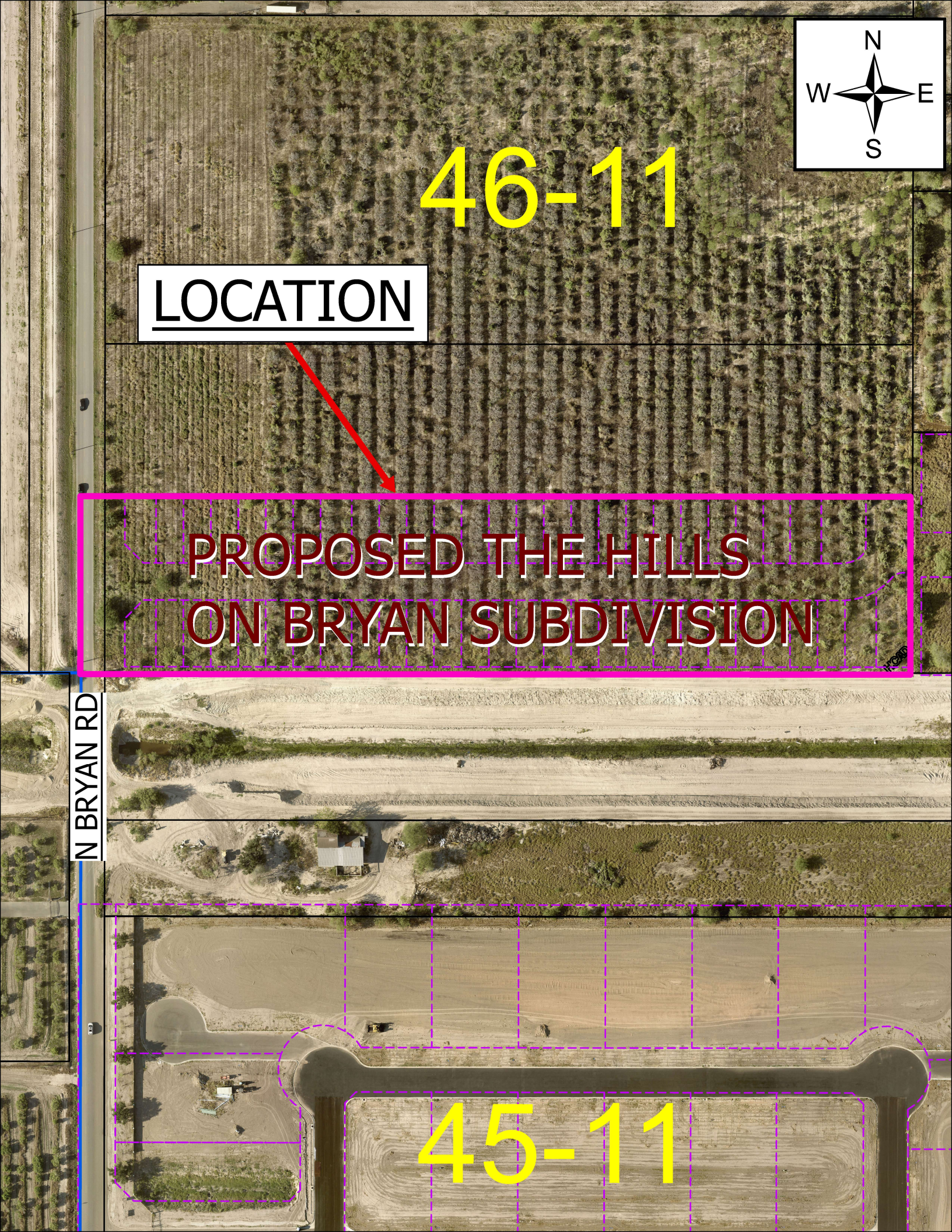
BUFFERS	
*6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Unified Development Code:4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Unified Development Code: 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Unified Development Code: 5.3.7	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Unified Development Code: 5.3.7 -Will this public subdivision have any HOA?	Applied
LOT REQUIREMENTS	
* Lots fronting public streets____ **Unified Development Code: Section 5.3.5	Applied
* Minimum lot width and lot area: Lot width should have a minimum of 20 ft width and lot area should have a minimum of 2,250 sq ft. for garden homes/townhomes. **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: ETJ Proposed: R-2 (Medium- Density Residential) -There is an annexation application submitted and it will be heard at the City Commission meeting of January 25, 2027. - There is a rezoning application submitted and it will be heard at the planning and zoning meeting of January 5, 2027 and City Commission on January 25, 2027. Unified Development Code: Chapter 2	Non-compliance

