AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 3, 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 October 20, 2026, Meeting Minutes.

2) PUBLIC HEARING:

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

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

   CASE REZ2026-0170:

   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. **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 REZ2026-0172:

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. **Rezoning 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. **Rezoning 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)

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)**

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)**

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)**

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)**

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)**

c) CONDITIONAL USE PERMITS:

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)**

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)**

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)**

d) SUBDIVISION:

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

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

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**

4) SUBDIVISIONS:

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

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

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, October 20, 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
	Emilio Santos Jr.	Member
	Isela V. Rios	Member
	Amanda Gomez	Member
	Oscar Castañeda	Member
Absent:	Gabriel Kamel	Vice Chairperson
	Raul Sesin	Member

Staff Present:	Michelle Rivera	Deputy City Manager
	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
	Miguel Hernandez	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 6, 2026 meeting minutes.

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

2) PUBLIC HEARING:

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

1. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone 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 REZ2026-0153:

4601 S. 23rd Street

A 16.03 AC tract, more or less, out of Lot 25, Block 3 of C. E. Hammonds Subdivision, Hidalgo County, Texas

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

CASE REZ2026-0156:

2904 South 23rd Street

An approximate 6.29 AC tract out of Lot 192 of La Lomita Irrigation & Construction Company Subdivision and Lots 1-2 of Gonzalez-Lopez Subdivision, Hidalgo County, Texas; as shown in Exhibit A: Tract 5A

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

CASE REZ2026-0157:

2900 South 23rd Street (Rear)

A 2.12 AC tract out of Lot 192 of La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; said tract of land as shown in Exhibit A: Tract 4A

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

CASE REZ2026-0158:

3100 South 23rd Street (PID: 211120)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a4. There was none.

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

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 19, Block 9, Guerra's Addition Subdivision, Hidalgo County, Texas; 2032 Houston Avenue. **(REZ2026-0152)**

Ms. Samantha Trevino stated the subject property is located on the north side of Houston Avenue, east of South 21st Street.

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

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

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, multi-family residential and commercial use.

The property was zoned C-3 (General Business-OC) District during the Comprehensive Zoning in 1979.

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. Isela V. Rios second the motion with five members present and voting.

2. CONDITIONAL USE PERMIT:

1. Request of Rudy Aranda, on behalf of Desperados 956 holdings LLC, for a Conditional Use Permit, for one year for a bar (Desperados Saloon) at Lot A, J. G. Ortegon Subdivision, Hidalgo County, Texas, 6328 South 23rd Street. **(CUP2026-0076)**

Ms. Samantha Trevino stated the property is located at the northwest corner of South 23rd Street and Military Highway and is zoned C-4 (Commercial Industrial-OC) District. The adjacent zoning is C-4 District to the north, I-1 (Light Industrial-UDC) District to the south, A-O (Agricultural and Open Space-UDC) District to the west and C-2 (Regional Commercial-UDC) District to the east. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit for this establishment was approved in September 1991 and has been renewed every year. The current application was submitted in August 21, 2026.

The applicant is proposing to continue operating a bar (Desperado Saloon) from the existing 2,036 square feet leased space. The hours of operation are from 5:00 P.M to 2:00 A.M Monday through Saturday and Sunday from 4:00 P.M. to 12:00 A.M. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

The establishment must also meet the following requirements:

1) The property line of the Lot of the abovementioned business must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is not within 300 ft. of the above-mentioned land uses;

2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 23rd Street and Military Highway;

3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment, 21 parking spaces are required. There are 56 parking spaces provided in the common parking area in the front and rear of the building. The parking lot must be maintained free of potholes and clearly striped.

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

Staff recommends approval of the request, for one year, subject to compliance with the CUP requirements, Health and Fire Department requirements.

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

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

2. Request of Arnela W. Torres, for a Conditional Use Permit, for one year, for a portable building greater than 10'X12' at 1.19 Acres out of the North 220.4 feet of west 237.8 feet of north ½ of north 20 acres of Lot 16, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2201 South 23rd Street. **(CUP2026-0084)**

Ms. Samantha Trevino stated the subject property is located along the east side of South 23rd Street, north of Uvalde Avenue, and is zoned C-2 (Regional Commercial-UDC)) District. Adjacent zoning is C-3 (General Business-OC) District to the north and east, C-2 (Regional Commercial-UDC) District to the south, as well as A-O (Agricultural & Open Space -UDC) and C-2(Regional Commercial-UDC) District to the west. A portable building is permitted in a C-3 (OC) District with a Conditional Use Permit and in compliance with all requirements.

The subject property has been used as a doctor's office since approximately 2008. A Certificate of Compliance for the property was issued on October 1, 2025, based on its metes and bounds remaining the same since October 15, 1973. The property is currently serving as an office building. A site plan review for a food truck park on the subject property is still under review and must be approved by the Development team. There was a Conditional Use Permit for a portable building applied for earlier this year and was disapproved at the P&Z meeting of July 21, 2026 due to there being no proposed use/tenant or days and hours of operation.

The applicant is proposing to place a portable building on the east side of the property to be used as an office for car sales. Their proposed days and hours of operation for the office and Clinics Use will be from 8:00 A.M. to 5:00 P.M. Monday through Friday and for the food trucks will be Monday through Friday from 6:00 P.M. to 1:00 A.M, Saturday from 10:00 A.M. to 2:00 A.M. and Sunday from 10:00 A.M. to 10:00 P.M.

A portable building must comply with UDC requirements and specific requirements as follows:

1. Portable buildings must not be used for living quarters. The portable building is for office container use only;

2. Portable building shall be located in such a manner as to have access to a public right-of-way within 200 feet;

3. Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.

4. Portable buildings shall be with garbage and trash collection services.

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

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

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. Emilio Santos moved to approve the conditional use permit. Ms. Amanda Gomez Second the motion with five members present and voting.

3. Request of Enrique Martinez Jr., on behalf of North Lean LTD, for a Conditional Use Permit, for one year, for a nightclub (Hillbillies) at Lots 1 & 2, Main International Subdivision, Hidalgo County, Texas, 6000 North 10th Street. **(CUP2026-0075)**

Ms. Samantha Trevino stated the property is located on the east side of North 10th Street between Hawk Avenue and Jay Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, A-O (agricultural and open space) District to the east and south and C-2 (Regional Commercial-UDC) District to the north. Surrounding land uses include offices, retail, restaurants, cell tower, single-family residential, and apartment. A nightclub is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission in January of 1991 and has been renewed annually. At the January 6, 2004 Planning and Zoning Commission meeting, a condition was placed on the approval that there be no parking permitted on the west side of North 10th Street, and has been maintained as a condition of the permit approvals ever since. The last permit was approved by the Planning and Zoning Commission on August 19, 2025.

The applicant is proposing to continue operating a nightclub (Hillbillies) from the existing 7,200 sq. ft. building. The hours of operation would continue to be from 8:00 p.m. to 2:00 a.m. Wednesday through Saturday. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

The establishment must also meet the following requirements:

1) The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is not within 400 ft. of the above-mentioned land uses;

2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street and does not generate traffic into residential areas;

3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on a building capacity of 332 persons, 83 parking spaces are required and are provided as per site plan. No parking is permitted on the west side of North 10th Street. Parking lot needs to be clearly striped and if pavement is in disrepair or has potholes, needs to be paved according to the City's Pavement Standards.

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

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. Ms. Isela V. Rios Second the motion with five members present and voting.

3. SUBDIVISION:

1. Estancia at Tres Lagos Lot 50A & 50B Subdivision, 4601 Balmorhea Way, Rhodes Development; **(SUB2026-0070) (FINAL) M&H**

Mr. Marcos Johnson stated the property located at 4601 Balmorhea Way: Dedication of 50 ft. total. Paving: 32 ft. Curb & gutter: both sides. Show ROW on both sides, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final.COM Thoroughfare Plan. Estancia Parkway: Dedication of 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides. Show ROW on both sides, 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. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: 20 ft. minimum or as shown on front setback table. Add plat not as stated above, prior to final. changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. Rear: 15 feet except 20 feet for the double fronting lots along future ware road (F.M. 2220) (Lots 7-18) or greater for easements. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. Interior Sides: 5 feet. or greater for easements. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. Side Corner: 10 feet or greater for easements. Add plat note as stated above, prior to final. changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. Garage: 18 feet except where greater setback is required; greater setback applies. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. sidewalk required on interior streets, as per approved sidewalk plan filed with the city at building permit stage. 5' sidewalk required along ware road and Tres Lagos boulevard. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. 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 Tres Lagos Boulevard and N. Ware Road. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted at this time. Land dedication in lieu of fee. Must be in compliance with agreement. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per dwelling unit is required to be paid prior to recording. Park Fee is N/A per agreement on 10-30-2014. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per dwelling unit is required to be paid prior to recording. Park Fee is N/A per agreement on 10-30-2014. 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. This is a replat, this subdivision will require a public hearing with legal notices to be mailed out (R-1) Zone. If any restrictions are removed, this will trigger a Vacate & Replat process. The subdivision name should be changed to plat to "Estancia at Tres Lagos Lot 50A & 50B Subdivision", prior to final. The wording (Private Subdivision) not as bold & in smaller font should be added below the subdivision name just like the recorded plat.

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

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

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

3) CONSENT:

a) FYN Subdivision, 10600 N. Bentsen Road, Jose Francisco & Elva Hernandez; **(SUB2024-0129) (Revised Preliminary) (1-Year Extension) SEC**

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. Ms. Amanda Gomez Second the motion with five members present and voting

4) SUBDIVISIONS

a) Whispers at Taylor Subdivision, 7400 N. Taylor Road, Rick Salinas, (Caledonia West); **(SUB2025-0047) (Revised Preliminary) SEA**

Ms. Natalie Moreno stated the property located at 7400 North Taylor Road: Proposing 10 ft. dedication required for 40 ft. from centerline for 80-90 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Provide document numbers for existing ROW dedications, and provide a copy for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 48th Street: 30 ft. dedication required from centerline for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street name to be established, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Corner: 10 ft. or greater for easements. (Proposing): 10 ft or greater for easements. Engineer must clarify which setback will be requested, prior to final. Additional requirements/revisions may be established when new zoning for UDC is finalized. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Proposing: 18 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Additional requirements/revisions may be established when new zoning for UDC is finalized. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Taylor Road and North 48th Street. Revise plat note #7 as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #12 as shown above, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168

applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Once zoning is finalized, final lot width and lot area requirements will be established but not less than ordinance requirements. Lot width requirement is showing 80 ft of width. Zoning Ordinance: Section 138-356. Rezoning Needed Before Final Approval. Additional requirements/revisions may be established when new zoning for UDC is finalized. UDC CHAPTER 2. Land dedication in lieu of fee. Based on submitted application and plat, 29 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.4611 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Any abandonments must be done by separate process and not by plat. Signature blocks must comply with Section 134-61. Additional requirements/revisions may be established when new zoning for UDC is finalized. Must comply with City's Access Management Policy.

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

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 Including the three-variance request. Mr. Oscar Castañeda Second the motion with five members present and voting.

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

Mr. Noah Del Bosque stated the property located at 2801 North Jackson Road, Garage: 18 ft except where greater setback is required, greater setback applies. 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. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses on North Jackson Road and North "K" Center Street. Unified Development Code: Section 4.6.4.B. 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. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Jackson Road and North "K" Center Street. Provided in plat note 13. Must comply with City Access Management Policy. Lots fronting public streets. Unified Development Code: Section 5.3.5. Existing: R-3A (OC) & C-3 (OC) Proposed: R-3 (UDC) Unified Development Code: Chapter 2. Rezoning was submitted on May 15, 2026. Will be heard before the Planning & Zoning Commission on July 7, 2026, and before City Commission on July 27, 2026. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Rezoning (REZ2026-0088) was submitted on May 15, 2026. The case was approved by the Planning & Zoning Commission on July 7, 2026, and by City Commission on July 27, 2026.

Staff recommends approval of the subdivision in Revised Preliminary form subject to conditions noted, drainage, and utilities approvals; and approval of both variance requests.

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 Including both variance request. Ms. Isela V. Rios Second the motion with five members present and voting.

c) Brysa Subdivision, 600 Dicker Road, Tirso Javier Garcia; **(SUB2026-0127) (Preliminary) SEA**

Mr. Noah Del Bosque stated the property located at 600 Dicker Road, 1,000 ft. Block Length or 10x the minimum lot width, whichever is greater. Unified Development Code: Section 5.3.6. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Must comply with Public Works Department requirements prior to final. Unified Development Code: Section 5.3. Front: In accordance with the Unified Development Code or greater for easements. Proposing: "50 ft., or greater for easements." Unified Development Code: Chapter 2. Rear: In accordance with the Unified

Development Code or greater for easements. Proposing: "10 ft., or greater for easements." Unified Development Code: Chapter 2. Sides: In accordance with the Unified Development Code or greater for easements. Proposing: "6 ft., or greater for easements." 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. 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. 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 Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets: Lots 1 and 2 fronting Dicker Road. Unified Development Code: Section 5.3.5. Minimum Lot Width and Lot Area: (I-1) Light Industrial-UDC District asks for a minimum lot width of 50 ft. 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, Mr. Emilio Santos moved to approve the subdivision in preliminary form Mr. Oscar Castañeda Second the motion with five members present and voting.

d) Covenant Christian Academy Subdivision Phase III, 4117 N. Ware Road, Covenant Christian Academy; **(SUB2026-0128) (Preliminary) Rioplex**

Mr. Marcos Johnson stated the property located at 4117 North Ware Road, All setbacks are subject to increase for easements. 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. Unified Development Code: Section 4.6.4.B. 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. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Unified Development Code: Chapter 2. Existing: C-1 Local Commercial Proposed: C-1 Local Commercial. Unified Development Code: Chapter 2. Rezoning Needed Before Final Approval. Unified Development Code: Chapter 2. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As pert Traffic Dept: Submit a Master Trip Generation with all proposed land uses to determine if a TIA will be required. 2. TIA report won't be reviewed until a TG has been submitted.

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 Emilio Santos moved to approve the subdivision in preliminary form. Ms. Amanda Gomez Second the motion with five members present and voting.

e) Toyota of McAllen Subdivision, 4400 Expressway 83, Merit; **(SUB2026-0129) (Preliminary) Halff**

Ms. Natalie Moreno stated the property located at 4400 Expressway 83, Paving Curb & gutter. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, 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. this is a proposed commercial development. The lot is fronting U.S Expressway 83 and S. Bentsen Road. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Unified Development Code: Chapter 2. Land dedication in lieu of fee. Does not pertain to commercial property. Should the zone change, Park fees will apply. Traffic Impact Analysis (TIA) required prior to final plat.

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

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

Being no discussion, Board member Emilio Santos moved to approve the subdivision in preliminary form. Mr. Omar Castañeda Second the motion with five 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. Emilio Santos adjourned the meeting at 3:48 p.m. with Ms. Isela V. Rios second the motion with five 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 3, 2026

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

CASE REZ2026-0169:

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)

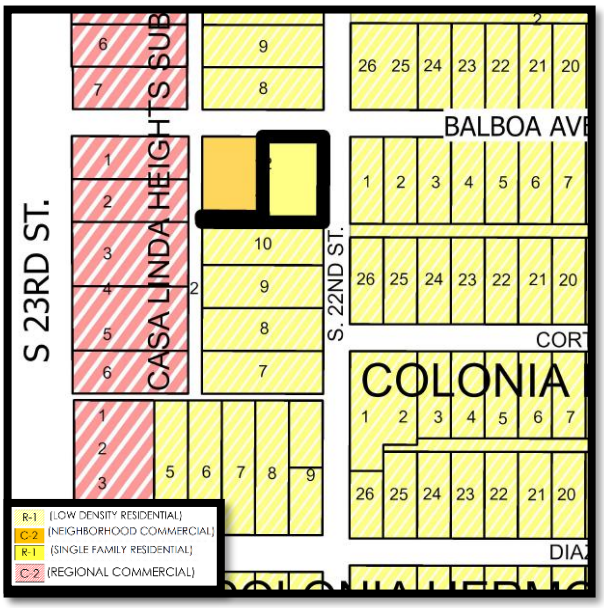
A 48.02 AC Tract, more or less, out of Lots 23 and 24, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

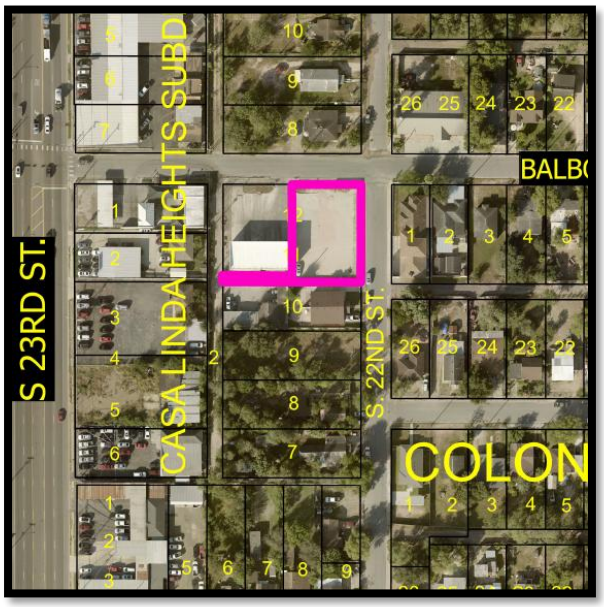
Tract 3C: 4901 South 23rd Street (Rear)

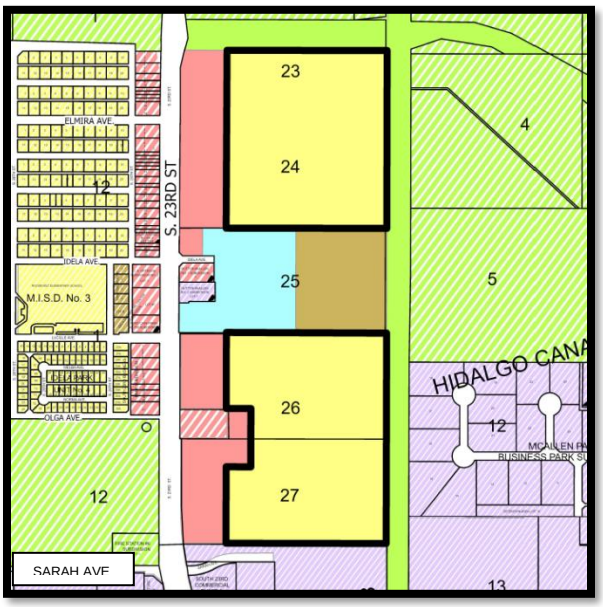
A 53.28 AC Tract, more or less, out of Lots 26 and 27, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

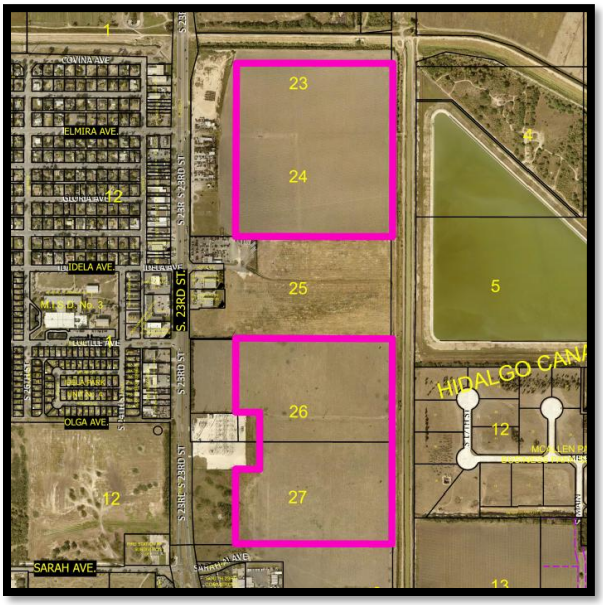
---

LOCATION: The subject properties are located on the west of South 23rd Street, between Balboa Avenue and Sarah Avenue.









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 (Low Density Residential-UDC) District, C-2 (Neighborhood Commercial-OC) District, C-3 (General Business-OC) District, C-2 (Regional Commercial-UDC) District, A-O (Agricultural & Open Space-UDC) District, C-4 (Commercial Industrial-OC) District, R-3A (Multifamily Residential Apartment-OC) District and I-1 (Heavy Industrial-UDC) District.

LAND USE: Land uses consist of auto sales and agricultural use.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Nodes and Complete Communities. Development types most compatible with these categories include residential, commercial, and mixed-use appropriate for the area.

DEVELOPMENT TRENDS: The development trend along South 23rd Street is commercial and residential.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and the 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, 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 3, 2026

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

CASE REZ2026-0170:

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

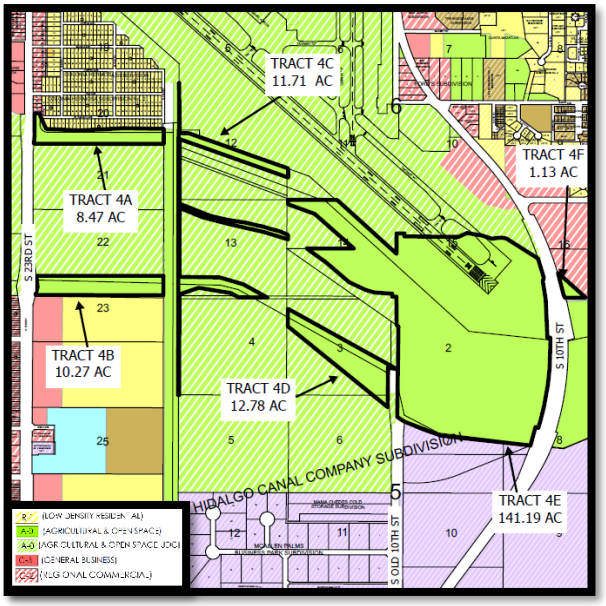
Tract 4D: 4400 South Old 10th Street
A 12.78 AC Tract, more or less, out of Lots 3 and 6, Block 5 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

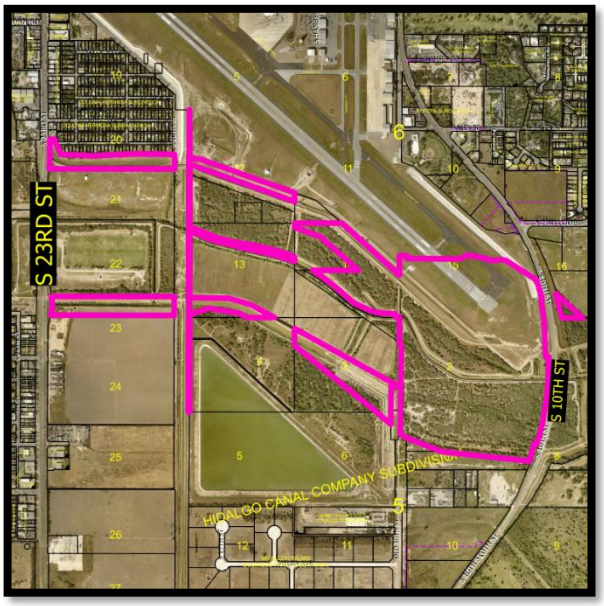
Tract 4E: 4200 South 10th Street
A 141.19 AC Tract, more or less, out of Lots 14, 15 and 16, Block 6 and Lots 1, 2, 7 and 8, Block 5 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

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

---

LOCATION: The subject properties are located south of the Mcallen International Airport, between South 23rd Street and South 10th Street.





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

ADJACENT ZONING: The adjacent properties around these tracts are zoned R-1 (Low Density Residential-UDC) District, C-2 (Regional Commercial-UDC) District, A-O (Agricultural & Open Space-UDC) District and I-1 (Heavy Industrial-UDC) District.

LAND USE: The subject properties are currently utilized for agricultural and flood control. Surrounding land uses consist of commercial uses, McAllen International Airport, agricultural use and single-family residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. Development types most compatible include parks, government buildings and recreational facilities.

DEVELOPMENT TRENDS: The development trend is limited as the properties primarily serve agricultural and flood protection.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and the 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, 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

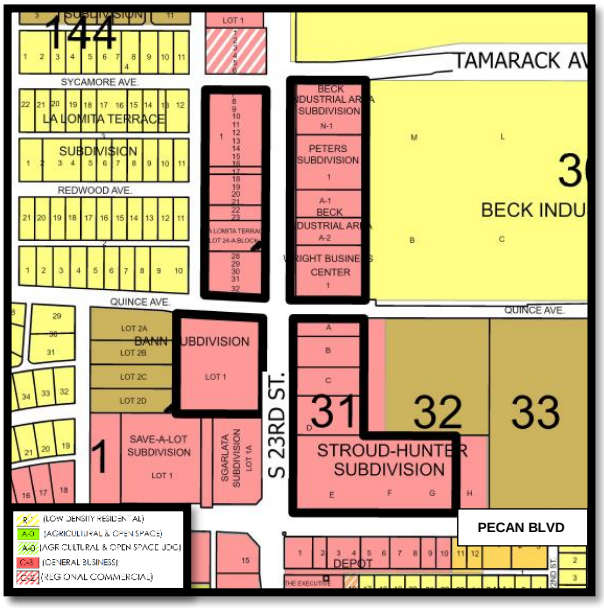
DATE: November 3, 2026

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 REZ2026-0172:

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

LOCATION: The subject properties are located along both sides of North 23rd Street, between Tamarack Avenue and Pecan Boulevard.





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, C-3 (General Business-OC) District and R-3A (Multifamily Residential Apartment-OC) District.

LAND USE: The subject properties are currently utilized for commercial use. Surrounding land uses consist of commercial uses, McAllen Municipal Park, McAllen High School, restaurants and single family residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Corridors. Development types most compatible with Mixed Use Corridors include residential, commercial, and mixed-use appropriate for the area.

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

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and the 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, 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 3, 2026

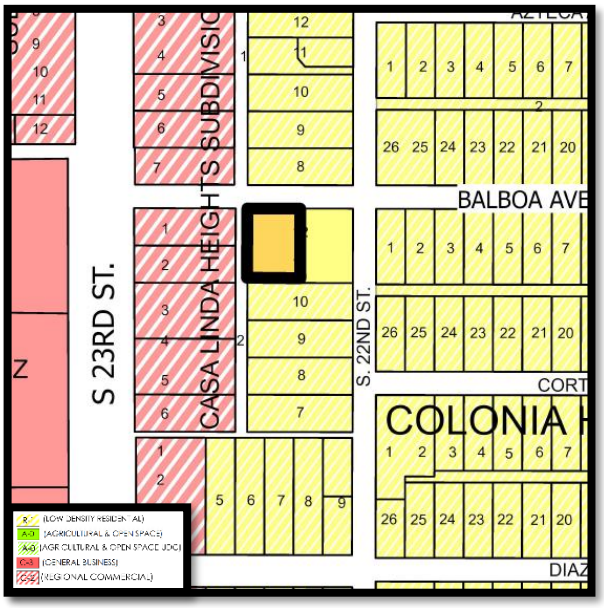
SUBJECT: **REZONING FROM C-2 (NEIGHBORHOOD COMMERCIAL-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

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

LOCATION: The subject property is located along the south side of Balboa Avenue, east of South 23rd Street.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single Family Residential-OC) District, R-1 (Low Density Residential-UDC) District and C-2 (Regional Commercial-OC) District.

LAND USE: The subject property is currently utilized for commercial use. Surrounding land uses consist of commercial uses, auto sales, McAllen International Airport and single-family homes.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Development types most compatible with Complete Communities include single family and multifamily residential, commercial, and mixed-use appropriate for the area.

DEVELOPMENT TRENDS: The development trend along Balboa Avenue is both commercial and residential.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and the 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, 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

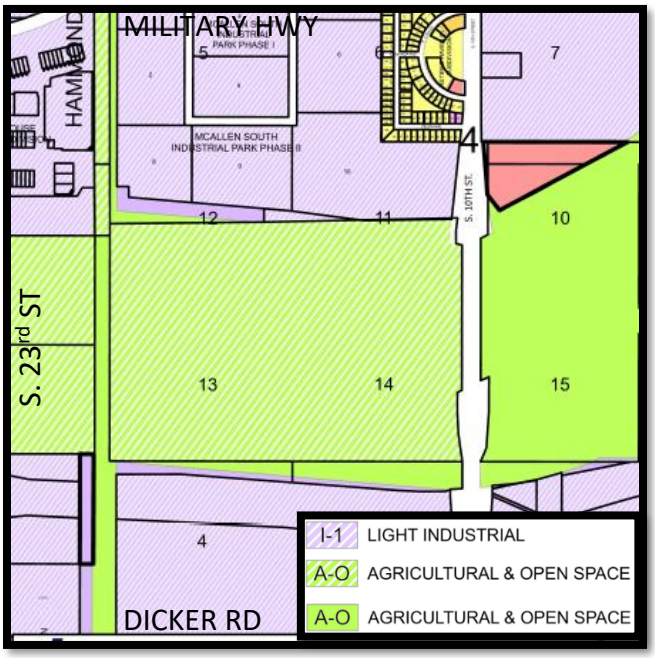
DATE: November 3, 2026

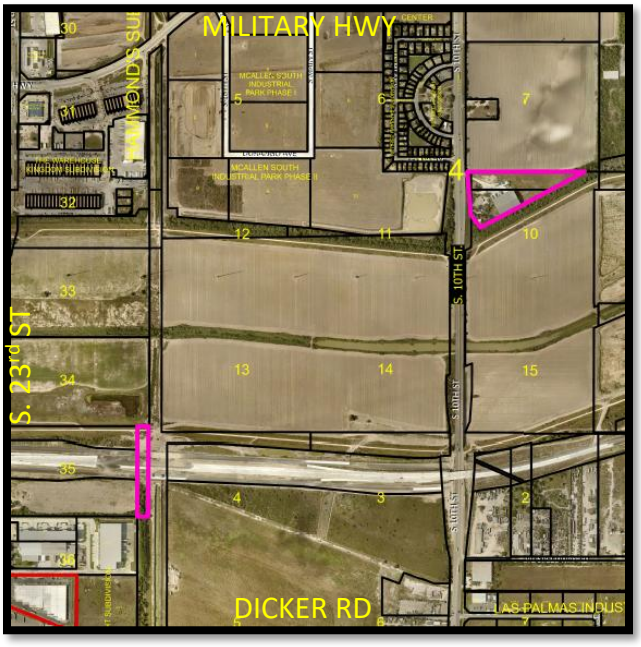
SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT AND I-1 (LIGHT INDUSTRIAL-OC) DISTRICT TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0160:

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

LOCATION: The subject properties are located south of Military Highway, between South 10th Street and South 23rd Street.





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

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-UDC) District, I-1 (Light Industrial-OC) District, A-O (Agricultural and Open Space-OC) District and A-O (Agricultural and Open Space-UDC).

LAND USE: The subject properties are currently warehouses and commercial buildings. Surrounding uses include warehouse manufacturing, commercial businesses, vacant land and single-family homes.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial, Parks and Open Space, and Mixed Density Complete Neighborhood. The industrial category is largely confined to the southern portion of the City. Industrial allows for major employers, along with some supportive retail and office. The Parks and Open Space areas noted in the FLUM denote parks, recreational facilities, drainage ways, trails and other open spaces that are currently in existence or planned. Mixed-density Complete Neighborhoods are focused in the close-in neighborhoods that have more vacant land for ground-up developments and allow for a combination of diverse residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

DEVELOPMENT TRENDS: The development trend in the surrounding area is industrial, warehousing, vacant land and single-family homes.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development and zoning trends in these areas.

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

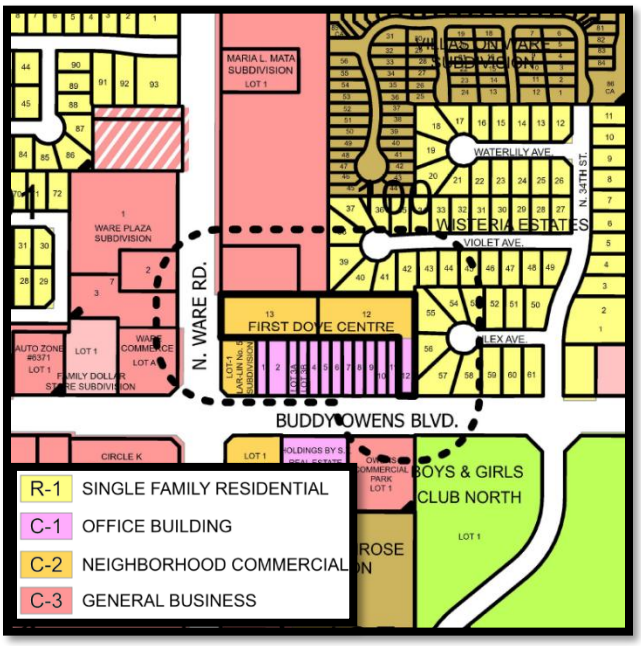
TO: Planning and Zoning Commission

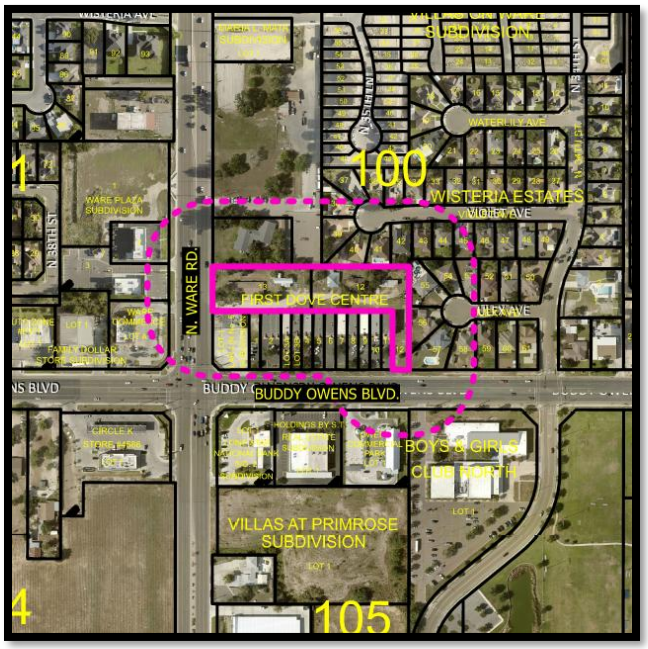
FROM: Planning Staff

DATE: November 3, 2026

SUBJECT: **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)**

LOCATION: The subject property is located east of North Ware Road and north of Buddy Owens Boulevard.





ADJACENT ZONING: 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.

PROPOSAL: The applicant has requested to rezone the property to R-2 (Medium-Density Residential-UDC) District for apartments.

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

COMPREHENSIVE PLAN: 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.

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

HISTORY: 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.

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 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.

RECOMMENDATION: Staff recommends approval of the rezoning request.

T.B.P.E. FIRM No.: F-5154

ART SALINAS
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540

T.B.P.L.S. FIRM No.: 10004000

WISTERIA ESTATES
(V. 34, P. 151, M/R)

SCALE: 1"=80'

BOC ROW 5.0'

NWC LOT 13

S80°17'30"E 300.00' — 10' UTILITY EASEMENT — NWC LOT 12 NEC LOT 13 — 300.00' — 10' UTILITY EASEMENT — 600.00' — NEC LOT 12

N09°42'30"E 136.20'

POWER POLE W/GUY WIRE — POWER POLE — FIRE HYDRANT — WM — STREET SIGN — ASPH. ENTRANCE — MAILBOXES — INLET — POWER POLE — TEL. BOX — CALICHE DRIVEWAY — CONC. WALK — OVERHEAD POWER LINE — PROPANE TANK — METAL STG. — CONC. SLAB — A.C. — BRICK APARTMENTS — 4.3' PB — 39.6' — 34.0' — 35.3' — 49.1' — 56.0' — 15.5' — MOBILE HOME ON BLKS. — WOOD ENTRY W/PORCH — WOOD STEPS — METAL RAMP — POWER POLE W/GUY WIRES — OVERHEAD CABLE LINE 0.3' — LOT 13 — LOT 12 — LOT 13 (40,860 S.F.) — UTILITY POLE — ELEC. ESM'T. (V.329, P.614, D/R & V.31, P.153A, M/R) — 40' — 5' — 11.5' — MH — UTILITY POLE — STREET SIGN — TRANSFORMER — TRANSMISSION POLE — TRASH BIN — TRANSFORMER — METAL CANOPY — CONC. WALK — PORTABLE FRAME STG. — METAL CANOPY — POWER POLES — METAL CANOPY — CONC. SLAB — 19.7' — 22.0' — STEPS — 11' — 34.2' — 34.1' — 24.0' — 42.0' — 19.1' — 30.2' — FRAME STG. — WOOD ENTRY W/PORCH — CONC. WALK — 10.2' — WOODEN FENCE — FRAME RESI. ON BLKS. — CONC. DRIVE — CONC. WALK — OVERHEAD TRANSMISSION LINE — LOT 12 (49,860 S.F.) — PROPANE TANK — 12.2' PB — COVERED PATIO — A.C. — 37.2' — 30.7' — 24.7' — 49.5' — 37.1' — CONC. ENTRY W/PORCH — BRICK/BLOCK RESI. — FRAME STG. — SERVICE POLE — WOOD DECK — 43.3' — 39.3' — 42.9' — TEL. PED. — POWER POLE W/ GUY WIRES — CONC. DRIVE — 13.9' — 52.2' — 52.2' — 13.9' — MOBILE HOME ON BLKS. — CONC. ENTRY W/PORCH — TRASH AREA — TRASH BIN — POWER POLE — UTILITY POLES — MH — TRASH BIN — TRANSFORMER — CONC. WALK — 0.8' — TEL. PED. — 316.20' — WOODEN FENCE

SETBACK CHART

LOT 12:
FRONT=102.5'
SIDE=ZONING ORD.*
REAR=5'

LOT 13:
FRONT=60'
SIDE=ZONING ORD.*
REAR=5'

* NO BUILDINGS MAY BE BUILT WITHIN ANY EASEMENTS

SWC LOT 13

ADJACENT BUILDING — CONC. SLAB — 300.00' — 20' UTILITY EASEMENT — ADJ. BLDG. — N.SWC LOT 12 SEC LOT 13 — ADJ. BLDG. — 20' UTILITY EASEMENT — 250.00' — PB — INT.C LOT 12 — POWER POLE W/POWER BOX — 550.00' — 10' UTILITY EASEMENT — WISTERIA ESTATES (V. 34, P. 151, M/R)

N80°17'30"W

LAR-LIN SUBD. No. 5 (V. 24, P. 122B, M/R)

LOT 1 | LOT 2 | LOT 3A | LOT 3B | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12

OVERHEAD POWER LINE — BOC ROW — N. WARE RD. (F.M. 2220)

N09°42'30"E 180.00' — CONC. WALK — ASPHALT DRIVEWAY — 0.9' — WOODEN FENCE — WOODEN FENCE — S09°42'30"W — LIGHT POLE — S.SWC LOT 12 — SEC LOT 12 — WOODEN FENCE — ROW — BOC — 18.4' — CONC. WALK — CONC. WALK — FIRE HYDRANT — WM — 50.00' — N80°17'30"W — TULIP AVE. (F.M. 1924)

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 480343-0005-C dated 11-02-82.

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 without the benefit of a title report. Easement research is not within the scope of this survey.
3. This survey must contain an original seal and an original signature to be valid as per Section 661.46 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 or topographic investigation.
5. Easements for roadways and canal right of way reserved in Deed in instrument dated February 3, 1919, from James W. Hoit to T.W. McNear, recorded in Volume 83, Page 453, Deed Records, Hidalgo County, Texas. (Blanket)
6. Right of way easement granted to Central Power and Light Company dated December 2, 1930, recorded in Volume 329, Page 614, Deed Records, Hidalgo County, Texas. (Blanket)
7. Right of way easement granted to Central Power and Light Company dated February 14, 1997, filed March 7, 1997, recorded in Volume 3507, Page 248, Official Records, Hidalgo County, Texas. (Blanket)
8. Subject to any oil, gas and mineral lease of record.
9. Bearing Basis: "N. line of Lots 12 and 13, First Dove Centre Subdivision"

CLIENT: First Dove Development, L.C., a Texas limited liability company

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 4620 N. WARE RD., in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:
LOTS 12 AND 13, FIRST DOVE CENTER SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 153A, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

18-54702 Job No. — 12-17-18 Date

Registered Professional Land Surveyor No. 4802

© COPYRIGHT 2018 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

REGISTERED ARTURO A. SALINAS 4802 PROFESSIONAL LAND SURVEYOR

LEGEND

- ● – DENOTES FOUND 1/2" ROD
- ⊙ – DENOTES SET 1/2" ROD
- ⊗ – DENOTES SET "X" MARK
- ○ – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB
- PB – DENOTES POWER BOX
- MH – DENOTES MANHOLE
- WM – DENOTES WATER METER

RECEIVED
AUG 31 2026
By VR

Planning Department

Memo

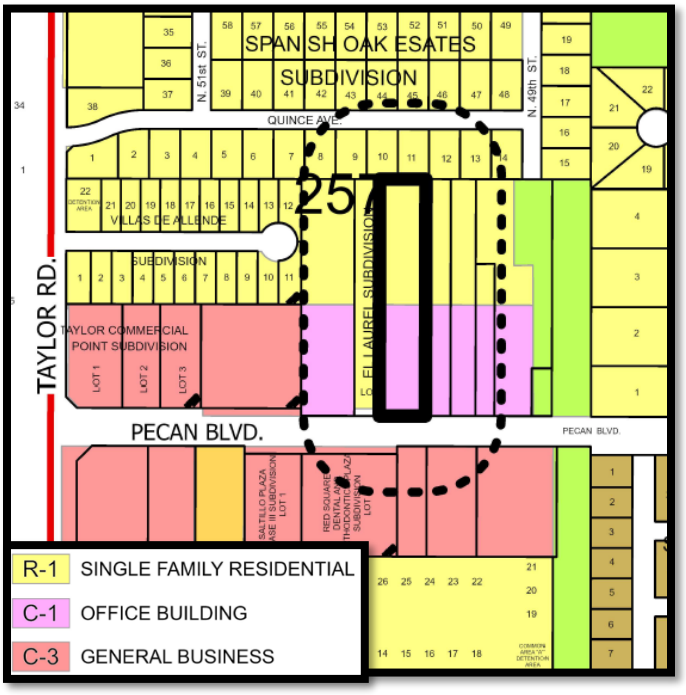
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 3, 2026

SUBJECT: **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)**

LOCATION: The subject property is located on the north side of Pecan Boulevard, east of North Taylor Road.





ADJACENT ZONING: 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.

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

LAND USE: Surrounding uses include single-family residences and commercial 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 residential and commercial use.

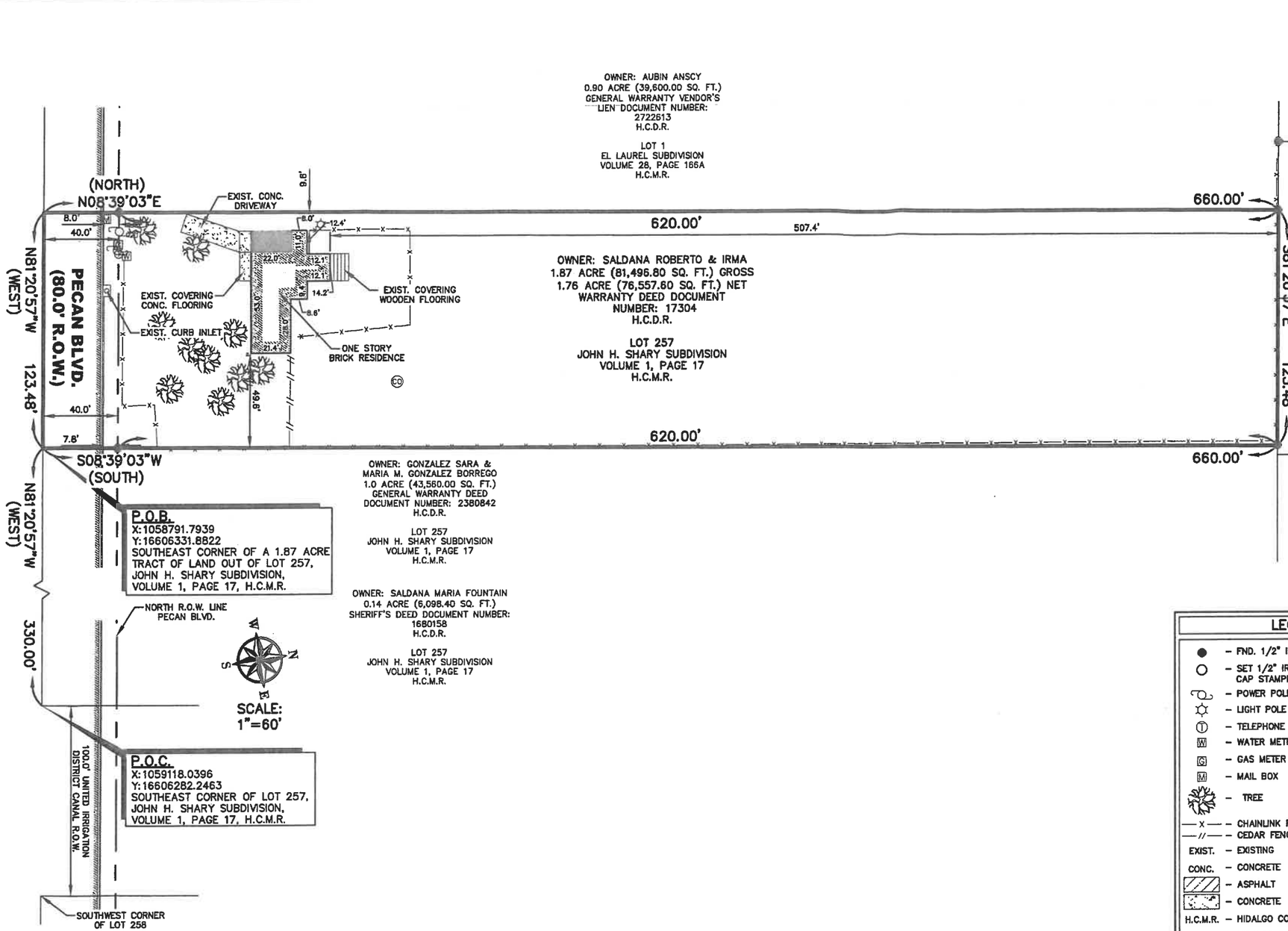
HISTORY: The property was annexed into the city in 1979. The city rezoned the property from A-O (Agricultural and Open Space-OC) District to C-1 (Office Building-OC) District at the City Commission meeting of November 24, 2014.

ANALYSIS: 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.

RECOMMENDATION: 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.



LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
	– POWER POLE
	– LIGHT POLE
T	– TELEPHONE PEDESTAL
W	– WATER METER
G	– GAS METER
M	– MAIL BOX
	– TREE
—x—	– CHAINLINK FENCE LINE
—//—	– CEDAR FENCE LINE
EXIST.	– EXISTING
CONC.	– CONCRETE
	– ASPHALT
	– CONCRETE
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

GENERAL NOTES:

ADDRESS: 4902 PECAN BLVD., MCALLEN, TEXAS 78501
SURVEYED: NOVEMBER 11, 2019
REQUESTED BY: GLORIA BANDA – EDWARDS ABSTRACT & TITLE Co.
PROPOSED BORROWER: IGLESIA DE CRISTO RGV & ANTONIO G. YBARRA & ISRAEL M. GUILLAN

FLOOD ZONE DESIGNATION: "ZONE B" – AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY–PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

FND. – FOUND

SURVEY NOTES:

1. BASIS OF BEARING THE SOUTH LINE OF LOT 257, JOHN H. SHARY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. BEARINGS SHOWN ARE BASED ON 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 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 STEWART TITLE GUARANTY COMPANY, UNDER GF No.: 2019–92569, AND TITLE COMMITMENT DATED EFFECTIVE OCTOBER 25, 2019. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

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.

d. RIGHT OF WAY EASEMENT DATED FEBRUARY 24, 1954, RECORDED IN VOLUME 794, PAGE 432, DEED RECORDS, HIDALGO COUNTY, TEXAS.

e. SUBJECT TO ANY PORTION OF THE LAND WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY AND THE RIGHTS OF THE PUBLIC THERETO.

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

g. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION.

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.

11/12/2019

SAMUEL DAVID MALDONADO — DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

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

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUR 19.488	A.I.A.	S.D.M.	11/12/2019

SHEET 1 OF 2: SURVEY PLAT

PLAT SHOWING

A 1.87 ACRE (81,496.80 SQ. FT.) GROSS, 1.76 ACRE (76,557.60 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 257, JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, 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

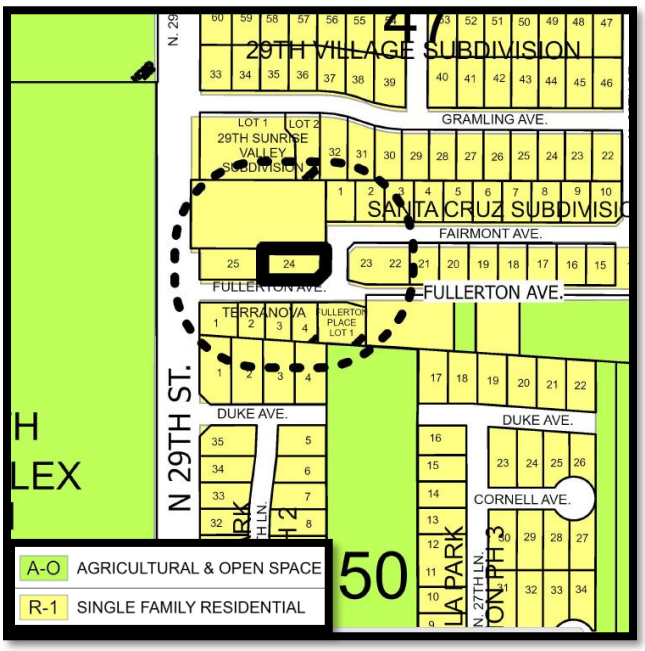
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 3, 2026

SUBJECT: **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)**

LOCATION: The subject property is located on the northwest corner of Fullerton Avenue and North 28th Lane.





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

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

LAND USE: Surrounding uses include single-family residences.

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 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.

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 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.

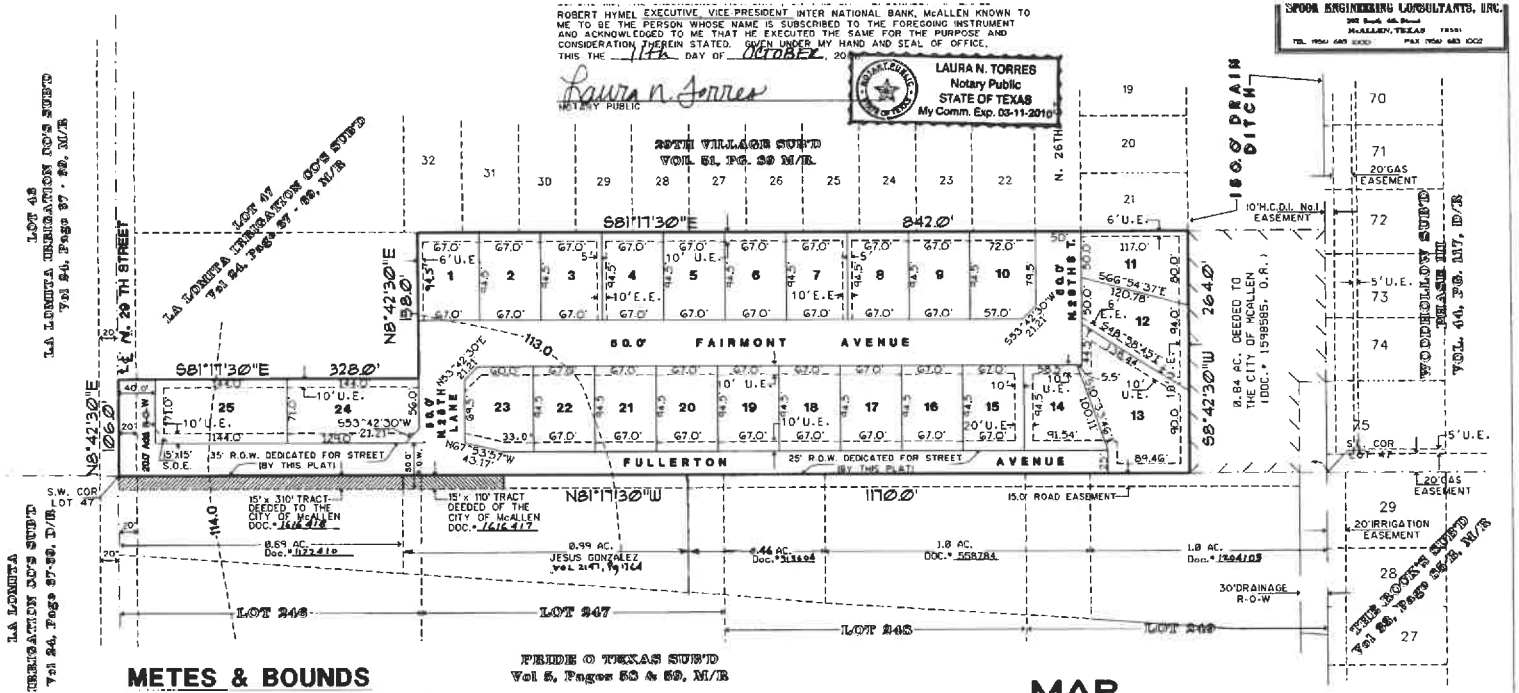
RECOMMENDATION: Staff recommends approval of the rezoning request.

ROBERT HYMEL EXECUTIVE VICE PRESIDENT INTER NATIONAL BANK, McALLEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 11th DAY OF OCTOBER, 20

Laura N. Torres
NOTARY PUBLIC

LAURA N. TORRES
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-11-2010

SPOOR ENGINEERING CONSULTANTS, INC.
302 South 4th Street
McALLEN, TEXAS 78501
TEL. (956) 683 2000 FAX (956) 683 2002



METES & BOUNDS

A 5.90 ACRE TRACT OF LAND, OUT OF LOT 47, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, OF PORCIONES 61, 62 AND 63, AS RECORDED IN VOL. 24, PAGE 67-69, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Southwest corner of said Lot 47, for the Southwest corner of the following described tract of land, said point being on North 29th Street;
THENCE, with the West line of Lot 47, in North 29th Street, North 8 Deg. 42 Min. 30 Sec. East, 106.0 feet to a point, for the most Southerly Northwest corner hereof;
THENCE, parallel to the South line of Lot 47, South 81 Deg. 17 Min. 30 Sec. East, at 20.0 feet pass the East line of North 29th Street and at 328.0 feet a point, for an interior corner hereof;
THENCE, parallel to the West line of Lot 47, North 8 Deg. 42 Min. 30 Sec. East, 158.0 feet to a point, for the most Northerly Northwest corner hereof;
THENCE, parallel to the South line of Lot 47, South 81 Deg. 17 Min. 30 Sec. East, 842.0 feet to a point, for the Northeast corner hereof, said point being the Northwest corner of a certain 0.84 acre tract of land, as described in Warranty Deed to the City of McAllen, recorded in Document No. 1598585, Official Records, Hidalgo County, Texas;
THENCE, with the West line of said 0.84 acre tract, South 8 Deg. 42 Min. 30 Sec. West, 264.0 feet to a point on the South line of Lot 47, for the Southeast corner hereof;
THENCE, with the South line of Lot 47, North 81 deg. 17 Min. 30 Sec. West, at 150.0 feet pass the East line of North 29th Street and at 1170.0 feet the POINT OF BEGINNING.
Containing 5.90 acres of land, more or less, of which the West 20.0 feet comprising 0.05 acres lies in North 29th Street.

NOTES:

1) FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT FOR ALL LOTS EXCEPT FOR THE FOLLOWING LOTS.
LOT 11 - 25 IN.
LOT 12 - 23 IN.
LOT 13 - 22 IN.
2) THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0325 D, REVISED NOVEMBER 16, 1982.
3) MINIMUM BUILDING SETBACK: SEE NOTE 13 AT UPPER LEFT CORNER OF THIS SHEET.
4) A 4.0 FEET SIDEWALK REQUIRED ALONG THE EAST SIDE OF N. 29TH STREET, NORTH SIDE OF FULLERTON AVE. AND BOTH SIDES OF ALL INTERIOR STREETS.
5) A 6.0 FEET BUFFER IS REQUIRED FROM ANY ADJACENT COMMERCIAL ZONE/USE AND ALONG N. 29TH STREET.
6) DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 0.523 Ac.-ft.
7) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
8) NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ON N. 29TH ST, AND FULLERTON AVE.
9) BENCHMARK:- STATION NAME MC 48 SET BY ARANDA AND ASSOCIATES, LOCATED AT THE SOUTHWEST CORNER OF WARE RD. AND MILE 5 RD. ELEV.- 115.95 (NAVD 88).
10) U.E.- DENOTES UTILITY EASEMENT BY THIS PLAT.
11) S.O.E.- DENOTES OBSTRUCTION EASEMENT.
12) E.E.- DENOTES ELECTRIC EASEMENT.

FILED FOR RECORD IN: HIDALGO COUNTY BY EDDY TREVINO COUNTY CLERK ON: SEP 11 2006 AT 11:45 A.M. AS A RECORDING NUMBER: 1698373
By: Deputy

Recorded in Volume ___ of the map records of Hidalgo County, Texas
Eddie Trevino
County Clerk

MAP OF SANTA CRUZ SUBDIVISION

SEPTEMBER-29-2005
SCALE: 1"=100'

BEING A SUBDIVISION OF A 5.90 AC. TRACT OF LAND, OUT OF LOT 47, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, OF PORCIONES 61, 62 AND 63, As Recorded in Vol. 24, Pg. 67-69, D/R Hidalgo County, Texas.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE SANTA CRUZ 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 & EASEMENTS 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.

SAN ISRAEL, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

BY: JOSE ISRAEL VARGAS, PRESIDENT
6342 N. 29TH STREET
McALLEN, TEXAS 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE ISRAEL VARGAS, 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 11th DAY OF SEPTEMBER, 2006.

ELSA A. MARTINEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-15-2009

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 OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5571 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.

JOSE MARIO GONZALES, R.P.L.S. 5571
RIO DELTA SURVEYING
323 W. CANO
EDINBURG, TEXAS 78539

STATE OF TEXAS:
COUNTY OF HIDALGO:

BY:

SEP 11 2006

Planning Department

Memo

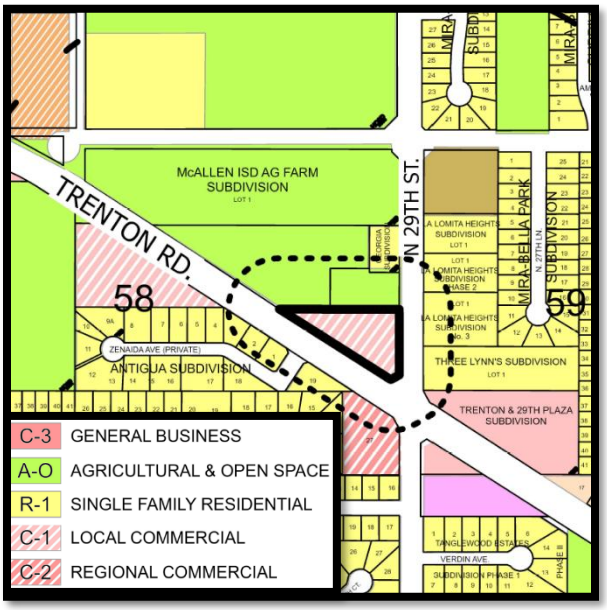
TO: Planning and Zoning Commission

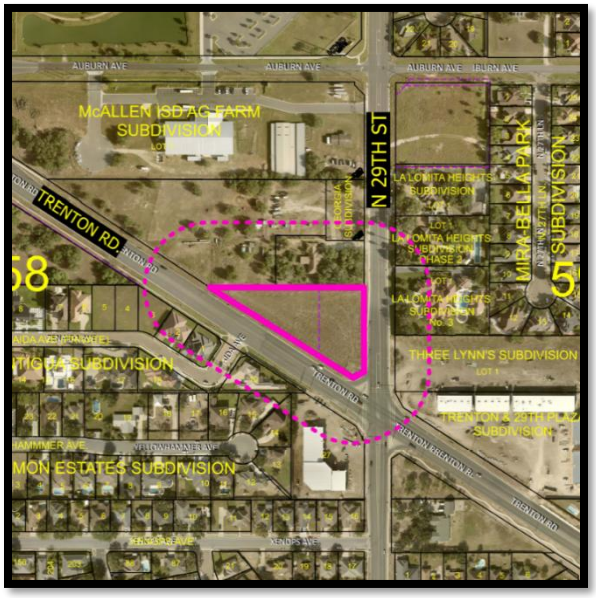
FROM: Planning Staff

DATE: November 3, 2026

SUBJECT: **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)**

LOCATION: The subject property is located on the northwest corner of Trenton Road and North 29th Street.





ADJACENT ZONING: 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.

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

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

HISTORY: 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.

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 trend in the area.

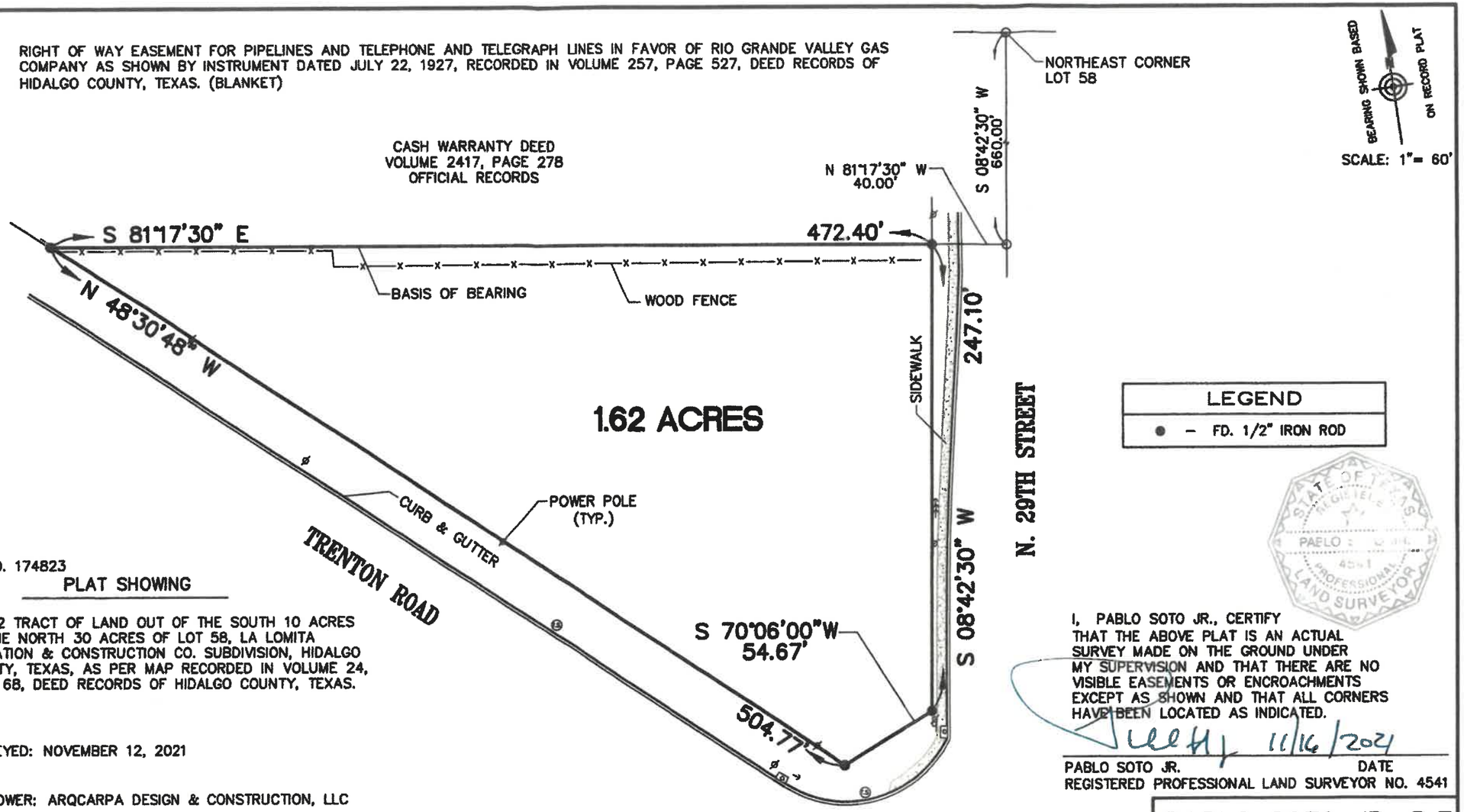
If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

RIGHT OF WAY EASEMENT FOR PIPELINES AND TELEPHONE AND TELEGRAPH LINES IN FAVOR OF RIO GRANDE VALLEY GAS COMPANY AS SHOWN BY INSTRUMENT DATED JULY 22, 1927, RECORDED IN VOLUME 257, PAGE 527, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (BLANKET)

CASH WARRANTY DEED
VOLUME 2417, PAGE 278
OFFICIAL RECORDS



LEGEND

● – FD. 1/2" IRON ROD

GF NO. 174823

PLAT SHOWING

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

SURVEYED: NOVEMBER 12, 2021

BORROWER: ARQCARPA DESIGN & CONSTRUCTION, LLC

JOB NUMBER
SUR 21 172

FLOOD ZONE DESIGNATION: ZONE "C"
COMMUNITY-PANEL NUMBER: 480334 0400 C
MAP REVISED: NOVEMBER 16, 1982

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

11/16/2021

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

PABLO SOTO JR. P.E.
1298 S. IRONWOOD ST. TEL. (956) 468-1605
PHARR, TEXAS 78577

Planning Department

Memo

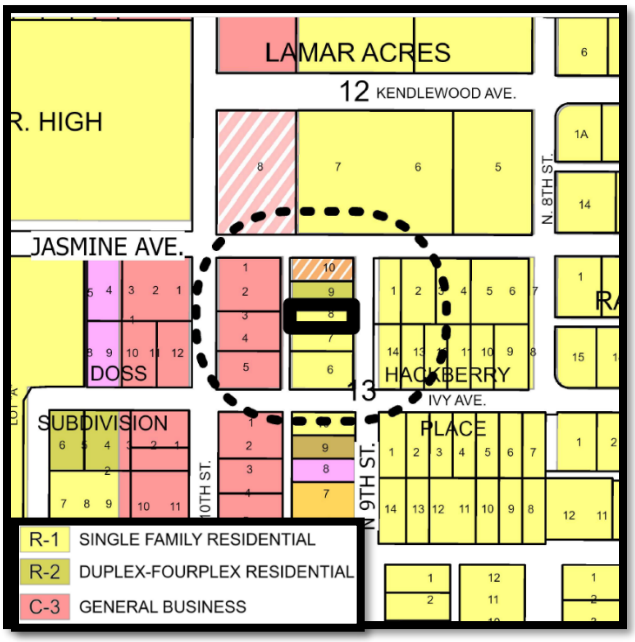
TO: Planning and Zoning Commission

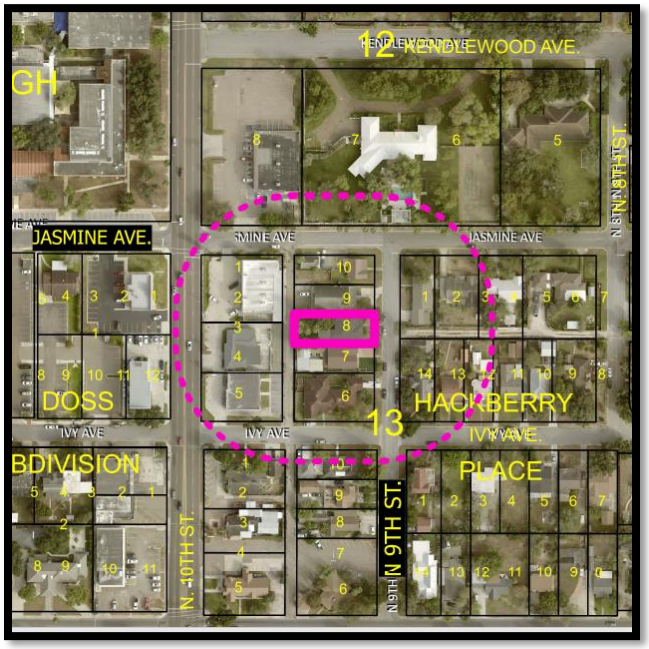
FROM: Planning Staff

DATE: November 3, 2026

SUBJECT: **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)**

LOCATION: The subject property is located on the west side of North 9th Street, south of Jasmine Avenue.





ADJACENT ZONING: 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.

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

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

HISTORY: 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.

ANALYSIS: 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.

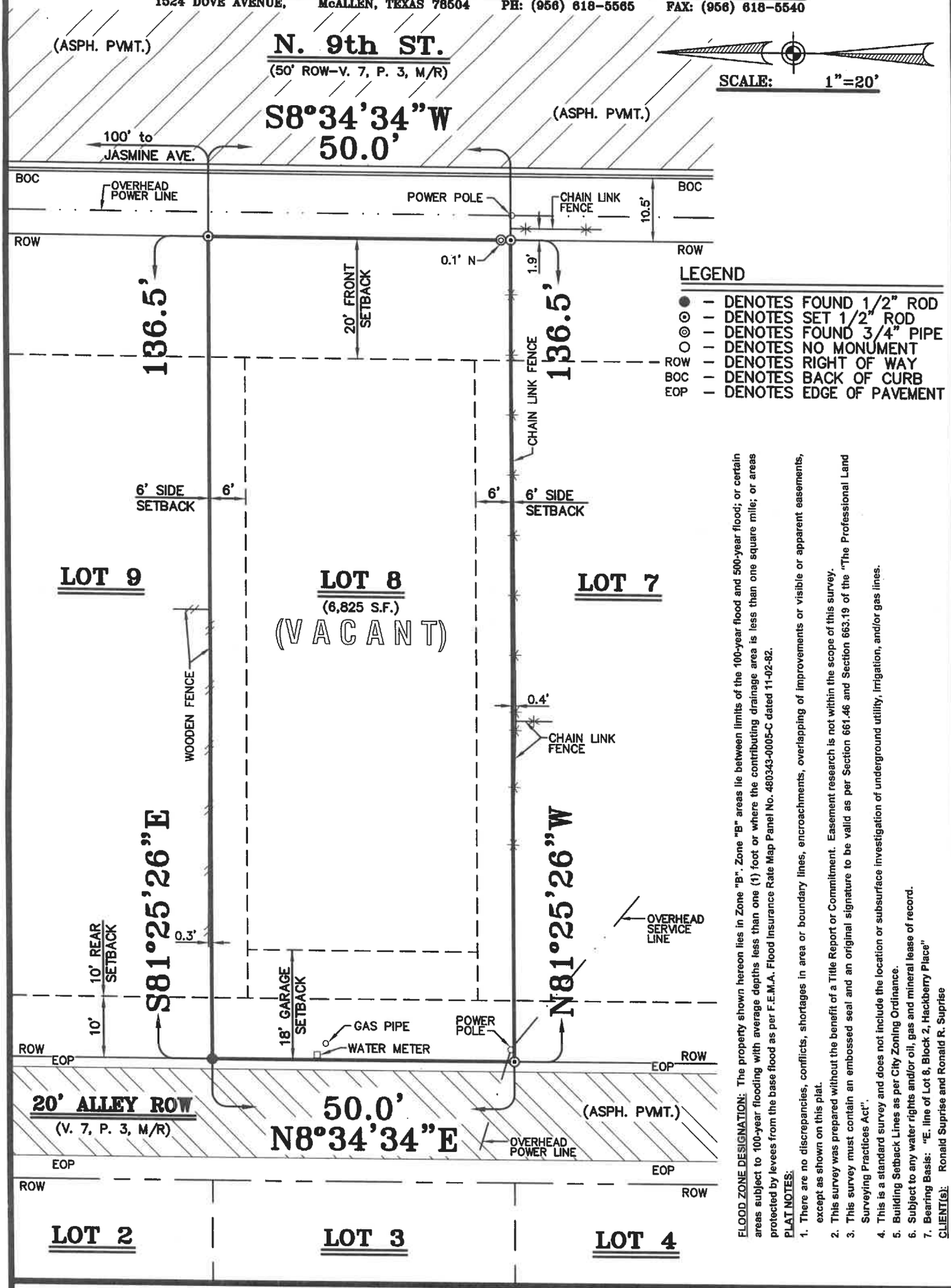
RECOMMENDATION: Staff recommends disapproval of the rezoning request.