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

* Rezoning Needed Before Final Approval Unified Development Code: Chapter 2 -There is an annexation application submitted and it will be heard at the City Commission meeting of January 25, 2027. - There is a rezoning application submitted and it will be heard at the planning and zoning meeting of January 5, 2027 and City Commission on January 25, 2027.	Non-compliance
PARKS	
* Land dedication in lieu of fee. -Based on submitted application and plat, 54 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.	Non-compliance
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -Based on submitted application and plat, 54 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 dwelling unit to be paid prior to recording. A park fee of $ 37,800 (54 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC. -Based on submitted application and plat, 54 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 dwelling unit to be paid prior to recording. A park fee of $ 37,800 (54 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: *Must comply with City's Access Management Policy _____ -There is an annexation application submitted and it will be heard at the City Commission meeting of January 25, 2027. - There is a rezoning application submitted and it will be heard at the planning and zoning meeting of January 5, 2027 and City Commission on January 25, 2027. - Will there be any future plans for the subdivision on the north side? - Please get with the engineering dept and traffic dept to review the northeast corner connecting to the adjacent properties north and east. - Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. - Plat note #5 - please correct the spelling from *interna" to *internal* -	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 CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied


N
W
E
S
46-11
LOCATION
PROPOSED THE HILLS
ON BRYAN SUBDIVISION
N BRYAN RD
45-11

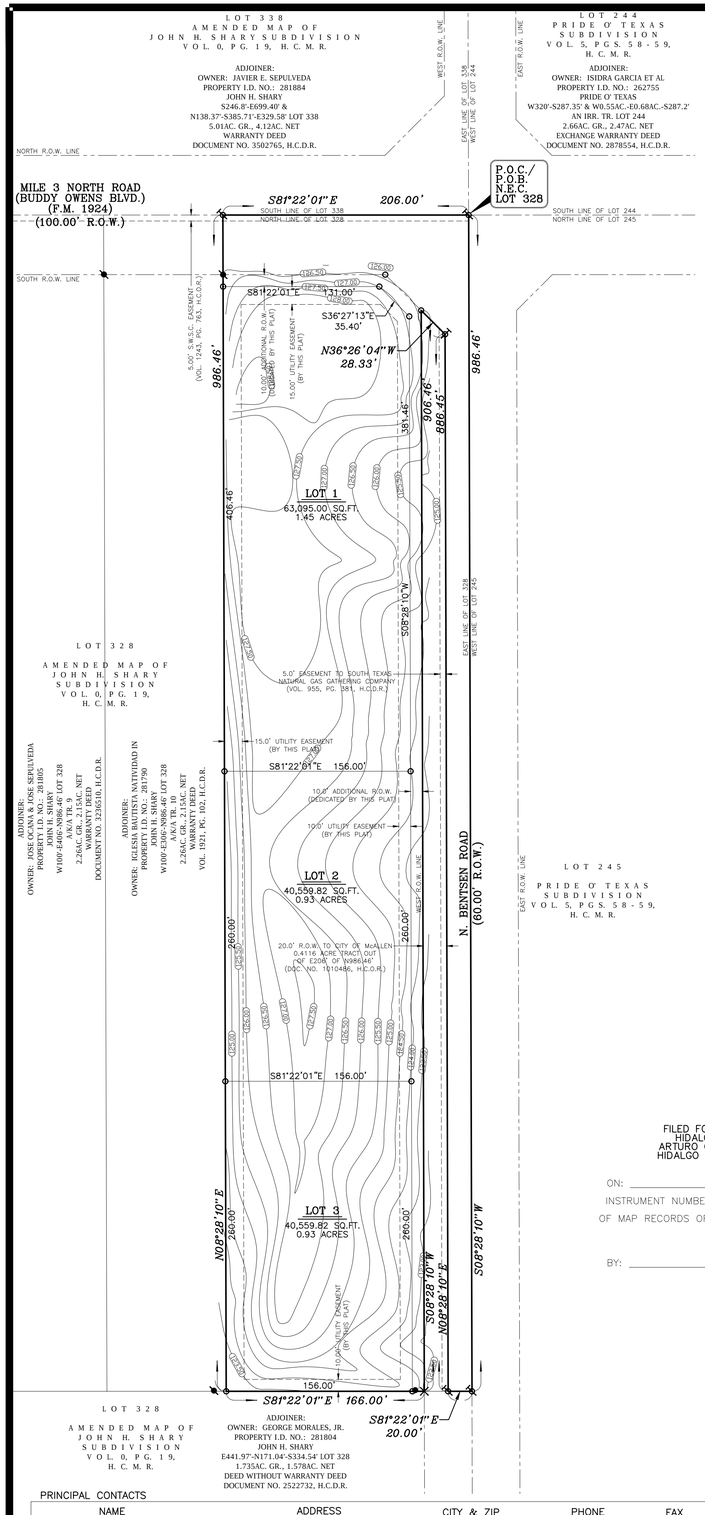
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Zitro Commercial Plaza Subdivision*
Owner Name	*Zitro Investments Properties, LLC*
Engineering Firm	*Salinas Engineering & Associates*
Existing Zoning	*C-3- General Business*
Proposed Zoning	*C-3 – General Business*
Number of Lots	*3*