T.B.P.E. FIRM No.: F-5154

ART SALINAS
ENGINEERING & SURVEYING

T.B.P.L.S. FIRM No.: 10004000

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



LEGEND

- ● – DENOTES FOUND 1/2" ROD
- ⊙ – DENOTES SET 1/2" ROD
- ◎ – DENOTES FOUND 3/4" PIPE
- ○ – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB
- EOP – DENOTES EDGE OF PAVEMENT

FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "B". Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-02-82.

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 was prepared without the benefit of a Title Report or Commitment. Easement research is not within the scope of this survey.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation, and/or gas lines.
5. Building Setback Lines as per City Zoning Ordinance.
6. Subject to any water rights and/or oil, gas and mineral lease of record.
7. Bearing Basis: "E. line of Lot 8, Block 2, Hackberry Place"

CLIENT(s): Ronald Suprise and Ronald R. Suprise

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 909 N. 9th ST., in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:
LOT 8, BLOCK 2, HACKBERRY PLACE, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT THEREOF, AS RECORDED IN VOLUME 7, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS.

26-72371 Job No.

09-04-26 Date

©COPYRIGHT 2026 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Registered Professional Land Surveyor No. 4802

Planning Department

Memo

TO: Planning and Zoning Commission

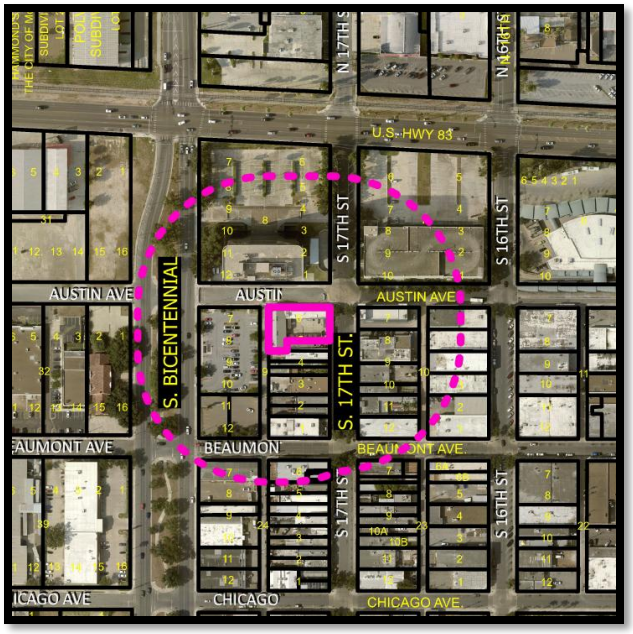
FROM: Planning Staff

DATE: November 3, 2026

SUBJECT: **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, ORGINAL "TOWN OF MCALLEN" SUBDIVISION (MCALLEN ADDITION SUBDIVISION), HIDALGO COUNTY, TEXAS, 100 SOUTH 17TH STREET. (CUP2026-0078)**

BRIEF DESCRIPTION: 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.





HISTORY: 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.

ANALYSIS: 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.

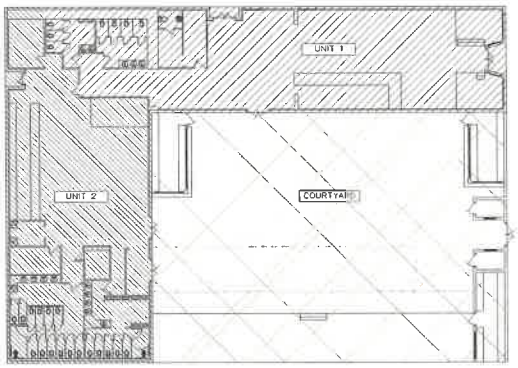
The proposed bar must comply with Fire Department, Building Code requirements, and all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- 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

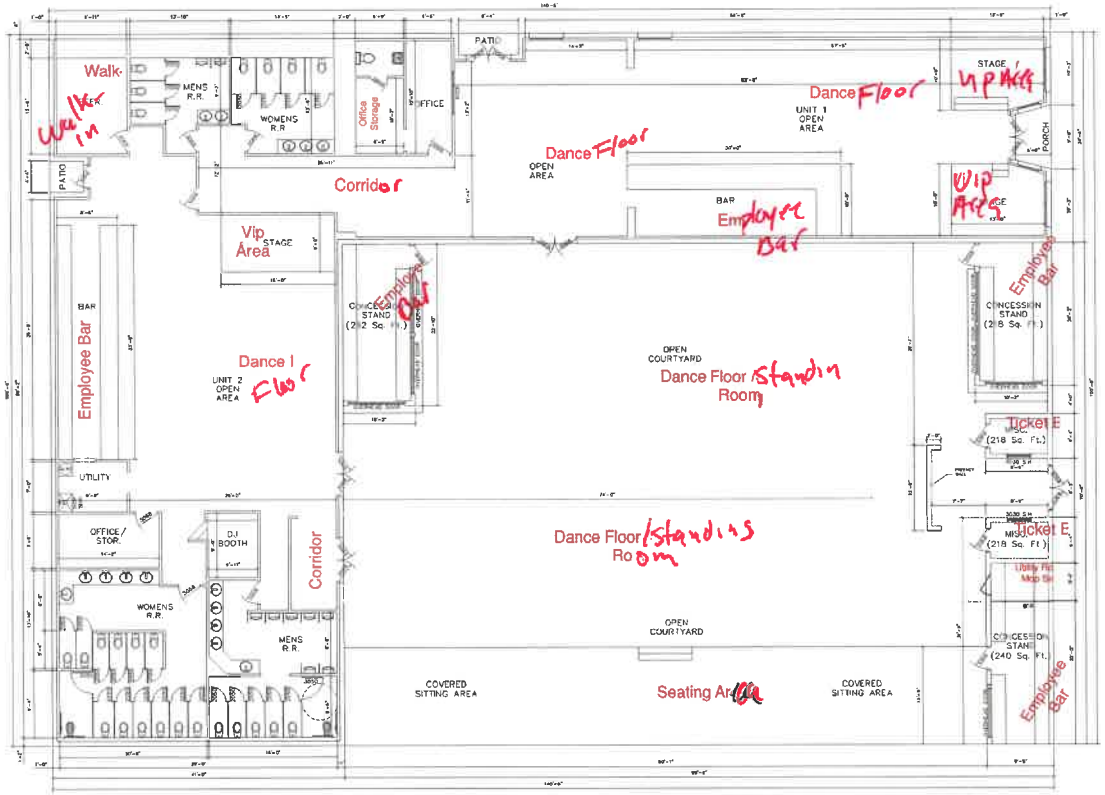
If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

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

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



2 Sq. Ft. BREAKDOWN
SCALE: 1/16"=1'-0"



1 EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"

INNOVATIVE
DRAFTING &
DESIGN SERVICES
- CONSULTING
-REScheck
CELL. 867-7757

UNIT 1 AREA	3,540 SQ. FT.
UNIT 2 AREA	3,412 SQ. FT.
COURTYARD	7,014 SQ. FT.
PATIO	46 SQ. FT.
PORCH	38 SQ. FT.
TOTAL AREA	14,050 SQ. FT.

100 S. 17th St.
McALLEN, TX

PROJECT NO	004022
DRAWN BY	JOSUE BARROSO
DATE	9.27.2023
BUILDER	

RECEIVED
AUG 27 2026
By CW

Planning Department

Memo

TO: Planning and Zoning Commission

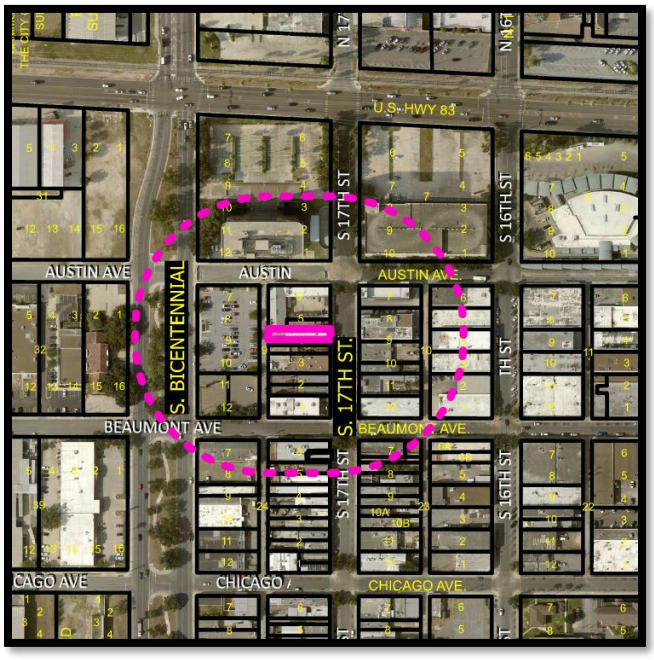
FROM: Planning Staff

DATE: November 3, 2026

SUBJECT: **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)**

BRIEF DESCRIPTION: 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.





HISTORY: 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.

ANALYSIS: 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.

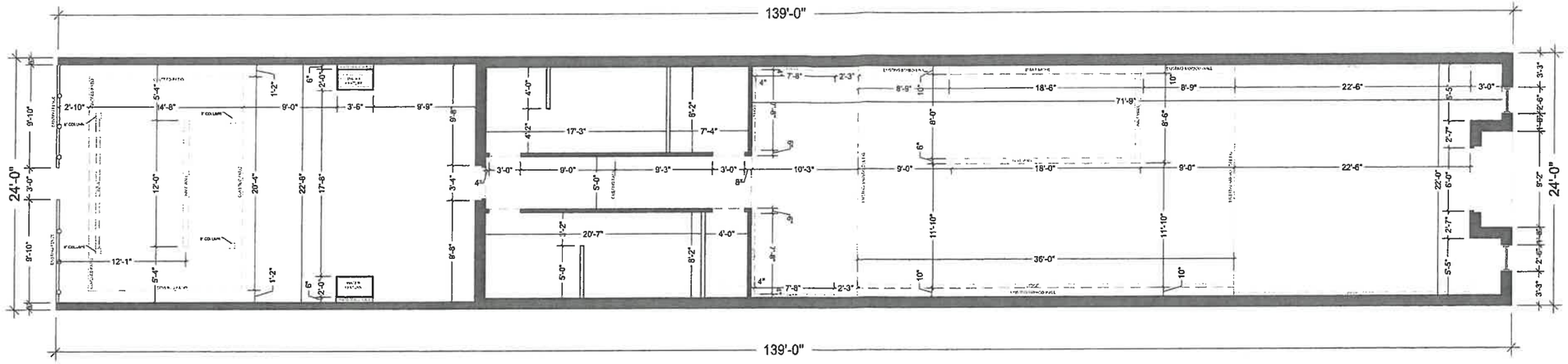
The proposed bar must comply with Fire Department, Building Code requirements, and all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- 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

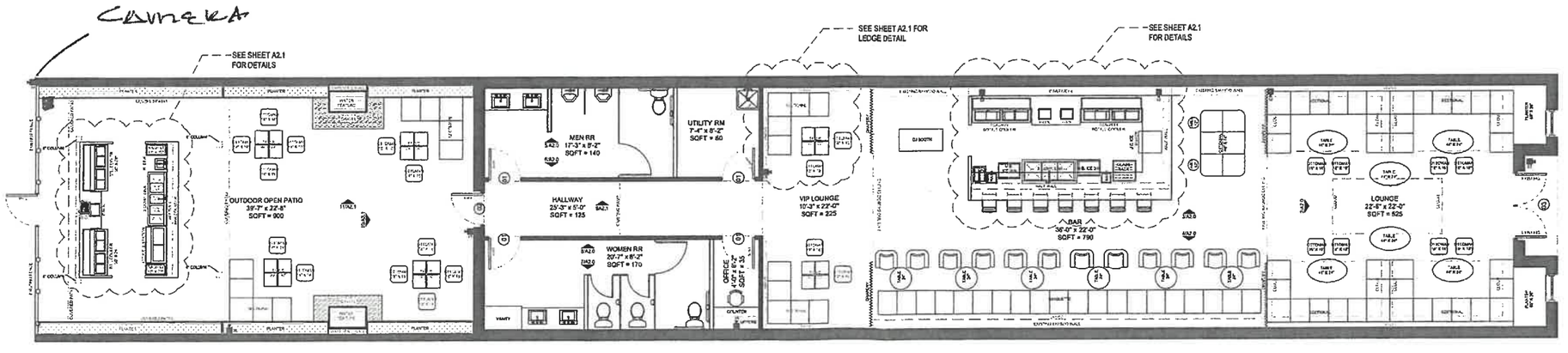
If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

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

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



01 DIMENSIONAL PLAN
SCALE: 3/16" = 1'-0"



02 FLOOR PLAN
SCALE: 3/16" = 1'-0"

CAMERA 10

No change 8-27-26

RECEIVED
AUG 27 2026
BY: CW

LEGEND:

- DOOR TAG
- WINDOW TAG
- LEVEL
- NEW WALL
- EXISTING WALL.
- ELEVATION TAG.
- SECTION TAG.

NOTES :

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION AND MUST BE VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR. ANY DISCREPANCY, ERROR AND/OR OMISSION, IF FOUND, IS TO BE BROUGHT IMMEDIATELY TO THE OWNER BEFORE CONSTRUCTION WORK OR PURCHASE IS MADE.

17th ST. BAR

ADDRESS:
108 S 17th St,
McALLEN, TX. 78501

PROJECT DESCRIPTION:
BUILDING REMODEL

OWNER:
AUSTIN LOUNGE GROUP

NO.	REVISIONS	DATE
01	FOR REVISION	11-07-2023
02	FOR REVISION	01-20-2024
03	FOR REVISION	03-05-2024
04	FOR REVISION	03-28-2024
05	FOR PERMIT	04-16-2024

DRAWING TITLE:
DIMENSIONAL & FLOOR PLAN

IDEO DESIGN • BUILD • FURNISH
409 TORONTO AVE
McALLEN, TX. 78503
TEL: 956.686.2466
email: eli@ideodesign.com
www.ideodesignbuild.com

SEAL:

DESIGNED: E. OLIVAREZ
DRAWN: O. GONZALEZ
REVIEWED: E. OLIVAREZ
DATE: 04-16-2024
PLOT SIZE: 24" X 36"
SCALE: 3/16" = 1'-0"
SHEET: A 1.0

IDEO B.O.F. GROUP EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF IDEO B.O.F. © 2024

Planning Department

Memo

TO: Planning and Zoning Commission

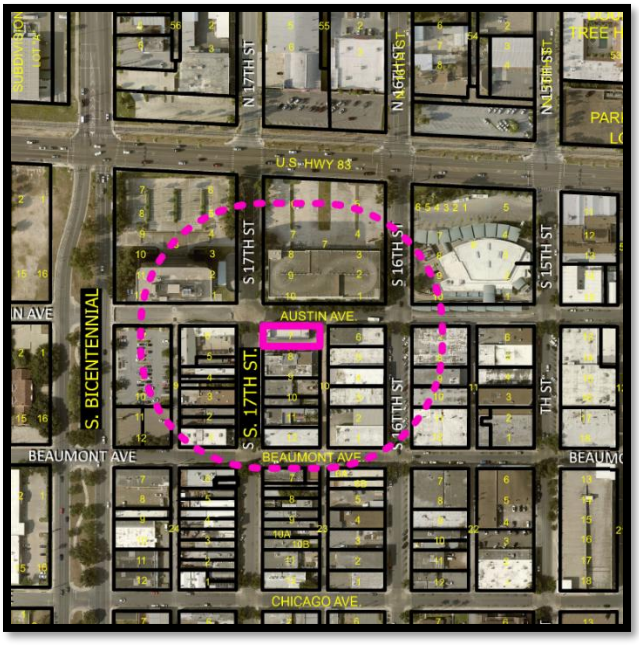
FROM: Planning Staff

DATE: November 3, 2026

SUBJECT: **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)**

BRIEF DESCRIPTION: 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.





HISTORY: 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.

ANALYSIS: 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.

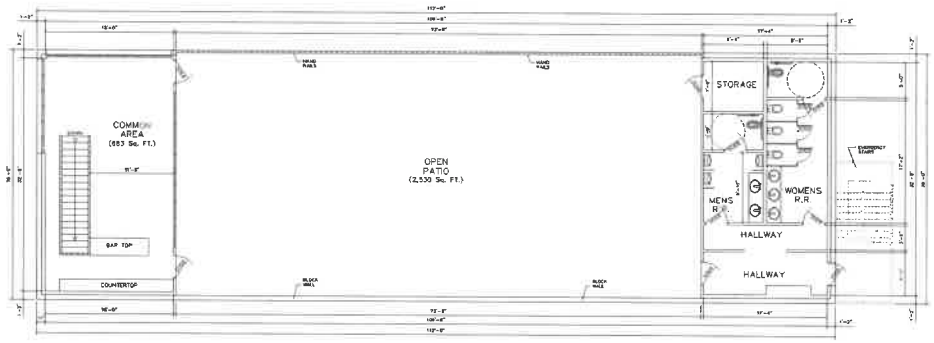
The proposed bar must comply with Fire Department, Building Code requirements, and all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- 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

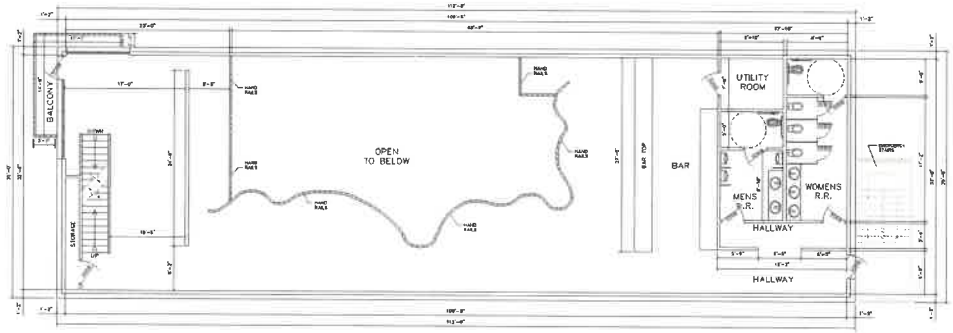
If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

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

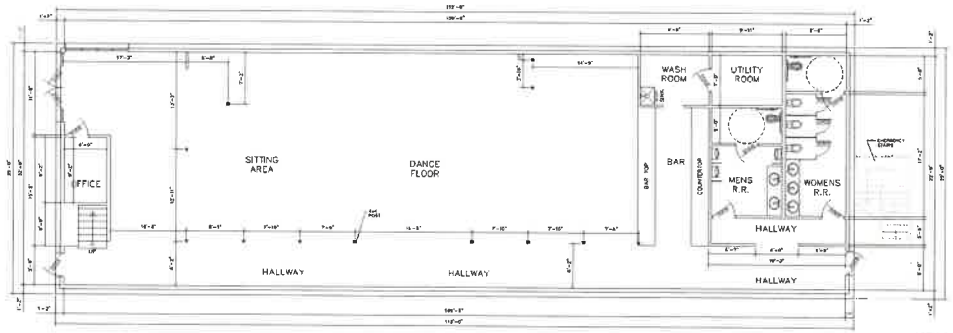
RECOMMENDATION: Staff recommends approval of the request, for one year, subject to conditions noted in Section 3.2.5.A. of the UDC, Fire Department, and Building Code requirements.



3 3rd FLOOR
SCALE: 1/8"=1'-0"



2 2nd FLOOR
SCALE: 1/8"=1'-0"



1 1st FLOOR
SCALE: 1/8"=1'-0"

INNOVATIVE DRAFTING & DESIGN SERVICES
- CONSULTING
-RESCheck
CELL. 867-7757

1st FLOOR	3,920 SQ. FT.
2nd FLOOR	3,000 SQ. FT.
BALCONY	67 SQ. FT.
3rd FLOOR	3,920 SQ. FT.
EMERGENCY STAIRS	480 SQ. FT.
TOTAL AREA	11,387 SQ. FT.

101 S. 17th St.
McALLEN, TX

PROJECT NO	004024
DRAWN BY	JOSUE BARROSO
DATE	6.27.2024
BUILDER	

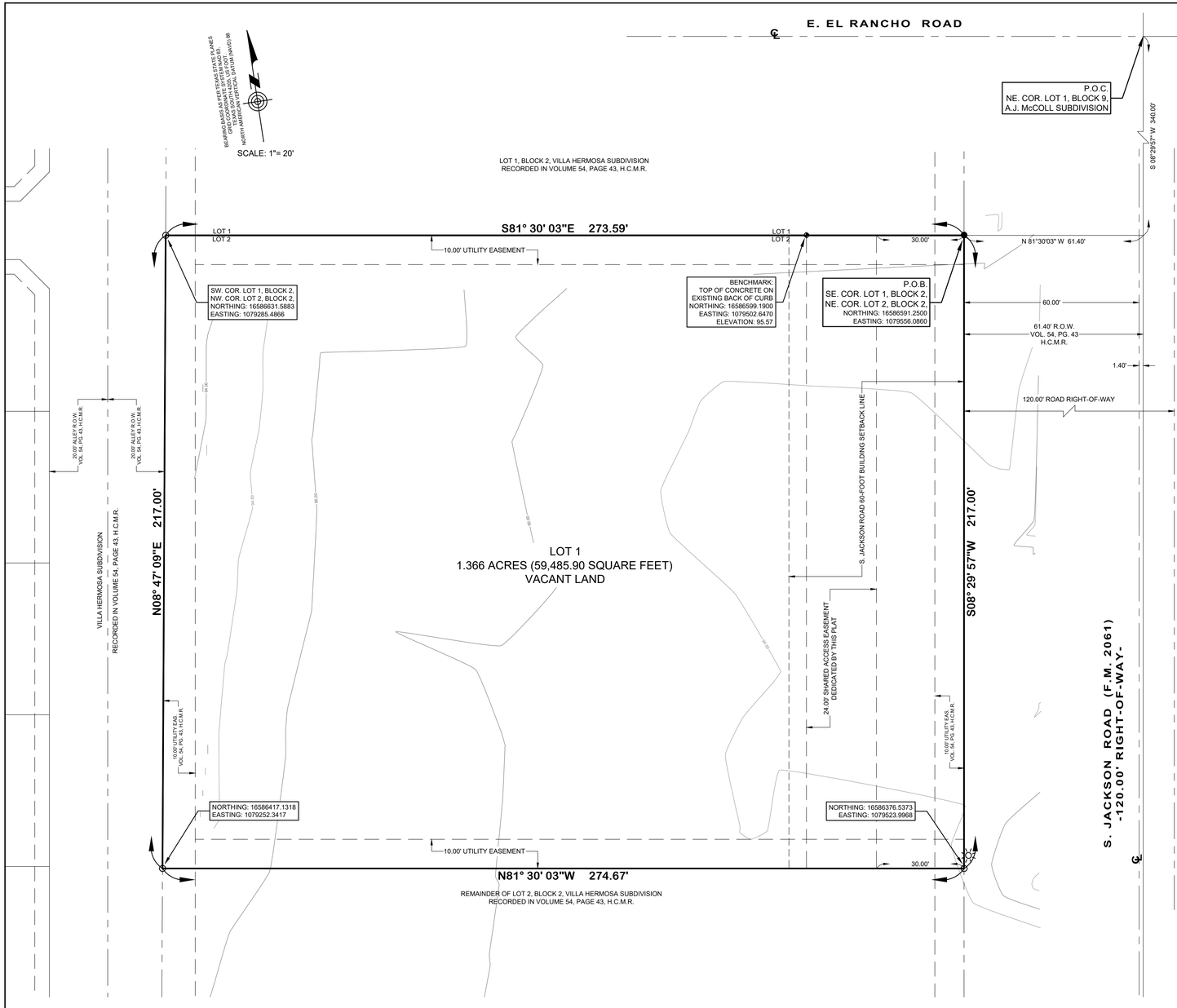
RECEIVED
AUG 27 2026
By

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*McDonalds McAllen 42-3865 Subdivision*
Owner Name	*South Villa Hermosa, LTD*
Engineering Firm	*AEC Engineering, LLC*
Existing Zoning	*C-3 General Business*
Proposed Zoning	*TBD*
Number of Lots	*1*

City of McAllen Planning Department



METES AND BOUNDS DESCRIPTION

A 1.366-ACRE (59,485.90 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.366-ACRE (59,485.90 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF E. EL RANCHO ROAD AND S. JACKSON ROAD (F.M. 2061), FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 9, A.J. McCOLL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, THENCE;

S 08°29'57" W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 9, A.J. McCOLL SUBDIVISION, A DISTANCE OF 340.00 FEET TO A POINT LOCATED WITHIN THE ROAD RIGHT-OF-WAY OF SAID S. JACKSON ROAD (F.M. 2061), THENCE;

N 81°30'03" W, A DISTANCE OF 61.40 FEET TO A No. 4 REBAR FOUND (NORTHING: 16586591.2500, EASTING: 1079556.0860) FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, BEING ALSO THE NORTHEAST CORNER OF LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, S 08°29'57" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD (FM 2061) BEING ALSO THE EAST LINE OF SAID LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", A DISTANCE OF 217.00 FEET TO A #4 REBAR (NORTHING: 16586376.5373, EASTING: 1079523.9968) SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

2) THENCE, N 81°30'03" W, A DISTANCE OF 274.67 FEET TO A #4 REBAR (NORTHING: 16586417.1318, EASTING: 1079252.3417) SET AT THE EAST LINE OF A 20.00-FOOT ALLEY (RECORDED IN VOLUME 54, PAGE 43, H.C.M.R.), FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

3) THENCE, N 08°47'09" E, ALONG THE EAST LINE OF SAID 20.00-FOOT ALLEY, AND THE WEST LINE OF SAID LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", A DISTANCE OF 217.00 FEET TO A #4 REBAR (NORTHING: 16586631.5883, EASTING: 1079285.4866) SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

4) THENCE, S 81°30'03" E, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", A DISTANCE OF 273.59 FEET TO THE POINT OF BEGINNING, CONTAINING 1.366 ACRES (59,485.90 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES

1. THIS TRACT OF LAND LIES IN ZONE "B", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. MAP DATED: NOVEMBER 16, 1982. COMMUNITY-PANEL No. 480334 0425 C. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT, OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
2. THE MINIMUM FINISH FLOOR ELEVATION FOR ANY PROPOSED BUILDING SHALL BE SET AT 18" ABOVE THE TOP OF CURB ELEVATION MEASURED FROM THE CENTER OF THE LOT.
3. SETBACKS:

   FRONT (S. JACKSON ROAD -FM 2061-): 60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. OTHER SETBACKS AS PER CITY OF McALLEN ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
4. AS STATED ON THE SUBDIVISION PLAT OF VILLA HERMOSA SUBDIVISION, THE REQUIRED STORMWATER DETENTION FOR LOT 2, BLOCK 2, IS 0.58 AC-FT, WHICH EQUALS TO 25,265 CUBIC FEET OF STORMWATER. AFTER PRORATING THE STORMWATER DETENTION REQUIRED, THIS DEVELOPMENT REQUIRES TO DETAIN 10,740 CUBIC FEET (0.25 ACRE-FEET) OF STORM WATER RUNOFF. DETENTION SHALL REQUIRE DRAINAGE APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
5. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
6. THIS TRACT OF LAND IS CLASSIFIED AS: REGIONAL COMMERCIAL DISTRICT, ACCORDING TO THE CITY OF McALLEN UNIFIED DEVELOPMENT CODE.
7. BENCHMARK:
   TOP OF CONCRETE ON EXISTING BACK OF CURB
   (AS INDICATED ON THIS PLAT)
   NORTHING: 16586599.1900
   EASTING: 1079502.6470
   ELEVATION OF 95.57
8. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG THE FRONTAGE OF THIS LOT WITH S. JACKSON ROAD (FM 2061).
9. THE CITY OF McALLEN SHALL REVIEW AND APPROVE THE SITE PLAN, WHICH WILL INCLUDE EMPHASIS TO, BUT NOT BE LIMITED TO ACCESSIBILITY TO S. JACKSON ROAD (FM 2061), CROSS-ACCESS EASEMENT TO ADJOIN OTHER DEVELOPMENTS, FENCE BUFFERING, ADDITIONAL FIRE HYDRANTS AND PAVED FIRE LANES.
10. NO BUILDING ALLOWED OVER ANY EASEMENT.
11. LOT 1 OF THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.
12. ANY PROPOSED DRIVEWAY/ENTRANCE CONSTRUCTION WITHIN OR ALONG TxDOT RIGHT-OF-WAYS SHALL CONFORM TO THE "TxDOT ACCESS MANAGEMENT MANUAL". DRIVEWAY/ENTRANCE PERMIT SHALL BE REQUIRED AND SHOULD BE APPROVED IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ANY PROPOSED UTILITY CONSTRUCTION WITHIN OR ALONG TxDOT RIGHTS-OF-WAY SHALL REQUIRE TxDOT ELECTRONIC RULIS (RIGHT-OF-WAY UTILITY and LEASING INFORMATION SYSTEM) REQUEST. FINAL TxDOT APPROVAL IN WRITING SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. 6-FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "McDONALD'S 42-3865 McALLEN SUBDIVISION", AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND TO THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE PORTION OF S. JACKSON ROAD (FM 2061), AND THE 20-FOOT COMMERCIAL ALLEY FOR USE AS STREET/ALLEY RIGHT-OF-WAY DEDICATED TO THE CITY OF McALLEN, TEXAS.

_____ _____
SOUTH VILLA HERMOSA, LTD, NAME
A TEXAS LIMITED PARTNERSHIP
P.O. BOX 2673
McALLEN, TEXAS 78502
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF JANUARY, 2026 .

_____
ODETTE CASTILLO
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: SEPTEMBER 21, 2026

ODETTE CASTILLO
Notary ID # 7809062
My Commission Expires
September 21, 2026

_____
DATE

CITY OF McALLEN, TEXAS
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF McDONALD'S 42-3865 McALLEN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON THIS _____ DAY OF _____ , 20 ____.

_____
CHAIRMAN

CITY OF McALLEN, TEXAS
COUNTY OF HIDALGO

CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF McDONALD'S 42-3865 McALLEN SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR CITY OF McALLEN, TEXAS DATE

GENERAL NOTES (CONT.)

15. 8-FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
16. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC., MUST BE MAINTAINED BY THE LOT OWNER, AND NOT THE CITY OF McALLEN.
17. No. 4 REBAR SET ON ALL LOT CORNERS IN THIS SUBDIVISION.
18. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT'S OF WAY, EASEMENT OR FACILITY.

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
REGISTERED PROFESSIONAL LAND SURVEYOR DATE
JOSE MARIO GONZALEZ R.P.L.S.
TEL: (956) 262-0222
NO. 5571 STATE OF TEXAS

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 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 IT'S ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
LICENSED PROFESSIONAL ENGINEER DATE
CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
6111 S. 10TH AVENUE
EDINBURG, TEXAS 78539
TEL: 956-380-6558
FIRM No. 92602 STATE OF TEXAS

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO
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 RIGHTS-OF-WAY OR EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY

MAP LEGEND

- ● FOUND No. 4 REBAR
- ○ SET No. 4 REBAR

THE COUNTY OF HIDALGO TEXAS

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

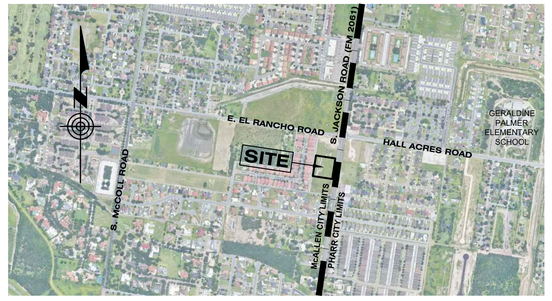
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER_____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

VICINITY MAP



SCALE: 1"=1000'

AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

McDONALD'S 42-3865 McALLEN SUBDIVISION

1 COMMERCIAL LOT

A 1.366-ACRE (59,485.90 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Scale: 1"=20' JOB # 1132.151 Prepared by: J. d' Z.
Preparation Date: October 7, 2026

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/23/2026

SUBDIVISION NAME: MCDONALD'S 42-3865 MCALLEN

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Jackson Rd (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	Compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 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	Compliance

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

SETBACKS	
* 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	Compliance
* 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	Compliance
* 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	Compliance
* 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	Compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on S. Jackson RD (F.M. 2061) **Subdivision Ordinance: United Development Code 5.3.8	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

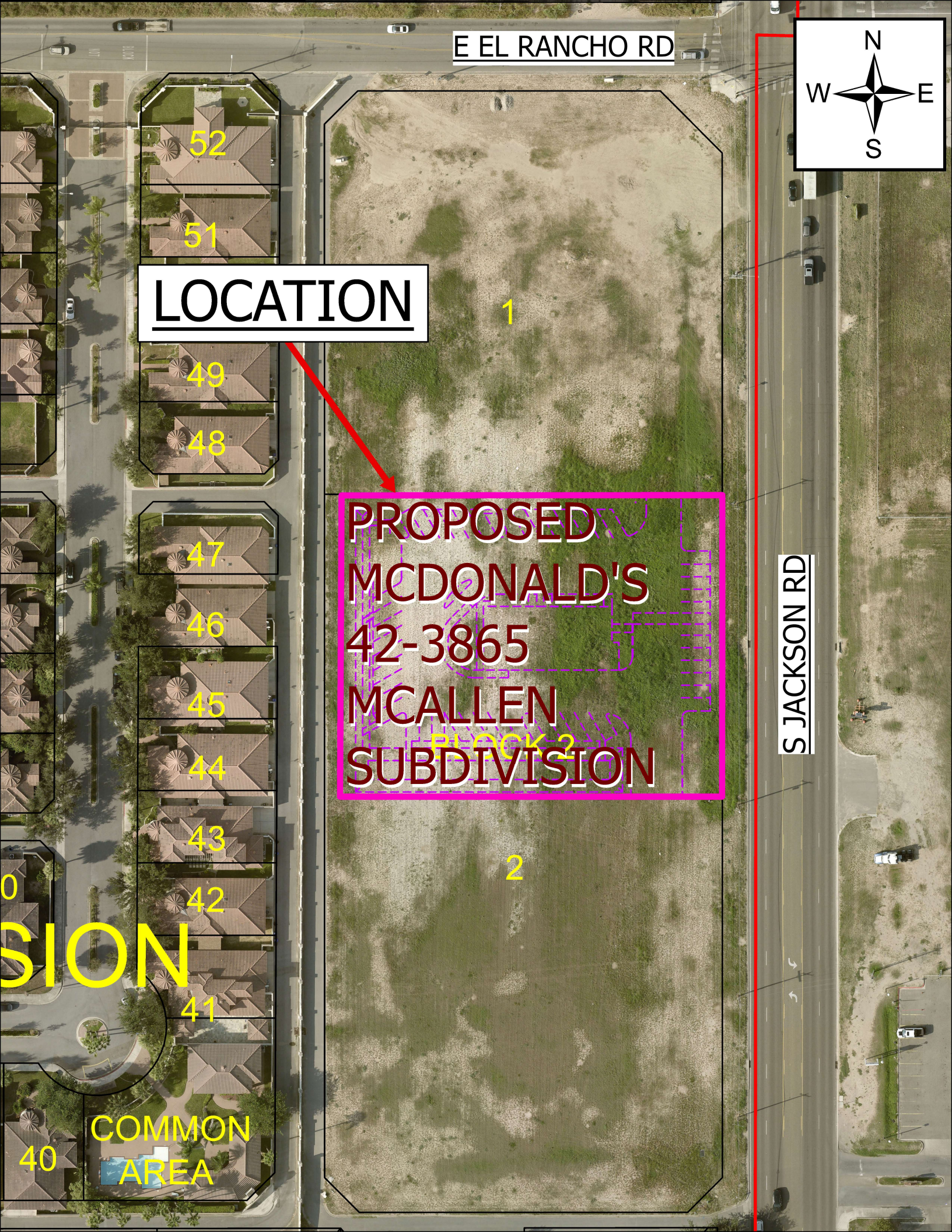
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
* No curb cut, access, or lot frontage permitted along _____ *******See Departmental comments from Traffic Department******* 2. 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 3.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	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
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 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	Compliance
* 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	Compliance

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

PARKS	
* Land dedication in lieu of fee. -Park fees do not apply for commercial property	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -Park fees do not apply for commercial property	NA
* Pending review by the Parkland Dedication Advisory Board and CC. -Park fees do not apply for commercial property	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. ******See Traffic comments****** 1. TG Approved, TIA Waived with conditions	Compliance
* 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	Required
COMMENTS	
Comments: - 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	Required

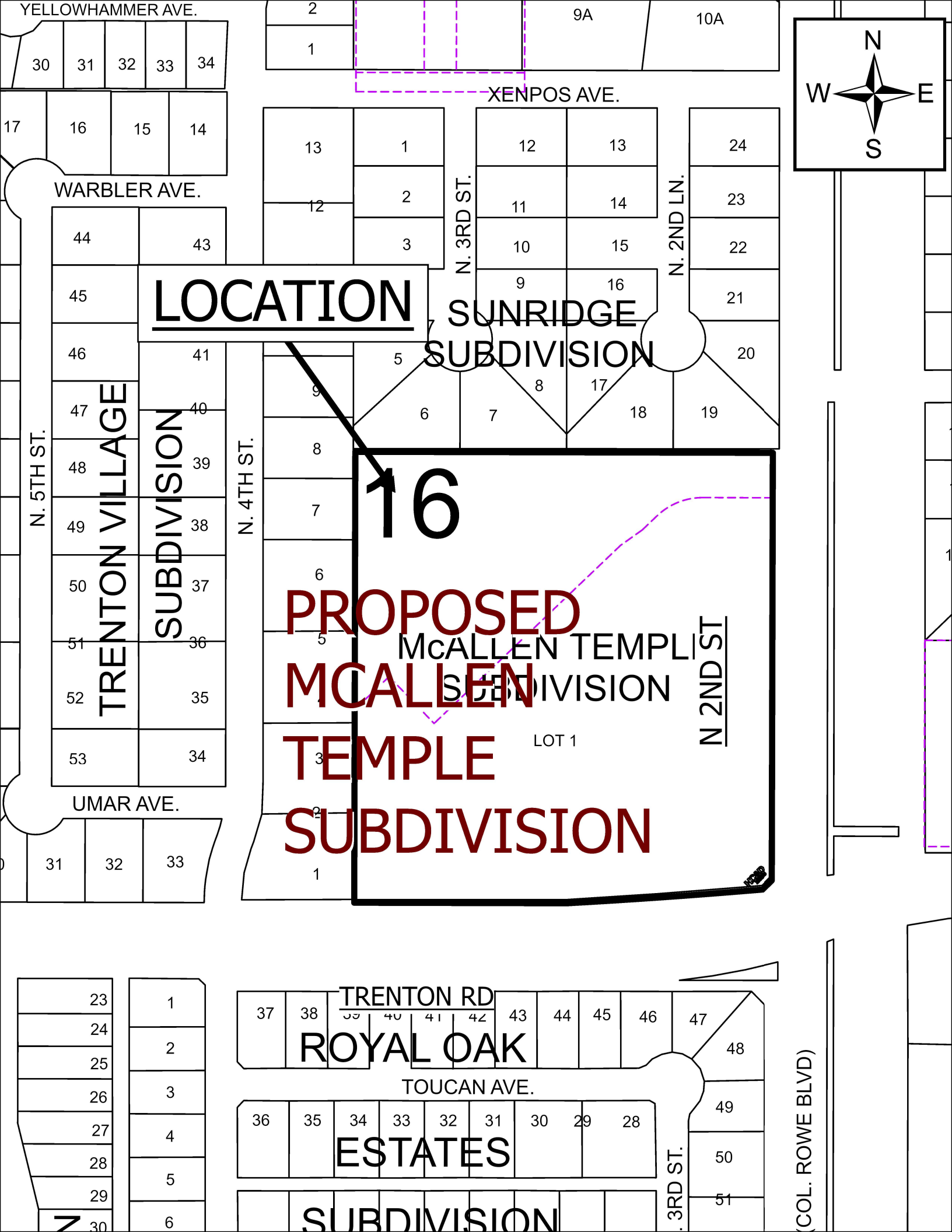
otherwise to be installed or dedicated under the subdivision approval process of the City of McAllen, all the same for the purposes therein expressed, either on the plat hereof or on the official minutes of the applicable authorities of the City of McAllen. (Owner) South Villa Hermosa LTD Alonso Cantu- 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.	
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in preliminary form subject to the conditions noted, utility and drainage approvals.	Applied

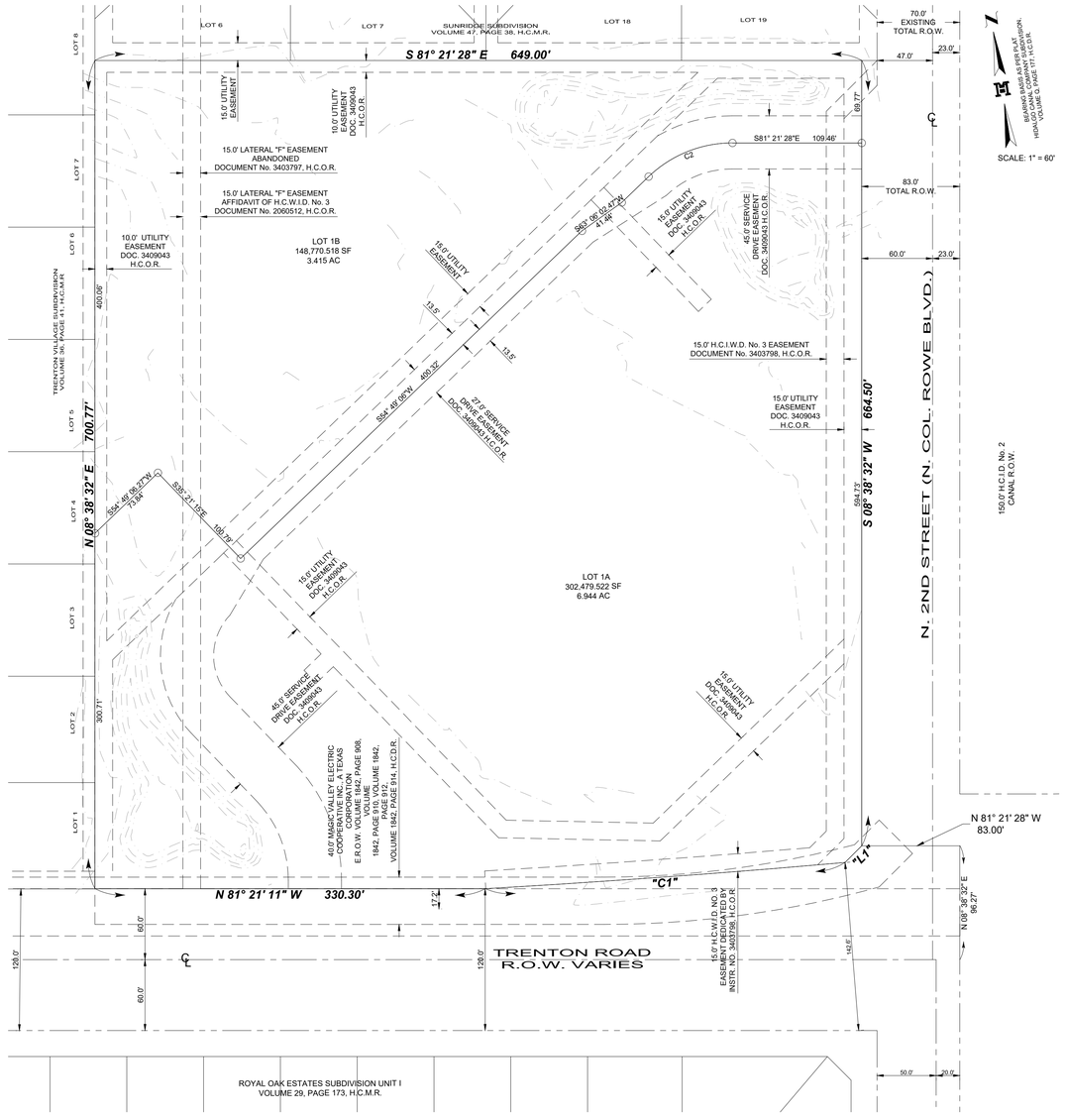

E EL RANCHO RD
N
W
E
S
LOCATION
52
51
1
49
48
PROPOSED
MCDONALD'S
42-3865
MCALLEN
SUBDIVISION
BLOCK 2
47
46
45
44
43
2
42
41
S JACKSON RD
COMMON
AREA
40

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*McAllen Temple Subdivision lot 1A & 1B Subdivision*
Owner Name	*Church of Jesus Christ of Latter-Day Saints*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-1 (Low-Density Residential)*
Proposed Zoning	*R-1 (Low- Density Residential)*
Number of Lots	2


YELLOWHAMMER AVE.
XENPOS AVE.
WARBLER AVE.
UMAR AVE.
N. 5TH ST.
N. 4TH ST.
N. 3RD ST.
N. 2ND LN.
N 2ND ST
TRENTON RD
TOUCAN AVE.
LOCATION
16
PROPOSED
MCALLEN
TEMPLE
SUBDIVISION
TRENTON VILLAGE SUBDIVISION
SUNRIDGE SUBDIVISION
McALLEN TEMPLE SUBDIVISION
LOT 1
ROYAL OAK ESTATES SUBDIVISION
N
W
E
S





LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- S.E. COR. - SOUTHEAST CORNER
- H.R.O.W.E. - HIGHWAY RIGHT OF WAY EASEMENT
- E.R.O.W. - EASEMENT AND RIGHT OF WAY
- G.O.E. - GRANT OF EASEMENT
- N.T.S. - NOT TO SCALE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- IRR. - IRRIGATION
- ℄ - CENTERLINE

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	001° 40' 11"	10480.00'	305.41'	152.72'	305.40'	N 85° 31' 25" W
C2	043° 49' 25"	102.50'	78.40'	41.23'	76.50'	S 76° 43' 49" W

Line Table		
Line #	Direction	Length
"L1"	S 53° 38' 12" W	19.96'

DRAWN BY: EM DATE 02-11-20
SURVEYED, CHECKED J.L.G. DATE 08-18-22
FINAL CHECK _____ DATE _____

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

SUBDIVISION PLAT OF
McALLEN TEMPLE
LOT 1A AND 1B SUBDIVISION

BEING 10.359 ACRES BEING
ALL OF LOT 1
McALLEN TEMPLE SUBDIVISION
INSTRUMENT No. 3409043, H.C.M.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

GENERAL NOTES :

1. THE SITE LIES IN **ZONE "B"** AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

   COMMUNITY-PANEL NUMBER: 480334 0425 C
   MAP REVISED: NOVEMBER 16, 1982

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.

3. 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.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
   CORNER: SEE FRONT SETBACKS.

4. CITY OF McALLEN BENCHMARK: "GARCIA"
   LOCATED 1,443 FEET EAST OF THE TRENTON ROAD AND 2ND STREET INTERSECTION ALONG THE SOUTH R.O.W. OF TRENTON ROAD.
   NORTHING:16622271.898 EASTING:1080595.783 ELEV=107.677

5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 85,010 C.F (1.952 AC. FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.

   REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 85,010 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 112,843 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 8" BLEEDER LINE INTO AN EXISTING CURB INLET LOCATED ON THE NORTH SIDE OF THE PROPERTY ALONG THE TRENTON ROAD R.O.W.

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

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 2ND STREET AND TRENTON ROAD.

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

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

11. COMMON AREAS AND SERVICE DRIVE EASEMENTS MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.

12. 25.0'X25.0' SITE OBSTRUCTION EASEMENT NEEDED AT ALL STREET INTERSECTIONS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 10.615 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS, SAID 10.615 ACRES BEING A PART OR PORTION OUT OF A LARGER TRACT OF LAND CONVEYED TO THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3076101, HIDALGO COUNTY DEED RECORDS, SAID 10.615 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16;

THENCE, N 08° 38' 32" E ALONG THE EAST LOT LINE OF SAID LOT 16, A DISTANCE OF 109.27 FEET;

THENCE, N 81° 21' 28" W A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET, FOR THE NORTHERNMOST SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 53° 38' 12" W A DISTANCE OF 38.34 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, IN A NORTHWESTERNLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD AND A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 003° 28' 38", A RADIUS OF 10,480.00 FEET, AN ARC LENGTH OF 636.02 FEET, A TANGENT OF 318.11 FEET, AND A CHORD THAT BEARS N 84° 37' 11" W A DISTANCE OF 635.92 FEET, TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 38' 32" E A DISTANCE OF 714.80 FEET TO A NO. 4 REBAR SET [N:16623306.960 E:1078616.953] FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 21' 28" E A DISTANCE OF 662.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 08° 38' 32" W A DISTANCE OF 651.50 FEET ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 2ND STREET TO THE POINT OF BEGINNING AND CONTAINING 10.615 ACRES OF LAND, MORE OR LESS;

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 UTAH
COUNTY OF _____

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS McALLEN TEMPLE LOT 1A AND 1B 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.

_____ _____
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS DATE
A UTAH CORPORATION SOLE
MICHAEL JAY THOMSON - DIRECTOR
50 EAST NORTH TEMPLE STREET, 12TH FLOOR
SALT LAKE CITY, UTAH 84150

THE STATE OF UTAH
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL JAY THOMSON , 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 PURPOSE AND CONSIDERATION HEREIN STATED.

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

_____
NOTARY PUBLIC, STATE OF

STATE OF TEXAS
COUNTY OF HIDALGO:

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

_____ _____
MARIO A. REYNA, P.E. # 117368 DATE:
DATE PREPARED: 08-29-2022
ENGINEERING JOB No. 20038.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF McALLEN TEMPLE SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-31-19, 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: 10-31-19
T- 1083, PAGE 78
SURVEY JOB No. 19169.02

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

HIDALGO COUNTY CLERK'S OFFICE

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/26/2026

SUBDIVISION NAME: MCALLEN TEMPLE LOT 1A AND 1B SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 2nd Street (N. Col. Rowe Blvd): Dedication of 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides - Show centerline, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
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	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
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. - There is a 24ft service drive easement on the plat submitted. **Subdivision Ordinance: Section 134-106	Applied

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

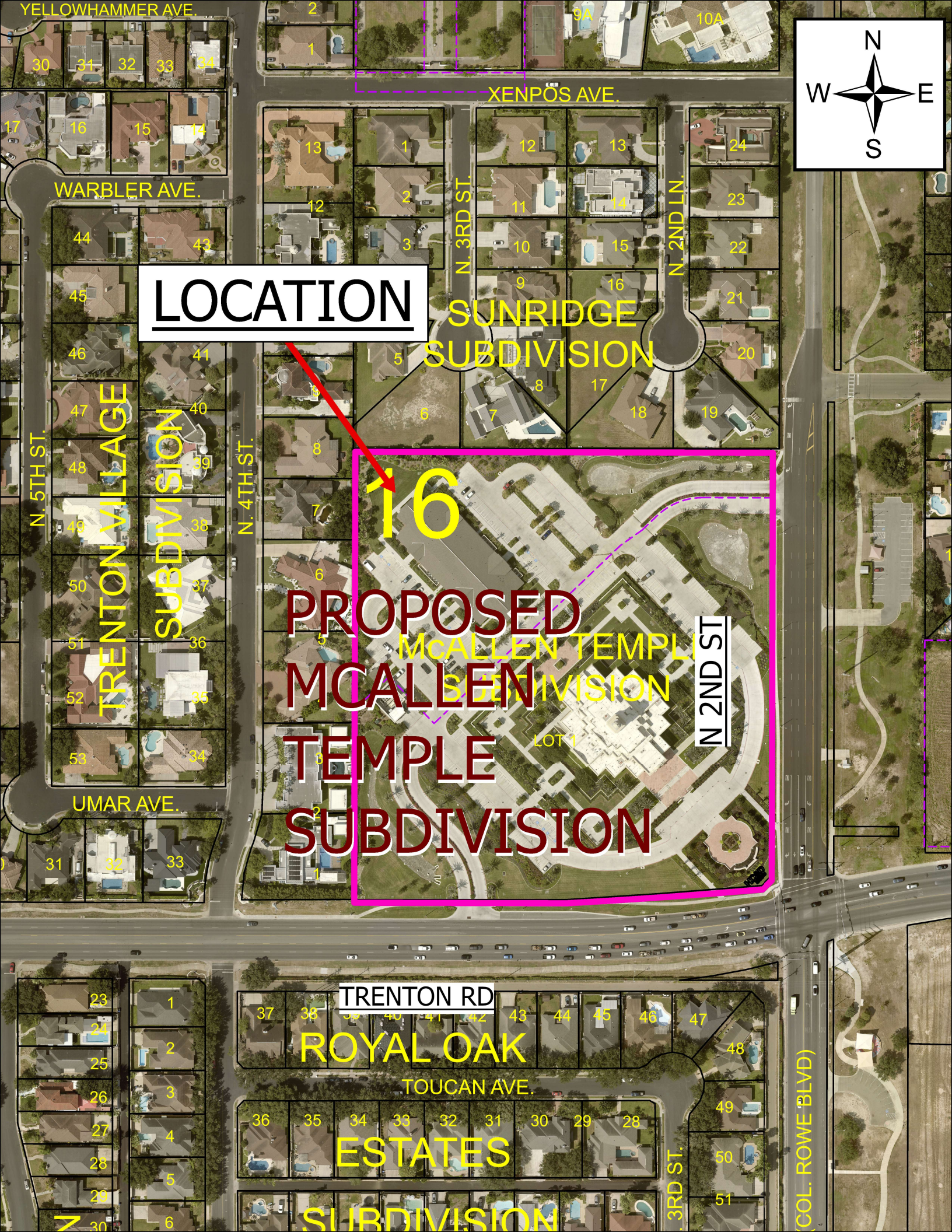
SETBACKS	
Front: Trenton Road- 60 ft. or greater for approved site plan or easement. N. 2nd Street: 60 ft. or greater for approved site plan or easement. **Zoning Ordinance: Section 138-356 - Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required.	Applied
* 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.	Applied
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.	Applied
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.	Applied
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 2nd Street and Trenton Road. **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	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.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
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	Applied
* 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.	Applied
PARKS	
* Land dedication in lieu of fee. - If the land use changes from institutional to residential, park fee will apply.	Applied
* 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.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. - If the land use changes from institutional to residential, park fee will apply.	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.	Applied

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

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


YELLOWHAMMER AVE.
XENPOS AVE.
WARBLER AVE.
N. 3RD ST.
N. 2ND LN.
N. 5TH ST.
N. 4TH ST.
UMAR AVE.
TRENTON RD
TOUCAN AVE.
N 2ND ST
LOCATION
SUNRIDGE SUBDIVISION
TRENTON VILLAGE SUBDIVISION
ROYAL OAK ESTATES SUBDIVISION
PROPOSED MCALLEN TEMPLE SUBDIVISION
McALLEN TEMPLE SUBDIVISION
LOT 1
16
N
W
E
S

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Journey Church Subdivision*
Owner Name	*Journey Church RGV, INC.*
Engineering Firm	*M. Garcia Engineering, LLC*
Existing Zoning	*C-3*
Proposed Zoning	*C-3*
Number of Lots	*2*

City of McAllen Planning Department

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS JOURNEY CHURCH SUBDIVISION TO THE CITY OF MCALLEN, TEXAS AND WHOSE NAME(S) IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, 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.

BY: _____

MANAGING MEMBER
JOURNEY CHURCH RGV, LTD.

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 202__.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

ENGINEER'S STATEMENT:

I, MARIANO GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____ _____
MARIANO GARCIA, P.E. DATE
REG. LICENSED ENGINEER No. 90956

STATE OF TEXAS · MARIANO GARCIA · 90956 · REGISTERED · PROFESSIONAL ENGINEER

SURVEYOR'S STATEMENT

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
MARIO GONZALEZ, R.P.L.S. NO. 5571 DATE
RIO DELTA SURVEYING
24593 FM 88
MONTE ALTO, TX. 78538
T.B.P.L.S. FIRM # 10013900

STATE OF TEXAS · JOSE MARIO GONZALEZ · 5571 · REGISTERED · PROFESSIONAL LAND SURVEYOR

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

_____ _____
CHAIRMAN PLANNING AND ZONING COMMISSION DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MAYOR CITY OF MCALLEN DATE:

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 STRUCTURE 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

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

SHARYLAND WATER SUPPLY CORPORATION

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

_____ _____
CARLOS LIMA DATE:
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

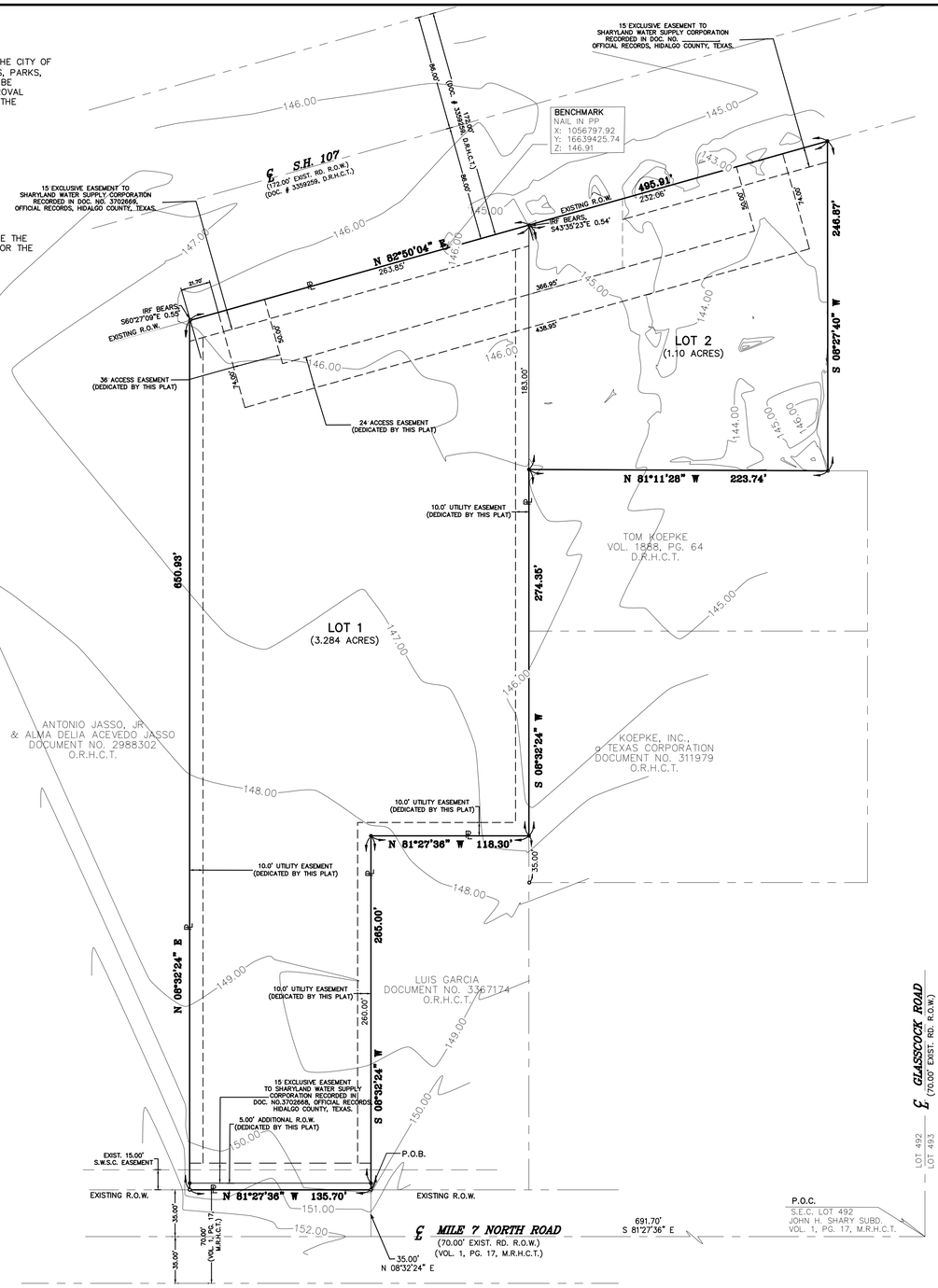
THE COUNTY OF HIDALGO · TEXAS

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

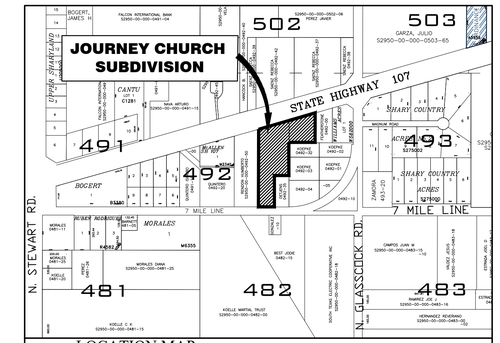
ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



LEGEND	
●	– SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING"
O	– FD. 1/2 INCH IRON ROD
℄	– LOT LINE
℘	– PROPERTY LINE
M.R.H.C.T.	– MAP RECORDS HIDALGO COUNTY, TEXAS
D.R.H.C.T.	– DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.H.C.T.	– OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
VOL.	– VOLUME
PGS.	– PAGES
R.O.W.	– RIGHT OF WAY



LOCATION MAP SCALE: 1"=600'

PREPARED BY: M. GARCIA ENGINEERING, LLC.

DATE PREPARED: JUNE 09, 2026
DATE SURVEYED: MAY 09, 2023 PROJECT NO. 23-103

PLAT OF
JOURNEY CHURCH SUBDIVISION
A 4.384 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

PLAT SHEET 1 OF 1

METES & BOUNDS

A 4.384 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), LOCATED IN THE COUNTY OF HIDALGO, ON THE SOUTH SIDE OF S.H. 107, APPROXIMATLEY 574.00 FEET WEST FROM GLASSCOCK ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING 70-FOOT RIGHT-OF-WAY CENTERLINE OF SAID GLASSCOCK ROAD AND THE APPARENT EXISTING 70-FOOT RIGHT-OF-WAY CENTERLINE OF MILE 7 NORTH ROAD INTERSECTION, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 492; THENCE, N 81°27'36" W. WITH THE SAID MILE 7 NORTH ROAD EXISTING 70-FOOT RIGHT-OF- WAY CENTERLINE, ALSO BEING THE APPARENT SOUTH LOT LINE OF SAID LOT 492, A DISTANCE OF 691.70 FEET TO A POINT.
THENCE, N 08°32'24" E, A DISTANCE OF 35.00 TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.384 ACRE TRACT AND THE POINT OF BEGINNING (P.O.B.) OF SAID 4.384 ACRE TRACT OF LAND HEREIN DESCRIBED;
THENCE, N 81°27'36" W, WITH THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD AND THE APPARENT SOUTH LOT LINE OF SAID 4.384 ACRE TRACT, A DISTANCE OF 135.70 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 4.384 ACRE TRACT HEREIN DESCRIBED;
THENCE, N 08°32'24" E, WITH THE APPARENT WEST LOT LINE OF SAID 4.384 ACRE TRACT, A DISTANCE OF 650.93 FEET TO A HALF INCH IRON ROD FOUND ON THE APPARENT EXISTING 172-FOOT SOUTH RIGHT-OF-WAY LINE OF S.H. 107 FOR THE APPARENT NORTHWEST CORNER OF SAID 4.384 ACRE TRACT HEREIN DESCRIBED;
THENCE, N 82°50'04" E, WITH THE APPARENT NORTH LOT LINE OF SAID 4.384 ACRE TRACT, ALSO BEING THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 495.91 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT NORTHEAT CORNER OF SAID 4.384 ACRE TRACT HEREIN DESCRIBED;
THENCE S 08°27'40" W, WITH SAID 4.384 ACRE TRACT, A DISTANCE OF 246.87' TO A ½" ROD FOUND FOR AN OUTER CORNER OF SAID 4.384 ACRE TRACT HEREIN DESCRIBED;
THENCE N 81°11'28" W, WITH THE BOUNDARY OF SAID 4.384 ACRE TRACT, A DISTANCE OF 223.74' TO A ½" ROD SET FOR A CORNER OF SAID 4.384 ACRE TRACT HEREIN DESCRRIBED;
THENCE, S 08°32'24" W, WITH THE APPARENT LINE OF SAID 4.384 ACRE TRACT, A DISTANCE OF 274.35 FEET TO A HALF INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 4.384 ACRE TRACT HEREIN DESCRIBED;
THENCE, N 81°27'36" W, WITH THE APPARENT LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 118.30 FEET TO A HALF INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791 FOR AN INTERIOR CORNER OF SAID 4.384 ACRE TRACT HEREIN DESCRIBED;
THENCE, S 08°32'24" W, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 492 AND WITH THE APPARENT LOT LINE OF SAID 4.384 ACRE TRACT, A DISTANCE OF 265.00 FEET TO A HALF INCH IRON FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.384 ACRE TRACT FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 4.384 ACRE OF LAND MORE OR LESS.

BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE C"-AREAS OF MINIMAL FLOODING.
   FIRM COMMUNITY PANEL No.: 480334 0295 C
   MAP REVISED: JUNE 6, 2000
2. PROJECT BENCHMARK:
   BM – MC36 LOCATED ON A PP, APPROXIMATELY 661 FT WEST FROM THE CENTER OF GLASSCOCK ROAD.
   ELEV=146.91 TEXAS SOUTH (4205)
   HORIZONTAL DATUM: NAD 83
   VERTICAL DATUM: NAVD 88
   N= 1056797.92
   E= 16639425.74
3. BUILDING SETBACK LINES:
   FRONT: ..... IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT,
   SIDES: ..... IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   REAR: ..... IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS..
4. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF ASPHALT AT CENTER OF LOT.
5. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON STATE HIGHWAY 107 AND MILE 7 NORTH ROAD.
6. STORM WATER DETENTION OF 32,224.08 C.F. OR (0.739 Ac-Ft) IS REQUIRED FOR THIS SUBDIVISION.
7. 6FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8. 8FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
10. 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.
11. 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.
12. 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.
13. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
14. 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.
15. UID BLANKET DEED PER DOCUMENTS 1917-4554, DATED 5/15/1917

SUBDIVISION PLAT OF
JOURNEY CHURCH SUBDIVISION

BEING A 4.384 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	JOURNEY CHURCH RGV, LTD.	2317 FULLERTON AVE.	MCALLEN, TX. 78504	(956) 222-1981
ENGINEER:	MARIANO GARCIA, P.E.	1022 E GRIFFIN PKWY,#202B	MISSION, TX 78572	(956) 598-5417
SURVEYOR:	MARIO GONZALEZ, RPLS	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 262-0222

M. GARCIA ENGINEERING · MGE · CIVIL ENGINEERING · Firm Reg. No. F-9828

Preliminary
This document has been released for preliminary purposes only by Mariano Garcia, P.E. Licence No. 90956. JUNE- 2026

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2026

SUBDIVISION NAME: JOURNEY CHURCH

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
State Highway 107: Dedication for 75 ft. from centerline for total 150 ft. ROW Paving: By the State Curb & gutter: By the State Revisions required: - Label the existing ROW on both sides of the centerline, include the document number on the plat, and provide a copy for staff review prior to final. - If 86 ft. is the existing ROW from the centerline, label it accordingly prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Mile 7 Road: Dedication as needed for 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - If 35 ft. is the existing ROW from centerline, please label accordingly prior to final. - Include the document number on the plat for the existing ROW on both sides and provide a copy for staff review prior to final. - Verify that there is no issue for the overlap of 5 ft. ROW dedication with the existing 15 ft. S.W.S.C. Easement prior to final. City and Sharyland Water need to approve any overlap prior to final. - Any abandonment must be done by separate instrument and referenced on plat prior to final. - Street name will be finalized prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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	NA

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

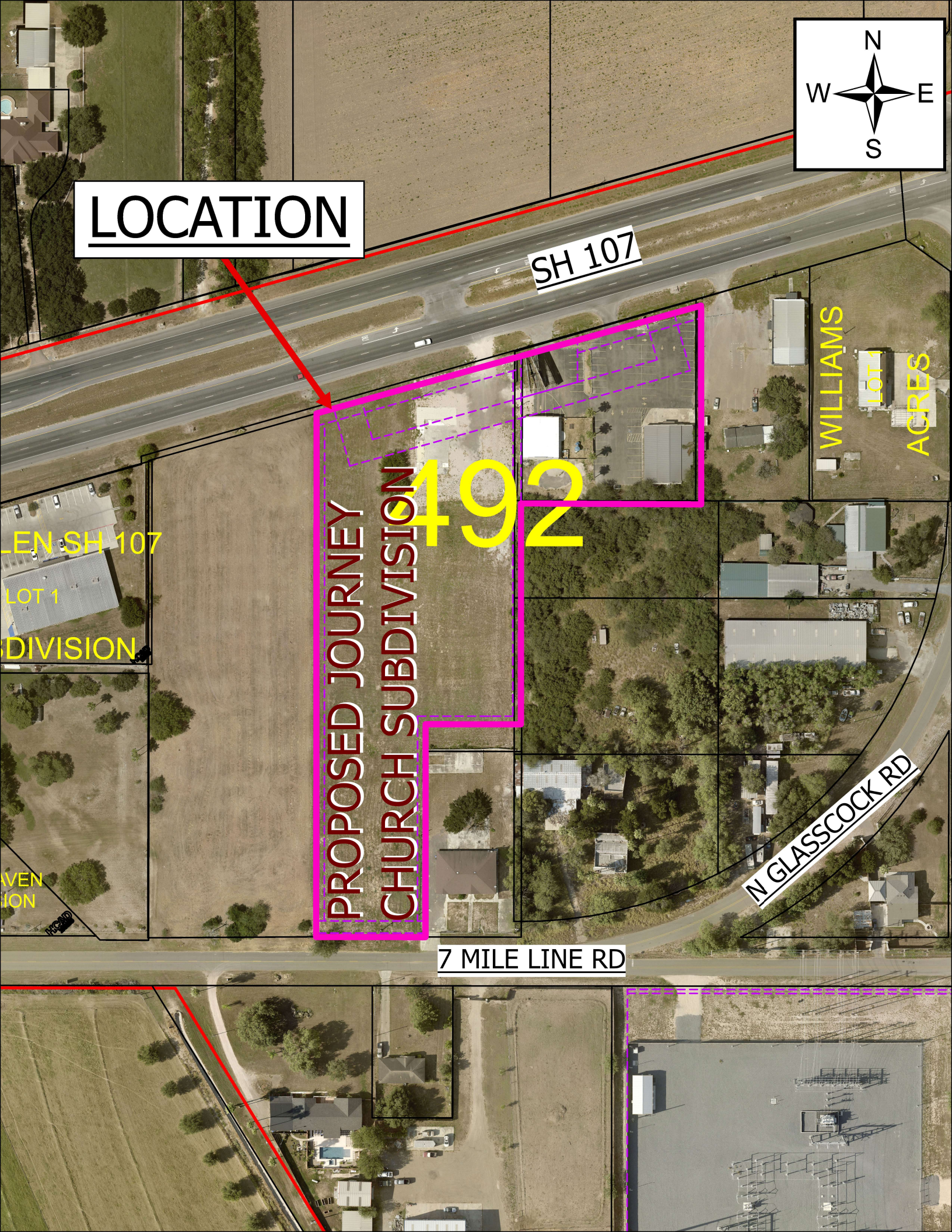
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - Alley/service drive easement is required and must be approved by all development departments including Public Works. - If service drive easement is proposed in lieu of an alley, it must be minimum 24 ft. wide. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: S.H. 107/Mile 7 North Road: In accordance with the Zoning Ordinance or greater for approved site plan, or easements, or in line with existing structures, whichever is greater. - Revise plat note #3 as shown above prior to final. - Proposed: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on State Highway 107 and Mile 7 North Road. - Add a plat note as shown above prior to final. - Engineering Department may require 5 ft. wide minimum sidewalk. **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	
**Must comply with City Access Management Policy	Applied