City of McAllen Planning Department


LOCATION
N BENTSEN RD
BUDDY OWENS BLVD
PROPOSED ZITRO COMMERCIAL
PLAZA SUBDIVISION
328
244
245
N
W
E
S



SCALE: 1" = 60'

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH "YELLOW CAP MARKED "SEA 5782"
- 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.O.R. HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R. HIDALGO COUNTY MAP RECORDS

ZITRO COMMERCIAL PLAZA SUBDIVISION

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

BEING A 4.25 GROSS ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS ALL OF THE EAST 206.0 FEET OF THE NORTH 986.45 FEET OF LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.

   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.

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

   CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 16, 1982, COMMUNITY PANEL NO. 480334 0400 C. FLOOD ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING)
3. 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 N. BENTSEN ROAD, OR, XXX.XX.
4. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MILE 3 NORTH ROAD AND N. BENTSEN ROAD.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF XX,XXX.XX CUBIC FEET, OR, X.XXX ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG MILE 3 NORTH ROAD AND N. BENTSEN ROAD.
8. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MC57 IS LOCATED AT THE SOUTH BOUND OF MILE 3 NORTH ROAD. 63 FEET EAST OF TAYLOR ROAD AND 33 FEET SOUTH OF THE EDGE OF PAVEMENT OF MILE 3 NORTH ROAD.
    ELEV.=131.17
    COORDINATES: N: 16616880.01089, E: 1059445.99254.
    VERTICAL DATUM: NAVD 88
    HORIZONTAL DATUM: NAD 83
11. 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.
12. ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
13. COMMON AREAS, DETENTION AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

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

STATE OF TEXAS
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT

ON THIS THE _____ DAY OF _____, 2026.

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

ATTEST: _____ _____
PRESIDENT SECRETARY

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NOW OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NOPERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ZITRO COMMERCIAL PLAZA SUBDIVISION, DO 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: ZITRO INVESTMENT PROPERTIES, LLC
JUAN ORTIZ, PRESIDENT
604 PALMVIEW DR.
PALMVIEW, TEXAS 78574

OWNER: ZITRO INVESTMENT PROPERTIES, LLC
JOSE MANUEL ORTIZ JR., PRESIDENT
604 PALMVIEW DR.
PALMVIEW, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUAN ORTIZ AND JOSE MANUEL ORTIZ JR., PRESIDENTS, 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 _____, 2026.

NOTARY PUBLIC STATE OF TEXAS
MONICA GUERRA
Notary ID #11673539
My Commission Expires
August 2, 2027

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

STATE OF TEXAS
CITY OF MCALLEN

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

_____
CHAIRMAN,
PLANNING AND ZONING COMMISSION

_____
DATE

STATE OF TEXAS
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
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

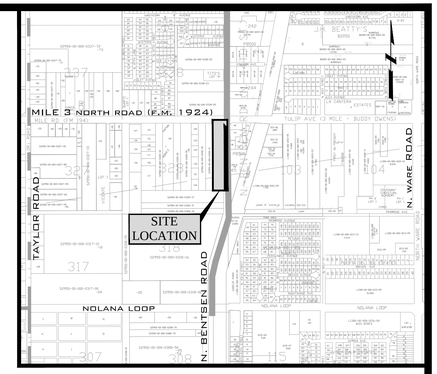
_____ _____
DAVID O. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP SCALE : 1" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING A 4.25 GROSS ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS ALL OF THE EAST 206.0 FEET OF THE NORTH 986.45 FEET OF LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT ALL OF THAT PORTION OF LAND CONVEYED TO THE CITY OF MCALLEN IN WARRANTY DEED DATED SEPTEMBER 24, 2021, RECORDED ON SEPTEMBER 24, 2001, AND, FILED SEPTEMBER 25, 2001, UNDER CLERK'S FILE NO. 1010486, H.C.O.R., AND, CONTAINING 0.4116 ACRES, MORE OR LESS; SAID 4.25 GROSS ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 328 LOCATED AT THE INTERSECTION OF N. BENTSEN ROAD AND BUDDY OWENS BLVD. FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 28 MINUTES 10 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 328 LOCATED IN THE CENTER OF N. BENTSEN ROAD, A DISTANCE OF 986.46 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF 20.0 FEET TO A NAIL SET FOR A SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 28 MINUTES 10 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 886.45 FEET TO A ½ INCH DIAMETER IRON ROD SET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 36 DEGREES 26 MINUTES 04 SECONDS WEST, A DISTANCE OF 28.33 FEET TO A ½ INCH DIAMETER IRON ROD SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 08 DEGREES 28 MINUTES 10 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 906.46 FEET TO A ½ INCH DIAMETER IRON ROD SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 81 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 166.0 FEET TO A ½ INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, NORTH 08 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 936.46 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID BUDDY OWEN'S BVLD., AT A DISTANCE OF 986.46 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 328 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 81 DEGREES 22 MINUTES 01 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 206.0 FEET TO THE POINT OF BEGINNING, CONTAINING 4.25 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED