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown 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 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 -Must rezone to a zoning district established in the Unified Development Code, prior to final. - Any required rezoning application must be submitted to the Planning Department and approved by city Commission prior to final subdivision approval. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning Needed Before Final Approval -Must rezone to a zoning district established in the Unified Development Code, prior to final. -Submit an application to rezone the subdivision under the new Unified Development Code. Rezoning approval is required prior to final subdivision approval. - Any required rezoning application must be submitted to the Planning Department and approved by city Commission prior to final subdivision approval. **Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee. * Subdivision application submitted on September 19, 2025, proposes a commercial development. Park fees do not apply to commercial developments unless changed to residential.	NA

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

* Park Fee of $700 per lot/dwelling unit to be paid prior to recording * Subdivision application submitted on September 19, 2025, proposes a commercial development. Park fees do not apply to commercial developments unless changed to residential.	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
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Provide the legal description of all adjacent lots on all sides, including the north side of State Highway 107 and south sides of Mile 7 Road, prior to final. - An approved CUP is required for an institutional use including a church. If there is an existing CUP, it needs to be amended for any expansion or change in site plan, ownership, etc. - The project engineer is responsible to verify any existing easement on the property and show them prior to final. - Please add the legal description of all adjacent properties on all sides on the plat, including north side of S.H. 107 and south side of Mile 7 Road. *Disclaimer: Subdivision was previously submitted to the City and also known as 'Journey Church' (SUB2023-0091). This subdivision had expired past the 1-year allowable timeline. -Must rezone to a zoning district established in the Unified Development Code, prior to final. - Any required rezoning application must be submitted to the Planning Department and approved by city Commission prior to final subdivision approval. * Must comply with City's Access Management Policy. * Signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION INF REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

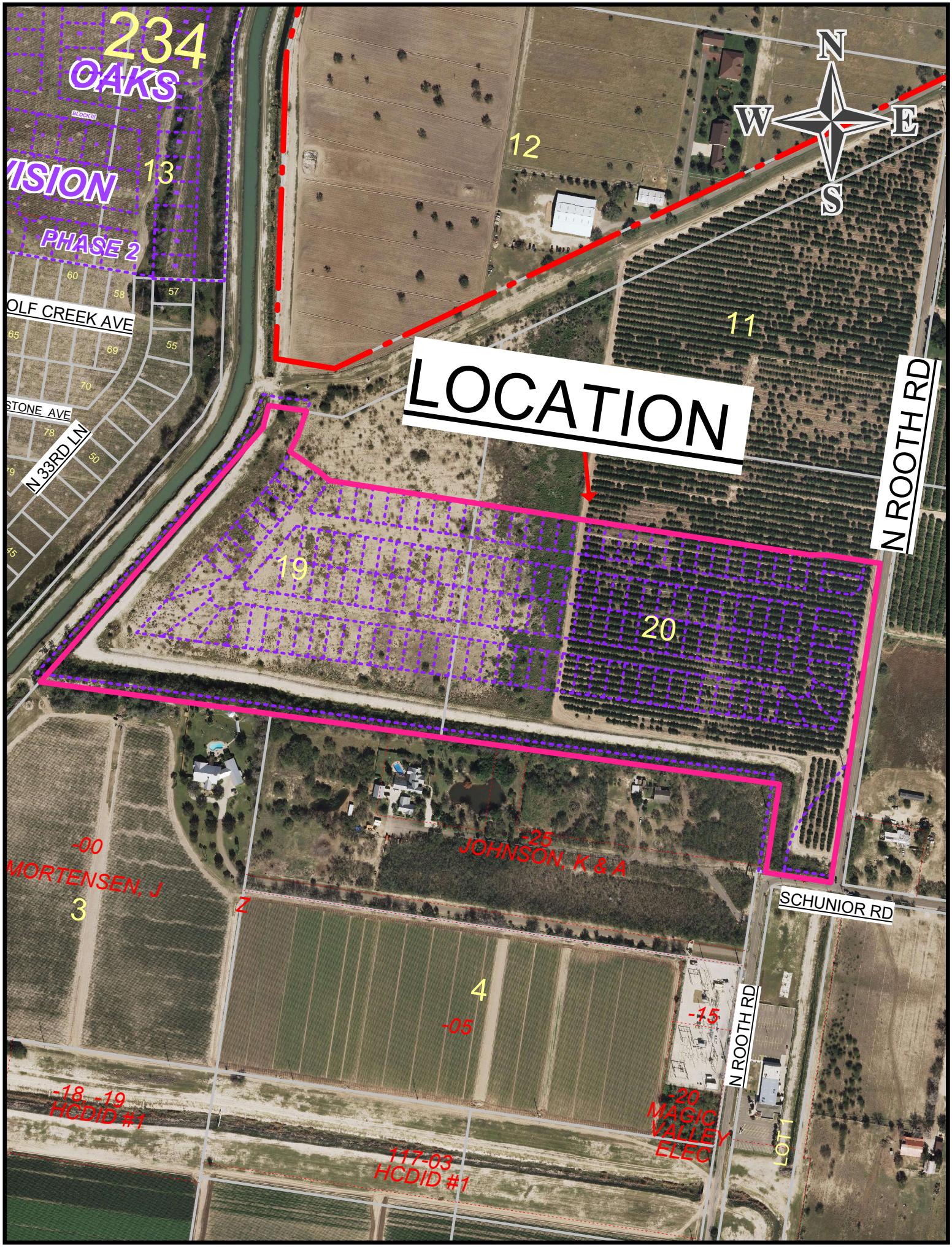

LOCATION
SH 107
N
W
E
S
PROPOSED JOURNEY CHURCH SUBDIVISION
492
WILLIAMS
LOT 1
ACRES
N GLASSCOCK RD
7 MILE LINE RD
LEN SH 107
LOT 1
DIVISION

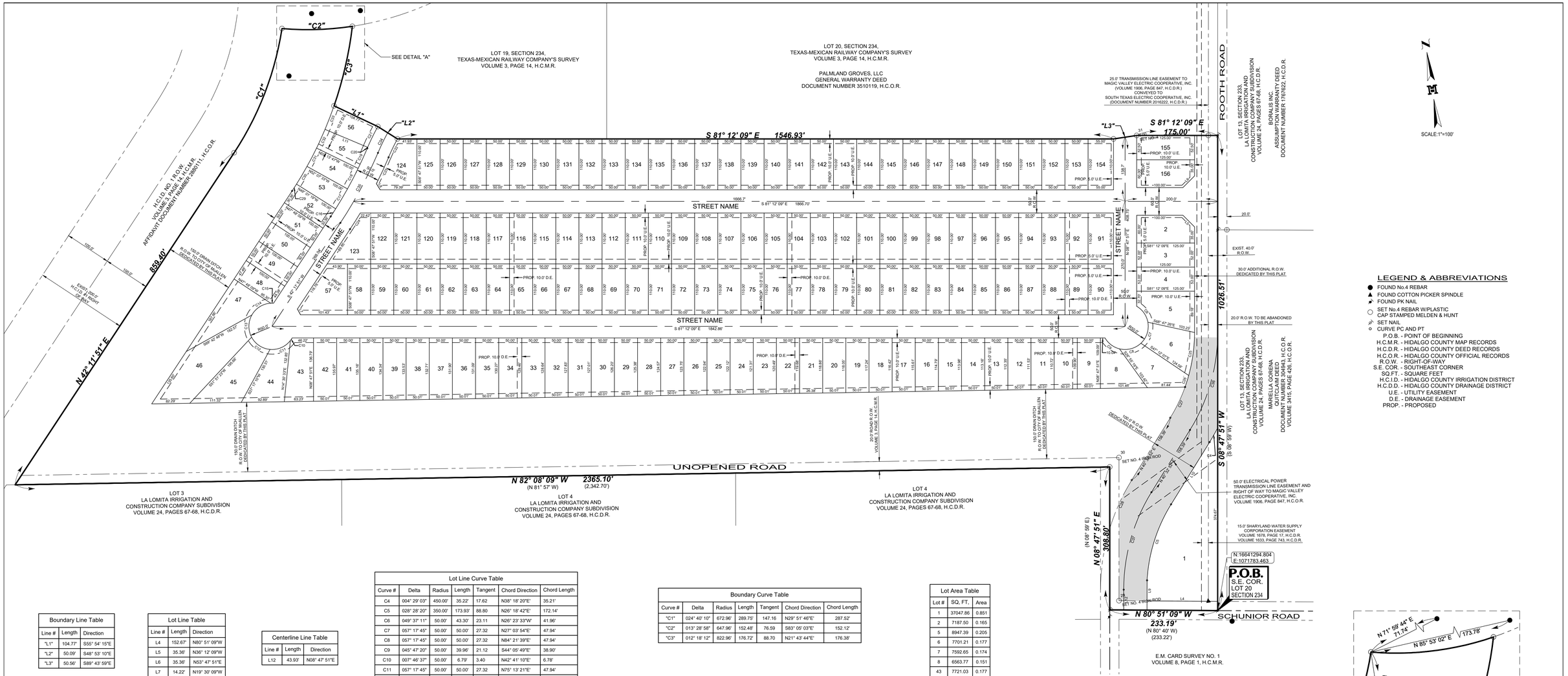
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Cantera Hideaway Subdivision*
Owner Name	*Palmland Groves, LLC*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*R-2 (Duplex-Fourplex Residential-OC) District*
Proposed Zoning	*R-1 (Low-Density Residential-UDC) District*
Number of Lots	*156*

City of McAllen Planning Department


234
OAKS
BLOCK III
ISION
13
PHASE 2
60
58
57
OLF CREEK AVE
65
69
55
70
STONE AVE
78
50
N 33RD LN
45
12
11
N
W
E
S
LOCATION
N ROOTH RD
19
20
-00
MORTENSEN, J
3
-25
JOHNSON, K & A
SCHUNIOR RD
4
-05
-15
N ROOTH RD
-18, -19
HCDID #1
-20
MAGIC VALLEY ELEC
LOT 1
117-03
HCDID #1



LEGEND & ABBREVIATIONS

- ● FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- ★ FOUND PK NAIL
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ⅌ SET NAIL
- ⚬ CURVE PC AND PT

P.O.B. - POINT OF BEGINNING
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
R.O.W. - RIGHT-OF-WAY
S.E. COR. - SOUTHEAST CORNER
SQ.FT. - SQUARE FEET
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
PROP. - PROPOSED

Boundary Line Table		
Line #	Length	Direction
"L1"	104.77'	S55° 54' 15"E
"L2"	50.09'	S48° 53' 10"E
"L3"	50.56'	S89° 43' 59"E

Lot Line Table		
Line #	Length	Direction
L4	152.67'	N80° 51' 09"W
L5	35.36'	N36° 12' 09"W
L6	35.36'	N53° 47' 51"E
L7	14.22'	N19° 30' 09"W
L8	15.64'	N22° 37' 43"W
L9	44.24'	N09° 01' 14"E
L10	158.39'	N40° 32' 52"E
L11	100.01'	N58° 20' 01"W

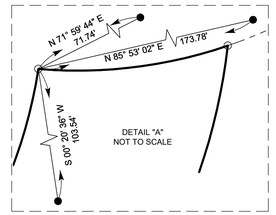
Centerline Line Table		
Line #	Length	Direction
L12	43.93'	N08° 47' 51"E

Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C4	004° 29' 03"	450.00'	35.22'	17.62	N38° 18' 20"E	35.21'
C5	028° 28' 20"	350.00'	173.93'	88.80	N26° 18' 42"E	172.14'
C6	049° 37' 11"	50.00'	43.30'	23.11	N26° 23' 33"W	41.96'
C7	057° 17' 45"	50.00'	50.00'	27.32	N27° 03' 54"E	47.94'
C8	057° 17' 45"	50.00'	50.00'	27.32	N84° 21' 39"E	47.94'
C9	045° 47' 20"	50.00'	39.96'	21.12	S44° 05' 49"E	38.90'
C10	007° 46' 37"	50.00'	6.79'	3.40	N42° 41' 10"E	6.78'
C11	057° 17' 45"	50.00'	50.00'	27.32	N75° 13' 21"E	47.94'
C12	057° 17' 45"	50.00'	50.00'	27.32	S47° 28' 55"E	47.94'
C13	057° 17' 45"	50.00'	50.00'	27.32	S9° 48' 50"W	47.94'
C14	057° 17' 45"	50.00'	50.00'	27.32	S67° 06' 35"W	47.94'
C15	006° 26' 23"	50.00'	5.62'	2.81	N81° 01' 21"W	5.62'
C16	001° 13' 10"	922.96'	19.64'	9.82	N41° 35' 16"E	19.64'
C17	003° 06' 14"	922.96'	50.00'	25.01	N39° 25' 34"E	49.99'
C18	003° 06' 14"	922.96'	50.00'	25.01	N36° 19' 20"E	49.99'
C19	002° 57' 17"	922.96'	47.60'	23.80	N33° 17' 35"E	47.59'
C20	000° 16' 32"	500.00'	2.40'	1.20	S31° 57' 12"W	2.40'
C21	005° 43' 46"	500.00'	50.00'	25.02	S34° 57' 21"W	49.98'
C22	005° 38' 19"	450.00'	44.29'	22.16	S34° 38' 06"W	44.27'
C23	003° 41' 16"	972.96'	62.62'	31.32	N33° 39' 34"E	62.61'
C24	002° 26' 05"	972.96'	41.34'	20.68	N40° 58' 48"E	41.34'
C25	015° 24' 32"	350.00'	94.13'	47.35	N16° 30' 07"E	93.84'
C26	004° 16' 54"	350.00'	26.16'	13.08	N26° 20' 50"E	26.15'
C27	012° 03' 34"	350.00'	73.67'	36.97	N34° 31' 05"E	73.53'
C28	014° 39' 24"	450.00'	115.11'	57.87	S33° 13' 10"W	114.80'
C29	001° 13' 10"	822.96'	17.51'	8.76	N41° 35' 16"E	17.51'
C30	003° 06' 14"	822.96'	44.58'	22.30	N39° 25' 34"E	44.58'
C31	003° 06' 14"	822.96'	44.58'	22.30	N36° 19' 20"E	44.58'
C32	002° 16' 29"	822.96'	32.67'	16.34	N32° 48' 14"E	32.67'
C33	003° 47' 09"	822.96'	54.38'	27.20	N29° 46' 24"E	54.37'

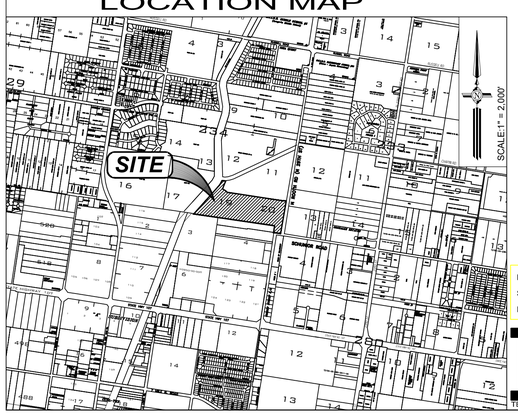
Boundary Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
"C1"	024° 40' 10"	672.96'	289.75'	147.16	N29° 51' 46"E	287.52'
"C2"	013° 28' 58"	647.96'	152.48'	76.59	S83° 05' 03"E	152.12'
"C3"	012° 18' 12"	822.96'	176.72'	88.70	N21° 43' 44"E	176.38'

Centerline Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C34	48.35'	475.00'	005° 49' 54"	S34° 43' 53"W	48.32'	24.19
C35	171.77'	947.96'	010° 22' 55"	N37° 00' 23"E	171.53'	86.12
C36	221.66'	400.00'	031° 45' 00"	N24° 40' 22"E	218.83'	113.75
C37	221.66'	400.00'	031° 45' 00"	S24° 40' 22"W	218.83'	113.75

Lot Area Table		
Lot #	SQ. FT.	Area
1	37047.86	0.851
2	7187.50	0.165
5	8947.39	0.205
6	7701.21	0.177
7	7592.65	0.174
8	6563.77	0.151
43	7721.03	0.177
44	7850.62	0.180
45	10747.22	0.247
46	15798.48	0.363
47	8921.01	0.205
48	4738.22	0.109
52	4893.59	0.112
53	4729.13	0.109
54	4729.13	0.109
55	4729.14	0.109
56	5297.82	0.122
57	8724.52	0.200
123	6352.36	0.146
124	7389.80	0.170



LOCATION MAP



DRAWN BY: J.L.G. DATE 08-12-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

SUBDIVISION MAP OF

CANTERA HIDEWAY SUBDIVISION

BEING A SUBDIVISION OF 41.789 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 19 AND 20, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ALSO KNOWN AS LOTS 20-24, PALMLAND GROVES SUBDIVISION OF SECTIONS 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY.
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, HIDALGO COUNTY MAP RECORDS

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SUBDIVISION MAP OF

CANTERA HIDEWAY SUBDIVISION

BEING A SUBDIVISION OF 41.789 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 19 AND 20, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ALSO KNOWN AS LOTS 20-24, PALMLAND GROVES SUBDIVISION OF SECTIONS 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY.
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, HIDALGO COUNTY MAP RECORDS

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. WHICHEVER IS GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. WHICHEVER IS GREATER APPLIES.
   INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. WHICHEVER IS GREATER APPLIES.
   CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. WHICHEVER IS GREATER APPLIES.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 33, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, EASTBOUND OF WARE ROAD BY THE WATER TREATMENT PLANT, THE MONUMENT IS APPROXIMTELY 1,920 FEET NORTH OF THE CENTERLINE OF STATE HIGHWAY 107 AND 42 FEET EAST OF THE BACK OF CURB OF N. WARE ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16641325.7635, E=1067273.93629, ELEV.=118.60.

   REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 234,782.00 C.F. - 5.390 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA. DETENTION WILL BE PROVIDED ON THE DISTRICT SUBDIVISION PHASE III
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON AUBURN AVENUE.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. 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.
11. SANITARY SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATED/ LOT OWNER(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN.
12. COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 41.789 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 19, AND 20, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, HIDALGO COUNTY MAP RECORDS, ALSO KNOWN AS LOTS 20-24, PALMLAND GROVES SUBDIVISION OF SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 24, HIDALGO COUNTY MAP RECORDS, SAID 41.789 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO PALMLAND GROVES, LLC, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3510119, HIDALGO COUNTY OFFICIAL RECORDS, SAID 41.789 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET [NORTHING: 16641294.804, EASTING: 1071783.463] AT THE SOUTHEAST CORNER OF SAID LOT 20 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SCHUNIOR ROAD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 80° 51' 09" W (N 80° 40' W DEED CALL) ALONG A SOUTH LINE OF SAID LOT 20 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SCHUNIOR ROAD, A DISTANCE OF 233.19 FEET (233.22 FEET DEED CALL) TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 08° 47' 51" E (N 08° 59' E DEED CALL) ALONG A WEST LINE OF SAID LOT 20, A DISTANCE OF 308.80 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 82° 08' 09" W (N 81° 57' W DEED CALL) AT A DISTANCE OF 1,086.95 FEET [1086.8 FEET MAP CALL] PASS THE SOUTHWEST CORNER OF SAID LOT 20 AND THE SOUTHEAST CORNER OF SAID LOT 19, CONTINUING A TOTAL DISTANCE OF 2,365.10 FEET (2,342.70 FEET MAP CALL) TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 42° 11' 51" E ALONG THE EAST RIGHT-OF-WAY LINE CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ACCORDING TO PLAT OR MAP OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND BY VIRTUE OF AN AFFIDAVIT RECORDED UNDER DOCUMENT NO. 2880111, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 24.22 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF AN UNOPENED ROAD, CONTINUING A TOTAL DISTANCE OF 859.40 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
5. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG THE EAST LINE OF SAID RIGHT-OF-WAY LINE CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 24° 40' 10", A RADIUS OF 672.96 FEET, AN ARC LENGTH OF 289.75 FEET, A TANGENT OF 147.16 FEET, AND A CHORD THAT BEARS N 29° 51' 46" E A DISTANCE OF 287.52 FEET TO A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS S 00° 20' 36" W A DISTANCE OF 103.54 FEET; AND FROM WHICH ANOTHER NO. 4 REBAR BEARS N 71°59' 44" E A DISTANCE OF 71.74 FEET; AND FROM WHICH FURTHER ANOTHER NO. 4 REBAR BEARS N 85° 53' 02" E A DISTANCE OF 173.78 FEET) FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A LINE OF SAID RIGHT-OF-WAY LINE CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 AND A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 13° 28' 58", A RADIUS OF 647.96 FEET, AN ARC LENGTH OF 152.48 FEET, A TANGENT OF 76.59 FEET, AND A CHORD THAT BEARS S 83° 05' 03" E A DISTANCE OF 152.12 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 12° 18' 12", A RADIUS OF 822.96 FEET, AN ARC LENGTH OF 176.72 FEET, A TANGENT OF 88.70 FEET, AND A CHORD THAT BEARS S 21° 43' 44" W A DISTANCE OF 176.38 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 55° 54' 15" E A DISTANCE OF 104.77 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, S 48° 53' 10" E A DISTANCE OF 50.09 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 81° 12' 09" E AT A DISTANCE OF 451.93 FEET PASS THE EAST LINE OF SAID LOT 19 AND THE WEST LINE OF SAID LOT 20, CONTINUING A TOTAL DISTANCE OF 1,546.93 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, S 89° 43' 59" E A DISTANCE OF 50.56 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 81° 12' 09" E AT A DISTANCE OF 155.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF ROOTH ROAD, CONTINUING A TOTAL DISTANCE OF 175.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 20, FOR THE NORTHEAST CORNER OF THIS TRACT;
13. THENCE, S 08° 47' 51" W (S 08° 59' W DEED CALL) ALONG THE EAST LINE OF SAID LOT 20 AND WITHIN THE EXISTING RIGHT-OF-WAY OF ROOTH ROAD, A DISTANCE OF 779.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.789 ACRES OF LAND, MORE OR LESS.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

_____ _____
PRESIDENT SECRETARY

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CANTERA HIDEWAY 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, 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 IN THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

_____ _____
PALMLAND GROVES, LLC DATE:
LEILAH D. BURILLO GRUNBERGER-MANAGING MEMBER
9 OLD ORCHARD RD
MCALLEN, TX 78503

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 07/31/2024
ENGINEERING JOB # 24049.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20 _____

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

DATE SURVEYED: 04/05/2023
F-, PG.
SURVEYING JOB No. 24049.08

ROBERTO N. TAMEZ
6238

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2026

SUBDIVISION NAME: CANTERA HIDEAWAY SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 29th Street (N. Rooth Road): Dedication needed for a total R.O.W. of 100 ft. Paving: 65 ft. Curb & gutter: both sides Revisions needed: - Revise the street name to "N. 29th Street (N. Rooth Road)" prior to final. - Include the document number for the existing ROW on the plat and provide a copy for staff review prior to final. - The proposed realignment of N. 29th Street, must be verified and finalized based on the City's requirements, prior to final. - Provide dimension of the ROW dedication at multiple points on the realignment area to verify compliance with requirements prior to final. - 20 ft. of the existing ROW is proposed to be abandoned fronting Lot 5. Clarify prior to final. Any abandonment must be done by a separate process and referenced on plat prior to final. - Clarify what is proposed for the existing ROW, if the realignment is approved as proposed, prior to final. Any abandonment must be done by a separate process, not by plat. - Remove the overlap of the 50 ft. existing Power Transmission Line Easement and ROW for Magic Valley Electrical Cooperative, Inc. and the 25 ft. Transmission Line Easement from the ROW dedication. - Clarify the status of the existing transmission poles prior to final. Any existing poles must be moved out of the ROW, as applicable, prior to recording. - The 50 ft. existing Power Transmission Line Easement and ROW looks open ended. Revise the plat to show the complete layout prior to final. - It is not clear where the 25 ft. Transmission Line Easement Conveyed to South Texas Cooperative, Inc. ends. Revise the plat to show the complete layout prior to final. - Clarify and resolve the overlap of the ROW dedication and 15 ft. Sharyland Water Supply Corporation Easement. Any overlap must be resolved or approved by the City and the entity. - Remove the shading from the realignment of N. 29th Street 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
Schunior Road: 40 ft. from centerline for a total R.O.W. of 80 ft. Paving: 52 ft. Curb & Gutter: both sides - Show the centerline and label the existing ROW widths on both sides to verify compliance with ROW dedication requirements prior to final. - Show the ROW to be dedicated by this plat, as required above, prior to final. - Provide the document number for the existing ROW and a copy of the document for staff review 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

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

N/S Quarter Mile Collector: Dedication needed for a total R.O.W. of 60 ft. Paving: 40 ft. Curb & Gutter: both sides - The western N/S interior street is located along the designated collector route. A ROW width of 60 ft. with 40 ft. paving is required for this collector. - The E/W interior street along the north side of the subdivision must provide a 60 ft. ROW with 40 ft. paving to establish an east-west residential collector connecting to the north-south residential collector. - ROW requirements and dedication must be finalized prior to final approval. - Street names will be assigned by staff prior to final approval. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Unopened Road (South Side): ROW dedication as needed for 30 ft. from centerline for total 60 -70 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides - The street is aligned at half mile collector location. Show the ROW dedication as required prior to final. - ROW alignment will be finalized based on the N. 29th Street alignment prior to final. - Street names will be assigned by staff 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 Streets: Total R.O.W. of60 ft. Paving: 40 ft. Curb & gutter: both sides - All of the E/W interior street connecting to N. 29th Street, on the north side of the subdivision, require 60 ft. ROW with 40 ft. paving regardless of the zone, as it is considered a residential collector street. - Street names will be assigned by staff 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
* 800 ft. Block Length: 1,866.7 ft. and 1,842.86 ft. - E/W streets exceed the block length requirement. Revise the layout to comply with the block length requirement prior to final. **Unified Development Code: Section 5.3.6	Non-compliance
* 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 properties **Unified Development Code: Section 5.3.9	NA
SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements - Revise plat note as written above to reference the UDC. **Unified Development Code: Chapter 2	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements - Revise plat note as written above to reference the UDC. **Unified Development Code: Chapter 2	Non-compliance

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

* Interior Sides: In accordance with the Unified Development Code or greater for easements - Revise plat note as written above to reference the UDC. **Unified Development Code: Chapter 2	Non-compliance
* Corner: In accordance with the Unified Development Code or greater for easements - Revise plat note as written above to reference the UDC. **Unified Development Code: Chapter 2	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies - Add the setback note as shown above 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 N. 29th Street (N. Rooth Road), Schunior Road, and both sides of all interior streets. - Revise plat note as written above. Plat note currently references Auburn Avenue. **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 and along N. 29th Street (N. Rooth Road) and Schunior Road. - Revise plat note as written above. **Unified Development Code: Section 4.6.4.B	Non-compliance
* 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 N. 29th Street (N. Rooth Road), and any other streets as applicable. - Finalize the street ROW requirements and clarify the use and access to Lot 1 prior to final to finalize the plat note prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* 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 12 as: Common/detention areas, any service drive, gate areas, etc. must be maintained by the lot owner(s) and not the City of McAllen. - The application proposes the subdivision to be public. Clarify/revise the plat note as shown above prior to final. - Clarify the use of Lot 1 prior to final. If it is a detention lot, the lot label needs to be corrected prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. - Add plat notes to cross-reference the HOA document number prior to final. **Unified Development Code: Section 5.3.7	Non-compliance
* 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	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area: 45 ft. and 5,000 sqft. **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: R-2 (OC) Proposed: R-1 (UDC) **Unified Development Code: Chapter 2	Applied
* Rezoning Needed Before Final Approval. - City Commission disapproved a rezoning request for the subject property to R-3A (multifamily residential apartment) District and alternatively approved it to R-2 (duplex-fourplex residential) District on September 11, 2023. - Rezoning was approved before the Planning & Zoning Commission on August 5, 2025, and before City Commission on August 25, 2025. **Unified Development Code: Chapter 2	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - A park fee of $108,500 (155 Dwelling Units x $700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly.	Non-compliance
* Pending review by the City Manager's Office. - The developers variance request was submitted to City Manager's Office for consideration. The variance request to pay 50% of the fees upfront prior to plat recording and 50% at permit application was disapproved. Payment in full will be required prior to recording.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

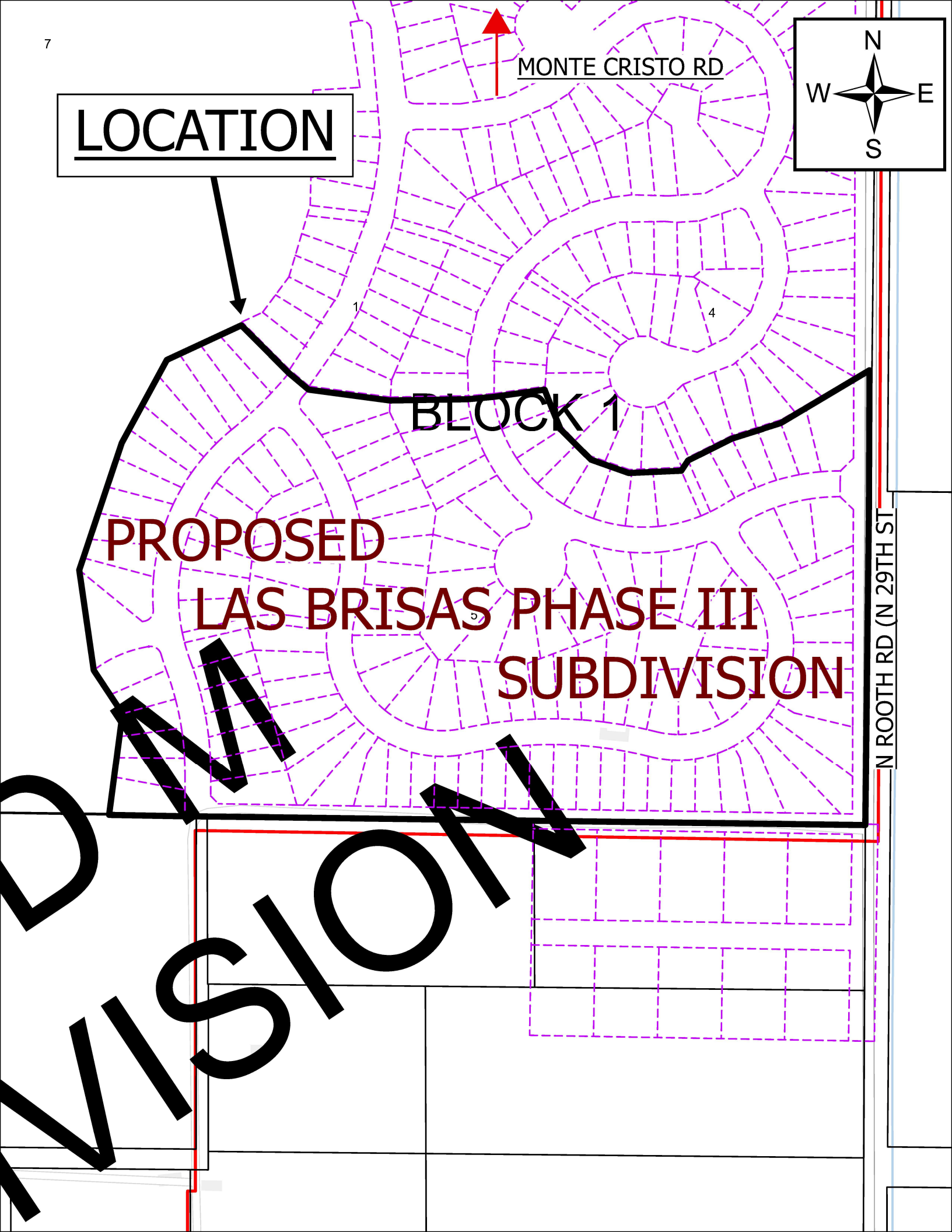
COMMENTS	
Comments: - Master Layout submitted does not match the plat, please clarify and revise. - Paved turnarounds will be required where streets dead-end. - Secondary access may be required based on the number of lots. Finalize the requirement prior to final. - Clarify the use of Lot 1 prior to final. If Lot 1 is a common Lot, please add the correct label. A plat note to clarify the use may be needed prior to final. - Revise any reference from "Prop." to "by this plat", if they are being dedicated by this plat, prior to final. - Any abandonments must be done by a separate process and referenced on the plat prior to final. - Legal description of all adjacent lots on all sides will be required prior to recording. - Update location map to show adjacent recorded subdivisions. - Remove the Signature Line for City Secretary, this signature is required. *Must comply with City's Access Management Policy.	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	*Las Brisas Phase III Subdivision*
Owner Name	*ML Rhodes, LLC*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-1 (Single Family Residential)*
Proposed Zoning	*TBD*
Number of Lots	134

City of McAllen Planning Department


7
MONTE CRISTO RD
N
W
E
S
LOCATION
1
4
BLOCK 1
PROPOSED
LAS BRISAS PHASE III
SUBDIVISION
5
N ROOTH RD (N 29TH ST

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 26.710 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1, 4 AND 5, BLOCK 1, LOTS 8, 9 AND 10, BLOCK 5, M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 26.710 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770269, HIDALGO COUNTY OFFICIAL RECORDS, SAID 26.710 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1;

THENCE, N 80° 34' 50" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND AT THE NORTHEAST INTERSECTION OF TWO COUNTY ROADS BEARS N 80° 34' 50" W A DISTANCE OF 1,255.85 FEET AND N 09° 25' 10" E A DISTANCE OF 20.00 FEET, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 80° 34' 50" W AT A DISTANCE OF 1,290.60 FEET PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 1,445.13 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 16° 00' 00" E A DISTANCE OF 199.42 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 25° 00' 00" W A DISTANCE OF 101.23 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 27° 42' 11", A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 113.63 FEET, A TANGENT OF 57.95 FEET, AND A CHORD THAT BEARS N 74° 43' 18" E A DISTANCE OF 112.52 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 01° 24' 33" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 42° 15' 18" W A DISTANCE OF 158.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 27° 00' 00" E A DISTANCE OF 260.39 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, N 37° 00' 00" E A DISTANCE OF 183.61 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 73° 35' 53" E A DISTANCE OF 159.47 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 36° 23' 58" E A DISTANCE OF 130.94 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
11. THENCE, S 41° 25' 11" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 73° 53' 58" E A DISTANCE OF 159.47 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, S 82° 25' 40" E A DISTANCE OF 151.34 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, S 86° 44' 13" E A DISTANCE OF 50.06 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
15. THENCE, S 89° 30' 00" E A DISTANCE OF 100.28 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 13° 00' 00" E A DISTANCE OF 81.63 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, S 35° 30' 00" E A DISTANCE OF 81.68 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 62° 00' 00" E A DISTANCE OF 81.54 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, S 84° 00' 00" E A DISTANCE OF 102.14 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, N 41° 58' 50" E A DISTANCE OF 23.85 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, N 72° 00' 00" E A DISTANCE OF 95.15 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
22. THENCE, N 81° 00' 00" E A DISTANCE OF 100.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
23. THENCE, N 68° 00' 00" E A DISTANCE OF 164.29 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
24. THENCE, S 08° 40' 10" W A DISTANCE OF 868.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.710 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;

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

3. MINIMUM SETBACKS SHALL BE :

FRONT : 20 FEET MINIMUM OR GREATER FOR EASEMENTS, OR AS SHOWN ON "FRONT SETBACK TABLE" GREATER APPLIES, AS PER AGREEMENT.