N: \SUBDIVISIONPLATS\ZITROCOMMERCIALPLAZA.SUB\XX.102026

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON OCT. 22, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ZITRO COMMERCIAL PLAZA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: OCTOBER 22, 2026.
JOB NUMBER: SP-26-26471
OWNER: ZITRO INVESTMENT PROPERTIES, LLC
JUAN ORTIZ AND JUAN MANUEL ORTIZ JR., PRESIDENTS
604 PALMVIEW DR.
PALMVIEW, TEXAS 78574

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ZITRO INVESTMENT PROPERTIES, LLC	604 PALMVIEW DR.	PALMVIEW, TEXAS 78574	(956) 581-8899	NONE
OWNER:	JOSE MANUEL ORTIZ JR. PRESIDENT	604 PALMVIEW DR.	PALMVIEW, TEXAS 78574	(956) 581-8899	NONE
OWNER:	JUAN ORTIZ, PRESIDENT	604 PALMVIEW DR.	PALMVIEW, TEXAS 78574	(956) 581-8899	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

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/2/2026

SUBDIVISION NAME: ZITRO COMMERCIAL PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Buddy Owens Blvd (3 Mile Road): 60 ft. from centerline for a total of 120 ft. ROW. Paving:65' - 85' Curb & Gutter: Both Sides -Show the existing and proposed ROW lines and dimension each from the roadway centerline. -Label the centerline and revise to show the total R.O.W., including any additional width being dedicated by this plat. -Revise the plat to clearly show the new lot lines after ROW dedication along Buddy Owens Boulevard and N. Bentsen Road. Label and dimension the existing ROW, additional ROW dedicated by this plat, and total required ROW, including dimensions from the street centerline to the existing and proposed ROW lines. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. Bentsen Road: 50 ft. from centerline for a total of 100 ft. ROW. Paving:65 ft. Curb & Gutter: Both Sides -Label the centerline and revise to show the total R.O.W., including any additional width being dedicated by this plat. - Revise the plat to clearly show the new lot lines after ROW dedication along Buddy Owens Boulevard and N. Bentsen Road. Label and dimension the existing ROW, additional ROW dedicated by this plat, and total required ROW, including dimensions from the street centerline to the existing and proposed ROW lines. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving: _____ Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving: _____ Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length: **Unified Development Code: Section 5.3.6	NA

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

* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: **Unified Development Code: Section 5.3.9	NA
ALLEYS	
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 building permit 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 **Unified Development Code: Section 5.3.9	Non-compliance
SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements, whichever greater applies -Revise plat note as show above prior to final **Unified Development Code: Chapter 2	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements, whichever greater applies -Revise plat note as show above prior to final **Unified Development Code: Chapter 2	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements, whichever greater applies -Revise plat note as show above prior to final **Unified Development Code: Chapter 2	Non-compliance
* Corner: In accordance with the Unified Development Code or greater for easements, whichever greater applies -Revise plat note as show above prior to final **Unified Development Code: Chapter 2	Non-compliance
* Garage Commercial property **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS.	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along Buddy Owens Blvd and N. Bentsen Road. - Revise plat note No. 4 to reflect as shown above **Unified Development Code: Section 5.3.8	Non-compliance

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

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ - An 8 ft. masonry wall is required along the portion of the property adjacent to the R-1 single-family residential property along the western boundary. **Unified Development Code: Section 4.6.4.B	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - An 8 ft. masonry wall is required along the portion of the property adjacent to the R-1 single-family residential property along the western boundary. **Unified Development Code: Section 4.6.4.B	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Buddy Owens Blvd. - Add plat note as stated above ***See Traffic comments*** **Must comply with City Access Management Policy	Non-compliance
	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Unified Development Code: Section 5.3.5	Applied
* Minimum lot width and lot area: _____ **Unified Development Code: Chapter 2	Applied

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

ZONING/CUP	
* Existing: C-3 General Business Proposed: TBD -Submit a rezoning application to transition the property into the applicable zoning district under the Unified Development Code. Rezoning approval is required prior to final subdivision approval. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning Needed Before Final Approval -Submit a rezoning application to transition the property into the applicable zoning district under the Unified Development Code. Rezoning approval is required prior to final subdivision approval. **Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee. **Do not apply for commercial lots	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording **Do not apply for commercial lots	NA
* Pending review by the Parkland Dedication Advisory Board and CC. **Do not apply for commercial lots	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. ***See Traffic Dept. comments***	Required
* Traffic Impact Analysis (TIA) required prior to final plat. ***See Traffic Dept. comments***	TBD

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

COMMENTS	
Comments: -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Any abandonments must be done by separate process and not by plat. -Must rezone to a zoning district established in the Unified Development Code, prior to final. -Show and dimension the required sight-visibility easement at the intersection of Buddy Owens Boulevard and N. Bentsen Road and at any proposed alley/service drive intersection with a public street. -Clarify the authority of both individuals listed in the owner's signature block. Submit documentation confirming that both are managing members authorized to sign on behalf of Zitro Investments LLC, as the Certificate of Formation identifies only one member. -Clarify the "President" designation shown beside both names. The Certificate of Formation does not identify either individual as President. Submit documentation supporting these titles or revise the signature block as necessary. If both individuals are confirmed as owners/managing members authorized to sign for the LLC, provide a separate notary acknowledgment block for each individual. -Revise the bulleted notes at the bottom of the first column by moving them to the General Plat Notes section and numbering them consecutively with the other notes. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Preliminary Form subject to the conditions noted, drainage and utilities approval.	Applied

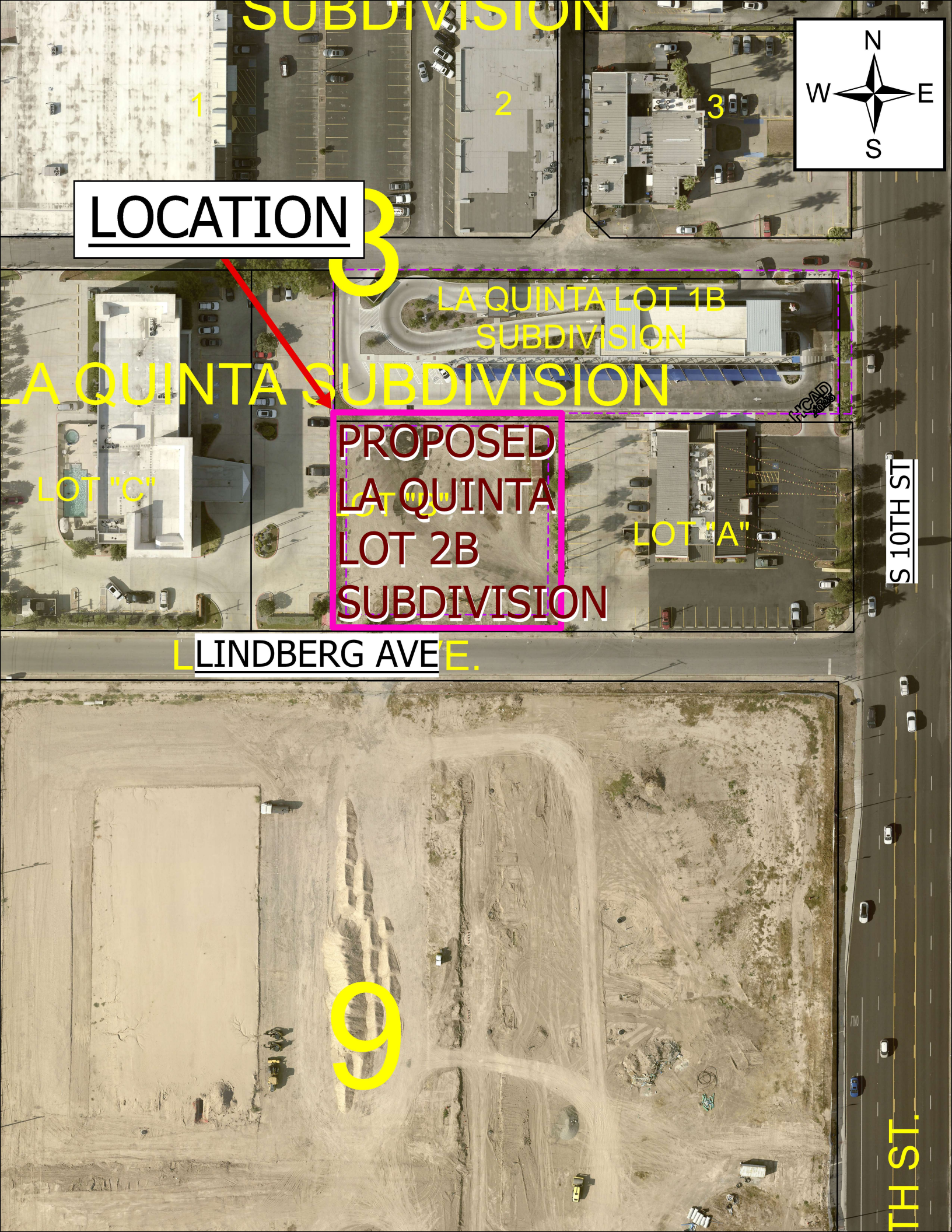
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