REAR : 10 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 796,520 C.F. (18.286 AC.-FT.) AND FOR PHASE 1 BASED ON (0.190 Ac. Ft. Per ac.). STORM WATER RUNOFF GENERATED SHALL BE 193,362 C.F. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

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

6. CITY OF McALLEN BENCHMARK: NUMBER MC24, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF ROOTH ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV.=118.08

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG MONTE CRISTO ROAD AND 29TH STREET (ROOTH ROAD).

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

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

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

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

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

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

15. * DENOTES CURVED SETBACK.

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

17. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO ROAD AND N. 29TH STREET (ROOTH ROAD). SIDEWALK FOR INTERIOR STREETS: SHALL 4 FT. WIDE MINIMUM AND BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

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

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

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

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

22. NO CURB CUT, ACCESS , OR LOT FRONTAGE PERMITTED ALONG MONTE CRISTO AND N. 29TH STREET (ROOTH ROAD)

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

24. PUBLIC IMPROVEMENT DISTRICT (PID) OR HOMEOWNER'S ASSOCIATION COVENANTS UST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.

25. COMMON AREAS 125,126,127,128 AND 129 WILL BE MAINTAINED BY LOT OWNERS/ HOA/PID AND NOT THE CITY OF MCALLEN.

26. LOTS 126 &127 WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THIS LOT WILL BE OWNER/MAINTAINED BY THE LOT OWNERS / HOA/PID AND NOT CITY OF McALLEN.

DRAWN BY: +R.N./ R.D.J. DATE 05-02-24
SURVEYED, CHECKED J.L.G. DATE
FINAL CHECK DATE

SUBDIVISION MAP OF
LAS BRISAS PHASE III SUBDIVISION

26.710 ACRES OUT OF LOTS 1, 4 AND 5, BLOCK 1, LOTS 8, 9 AND 10, BLOCK 5, M AND M SUBDIVISION, VOLUME 8, PAGE 20, H.C.M.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION — DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____ DAY OF _____, 20 _____.
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

PRESIDENT — SECRETARY

TBPE FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

STATE OF TEXAS
COUNTY OF HIDALGO

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

HDP BRISAS LLC, DELAWARE LIMITED LIABILITY COMPANY. — DATE:

ML RHODES LLC, PRESIDENT
1316 SHEMAN AVENUE, #215
EVANSTON, ILLINOIS 60201

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20___.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 05/02/24
ENGINEERING JOB # 24075.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS — MARIO A. REYNA — 117368 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20__.

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

DATE SURVEYED: 05/16/2024
SURVEY JOB # 24524.00

STATE OF TEXAS — REGISTERED — ROBERTO N. TAMEZ — 6238 — PROFESSIONAL LAND SURVEYOR

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

MAYOR, CITY OF McALLEN

ATTESTED BY:

CITY SECRETARY — DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

COUNTY COURT — COUNTY OF HIDALGO, TEXAS

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

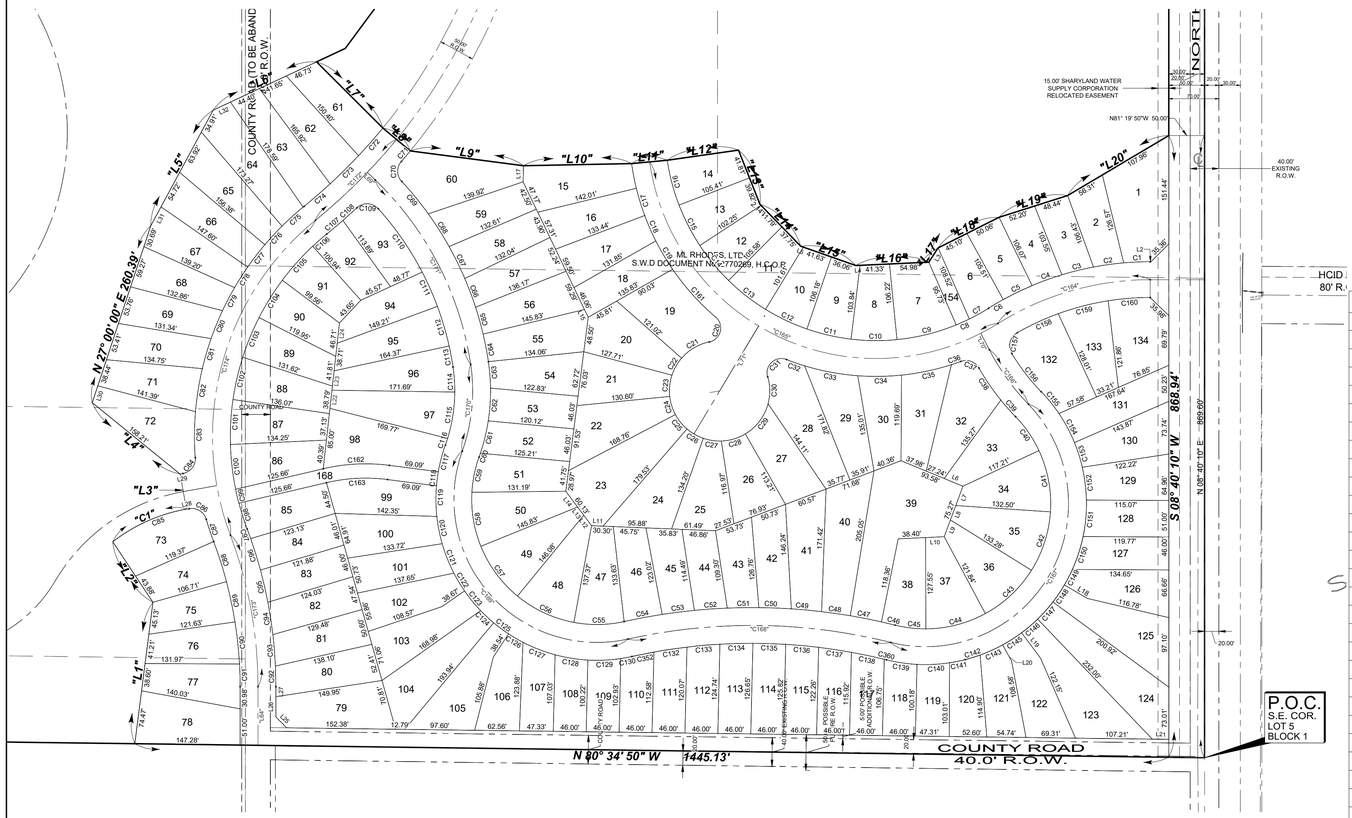
ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SUBDIVISION MAP OF

LAS BRISAS PHASE III SUBDIVISION

26.710 ACRES OUT OF LOTS 1, 4 AND 5, BLOCK 1, LOTS 8, 9 AND 10, BLOCK 5, M AND M SUBDIVISION, VOLUME 8, PAGE 20, H.C.M.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS



LOT AREA TABLES

Lot Area Table		
Lot #	SQ. FT.	AC.
1	11,744.05	0.270
2	5,608.33	0.129
3	4,886.86	0.112
4	5,015.53	0.115
5	5,004.39	0.115
6	5,333.91	0.122
7	7,122.04	0.163
8	5,576.70	0.128
9	5,508.31	0.126
10	5,520.76	0.127
11	5,522.84	0.127
12	5,497.55	0.126
13	5,480.90	0.126
14	5,507.97	0.126
15	7,662.84	0.176
16	6,619.62	0.152
17	6,477.04	0.149
18	6,133.14	0.141
19	9,040.45	0.208
20	7,598.16	0.174
21	6,689.22	0.154
22	7,999.62	0.184
23	11,155.48	0.256
24	8,450.95	0.194
25	7,092.71	0.163
26	6,277.34	0.144
27	6,805.82	0.156
28	9,863.61	0.226
29	7,770.93	0.178
30	6,277.20	0.144
31	6,942.39	0.159
32	8,760.32	0.201
33	7,125.13	0.164
34	7,094.53	0.163
35	7,229.11	0.166
36	7,162.70	0.164
37	7,048.93	0.162
38	6,241.99	0.143
39	16,667.62	0.383
40	9,820.56	0.225
41	7,854.38	0.180
42	6,382.54	0.147
43	5,653.90	0.130
44	5,137.24	0.118
45	5,604.79	0.129
46	6,332.92	0.145

Lot Area Table		
Lot #	SQ. FT.	AC.
47	6,897.22	0.158
48	7,399.78	0.170
49	7,434.83	0.171
50	7,111.85	0.163
51	6,261.85	0.144
52	5,612.09	0.129
53	5,558.46	0.128
54	6,313.29	0.145
55	6,938.75	0.159
56	6,863.25	0.158
57	6,355.63	0.146
58	6,166.32	0.142
59	6,467.09	0.148
60	9,478.27	0.218
61	6,747.43	0.155
62	7,592.99	0.174
63	8,047.58	0.185
64	8,826.24	0.203
65	7,930.84	0.182
66	7,078.27	0.162
67	6,787.85	0.156
68	6,444.85	0.148
69	6,247.01	0.143
70	6,336.85	0.145
71	6,762.07	0.155
72	8,945.20	0.205
73	7,570.36	0.174
74	5,744.63	0.132
75	5,736.44	0.132
76	6,330.44	0.145
77	6,850.22	0.157
78	8,961.94	0.206
79	8,787.30	0.202
80	6,784.64	0.156
81	6,286.24	0.144
82	5,872.98	0.135
83	5,643.29	0.130
84	5,622.72	0.129
85	6,027.69	0.138
86	6,664.08	0.153
87	6,786.69	0.156
88	6,668.39	0.153
89	6,330.31	0.145
90	5,731.62	0.132
91	5,415.04	0.124
92	5,355.92	0.123

Lot Area Table		
Lot #	SQ. FT.	AC.
93	6,061.71	0.139
94	6,236.93	0.143
95	7,345.46	0.169
96	7,725.25	0.177
97	7,815.63	0.179
98	10,059.97	0.231
99	7,010.32	0.161
100	6,984.45	0.160
101	6,335.42	0.145
102	6,504.17	0.149
103	7,548.38	0.173
104	9,117.11	0.209
105	8,440.22	0.194
106	6,175.45	0.142
107	5,306.47	0.122
108	4,729.61	0.109
109	4,636.10	0.106
110	4,954.09	0.114
111	5,367.55	0.123
112	5,648.52	0.130
113	5,792.42	0.133
114	5,871.29	0.134
115	5,716.39	0.131
116	5,488.87	0.126
117	5,132.49	0.118
118	4,722.93	0.108
119	4,681.09	0.107
120	5,169.75	0.119
121	5,823.94	0.134
122	7,216.48	0.166
123	10,638.38	0.244
124	11,789.69	0.271
126	6,955.39	0.160
127	5,810.19	0.133
128	5,938.48	0.136
129	6,525.42	0.150
130	7,019.60	0.161
131	7,128.12	0.164
132	9,249.63	0.212
133	6,553.32	0.150
134	8,266.60	0.190
154	2,044.09	0.047
168	5,682.94	0.130

LOT - LINE TABLES

LOT Line Table		
Line #	Length	Direction
L2	0.88'	S81° 19' 50"E
L3	23.84'	S41° 58' 50"W
L4	5.83'	N84° 00' 00"W
L5	3.85'	N62° 00' 00"W
L6	28.36'	N59° 00' 00"W
L7	28.76'	N29° 00' 00"E
L8	21.56'	N29° 00' 00"E
L9	24.95'	N29° 00' 00"E
L10	26.06'	S84° 00' 00"E
L11	16.00'	N79° 00' 00"W
L12	18.29'	S28° 00' 00"E
L13	14.43'	S28° 00' 00"E
L14	27.41'	S28° 00' 00"E
L15	12.16'	S17° 00' 00"E

LOT Line Table		
Line #	Length	Direction
L17	22.54'	N10° 01' 58"E
L18	37.27'	S51° 00' 00"E
L19	44.18'	S28° 00' 00"E
L20	25.94'	N20° 00' 00"W
L21	23.01'	N80° 34' 49"W
L22	25.42'	N15° 00' 00"E
L23	27.36'	N15° 00' 00"E
L24	28.48'	N15° 00' 00"E
L25	21.35'	S35° 57' 20"E
L26	28.38'	S08° 40' 10"W
L27	13.92'	S08° 40' 10"W
L28	4.03'	N88° 34' 23"E
L29	4.01'	S88° 34' 23"W
L30	24.82'	N27° 00' 00"E

LOT Line Table		
Line #	Length	Direction
L31	30.06'	N37° 00' 00"E
L32	26.69'	N73° 35' 53"E

BOUNDARY LINE TABLES

LOT Line Table		
Line #	Length	Direction
"L1"	199.42'	N16° 00' 00"E
"L2"	101.23'	N25° 00' 00"W
"L3"	50.00'	N01° 24' 33"W
"L4"	158.21'	N42° 15' 18"W
"L5"	183.61'	N37° 00' 00"E
"L6"	159.47'	N73° 35' 53"E
"L7"	130.94'	S36° 23' 58"E
"L8"	50.00'	S41° 25' 11"E
"L9"	159.47'	S73° 53' 58"E
"L10"	151.34'	S82° 25' 40"E

LOT Line Table		
Line #	Length	Direction
"L11"	50.06'	S86° 44' 13"E
"L12"	100.28'	S89° 30' 00"E
"L13"	81.63'	S13° 00' 00"E
"L14"	81.68'	S35° 30' 00"E
"L15"	81.54'	S62° 00' 00"E
"L16"	102.14'	S84° 00' 00"E
"L17"	23.85'	N41° 58' 50"E
"L18"	95.15'	N72° 00' 00"E
"L19"	100.64'	N81° 00' 00"E
"L20"	164.29'	N68° 00' 00"E

BOUNDARY - CURVE TABLES

BOUNDARY Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	113.63'	235.00'	027° 42' 11"	S74° 43' 18"W	112.52'	57.95

CENTERLINE - LINE TABLES

Line Table		
Line #	Direction	Length
"L64"	S 08° 40' 10" W	81.98'
"L69"	N 37° 32' 00" W	15.04'
"L70"	N 89° 54' 26" W	25.80'
"L71"	S 39° 35' 37" W	105.91'

CENTERLINE - CURVE TABLES

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
"C164"	32° 07' 27"	400.00'	224.27'	N82° 36' 27"E	221.34'	115.17'
"C165"	113° 59' 46"	320.00'	636.67'	S56° 27' 24"E	536.74'	492.72'
"C166"	16° 50' 23"	320.00'	94.05'	S26° 56' 10"E	93.71'	47.37'
"C167"	148° 02' 39"	200.00'	516.77'	S38° 39' 58"W	384.55'	698.50'
"C168"	26° 32' 14"	800.00'	370.53'	N80° 34' 50"W	367.22'	188.65'
"C169"	122° 11' 10"	200.00'	426.51'	N32° 45' 21"W	350.16'	362.20'
"C170"	28° 13' 29"	250.00'	123.15'	N14° 13' 30"E	121.91'	62.85'
"C171"	37° 38' 46"	450.00'	295.67'	N18° 42' 38"W	290.38'	153.39'
"C172"	11° 29' 07"	799.97'	160.36'	N53° 47' 59"E	160.09'	80.45'
"C173"	20° 39' 41"	600.00'	216.36'	S1° 39' 40"E	215.19'	109.37'
"C174"	71° 32' 02"	390.00'	486.92'	S23° 46' 31"W	455.90'	280.93'

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	5° 00' 15"	425.00'	37.12'	N83° 49' 57"W	37.11'	18.57'
C2	5° 44' 24"	425.00'	42.58'	N89° 12' 17"W	42.56'	21.31'
C3	6° 07' 34"	425.00'	45.44'	S84° 51' 44"W	45.42'	22.74'
C4	5° 58' 31"	425.00'	44.32'	S78° 48' 42"W	44.30'	22.18'
C5	6° 03' 34"	425.00'	44.95'	S72° 47' 39"W	44.93'	22.49'
C6	3° 13' 10"	425.00'	23.88'	S68° 09' 18"W	23.88'	11.94'
C7	5° 57' 21"	295.00'	30.67'	N69° 31' 23"E	30.65'	15.35'
C8	3° 53' 07"	295.00'	20.00'	N74° 26' 38"E	20.00'	10.01'
C9	16° 38' 37"	295.00'	85.69'	N84° 42' 30"E	85.39'	43.15'
C10	12° 28' 48"	295.00'	64.26'	S80° 43' 48"E	64.13'	32.26'
C11	12° 20' 18"	295.00'	63.53'	S68° 19' 15"E	63.40'	31.89'
C12	12° 27' 46"	295.00'	64.17'	S55° 55' 13"E	64.04'	32.21'
C13	12° 43' 42"	295.00'	65.53'	S43° 19' 29"E	65.40'	32.90'
C14	12° 19' 46"	295.00'	63.48'	S30° 47' 45"E	63.36'	31.86'
C15	12° 20' 07"	295.00'	63.51'	S18° 27' 49"E	63.39'	31.88'
C16	12° 36' 28"	295.00'	64.91'	S5° 59' 32"E	64.78'	32.59'
C17	6° 37' 27"	345.00'	39.89'	S8° 23' 17"E	39.86'	19.97'
C18	6° 25' 46"	345.00'	38.71'	S14° 54' 53"E	38.69'	19.38'
C19	7° 38' 46"	345.00'	46.04'	S21° 57' 09"E	46.01'	23.05'
C20	127° 35' 09"	20.00'	44.54'	N23° 01' 35"E	35.89'	40.63'
C21	37° 20' 34"	70.00'	45.62'	S68° 08' 52"W	44.82'	23.65'
C22	22° 25' 34"	70.00'	27.40'	S38° 15' 46"W	27.22'	13.88'
C23	24° 37' 42"	70.00'	30.09'	S14° 44' 07"W	29.86'	15.28'
C24	21° 49' 09"	70.00'	26.66'	S8° 29' 18"E	26.50'	13.49'
C25	21° 14' 23"	70.00'	25.95'	S30° 01' 05"E	25.80'	13.13'
C26	21° 41' 03"	70.00'	26.49'	S51° 28' 48"E	26.33'	13.41'
C27	20° 55' 54"	70.00'	25.57'	S72° 47' 12"E	25.43'	12.93'
C28	28° 57' 17"	70.00'	35.38'	S82° 16' 04"W	35.00'	18.07'
C29	44° 21' 41"	70.00'	54.20'	N45° 36' 38"E	52.85'	28.54'
C30	31° 03' 42"	70.00'	37.95'	N7° 53' 56"E	37.49'	19.45'
C31	127° 35' 09"	20.00'	44.54'	S56° 09' 40"W	35.89'	40.63'
C32	4° 23' 50"	345.00'	26.48'	S62° 14' 41"E	26.47'	13.25'
C33	12° 35' 23"	345.00'	75.81'	S70° 44' 18"E	75.66'	38.06'
C34	10° 10' 00"	345.00'	61.22'	S82° 06' 54"E	61.14'	30.69'
C35	11° 50' 24"	345.00'	71.29'	N86° 52' 49"E	71.17'	35.77'
C36	2° 19' 15"	345.00'	13.97'	N79° 47' 58"E	13.97'	6.99'
C37	80° 07' 37"	21.00'	29.37'	N61° 17' 51"W	27.03'	17.66'
C38	8° 59' 07"	345.00'	54.10'	S25° 43' 36"E	54.05'	27.11'
C39	5° 08' 10"	345.00'	30.93'	S32° 47' 17"E	30.92'	15.47'
C40	18° 56' 20"	175.00'	57.85'	N25° 53' 12"W	57.58'	29.19'
C41	28° 50' 43"	175.00'	88.10'	N1° 59' 40"W	87.18'	45.01'
C42	28° 23' 32"	175.00'	86.72'	N26° 37' 27"E	85.83'	44.27'
C43	29° 14' 46"	175.00'	89.33'	N55° 26' 36"E	88.36'	45.66'
C44	28° 24' 20"	175.00'	86.76'	N84° 16' 09"E	85.87'	44.29'
C45	14° 12' 58"	175.00'	43.42'	S74° 25' 12"E	43.31'	21.82'
C46	1° 21' 21"	825.00'	19.52'	N67° 59' 23"W	19.52'	9.76'
C47	3° 05' 10"	825.00'	44.44'	N70° 12' 27"W	44.43'	22.22'
C48	2° 49' 10"	825.00'	40.60'	N73° 09' 52"W	40.59'	20.30'
C49	2° 57' 08"	825.00'	42.51'	N76° 03' 02"W	42.51'	21.26'
C50	3° 08' 59"	825.00'	45.35'	N79° 06' 06"W	45.35'	22.68'
C51	3° 03' 53"	825.00'	44.13'	N82° 12' 28"W	44.12'	22.07'
C52	3° 12' 20"	825.00'	46.16'	N85° 20' 34"W	46.15'	23.09'
C53	3° 08' 36"	825.00'	45.26'	N88° 31' 02"W	45.25'	22.64'
C54	3° 45' 32"	825.00'	54.13'	S88° 01' 54"W	54.12'	27.07'
C55	23° 08' 40"	175.00'	70.69'	S82° 16' 37"E	70.21'	35.83'
C56	28° 48' 07"	175.00'	87.97'	N56° 18' 13"W	87.05'	44.94'
C57	28° 32' 35"	175.00'	87.18'	N27° 37' 53"W	86.28'	44.51'
C58	25° 15' 14"	175.00'	77.13'	N0° 43' 58"W	76.51'	39.20'
C59	16° 26' 34"	175.00'	50.22'	N20° 06' 57"E	50.05'	25.28'
C60	1° 13' 00"	275.00'	5.84'	N27° 43' 44"E	5.84'	2.92'
C61	9° 41' 44"	275.00'	46.54'	N22° 16' 20"E	46.48'	23.32'
C62	9° 35' 51"	275.00'	46.06'	N12° 37' 31"E	46.01'	23.09'
C63	7° 42' 48"	275.00'	37.02'	N3° 58' 11"E	36.99'	18.54'
C64	4° 44' 02"	475.00'	39.25'	N2° 15' 16"W	39.24'	19.63'
C65	4° 42' 49"	475.00'	39.08'	N6° 58' 41"W	39.07'	19.55'
C66	5° 10' 37"	475.00'	42.92'	N11° 55' 25"W	42.90'	21.47'
C67	5° 59' 43"	475.00'	49.70'	N17° 30' 36"W	49.68'	24.87'
C68	6° 32' 05"	475.00'	54.18'	N23° 46' 31"W	54.15'	27.12'
C69	7° 03' 04"	475.00'	58.46'	N30° 34' 07"W	58.42'	29.27'
C70	83° 30' 16"	21.00'	30.61'	N7° 39' 29"E	27.97'	18.74'
C71	1° 20' 13"	825.43'	19.26'	N48° 46' 40"E	19.26'	9.63'
C72	3° 49' 04"	775.01'	51.64'	S49° 56' 58"W	51.63'	25.83'
C73	4° 07' 26"	775.00'	55.78'	S53° 55' 12"W	55.77'	27.90'
C74	3° 33' 36"	775.00'	48.15'	N57° 45' 43"E	48.15'	24.08'
C75	5° 28' 31"	415.00'	39.66'	S56° 34' 06"W	39.64'	19.84'
C76	4° 53' 45"	415.00'	35.46'	S51° 22' 57"W	35.45'	17.74'
C77	5° 26' 40"	415.00'	39.44'	S46° 12' 44"W	39.42'	19.73'
C78	4° 41' 22"	415.00'	33.97'	S41° 08' 43"W	33.96'	16.99'
C79	5° 01' 13"	415.00'	36.36'	S36° 17' 25"W	36.35'	18.19'
C80	5° 49' 17"	415.00'	42.16'	S30° 52' 09"W	42.15'	21.10'
C81	6° 01' 57"	415.00'	43.69'	S24° 56' 31"W	43.67'	21.87'
C82	8° 25' 03"	415.00'	60.97'	S17° 43' 00"W	60.91'	30.54'

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C83	8° 52' 42"	415.00'	64.31'	S9° 04' 07"W	64.24'	32.22'
C84	83° 56' 38"	21.00'	30.77'	N46° 36' 05"E	28.09'	18.89'
C85	27° 42' 11"	235.00'	113.63'	S74° 43' 18"W	112.52'	57.95'
C86	83° 56' 38"	21.00'	30.77'	N49° 27' 18"W	28.09'	18.89'
C87	4° 30' 31"	415.08'	32.66'	S9° 44' 16"E	32.65'	16.34'
C88	5° 51' 37"	574.99'	58.81'	S9° 03' 39"E	58.79'	29.43'
C89	5° 44' 11"	575.00'	57.57'	S3° 15' 45"E	57.55'	28.81'
C90	5° 54' 25"	575.00'	59.28'	S2° 33' 33"W	59.26'	29.67'
C91	3° 09' 24"	575.00'	31.68'	S7° 05' 28"W	31.68'	15.84'
C92	2° 30' 43"	658.46'	28.87'	N7° 22' 39"E	28.87'	14.44'
C93	3° 53' 09"	651.64'	44.19'	N3° 59' 50"E	44.19'	22.11'
C94	4° 01' 52"	649.73'	45.71'	N0° 07' 26"W	45.70'	22.87'
C95	4° 04' 27"	648.35'	46.10'	N4° 19' 57"W	46.09'	23.06'
C96	4° 04' 05"	648.06'	46.01'	N8° 33' 18"W	46.00'	23.02'
C97	1° 07' 10"	741.67'	14.49'	N11° 23' 10"W	14.49'	7.24'
C98	6° 00' 44"	359.47'	37.72'	S9° 00' 29"E	37.70'	18.88'
C99	3° 29' 37"	328.05'	20.00'	S4° 30' 00"E	20.00'	10.00'
C100	10° 00' 21"	360.86'	63.02'	S2° 00' 58"W	62.94'	31.59'
C101	10° 01' 01"	360.65'	63.05'	S11° 54' 39"W	62.97'	31.61'
C102	9° 39' 10"	360.63'	60.76'	S21° 37' 40"W	60.69'	30.45'
C103	9° 31' 48"	360.73'	60.00'	S31° 06' 20"W	59.93'	30.07'
C104	9° 45' 12"	361.23'	61.49'	S40° 38' 27"W	61.42'	30.82'
C105	10° 06' 17"	361.88'	63.82'	S50° 28' 34"W	63.74'	31.99'
C106	4° 08' 59"	356.69'	25.83'	S57° 29' 26"W	25.83'	12.92'
C107	2° 03' 38"	825.00'	29.67'	N58° 30' 43"E	29.67'	14.84'
C108	1° 49' 27"	825.00'	26.27'	N56° 34' 10"E	26.26'	13.13'
C109	91° 01' 03"	21.00'	33.36'	N78° 50' 02"W	29.96'	21.38'
C110	14° 32' 58"	425.00'	107.92'	N26° 03' 01"W	107.63'	54.25'
C111	7° 05' 06"	425.00'	52.55'	N15° 13' 59"W	52.52'	26.31'
C112	7° 46' 34"	425.00'	57.68'	N7° 48' 09"W	57.64'	28.88'
C113	4° 01' 37"	425.00'	29.87'	N1° 54' 03"W	29.86'	14.94'
C114	8° 56' 19"	225.00'	35.10'	N4° 34' 55"E	35.07'	17.59'
C115	16° 45' 14"	225.00'	65.79'	N17° 25' 42"E	65.56'	33.13'
C116	2° 31' 54"	225.00'	9.94'	N27° 04' 17"E	9.94'	4.97'
C117	9° 47' 21"	225.00'	38.44'	S23° 26' 33"W	38.40'	19.27'
C118	5° 05' 41"	225.00'	20.01'	S16° 00' 02"W	20.00'	10.01'
C119	10° 51' 19"	225.02'	42.63'	S8° 01' 30"W	42.57'	21.38'
C120	9° 54' 38"	225.01'	38.92'	S2° 21' 31"E	38.87'	19.51'
C121	11° 17' 34"	225.00'	44.35'	S12° 57' 38"E	44.27'	22.25'
C122	7° 23' 43"	225.00'	29.04'	S22° 18' 17"E	29.02'	14.54'
C123	9° 02' 56"	225.00'	35.53'	S30° 31' 36"E	35.50'	17.80'
C124	6° 21' 49"	225.02'	24.99'	S38° 14' 00"E	24.98'	12.51'
C125	6° 35' 17"	225.00'	25.87'	S44° 42' 34"E	25.86'	12.95'
C126	5° 57' 55"	225.00'	23.43'	S50° 59' 10"E	23.42'	11.72'
C127	12° 15' 19"	225.00'	48.13'	S60° 05' 47"E	48.03'	24.16'
C128	11° 50' 45"	225.00'	46.52'	S72° 08' 49"E	46.44'	23.34'
C129	11° 45' 44"	225.00'	46.19'	S83° 57' 04"E	46.11'	23.18'
C130	6° 45' 35"	133.75'	15.78'	N88° 09' 34"E	15.77'	7.90'
C131	2° 18' 59"	775.00'	31.33'	S87° 18' 33"W	31.33'	15.67'
C132	5° 11' 55"	514.68'	46.70'	N89° 48' 24"W	46.68'	23.37'
C133	5° 44' 46"	461.71'	46.31'	N86° 22' 11"W	46.29'	23.17'
C134	3° 24' 21"	775.00'	46.07'	N82° 57' 20"W	46.06'	23.04'
C135	3° 24' 05"	775.00'	46.01'	N79° 33' 07"W	46.00'	23.01'
C136	3° 24' 32"	775.00'	46.11'	N76° 08' 48"W	46.10'	23.06'
C137	3° 25' 44"	775.00'	46.38'	N72° 43' 40"W	46.37'	23.20'
C138	3° 27' 42"	775.00'	46.82'	N69° 16' 57"W	46.82'	23.42'
C139	11° 00' 39"	225.00'	43.24'	S72° 49' 02"E	43.17'	21.69'
C140	11° 38' 12"	225.00'	45.70'	S84° 08' 28"E	45.62'	22.93'
C141	5° 41' 50"	225.00'	22.37'	N87° 11' 20"E	22.36'	11.20'
C142	5° 31' 25"	225.00'	21.69'	N81° 34' 43"E	21.68'	10.85'
C143	8° 47' 34"	225.00'	34.53'	N74° 25' 12"E	34.50'	17.30'
C145	7° 59' 59"	225.00'	31.41'	N65° 59' 48"E	31.39'	15.73'
C146	7° 30' 25"	225.00'	29.48'	N58° 14' 36"E	29.46'	14.76'
C147	8° 10' 19"	225.00'	32.09'	N50° 24' 14"E	32.06'	16.07'
C148	7° 19' 10"	225.00'	28.74'	N42° 39' 28"E	28.72'	14.39'
C149	6° 12' 51"	225.00'	24.40'	N35° 53' 27"E	24.39'	12.21'
C150	12° 18' 49"	225.00'	48.36'	N26° 37' 32"E	48.26'	24.27'
C151	9° 52' 25"	225.00'	38.77'	N12° 20' 33"E	38.73'	19.43'
C152	11° 47' 42"	225.00'	46.32'	N1° 30' 29"E	46.24'	23.24'
C153	9° 12' 10"	225.00'	36.14'	N8° 59' 27"W	36.10'	18.11'
C154	11° 46' 11"	225.00'	46.22'	N19° 28' 38"W	46.14'	23.19'
C155	9° 59' 39"	225.00'	39.25'	N30° 21' 32"W	39.20'	19.67'
C156	13° 06' 04"	295.00'	67.45'	S28° 48' 20"E	67.31'	33.87'
C157	91° 14' 44"	21.00'	33.44'	S23° 22' 04"W	30.02'	21.46'
C158	9° 39' 46"	375.00'	63.24'	S73° 49' 19"W	63.17'	31.70'
C159	11° 00' 56"	375.00'	72.10'	S84° 09' 41"W	71.99'	36.16'
C160	9° 00' 02"	375.00'	58.91'	N85° 49' 51"W	58.85'	29.51'
C161	14° 59' 28"	345.00'	90.27'	S33° 16' 16"E	90.01'	45.39'
C162	20° 30' 00"	260.00'	93.03'	N84° 15' 00"W	92.53'	47.02'
C163	20° 30' 00"	240.00'	85.87'	N84° 15' 00"W	85.41'	43.40'

LEGEND & ABBREVIATIONS

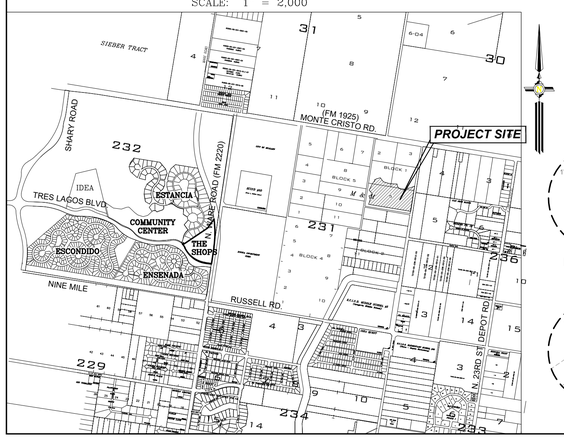
○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

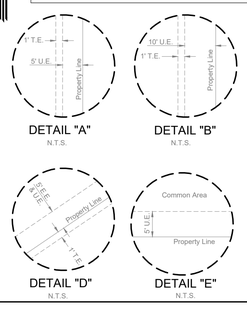
C.A. # - COMMON AREA NUMBER
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
R.O.W. - RIGHT-OF-WAY
S.E. COR. - SOUTHEAST CORNER
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
U.&W.E. - UTILITY & WALL EASEMENT DEDICATED BY THIS PLAT
D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
FSBL & SW EASE. - FRONT SETBACK LINE & SIDEWALK EASE.
N.T.S. - NOT TO SCALE-DETAILS
D.B.P. - DEDICATED BY THIS PLAT

℄ - ROAD CENTER LINE
✱ - CURVED SETBACK LINE (20 FEET MINIMUM)
◦ - INDICATOR FOR BEGIN AND END CURVE

LOCATION MAP

SCALE: 1" = 2,000'





TBPE FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

DRAWN BY: +R.N./ R.D.J. DATE 05-02-24
SURVEYED, CHECKED J.L.G. DATE
FINAL CHECK DATE

SHEET 2 OF 2

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/26/2026

SUBDIVISION NAME: LAS BRISAS PHASE III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North 29th Street (N. Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: on both sides - Correct the street label to "North 29th Street (Rooth Road)" and show on plat. - Please label Center Line. - Dedication must be finalized once centerline is established. - Please show and label R.O.W. from centerline after the dedication. - Show document number for existing ROW dedication and submit documents for staff review. - Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat. - Clarify if existing 30 ft. ROW is a portion of the HCID No. 1 Canal ROW, prior to final. - North 29th Street dedication to be in line with ROW dedication for Las Brisas Phase I. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
County Road E/W: for 30 ft. dedication of ROW from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - Label the centerline. - Dedication must be finalized once centerline is established. - All comments referencing "possible and future" must be removed as it should be labeled as total ROW or ROW dedicated by this plat. - Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on the plat. - Show and label ROW from centerline after dedication. - Provide document number for ROW dedication and provide a copy for staff review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be finalized prior to recording. - Show the R.O.W. for all streets. - Please finalize all ROW requirements prior to final. - Temporary paved turnarounds are required at the end of streets not continuing at this time by plat or separate document prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length: Common Areas and access walks/drive provide per agreement. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA