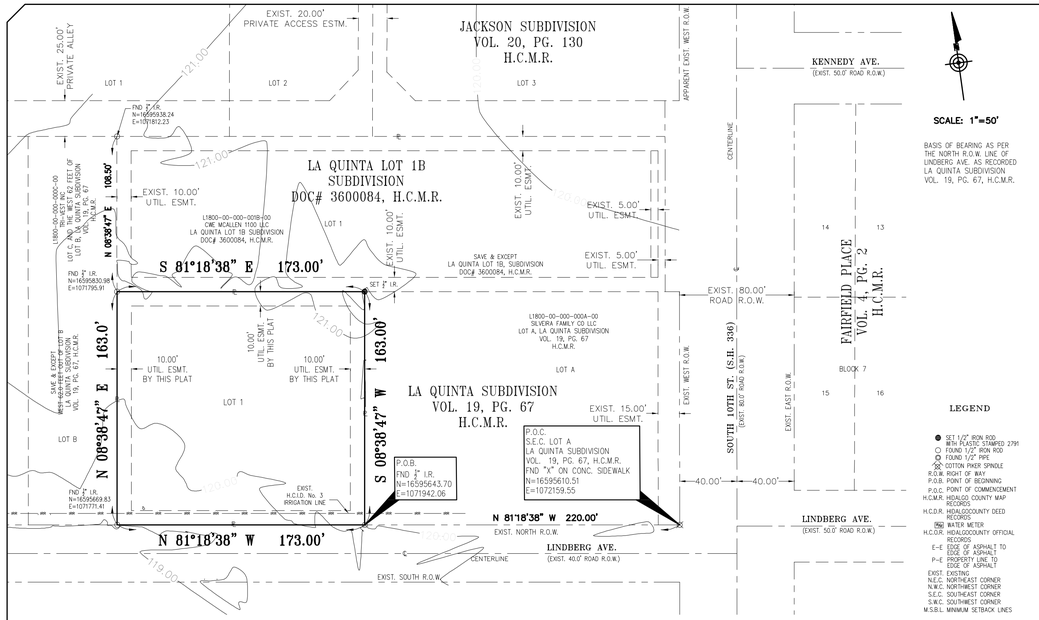
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*La Quinta Lot 2B Subdivision*
Owner Name	*Ximeno A. Jimeno*
Engineering Firm	*HLG Plan Review Services*
Existing Zoning	*C-3 (General Business-OC) District*
Proposed Zoning	*C-2 (Regional Commercial-UDC) District*
Number of Lots	*1*

City of McAllen Planning Department


SUBDIVISION
1
2
3
N
W
E
S
LOCATION
3
LA QUINTA LOT 1B
SUBDIVISION
LA QUINTA SUBDIVISION
PROPOSED
LA QUINTA
LOT 2B
SUBDIVISION
LOT "C"
LOT "B"
LOT "A"
S 10TH ST
LINDBERG AVE E.
9
TH ST.



SCALE: 1"=50'

BASIS OF BEARING AS PER THE NORTH R.O.W. LINE OF LINDBERG AVE. AS RECORDED LA QUINTA SUBDIVISION VOL. 19, PG. 67, H.C.M.R.

LEGEND

- SET 1/2" IRON ROD WITH PLASTIC STAMPED 2791
- FOUND 1/2" IRON ROD
- FOUND 1/2" PIPE
- COTTON PIKER SPINDLE
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGOCOUNTY DEED RECORDS
- WM WATER METER
- H.C.O.R. HIDALGOCOUNTY OFFICIAL RECORDS
- E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
- P-E PROPERTY LINE TO EDGE OF ASPHALT
- EXIST. EXISTING
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- S.E.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- M.S.B.L. MINIMUM SETBACK LINES

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.

2. FLOOD ZONE STATEMENT: ZONE "B" ONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR 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 (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, AS PER COMMUNITY-PANEL NUMBER: 480343 0010-C MAP REVISED NOVEMBER 2, 1982.

3. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT (LINDBERG AVE.): 30.0 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED; OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
OTHER: AS PER ZONING ORDINANCE OR GREATER SETBACK APPLIES OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.

4. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.

5. THE DETENTION REQUIREMENTS AS REFERENCED ON THE DRAINAGE APPROVAL LETTER DATED _____ DETENTION REQUIRED IS 0.176 AC-FT (7,657.33 CUBIC FEET) BASED ON APPROVED DRAINAGE LETTER FROM CITY OF McALLEN.

6. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ASPHALT/LANDSCAPING INCIDENTAL TO THE UTILITY COMPANY MAKING REPAIRS TO PUBLIC UTILITIES.

7. AN ENGINEERED DRAINAGE DETENTION PLAN IS REQUIRED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

8. SITE PLAN APPROVAL BY PLANNING AND ZONING COMMISSION IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9. A MINIMUM 5.0 FT. WIDE SIDEWALK IS REQUIRED ALONG LINDBERG AVE AT THE BUILDING PERMIT STAGE.

10. A 6.0 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT RESIDENTIAL ZONE USE.

11. DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE SYSTEM.

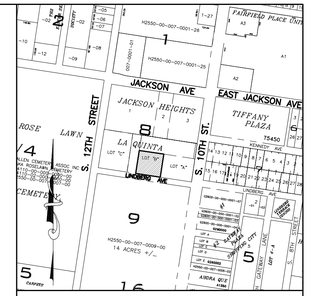
12. NEAREST CITY OF McALLEN BENCHMARK, MC 82, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED ON NORTHWEST CORNER OF THE INTERSECTION OF JACKSON RD. & BROADWAY ST. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16596351.3392, E=1071202.75224 ELEVATION.=125.01.

13. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.

14. THE OWNERS OF THE HEREIN DESCRIBED PROPERTY RESERVE UNTO THEMSELVES THE RIGHT TO UTILIZE THE EASEMENT AREAS DEDICATED HEREON FOR THE PURPOSES WHICH DO NOT CONFLICT WITH THE APPLICABLE EASEMENT DEDICATED HEREON INCLUDING, WITH LIMITATION, THE RIGHT TO USE SUCH EASEMENT AREAS FOR PAVING, CURBING AND LANDSCAPING; PROVIDED, HOWEVER, SUCH OWNERS SHALL NOT, WITHOUT THE PRIOR WRITTEN CONSENT OF THE EASEMENT HOLDER, HAVE ANY RIGHT TO CONSTRUCT OR MAINTAIN A BUILDING WITHIN ANY SUCH EASEMENT AREA.

15. PRIVATE ACCESS EASEMENT TO BE MAINTAIN BY LOT OWNERS, NOT THE CITY OF McALLEN.

16. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 3 RIGHTS OF WAY, EASEMENT OR FACILITY.



LOCATION MAP
SCALE: 1"=500'

PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ. P.E., OWNER
BOX 548, McALLEN
TEXAS 78505

DATE PREPARED: 10/22/26
DATE SURVEYED: 01/15/26

SUBDIVISION PLAT OF LA QUINTA LOT 2B SUBDIVISION

A 0.6474-OF AN ACRE (28,199.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING OUT OF ALL THE SOUTHEASTERNMOST PORTION OF LOT B, LA QUINTA, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 67, MAP RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A 0.647 OF AN ACRE (28,199 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF LOT B, LA QUINTA, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 67, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE WEST 62.0 FEET OF SAID LOT B; AND SAVE AND EXCEPT THAT PORTION OF SAID LOT B CONVEYED TO CWE MCALLEN 1100, LLC BY WARRANTY DEED DATED MARCH 1, 2023, RECORDED UNDER CLERK'S FILE NO. 3426632, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, NOW BEING KNOWN LA QUINTA LOT 1B SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF FILED FOR RECORD ON NOVEMBER 21, 2024 UNDER CLERK'S FILE NO. 3600084, OFFICIAL AND MAP RECORDS, HIDALGO COUNTY,TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF LINDBERG AVE. PROXIMATELY 200 FEET WEST FROM THE INTERSECTION OF SOUTH 10TH ST. (SH 336), IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT B, LA QUINTA SUBDIVISION AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID LINDBERG AVE. (A 40-FOOT ROAD RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID 0.647 OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.647 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LINDBERG AVE. AND THE SOUTH LOT LINE OF SAID 0.647 ACRE TRACT, A DISTANCE OF 173.00 FEET TO NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID 0.647 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, ALONG THE WEST LOT LINE OF SAID 0.647 ACRE TRACT, A DISTANCE OF 163.00 FEET TO NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF SAID 0.647 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, ALONG THE NORTH LOT LINE OF SAID 0.647 ACRE TRACT, A DISTANCE OF 173.00 FEET TO NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 0.647 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, ALONG THE EAST LOT LINE OF SAID 0.647 ACRE TRACT, A DISTANCE OF 163.00 FEET TO NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID 0.647 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.647 OF AN ACRE (28,199 SQUARE FEET), MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____ (WE), THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LA QUINTA LOT 2B SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ _____ DATE
XIMENO A. JIMENO
1006 S. 10TH ST. STE 1
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO:

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

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
CITY OF McALLEN, MAYOR DATE

_____ _____
CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, 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.