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

* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. - Please provide dimensions of Cul-de-Sacs. - Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. - Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 feet minimum or greater for easements, or as shown on "Front Setback Table" greater applies, as per agreement. - No Front Setback Table is shown on plat, please clarify and revise as needed. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements - Clarify rear setback as there are indications of a possible 11 ft. easement at the rear of the lots. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 5 feet or greater for easement, as per agreement - Proposed subdivision complies with minimum setback requirements, as per the agreement. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 feet or greater for easements - Remove side from corner setback. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 feet except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 29th Street (Rooth Road) and County Road. - Revise plat note as applicable, wording to be finalized prior to final. - Sidewalk may increase to 5 ft. as per Engineering Department. - Sidewalk for interior streets: Sidewalk design plan must be submitted, prior to final. City ordinance will not apply, provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street (Rooth Road) and County Road. - Revise plat note as applicable, wording to be finalized prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance

*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) and County Road. - Revise plat note as applicable, wording to be finalized prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. - Revise plat note #23 as shown above, prior to final.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets - The subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area - Project engineer to verify that all lots comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, and 5,000 sq. ft. minimum lot size, or in compliance per Agreement. - Lots 104, 106, 126 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V **A REZONING APPLICATION MUST BE SUBMITTED TO BE UNDER THE NEW UDC CODE, PRIOR TO FINAL. **	Non-compliance
* Rezoning Needed Before Final Approval **A REZONING APPLICATION MUST BE SUBMITTED TO BE UNDER THE NEW UDC CODE, PRIOR TO FINAL.** ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.	Applied

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

* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Pending review by the City Manager's Office.As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic, Phase III was included and approved in the Master TG approved, Master TIA approved with conditions.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic, Master TIA approved with conditions.	Applied
COMMENTS	
Comments: - New requirements may be applicable when the zone changes to the UDC. - A rezoning application will be required, to the new UDC. - Please use a wider/bold line for the subdivision boundary on all sides. - Need to include document numbers for easements, R.O.W.'s etc. shown on plat. - No easements are shown on plat, clarify and revise as applicable. - Any abandonment must be done by separate document, prior to final and referenced on plat. - Clarify use of lots 168 and 154 and revise lots to be in line with numbering scheme of the plat - Clarify if N/S County Road has been abandoned, if so provide a document number on the plat. * Must comply with City's Access Management Policy. * Must comply with the Agreement and Public Improvement District (PID) conditions. * Must comply with other requirements, as may be applicable, prior to final	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND APPROVAL OF THE 1 YEAR EXT.	Applied

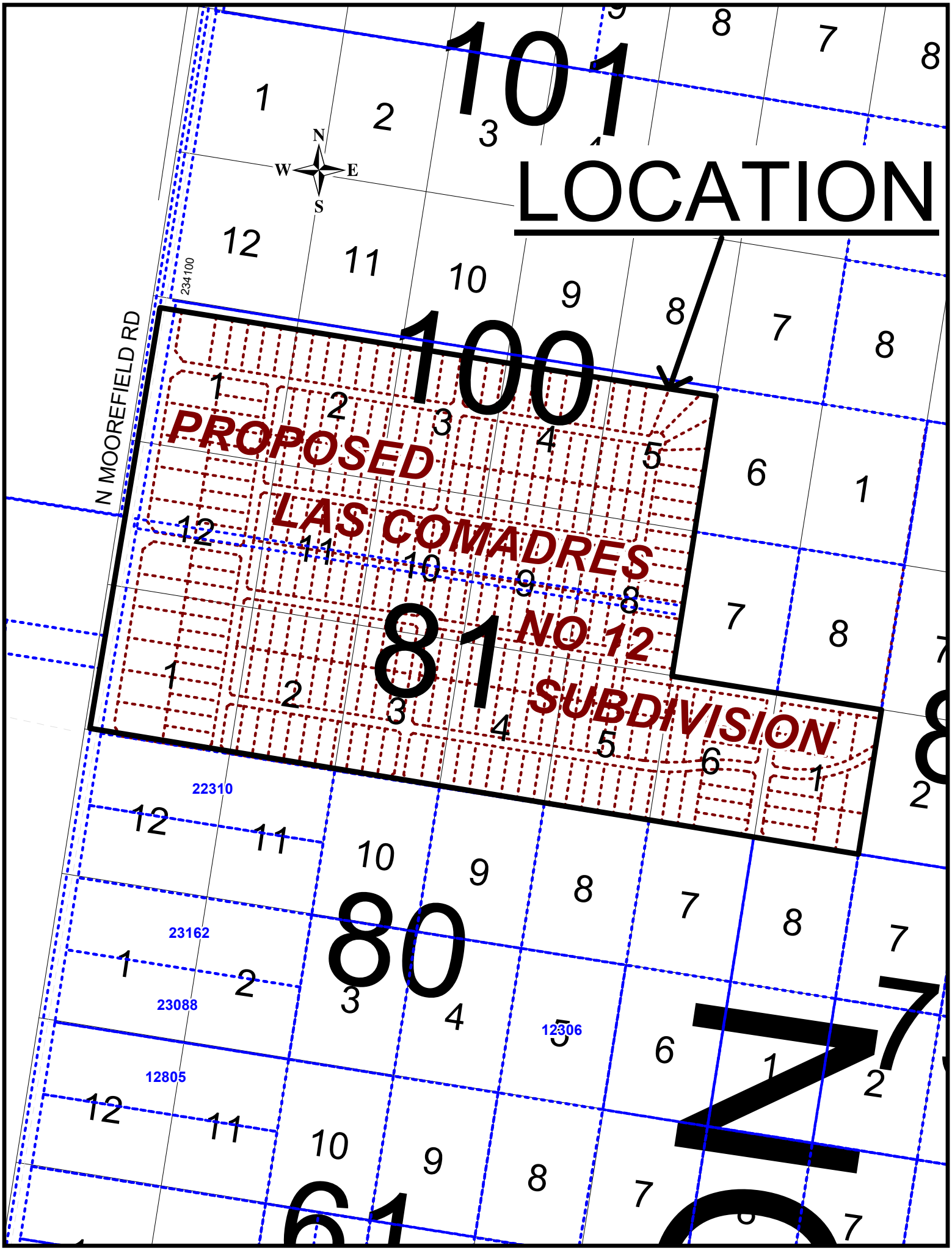

LOCATION
MONTE CRISTO RD
N
W
E
S
BLOCK 1
PROPOSED
LAS BRISAS PHASE III
SUBDIVISION
N ROOTH RD (N 29TH ST
PRIVATE DR
PRIVATE DR

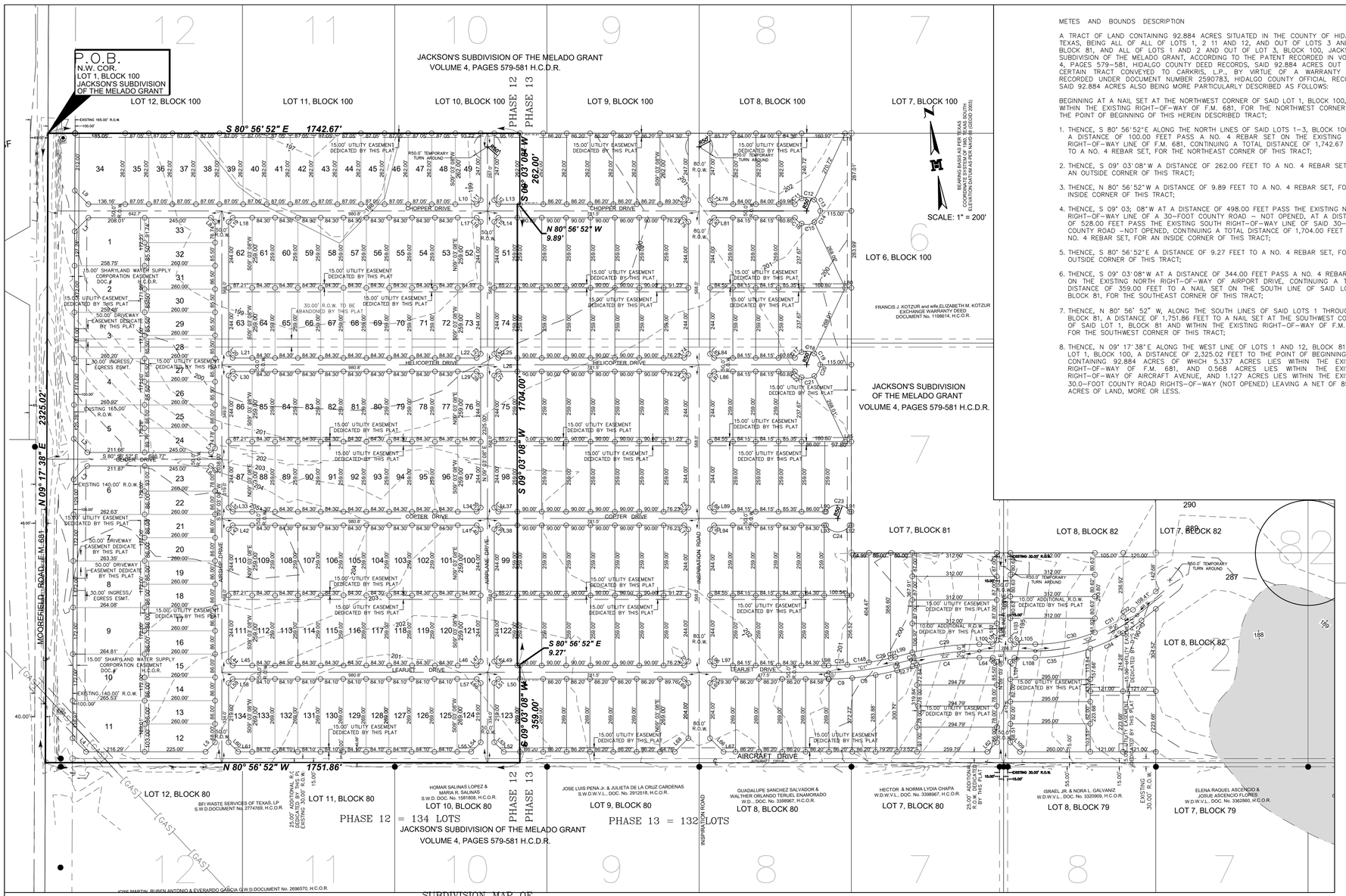
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Las Comadres No. 12 Subdivision*
Owner Name	*Carkis, L.P*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*ETJ*
Proposed Zoning	*ETJ*
Number of Lots	274

City of McAllen Planning Department


LOCATION
PROPOSED
LAS COMADRES
NO 12
SUBDIVISION
N MOOREFIELD RD
234100
22310
23162
23088
12805
12306
N
S
E
W
101
100
81
80
77



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 92.884 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF ALL OF LOTS 1, 2 11 AND 12, AND OUT OF LOTS 3 AND 10, BLOCK 81, AND ALL OF LOTS 1 AND 2 AND OUT OF LOT 3, BLOCK 100, JACKSON'S SUBDIVISION OF THE MELADO GRANT, ACCORDING TO THE PATENT RECORDED IN VOLUME 4, PAGES 579–581, HIDALGO COUNTY DEED RECORDS, SAID 92.884 ACRES OUT OF A CERTAIN TRACT CONVEYED TO CARKRIS, L.P., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2590783, HIDALGO COUNTY OFFICIAL RECORDS, SAID 92.884 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 100, AND WITHIN THE EXISTING RIGHT–OF–WAY OF F.M. 681, FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 80° 56'52"E ALONG THE NORTH LINES OF SAID LOTS 1–3, BLOCK 100, AT A DISTANCE OF 100.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT–OF–WAY LINE OF F.M. 681, CONTINUING A TOTAL DISTANCE OF 1,742.67 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 09° 03'08"W A DISTANCE OF 262.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 80° 56'52"W A DISTANCE OF 9.89 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 09° 03'08"W AT A DISTANCE OF 498.00 FEET PASS THE EXISTING NORTH RIGHT–OF–WAY LINE OF A 30–FOOT COUNTY ROAD – NOT OPENED, AT A DISTANCE OF 528.06 FEET PASS THE EXISTING SOUTH RIGHT–OF–WAY LINE OF SAID 30–FOOT COUNTY ROAD –NOT OPENED, CONTINUING A TOTAL DISTANCE OF 1,704.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 80° 56'52"E A DISTANCE OF 9.27 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 09° 03'08"W AT A DISTANCE OF 344.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT–OF–WAY OF AIRPORT DRIVE, CONTINUING A TOTAL DISTANCE OF 359.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 3, BLOCK 81, FOR THE SOUTHEAST CORNER OF THIS TRACT;
7. THENCE, N 80° 56' 52" W, ALONG THE SOUTH LINES OF SAID LOTS 1 THROUGH 3, BLOCK 81, A DISTANCE OF 1,751.86 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 81 AND WITHIN THE EXISTING RIGHT–OF–WAY OF F.M. 681, FOR THE SOUTHWEST CORNER OF THIS TRACT;
8. THENCE, N 09° 17' 38"E ALONG THE WEST LINE OF LOTS 1 AND 12, BLOCK 81 AND LOT 1, BLOCK 100, A DISTANCE OF 2,325.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 92.884 ACRES OF WHICH 5.337 ACRES LIES WITHIN THE EXISTING RIGHT–OF–WAY OF F.M. 681, AND 0.568 ACRES LIES WITHIN THE EXISTING RIGHT–OF–WAY OF AIRCRAFT AVENUE, AND 1.127 ACRES LIES WITHIN THE EXISTING 30.0–FOOT COUNTY ROAD RIGHTS–OF–WAY (NOT OPENED) LEAVING A NET OF 85.852 ACRES OF LAND, MORE OR LESS.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ⁄ SET NAIL
- [GAS] APPROXIMATE LOCATION OF IRRIGATION DISTRICT No. 9 IRRIGATION LINE

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
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

LOCATION MAP
SCALE: 1"=3000'



SUBDIVISION MAP OF

LAS COMADRES No. 12 SUBDIVISION

92.884 ACRES BEING
ALL OF LOTS 1–3 AND 10–12, BLOCK 81,
ALL OF LOTS 1–3, BLOCK 100
JACKSON'S SUBDIVISION OF THE MELADO GRANT
VOLUME 4, PAGES 579–581, H.C.D.R.
HIDALGO COUNTY, TEXAS

INDEX TO SHEET OF LAS COMADRES No. 12 SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ATTESTATION; CITY; APPROVAL CERTIFICATE; COUNTY JUDGE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.D.D. No. 1., HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; SHARYLAND WATER SUPPLY CORPORATION CERTIFICATION.

SHEET 2: CERTIFICATION: OWNERS DEDICATION, ENGINEER, SURVEYOR'S, PLAT NOTES & RESTRICTIONS; MAYOR'S CERTIFICATION, PLANNING & ZONING CERTIFICATION, LOT LINE TABLE, CURVE TABLE, LOT AREA TABLE.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER & WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OSSF CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE REPORT, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 5: MAP OF TOPOGRAPHY AND STREET; CONSTRUCTION DETAILS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LAS COMADRES No. 12 SUBDIVISION IS LOCATED IN THE NORTH PART OF HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF MOORE FIELD ROAD (F.M. 681) & AIRCRAFT DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY McALLEN, (POPULATION XX,XXX), LAS COMADRES NO. 12 SUBDIVISION LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MASTER LAS COMADRES No. 12 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____DAY OF_____, 20____.

_____.
ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES No. 12 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON _____DAY OF_____ 20___.

_____ _____
HIDALGO COUNTY JUDGE DATE:

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE:

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS LEAL JR.	P.O. BOX 631	MISSION, TX, 78573	(956)581-4542	C/O(956-381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, RPLS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

HIDALGO COUNTY
CERTIFICATE OF PLAT 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHEET 1 OF 6 SHEETS

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/26/2026

SUBDIVISION NAME: LAS COMADRES NO. 12 SUBDIVSION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Moorefield Road (FM 681): 60 ft. from centerline for total 120 ft. ROW Paving: by the state Curb & gutter: by the state - Provide how existing ROW was dedicated, prior to final. - Include document numbers on plat and provide a copy for staff review, prior to final. - Label the centerline and label ROW from centerline, need to show ROW on both sides of centerline to determine ROW dedication as applicable, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Aircraft Drive: 40 ft. ROW dedication from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Include document numbers on plat and provide a copy for staff review, prior to final. - Label the centerline and label ROW from centerline, need to show ROW on both sides of centerline to determine ROW dedication as applicable, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Existing street ROW's not shown/labeled on plat submitted for preliminary review. Need to revise plat accordingly to establish additional street requirements and alignments, including 1/4 mile, 1/2 mile and/or mile street locations. **ROW and paving widths will be established once revised plat is submitted, but not less than minimum requirements. Paving: **(see above) Curb & gutter: both sides ** Staff reviewing street layout locations as may be applicable, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides **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 block length must be clarified and plat revised to comply with requirements. If a variance is requested, must be submitted and finalized prior to final. - Stub out streets to adjacent properties must be provided to comply with block length requirements. **Subdivision Ordinance: Section 134-118	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 **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Clarify use of lots 1-11 if commercial or residential use to establish alley requirements, prior to final. - If a private service drive easement is proposed instead of any alley, it must have a minimum 24 ft. pavement width. - Alley or service drive easement cannot dead-end. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 25 ft. or greater for easements for lots 12-33, 35-272 Lots 273 & 274: 45 ft. or greater for easements - Revise plat note as shown above wording to be finalized, prior to final. - Clarify use of lots 1-11, 34 to establish front setback requirements, prior to final. - Subject to change once residential use referenced on the application is clarified. - will this property be annexed? **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements - Revise plat note as shown above wording to be finalized, prior to final. - Clarify use of lots 1-11 if commercial or residential use to establish rear setback requirements, prior to final. - Subject to change once residential use referenced on the application is clarified. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements - Revise plat note as shown above wording to be finalized, prior to final. - Clarify use of lots 1-11 if commercial or residential use to establish side setback requirements, prior to final. - Subject to change once residential use referenced on the application is clarified. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above wording to be finalized, prior to final. - Clarify use of lots 1-11 if commercial or residential use to establish corner setback requirements, prior to final. - Subject to change once residential use referenced on the application is clarified. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. - Include a note as shown above, prior to final. - Subject to change once residential use referenced on the application is clarified. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

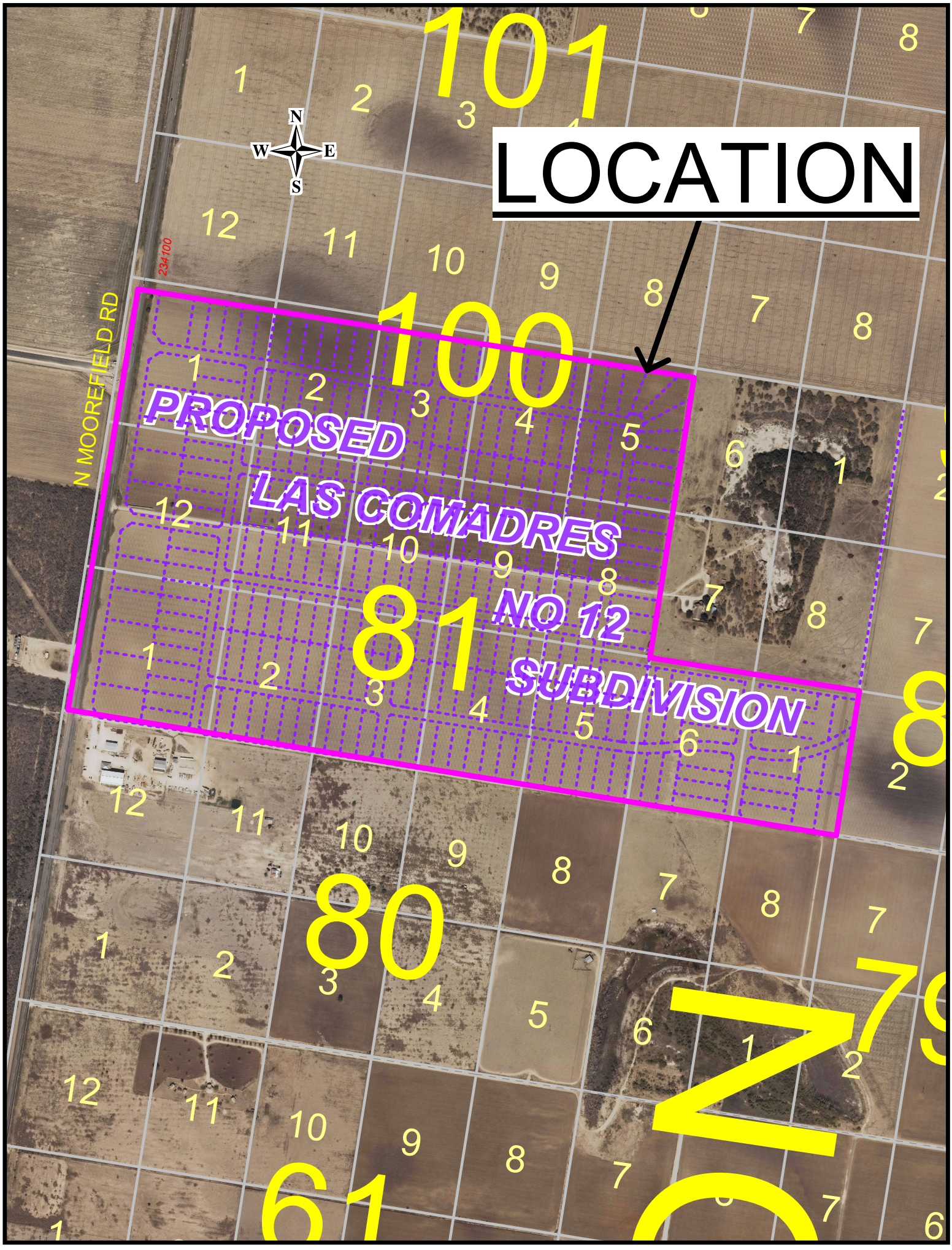
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Moorefield Road, Aircraft Drive, any 1/4 mile, 1/2 mile or mile collector/arterial roads, and on both sides of all interior streets. - Sidewalk plat note wording as applicable to be established, prior to final. - Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Aircraft Drive Others as may be required based on revised plat - as may be applicable. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Include a plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Aircraft Drive, and other streets once other street requirements are established based on revised layout as needed. - Clarify use of lots 1-11 if commercial or residential use to establish requirement, prior to final. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. -Clarify residential use referenced on the application.	TBD
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Include a plat note as shown above, finalize wording for note prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. - Clarify use of lots 1-11 if commercial or residential use to determine requirements.	Non-compliance
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* 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 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. - Park Fees do not apply for lots in ETJ unless they get annexed.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Park Fees do not apply for lots in ETJ unless they get annexed.	NA
* Pending review by the City Manager's Office. - Park Fees do not apply for lots in ETJ unless they get annexed.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Submit a Master Trip Generation with proposed land uses to determine a Traffic Impact Analysis is needed for all phases.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: - Any abandonments must be done by separate document, not by plat, must be finalized prior to final. - Submit Master Plan for overall development if additional properties adjacent to this development is proposed in order to establish additional requirements as applicable. Some streets are shown to extend to adjacent properties which an overall development plan would clarify. Future phases proposed as the layout references phases 12 and 13. Prior to final. -Area west of Lot 266 is not labeled on plat - revise as needed as well as other parcels that may not be properly labeled. - The legal description referenced the subdivision name does not appear to reference all the property shown on the plat. Also, the metes and bounds references 500 plus acres while the plat consists of approximately 178 acres based on the application - verify and correct as needed, prior to final. - Need to finalize subdivision name - reference is made to it being a subdivision map of Master.... Clarify and correct as needed, including where the owner's signature block references the subdivision name, prior to final. - Clarify if easements will be dedicated by plat by either plat note or labeled on plat. - Easements shown don't provide dimensions nor annotation to use of easement, clarify prior to final. - Clarify/provide dimensions of the gas easement along the south west portion of the subdivision and any overlap/issues with ROW dedication for North Moorefield Road and Aircraft Drive. - Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc. and any additional requirements that may be needed, prior to final. - Application references residential use, is it for single-family use? - clarify to establish requirements as needed prior to final. *Must comply with City’s Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND APPROVAL OF THE 1 YEAR EXT.	Applied

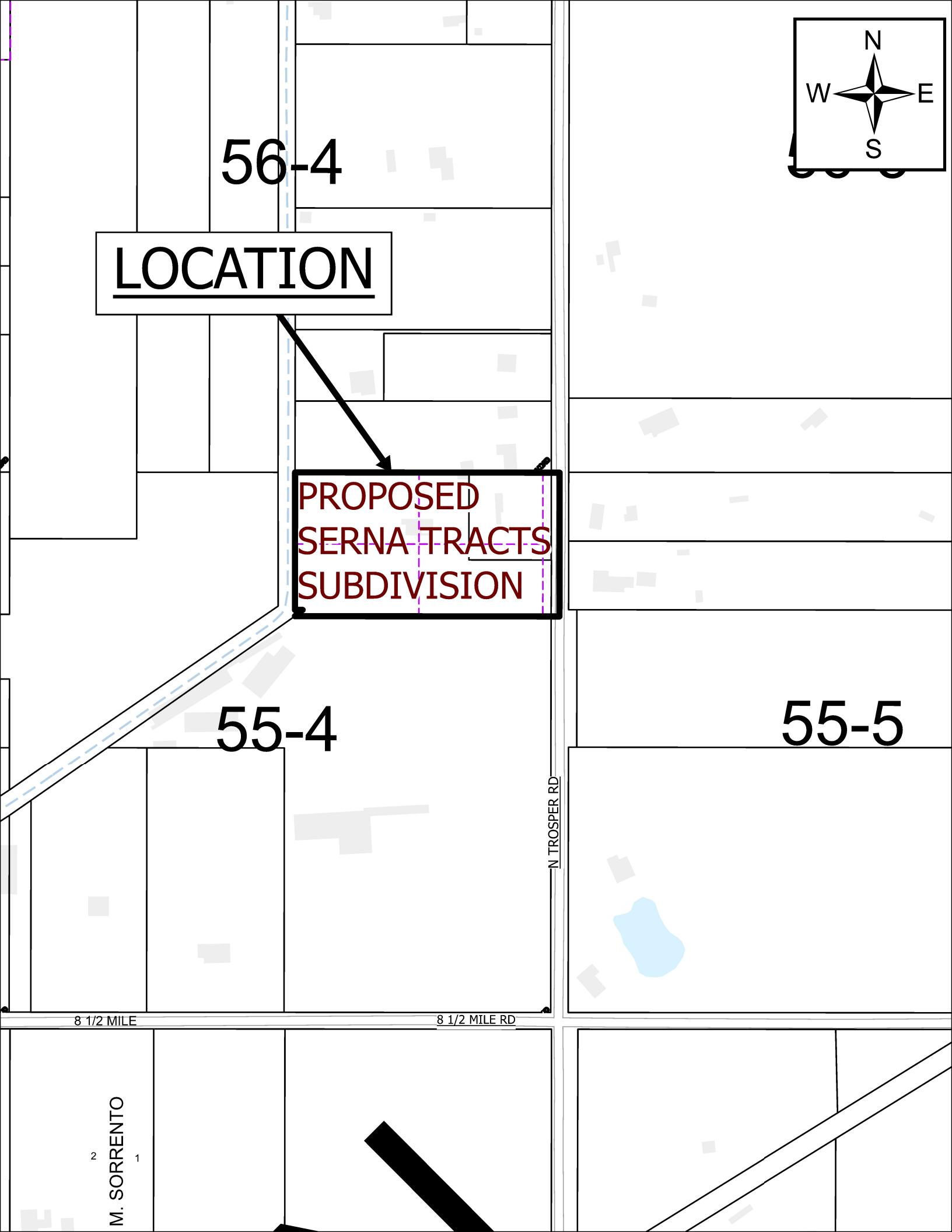

LOCATION
PROPOSED
LAS COMADRES
NO 12
SUBDIVISION
N MOOREFIELD RD
234100
101
100
81
80
61
N
W
E
S

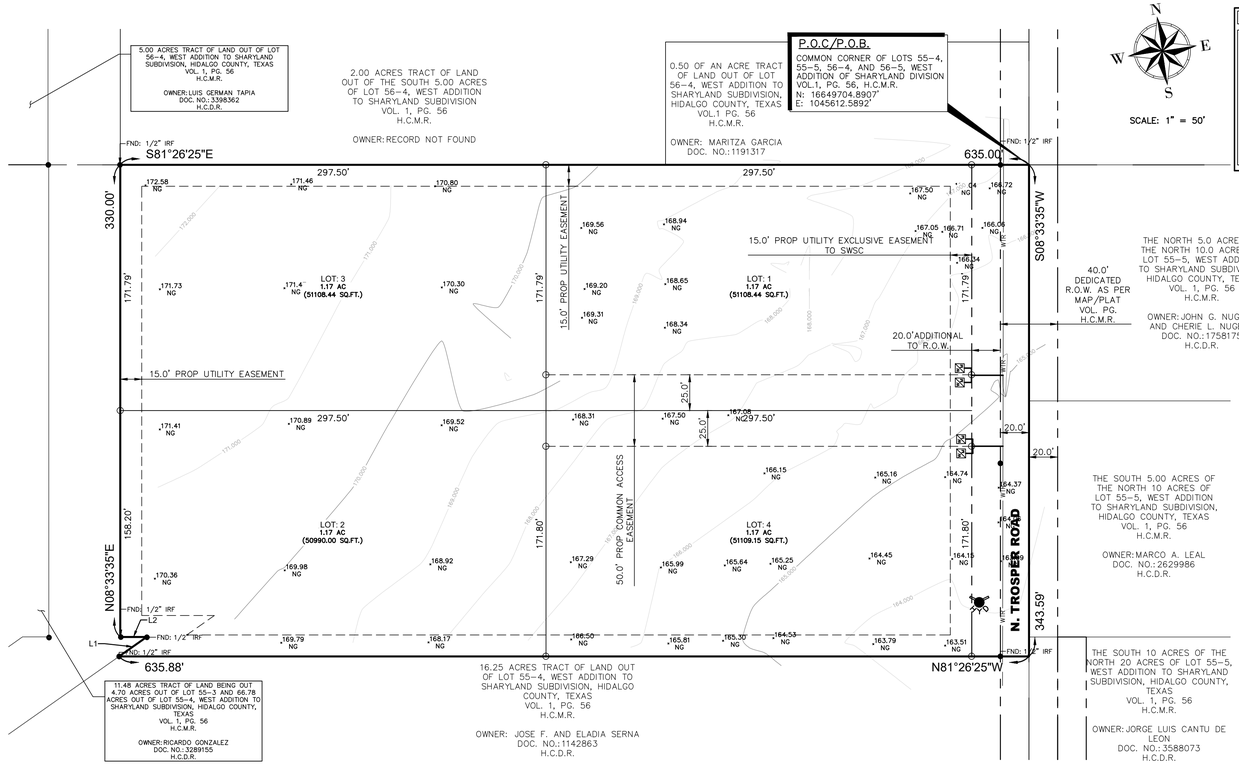
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Serna Tracts Subdivision*
Owner Name	*Jose Francisco Serna*
Engineering Firm	*SAMES, INC*
Existing Zoning	*ETJ*
Proposed Zoning	*ETJ*
Number of Lots	3

City of McAllen Planning Department


N
W
E
S
56-4
LOCATION
PROPOSED
SERNA TRACTS
SUBDIVISION
55-4
55-5
N TROSPER RD
8 1/2 MILE
8 1/2 MILE RD
M. SORRENTO
2
1



LEGEND

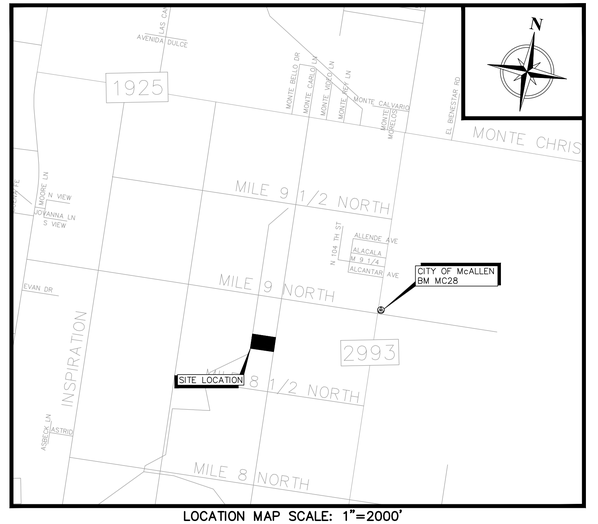
●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
◉	– FND. 5/8" IRON ROD
⊕	– ON-SITE BENCHMARK
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
M.R.H.C.	– MAP RECORDS OF HIDALGO COUNTY
H.C.O.R.	– HIDALGO COUNTY OFFICIAL RECORDS
P.O.C.	– POINT OF COMMENCEMENT
P.U.E.	– PUBLIC UTILITY EASEMENT
P.O.B.	– POINT OF BEGINNING

SURVEY NOTES:

1. BEARINGS SHOWN BASED ON KELLY PHARR SUBDIVISION, AS PER MAP RECORDED IN VOLUME 3, PAGE 133, MAP RECORDS, 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)

GENERAL NOTES:

1. COMMUNITY–PANEL NUMBER: 480334 0295 D
   MAP REVISED: DATE JUNE 6. 2000
2. NEAREST CITY OF McALLEN BENCHMARK IS MC28 (30" ALUMINUM PIPE WITH A 3–1/4" BRASS MONUMENT CAP ON TOP), SAID BENCHMARK IS LOCATED APPROXIMATE AT EASTBOUND ON FM 2993.
   ELEV=166.73 (N=1665068.42, E=1048529.31).
   VERTICAL DATUM: NAVD 88.
   HORIZONTAL DATUM: NAD 83.
3. BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83.
4. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25.0'
   SIDE: 6.0'
   REAR: 15.0'
   OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
5. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
   NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
6. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
7. THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.
8. THIS SUBDIVISION IS WITHIN ETJ LIMITS OF CITY OF McALLEN.
9. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
10. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
11. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT UNITED AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF _____ CUBIC–FEET (_____ ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
12. 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.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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.
14. ON–SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON–SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
   D. SOIL ANALYSIS'S 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 STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM.
   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
17. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
18. ALL CONSTRUCTION SHALL SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
19. THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.)
20. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
22. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
23. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 4.
24. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
25. CROSS–HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN–AROUND UNTIL STREET IS EXTENDED (EAST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (EAST).
26. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).



LOCATION MAP SCALE: 1"=2000'

SERNA TRACTS SUBDIVISION

BEING A 5.00 (217,800.00 SQ. FT.) GROSS; 4.84 (210,928.20) NET ACRES OF LAND, BEING COMPRISED OF A 4.00 ACRES TRACT OF LAND, AND 1.00 ACRE TRACT OF LAND OUT OF LOT 55–4, WEST ADDITION TO SHARYLAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO JOSE FRANCISCO SERNA, ACCORDING TO THE DEEDS THEREOF RECORDED IN DOCUMENT NUMBER 1958283 AND 1858731, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

METES AND BOUNDS

BEING A 5.00 (217,800.00 SQ. FT.) GROSS; 4.84 (210,928.20) NET ACRES OF LAND, BEING COMPRISED OF A 4.00 ACRES TRACT OF LAND, AND 1.00 ACRE TRACT OF LAND OUT OF LOT 55–4, WEST ADDITION TO SHARYLAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO JOSE FRANCISCO SERNA, ACCORDING TO THE DEEDS THEREOF RECORDED IN DOCUMENT NUMBER 1958283 AND 1858731, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT A CALCULATED POINT BEING THE COMMON CORNER OF LOTS 55–4,55–5,56–4, AND 56–5, OF SAID WEST ADDITION TO SHARYLAND, FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16649704.8907', E=1045612.5892',

THENCE; SOUTH 08°33'35" WEST, ALONG THE EAST LINE OF SAID LOT 55–4, A DISTANCE OF 343.59 FEET, TO A POINT OF BEING ON THE CENTERLINE OF N. TROPSER ROAD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°26'25" WEST, ALONG THE NORTH LINE OF A 16.25 ACRES TRACT OF LAND OUT OF SAID LOT 55–4, AS DESCRIBED AND CONVEYED TO JOSE F. AND ELADIA SERNA, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 1142863, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2" IRON ROD ALONG THE WEST RIGHT OF WAY LINE OF SAID N. TROSPER ROAD, CONTINUING A TOTAL DISTANCE OF 635.88 FEET TO A FOUND 1/2" ROD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 63°23'35" EAST, OVER AND ACROSS OF SAID LOT 55–4, A DISTANCE OF 23.60 FEET, TO A FOUND 1/2" IRON ROD, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°26'25" WEST, OVER AND ACROSS OF SAID LOT 55–4, A DISTANCE OF 18.41 FEET, TO A FOUND 1/2" IRON ROD ALONG THE EAST RIGHT OF WAY LINE OF A 50.00 FOOT RIGHT OF WAY, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°33'35" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID 50.00 FOOT RIGHT OF WAY, A DISTANCE OF 330.00 FEET, TO A FOUND 1/2" IRON ROD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°26'24" EAST, ALONG THE COMMON LINE OF SAID LOT 55–4 AND 56–4, A DISTANCE OF 615.00 FEET, PASSING A FOUND 1/2" IRON ROD ALONG THE WEST RIGHT OF WAY LINE OF SAID N. TROSPER ROAD, CONTINUING A TOTAL DISTANCE OF 635.00 FEET TO THE POINT OF BEGINNING, CONTAINING A 5.00 (217,800.00 SQ. FT.) GROSS; 4.84 (210,928.20) NET ACRES TRACT OF LAND, MORE OR LESS.