_____
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791

NAME		ADDRESS	PHONE NUMBER
OWNER:	XIMENO A. JIMENO	1006 S. 10TH ST. STE 1, McALLEN, TEXAS 78501	(956) 627-7789
ENGINEER:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988
SURVEYOR:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
HOMERO LUIS GUTIERREZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 36639

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 20____.

_____ _____
PLANNING & ZONING COMMISSION CHAIRPERSON DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT # 1

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

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT No. 1.

_____ _____
PRESIDENT - H.C.I.D. NO. 1 DATE

_____ _____
SECRETARY DATE

APPROVED BY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

THE COUNTY OF HIDALGO TEXAS

FILED FOR RECORD IN HIDALGO COUNTY PAUL VILLARREAL, HIDALGO COUNTY CLERKS

ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE: _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

NOT FOR CONSTRUCTION

THIS DOCUMENT IS INTENDED FOR REVIEW ONLY AND IS NOT INTENDED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ. P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

C:\Users\F\Desktop\Land-Mark Services\26-069 La Quinta Lot 2B\10-22-26 La Quinta Lot 2B.dwg - Oct 22, 2026 - 10:24PM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/4/2026

SUBDIVISION NAME: LA QUINTA LOT 2B

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Lindberg Avenue: 25 ft. from centerline for a total R.O.W. of 50 ft. Paving: 32 ft. Curb & Gutter: both sides **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan - Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. - Provide and label measurements from centerline.	Non-compliance
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length: **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: _____ **Unified Development Code: Section 5.3.9	NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. * Alley/service drive easement required for commercial properties **Unified Development Code: Section 5.3.9 - Please clarify if an alley or service drive will be provided prior to final. Alley or service drive cannot dead-end. - Must comply with Public Works Department requirements prior to final. - If a service drive is proposed, a plat note stating, "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.	Non-compliance
SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2 - Proposing: "FRONT (LINDBERG AVE.): 30 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED; OR EASEMENT WHICHEVER IS GREATER ON ALL CASES." - If wishing to proceed with this setback, please write the plat note as follows: “30 feet or greater for easements.”	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2 - Proposing: "OTHER: AS PER ZONING ORDINANCE OR GREATER SETBACK APPLIES OR EASEMENTS WHICHEVER IS GREATER ON ALL CASES." - Revise plat note as written above. Main difference is to mention the Unified Development Code.	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2 - Proposing: "OTHER: AS PER ZONING ORDINANCE OR GREATER SETBACK APPLIES OR EASEMENTS WHICHEVER IS GREATER ON ALL CASES." - Revise plat note as written above. Main difference is to mention the Unified Development Code.	Non-compliance
* Corner: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	NA
* Garage: **Unified Development Code: Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along Lindberg Avenue. **Unified Development Code: Section 5.3.8 - Revise plat note as written above.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Unified Development Code: Section 4.6.4.B - Revise plat note as written above.	Non-compliance

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

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4.B - Include plat note as written above.	Non-compliance
* Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	NA
* 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.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. - No common areas are currently proposed.	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 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area: 50 ft Lot Width **Unified Development Code: Chapter 2 - Providing: 173 ft. Lot Width	Applied
ZONING/CUP	
* Existing: C-3 (OC) Proposed: C-2 (UDC) **Unified Development Code: Chapter 2 - Pending rezoning application.	Non-compliance
* Rezoning needed before final approval. **Unified Development Code: Chapter 2 - Must rezone to a zoning district established in the Unified Development Code.	Non-compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required

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

* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: * Must comply with City's Access Management Policy. - Proposed subdivision is a replat, therefore will require a public hearing. - Provide dedication as needed for ROW. - Revise setback plat notes as previously mentioned. - Must rezone to a zoning district established in the Unified Development Code. - Revise plat note 4 to read as: "No permanent structures shall be built over any easements." - Plat note 8 in regard to site plan approval is not necessary and can be removed. - Private access easement referenced in plat note 15 is not shown on the plat. Please clarify. - Provide bearings for all courses in the Metes & Bounds Description. - Signature line for City Secretary is not needed and can be removed.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Preliminary Form, subject to the conditions noted, drainage, and utilities approval.	Applied

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