SAVE AND EXCEPT: THE EAST OF 0.16 (6,969.60 SQ. FT.) OF AN ACRE TRACT OF LAND, ALL THAT BEING SITUATED IN ROAD RIGHT OF WAY.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

JOSE FRANCISCO SERNA
AS OWNER OF THE 5.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SERNA TRACTS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

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

_____ _____
OWNER NAME DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOSE FRANCISCO SERNA, 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

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF SERNA TRACTS 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

HIDALGO COUNTY IRRIGATION DISTRICT UNITED

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT UNITED 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 UNITED RIGHTS OF WAYS OR EASEMENTS.

_____ _____
PRESIDENT ATTEST: SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SERNA TRACTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER 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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF SAUL D. MALDONADO. P.E. 100320 ON 09/23/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

_____ _____ _____
SAUL D. MALDONADO, PE NO. 100320 DATE

SHARYLAND WATER SUPPLY CORPORATION

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

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER,
SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY DRAINAGE DISTRICT UNITED CERTIFICATION

COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT UNITED HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON THE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ ATTEST: _____
MAYOR, CITY OF MCALLEN DATE CITY SECRETARY DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND 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. 6027 DATE

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SUBDIVISION NAME WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 20__.

ATTEST: _____ _____
HIDALGO COUNTY JUDGE DATE

_____ _____
HIDALGO COUNTY CLERK DATE

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.

COUNTY COURT SEAL OF HIDALGO, TEXAS

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE FRANCISCO SERNA	13647 N TROSPER RD,	MISSION, TX 78573		
ENGINEER:	SAUL D. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702–8880	(956) 702–8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702–8880	(956) 702–8883

INDEX TO SHEETS OF CERNA TRACTS SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; AND ET.; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.

DATE OF PREPARATION: September 2025 SHEET 01 OF 02

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/26/2026

SUBDIVISION NAME: SERNA TRACTS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Trosper Road: Dedication for 40 ft. from centerline for a total of 80 ft. of R.O.W. Paving: 52 ft. Curb & gutter: both sides - Need to label R.O.W. Labels as required (Existing, Total, etc.) - Label centerline, needs to be shown on plat to establish R.O.W dedication, prior to final. - All R.O.W requirements must be addressed, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Quarter Mile Collector (North Boundary): 30 ft. dedication for a 60 ft total R.O.W. Paving: 40 ft. Curb & gutter: both sides -Needs to be shown on plat, prior to final -all R.O.W. Requirements need to be addressed. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W interior Street required: 50 ft. R.O.W Paving: 32 ft. Curb & gutter: both sides -Common Access Easement shown on plat needs to be revised to a street to provide frontage of Lots 2 and 3 on a street not an access easement. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac: - Needs to provide cul-de-sac R.O.W at the west end of the interior E/W Street. - Paving diameter is 96 ft. face to face curb and gutter on both sides and a R.O.W of 10 ft. paved around the Cul-de-sac. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW Paving *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA

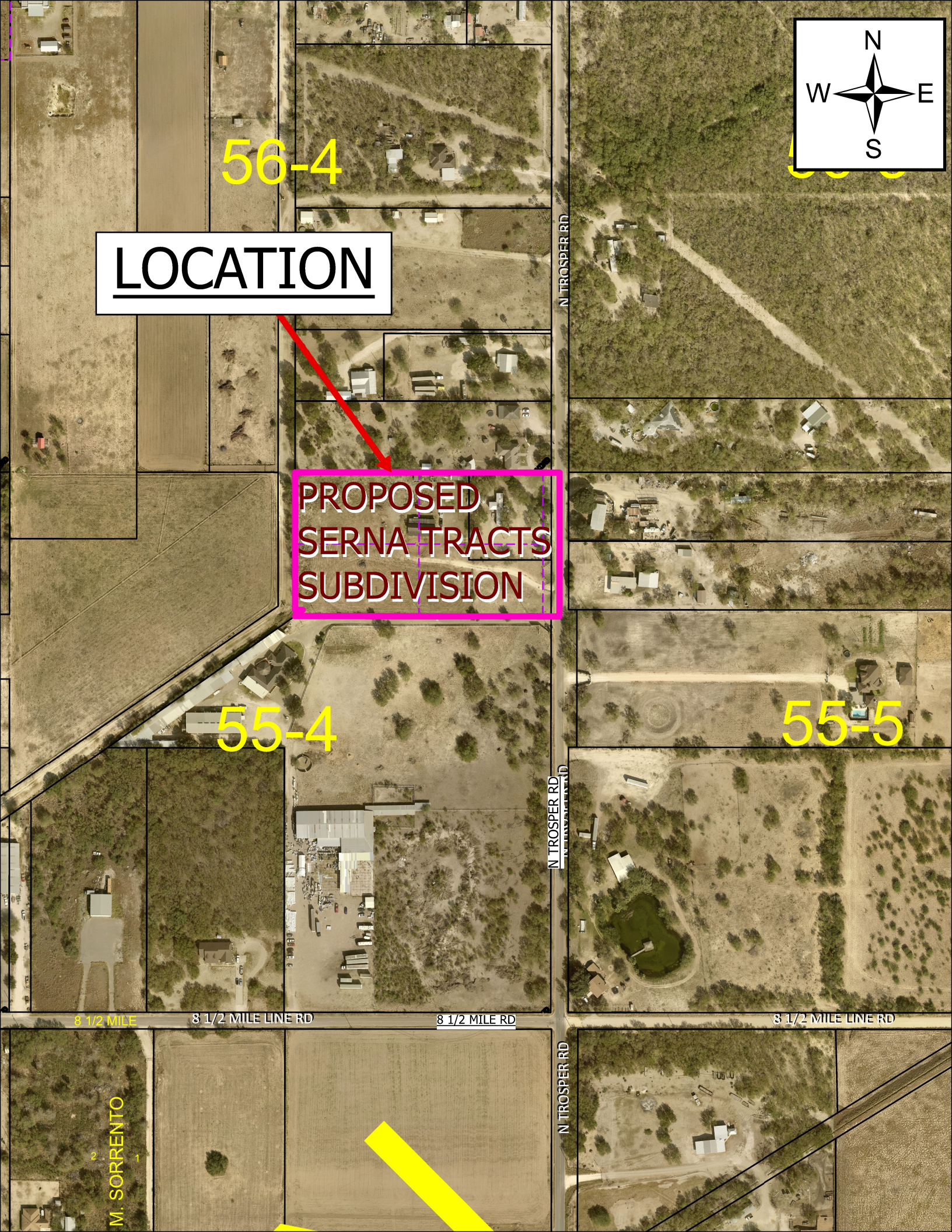
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front:(Proposing) 25 ft. - 45 ft. on N. Trosper Road or greater for easements or in line with existing structures, whichever greater applies. - Interior front setback will be established once plat is revised to accommodate interior street, but not through ordinance requirement., finalize prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Rear: (Proposing) 15 ft. - 15 ft. or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: (Proposing): 6 ft. - 6 ft. or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner 10 ft. or greater for easements, whichever is greater applies. -Include plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Garage: 18 ft. except where greater setback is required, greater setbacks applies. -Add plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Trosper Road, E/W Quarter Mile Collector, and both sides of interior streets. - Add plat note as stated above, prior to final. - May increase to 5 ft. as per engineering department. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. -Others may be required once plat is revised, prior to final. finalize wording for plat note, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses -finalize wording for plat note, prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along - to be determined once plat is revised, prior to final. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Non-compliance

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

- Add plat note as shown above, prior to final.	
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets - Lots 2 and 3, do not front a street. Revise plat to accommodate interior street/ cul-de-sac to provide lot frontage, prior to final. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing ETJ Proposed ETJ -If annexed to the city, a rezoning application to the UDC & park requirements would apply. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - If annexed to the city, a rezoning application & park requirements would apply. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee - Park fee requirements, if annexed, park fees will apply, prior to final.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Park fee requirements, if annexed, park fees will apply, prior to final.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. -- Park fee requirements, if annexed, park fees will apply, prior to final.	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: - Per application, proposed is single-family residential -Revise plat so that all lots front a street. *Must comply with City's Access Management Policy.	Applied

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL AND APPROVAL OF THE 1 YEAR EXT.	Applied


N
W
E
S
56-4
LOCATION
PROPOSED
SERNA TRACTS
SUBDIVISION
N TROSPER RD
55-4
55-5
8 1/2 MILE
8 1/2 MILE LINE RD
8 1/2 MILE RD
8 1/2 MILE LINE RD
N TROSPER RD
M. SORRENTO

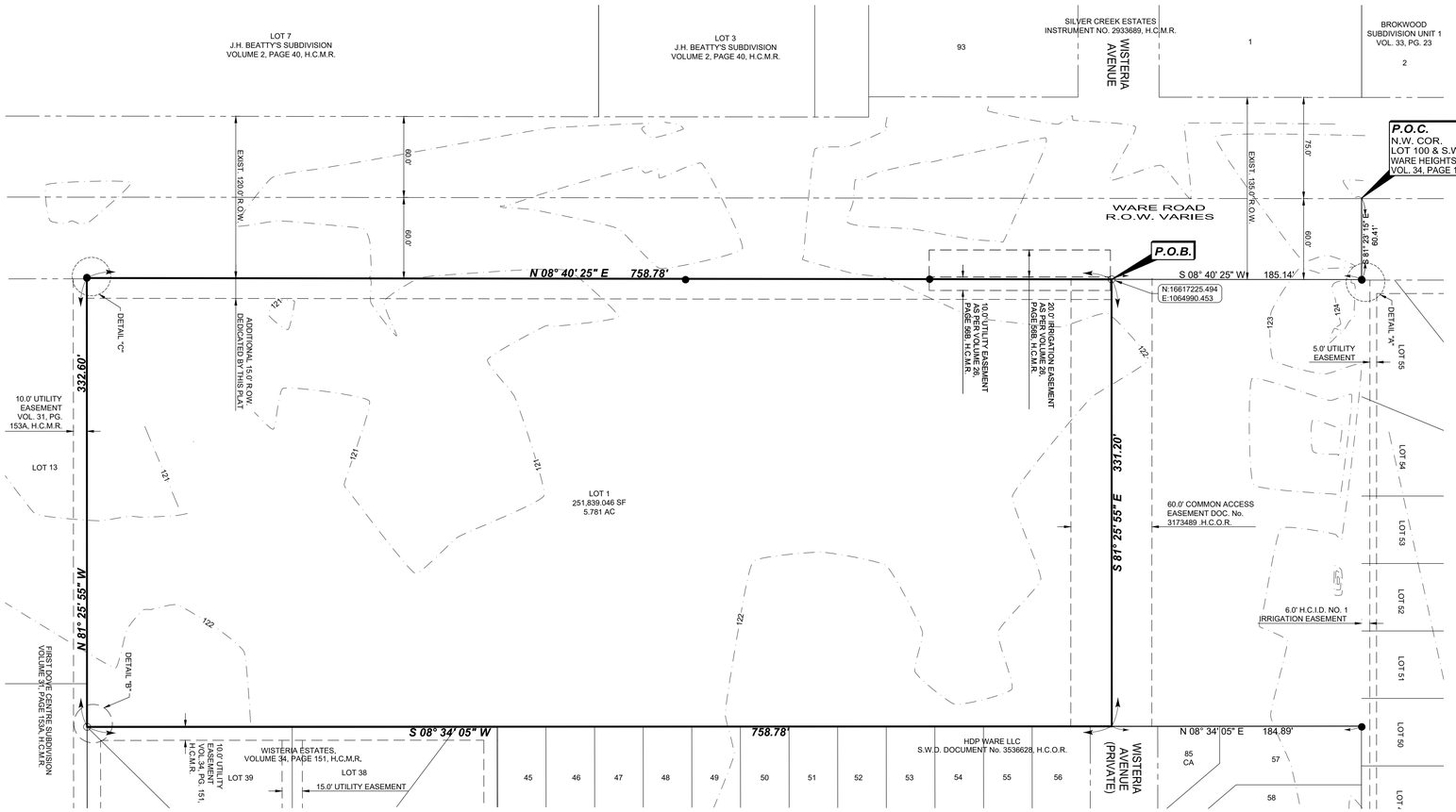
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Shoppes at Ware Subdivision*
Owner Name	*Pebco Management Trust*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*C-3 (General Commercial)*
Proposed Zoning	*TBD*
Number of Lots	1

City of McAllen Planning Department


LOCATION
N
W
E
S
PROPOSED SHOPPES AT WARE SUBDIVISION
MARIA L. MATA SUBDIVISION
LOT 1
N WARE RD
N. 38TH LN.
N. 36TH ST.
YUCCA AVE.
XANTHISMA AVE.
WARE HEIGHTS SUBDIVISION
VILLAS ON WARE SUBDIVISION
WATERLILY AVE.
WISTERIA ESTA
VIOLET AVE.
ULEX AVE.
BUDDY OWENS BLVD
WARE PLAZA SUBDIVISION
FIRST DOVE CENTRE
AUTO ZONE #6371
LOT 1
FAMILY DOLLAR STORE SUBDIVISION
WARE COMMERCE
LOT A
LOT-1 LAR-LIN No. 5 SUBDIVISION
CIRCLE K STORE #4586
LOT 1
LOT 1 LONE STAR NATIONAL BANK NO. 2 SUBDIVISION
HOLDINGS BY S.T. REAL ESTATE SUBDIVISION
LOT 1
OWENS COMMERCIAL PARK
LOT 1
BOYS & GIRLS CLUB NORTH
LOT 1
100
101



DETAIL "A": N.T.S.

DETAIL "B": N.T.S.

DETAIL "C": N.T.S.

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)

SCALE: 1" = 50'

LEGEND

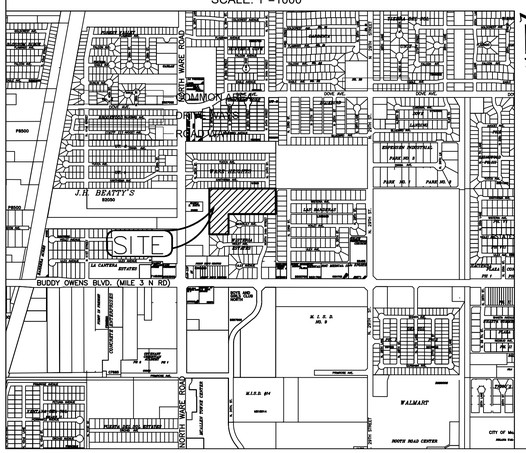
- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
G.W.D. - GIFT WARRANTY DEED
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
N.W. COR. - NORTHWEST CORNER
S.W. COR. - SOUTHWEST CORNER
N.T.S. - NOT TO SCALE
VOL. - VOLUME

SUBDIVISION MAP OF SHOPPS AT WARE SUBDIVISION

BEING A SUBDIVISION OF A 7.187 ACRES
BEING ALL OF LOT 1,
MARIA L. MATA SUBDIVISION
VOLUME 26, PAGE 56B, H.C.M.R.
AND OUT OF LOT 100,
LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION
VOLUME 24, PAGES 67-68, H.C.D.R.
HIDALGO COUNTY, TEXAS

LOCATION MAP
SCALE: 1"=1000'



GENERAL NOTES :

1. THE SITE LIES IN ZONE "C".
ZONE "C" IS DEFINED AS " AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE: 18 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE _____CUBIC FEET (_____ AC.-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. CITY OF McALLEN BENCHMARK: "MC 58" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 3 LINE ROAD. 30" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 119.91, NORTHING: 16616036.9453, EASTING: 1064821.60716 (NAVD88).
6. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG COLLECTOR STREET, AND BOTH SIDES OF ALL INTERIOR STREETS, INCLUDING THE ENTRANCE ACCESS AND THE EAST SIDE OF NORTH WARE ROAD.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
11. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, DETENTION AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
12. 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.
13. NO DWELLING SHALL BE ALLOWED IN ANY COMMON AREAS.
14. ALL EASEMENTS SHOWN IN PLAT ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

METES AND BOUNDS DESCRIPTION:

A tract of land containing 6.862 acres situated in the City of McAllen, County of Hidalgo, Texas, being all of Lot 1 of Maria L. Mata Subdivision according to the plat thereof recorded in Volume 26, Page 56B, Hidalgo County Map Records and out of Lot 100, La Lomita Irrigation & Construction Co. Subdivision, according to the plat thereof recorded in Volume 24, Pages 67-68, Hidalgo County Deed Records, which said 6.862 acres are out of various tracts designated as Tracts II, III, IV, V, and a certain other tract, all conveyed to: Pebco Management Trust by virtue of various documents that are General Warranty Deeds recorded under Document Numbers 1190263, 1190264, and Warranty Deed with Vendor's Lien recorded under Document Number 1190265, all of Hidalgo County Official Records, said 6.862 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 100 and the Southwest corner of Ware Heights Subdivision, according to the plat thereof recorded in Volume 34, Page 18B, Hidalgo County Map Records and being within the existing right-of-way of Ware Road;

THENCE, S 81° 23' 15" E along the North line of said Lot 100 and the South line of said Ware Heights Subdivision, a distance of 60.41 feet to a No. 4 rebar found;

THENCE, S 08° 40' 25" W along the existing East right-of-way line of Ware Road, a distance of 185.14 feet to a No. 4 rebar set (Northing: 16617225.494, Easting: 1064990.453) for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 25' 55" E a total distance of 331.20 feet to a No. 4 rebar set, for the Northeast corner of this tract;
2. THENCE, S 08° 34' 05" W at a distance of 454.98 feet pass a No. 4 rebar found at the Northernmost corner of Lot 37 of Wisteria Estates, according to the plat thereof recorded in Volume 34, Page 151, Hidalgo County Map Records, continuing a total distance of 758.78 feet to a No. 4 rebar set on the North line of First Dove Centre Subdivision, according to the plat thereof recorded in Volume 31, Page 153A, Hidalgo County Map Records for the Southeast corner of this tract; to which a No. 5 rebar found bears S 63° 55' 43" W a distance of 0.79 feet;
3. THENCE, N 81° 25' 55" W along the North line of said First Dove Centre Subdivision, a distance of 332.60 feet to a No. 4 rebar set on the existing East right-of-way line of Ware Road, for the Southwest corner of this tract; to which a No. 4 rebar found bears N 70° 00' 02" W a distance of 0.33 feet;
4. THENCE, N 08° 40' 25" E along the existing East right-of-way line of Ware Road, at a distance of 623.82 feet pass the Southwest Corner said of Lot 1, Maria L. Mata Subdivision a total distance of 758.78 feet to the POINT OF BEGINNING and containing 6.862 acres of land, more or less.

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

THE _____ DAY OF _____ 20_____ .

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

_____ _____
PRESIDENT SECRETARY

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

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: EM/ LH	DATE 05-29-25
REVISION:	DATE
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SHOPPS AT WARE SUBDIVISION , DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. 34TH STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

PEBCO MANAGEMENT TRUST

_____ _____
HOWARD T. TREY PEBLEY JR., TRUSTEE DATE
4700 WEST LARK
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HOWARD T. TREY PEBLEY JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 _____.

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

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

_____ _____
MAYOR, CITY OF McALLEN DATE

ATTEST:

_____ _____
CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO:

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

_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER # 117368 DATE:
STATE OF TEXAS
DATE PREPARED: 05-29-2025
ENGINEERING JOB No. 24166.00
DATE REVISED:_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF SHOPPS AT WARE SUBDIVISION , WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON , 01-22-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 6238 DATE:
STATE OF TEXAS
DATE SURVEYED: 05-28-25
SURVEY JOB No. 24166.08

STATE OF TEXAS
ROBERTO N. TAMEZ
6238

COUNTY CLERK
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

PLAT SHEET 1 OF 1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/26/2026

SUBDIVISION NAME: SHOPPES AT WARE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Ware Road: 75 ft. from Centerline for Total 150 ft. R.O.W. for High Speed Principal Arterial. Paving: By the State Curb & gutter: By the State - Need to show Document numbers for any irrigation ,utility easements, and acquired R.O.W. on the plat AND provide copies of said documents for staff review prior to final. - Need to provide the Centerline (C.L.) for the N. Ware Road. - Provide the Total R.O.W. dimension. - Need to label dimensions from the Centerline to the end of the R.O.W. dedication. *Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - ALLEY is required for commercial properties. *If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -MARIA L. MATA is requiring a 40 ft. setback line. Please review the recorded subdivision, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance

* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Revise plat note as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: *Revise plat note as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: See front setback section above. **Zoning Ordinance: Section 138-356	NA
* Garage: Commercial Development Revisions Needed: - Remove Garage setback note. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 5 ft. wide sidewalk required along N. Ware Road. and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Revisions Needed: - Plat note to be finalized prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 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 N. Ware Rd. - Please provide layout for access for staff review. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Proposed as Plat note #11	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to remove plat note, proposed subdivision is a Commercial Development.	NA

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

**Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
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 Proposed: TBD - A rezoning application must be submitted to the new UDC, prior to final. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval -- A rezoning application must be submitted to the new UDC, prior to final. ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. - As per application, proposed land use for a Commercial Development.	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
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Subdivision name on the plat needs to match application, application refers to subdivision name as "Shoppes at Ware" -New requirements may be applicable when the zone changes to the UDC. - A rezoning application will be required to the new UDC. - Location map is incorrect, please correct. - Any plat notes that are going to change, a vacate and replat will effect. - Need to update the Location map refers to site as the Villas at Ware, make sure to add the hatch for this subdivision project. - Plat note #12 refers to an HOA plat note, please revise accordingly. - Setback note refers to a "Garage" Setback, please revise as this is a commercial property. - Need to provide staff with copies of all recorded document mentioned on the Plat. - Subdivision to the East is the "Villas at Ware," please update parcel information. - Need to update the Owner's signature block and the Surveyor's signature block as they refer to the name for "SHOPPS AT WARE", this name is mispelled. - Need to correct the Mayor’s Signature Block with correct wording as per Section 134-61 (e) (9).	Non-compliance

**Signature line should be as follows: _____ Mayor, City of McAllen DATE *Disclaimer: If you so wish, you can remove the City Secretary signature line from the plat. - Need to provide layout for the proposed entrances. - Previously recorded subdivision for "Maria L. Mata Subdivision" plat notes are still required. - There is some linework being shown fronting N. Ware Rd. for an Irrigation Easement and a Utility easement, please clarify this with staff prior to final. *Disclaimer: Abandonments cannot be done by plat, must be done by a Separate Instrument/Document. *Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. Irrigation District) *Must comply with City's Access Management Policy.	
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL AND APPROVAL OF THE 1 YEAR EXT.	Applied

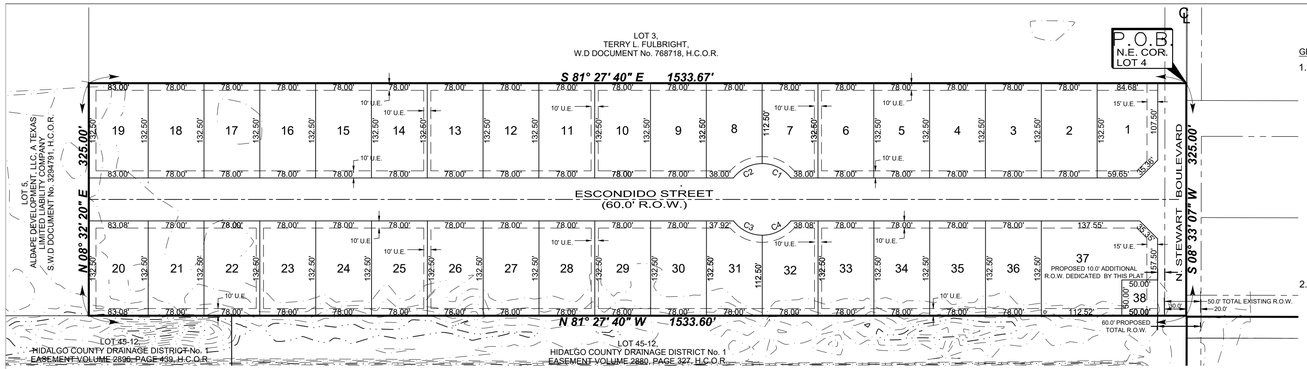

LOCATION
N
W
E
S
N WARE RD
PROPOSED SHOPPES AT WARE SUBDIVISION
MARIA L. MATA SUBDIVISION
LOT 1
WARE HEIGHTS SUBDIVISION
VILLAS ON WARE SUBDIVISION
WISTERIA ESTA
FIRST DOVE CENTRE
WARE PLAZA SUBDIVISION
AUTO ZONE #6371
LOT 1
FAMILY DOLLAR STORE SUBDIVISION
WARE COMMERCE
LOT A
CIRCLE K STORE #4586
LOT 1
LONE STAR NATIONAL BANK NO. 2 SUBDIVISION
HOLDINGS BY S.T. REAL ESTATE SUBDIVISION
OWENS COMMERCIAL PARK
BOYS & GIRLS CLUB NORTH
BUDDY OWENS BLVD
YUCCA AVE
ZINNIA AVE
WISTERIA AVE
VIOLET AVE
ULEX AVE
WATERLILY AVE
XANTHISMA AVE
N 36TH LN
N 35TH LN
N 38TH ST
N 34TH ST
101
100

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Stewart Valley Subdivision*
Owner Name	*Betterra Developments, LLC Andres Trevino*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*ETJ*
Proposed Zoning	*ETJ*
Number of Lots	38

City of McAllen Planning Department



SCALE:1"=100'

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 11.442 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 4, RESUBDIVISION OF LOTS 46-11 AND 46-12 WEST ADDITION TO SHARYLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15, PAGE 40, HIDALGO COUNTY MAP RECORDS, SAID 11.442 ACRES WERE CONVEYED TO BETTERRA DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3230427, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.442 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 4, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 33' 07" W A DISTANCE OF 325.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 27' 40" W AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF N. STEWART BOULEVARD, CONTINUING A TOTAL DISTANCE OF 1,533.60 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 32' 20" E A DISTANCE OF 325.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16635631.336, EASTING: 1052643.739] FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 27' 40" E AT A DISTANCE OF 1,503.67 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF N. STEWART BOULEVARD, CONTINUING A TOTAL DISTANCE OF 1,533.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.442 ACRES OF WHICH 0.224 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. STEWART BOULEVARD, LEAVING A NET OF 11.218 ACRES OF LAND, MORE OR LESS.

Lot Area Table		
Lot #	SQ, FT,	Area
1	10905.47	0.250
2	10335.00	0.237
3	10335.00	0.237
4	10335.00	0.237
5	10335.00	0.237
6	10335.00	0.237
11	10335.00	0.237
12	10335.00	0.237
13	10335.00	0.237
14	10335.00	0.237
15	10335.00	0.237
16	10335.00	0.237
17	10335.00	0.237
18	10335.00	0.237
19	10997.50	0.252
20	11007.94	0.253
21	10335.00	0.237
22	10335.00	0.237
23	10335.00	0.237

Lot Area Table		
Lot #	SQ, FT,	Area
24	10335.00	0.237
25	10335.00	0.237
26	10335.00	0.237
27	10335.00	0.237
28	10335.00	0.237
33	10335.00	0.237
34	10335.00	0.237
35	10335.00	0.237
36	10335.00	0.237
37	18723.86	0.430
38	2500.00	0.057

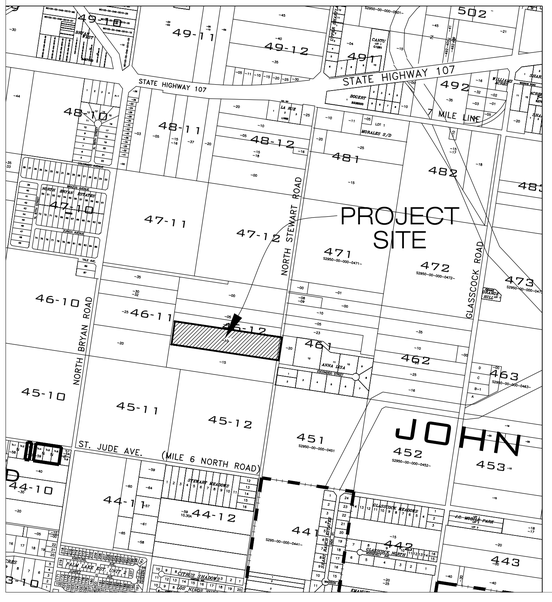
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	46.36'	50.00'	053° 07' 48"	N54° 53' 46"W'	44.72'	25.00
C2	46.36'	50.00'	053° 07' 48"	S71° 58' 25"W'	44.72'	25.00
C3	46.50'	50.00'	053° 16' 50"	S54° 58' 17"E'	44.84'	25.08
C4	46.23'	50.00'	052° 58' 47"	N71° 53' 55"E'	44.60'	24.92

SUBDIVISION MAP OF

STEWART VALLEY SUBDIVISION

METES AND BOUNDS DESCRIPTION
11.442 ACRES BEING ALL OF
LOT 4, RESUBDIVISION OF LOTS 46 - 11
AND 46 - 12 WEST ADDITION TO SHARYLAND
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



BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE (4205) NAD 83 AS PER NAVD 88 (GEOID 2003)

SCALE:1"=100'

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

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS

THE ____ DAY OF_____, 20 ____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT 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

UNITED IRRIGATION DISTRICT NOTES

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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 STEWART VALLEY 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

GENERAL PLAT NOTES & RESTRICTIONS:

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 : 6 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. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
6. A 4' MINIMUM SIDEWALK REQUIRED N. STEWART ROAD, N/S COLLECTOR, AND BOTH SIDES OF INTERIOR STREET
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. STEWART ROAD AND N/S COLLECTOR.
9. 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.
10. 15.0' EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPY CORPORATION RECORDED UNDER DOCUMENT NO._____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
11. 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.
12. 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.
13. A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. STEWART ROAD AND N/S COLLECTOR.
14. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
15. LOT 38 WILL BE FOR A LIFT STATION ONLY AND IT WILL BE DEDICATED TO THE CITY OF MCALLEN.
16. ALL EASEMENTS DEDICATED BY PLAT UNLESS STATED OTHERWISE.

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, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN A STEWART VALLEY 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.

_____ _____
BETERRA DEVELOPMENT, LLC, DATE:
ANDRES TREVINO RUIZ, PRESIDENT
813 NORTH MAIN STREET, SUITE 605
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDRES TREVINO RUIZ 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: 08/30/2024
ENGINEERING JOB # 23023.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

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: 01/16/2023
SURVEY JOB # 23023.00

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

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

_____
MAYOR, CITY OF McALLEN

ATTESTED BY:

_____ _____
CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

DRAWN BY: _____I. H.____ DATE 08-30-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

SHEET 1 OF 1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2026

SUBDIVISION NAME: STEWART VALLEY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Stewart Road: Dedication as needed for 40 ft. from centerline for 80ft. total ROW. Paving:52 Curb & gutter : Both Sides Revisions Needed: -Label ROW being dedicated by this plat prior to final. -Label "Existing" ROW on both sides of centerline with document number on plat, and provide a copy for staff review prior to final. -Label "Total" ROW from centerline and existing ROW line across North Stewart Road to new plat boundary prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are not built prior to recording. **COM Thoroughfare Plan	Non-compliance
Interior Streets: 60 ft. required ROW Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: -Clarify turnaround shown on lots 9 & 10 and 29 &30, prior to final. - Street names will be established prior to final. - Please refer to Cul-De-Sac requirements for temporary turnaround needed and required N/S Collector on the western boundary to ensure compliance with street layout as it can not dead end, finalize prior to final. **Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are not built prior to recording. ****COM Thoroughfare Plan	Non-compliance
N/S collector (western boundary): 30ft. ROW dedication required for 60 ft. Total ROW. Paving: 52 ft. Curb & gutter: Both Sides Pending Items: -Street names will be established prior to final. -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. **ROW subject to increase for 40 ft. of ROW dedication required for 80 ft. Total ROW, if deemed a half mile location. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are not built prior to recording. *****COM Thoroughfare Plan	Non-compliance

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

E/W Collector, (southern boundary): 30 ft. ROW dedication required for 60 ft. Total ROW Paving: 52 ft. Curb & gutter: Both Sides Pending Items: -Street names will be established prior to final. -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. **ROW subject to increase for 40 ft. of ROW dedication required for 80 ft. Total ROW, if deemed a half mile location. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to final ******COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118	Non-compliance
* 600 ft. Maximum Cul-de-Sac. Revisions Needed: -A paved temporary turnaround in compliance with City requirements will be required on the west end of interior street (until N/S collector is constructed), 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. -Finalize temporary turnaround requirements, prior to final. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Public Works Department might require service drive or alley to provide waste collection service for the R-3A lots prior to final **Alley/service drive easement required for commercial and multi-family properties. ***Subdivision Ordinance: Section 134-106	TBD
SETBACKS	
* Front: 20 ft. or greater for easements. Revisions Needed: -Revise note as shown above, prior to final. **Proposing: 20 feet **Zoning Ordinance: Section 138-356	Non-compliance
* Rear:10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides:6 ft., or greater for easements. **Zoning Ordinance: Section 138-356	Applied

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

* Corner:10 ft. or greater for easements. Revisions Needed: -Revise note as shown above prior to final. **Proposing: 10 feet or greater for easements, whichever is greater. ***Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required N. Stewart Road, N/S Collector, E/W Collector and both sides of interior streets. Revisions Needed: -Please revise plat note #12 as shown above prior to final, note subject to change once ROW requirements have been established, finalize note wording prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. ***Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Stewart Road and N/S Collector and E/W Collector Streets. Revisions Needed: -Please revise plat note #18 as shown above prior to final, note subject to change once ROW requirements have been established, finalize note wording prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Stewart Road and N/S Collector and E/W Collector Streets. Revisions Needed: -Please revise plat note #14 as shown above prior to final, note subject to change once ROW requirements have been established, finalize note wording prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.	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.	NA

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. Pending Items: -Compliance to be established once site plan has been submitted, and number of units per lot has been clarified. **Zoning Ordinance: Section 138-356	TBD
ZONING/CUP	
* Existing : ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction) **Proposed land use is Multi-family. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed.	NA
* Pending review by the City Managers Office. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed.	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

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. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Please clarify the number of units per lot prior to final. ****Clarify if subdivision is proposed to be public or private, as additional subdivision requirements may be triggered, prior to final. ****Please provide ownership map to verify that no landlocked properties exist or will be created. *****Clarify if proposing annexation as additional subdivision requirements/changes may be triggered, prior to final.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL AND APPROVAL OF THE 1 YEAR EXTENTSION	Applied

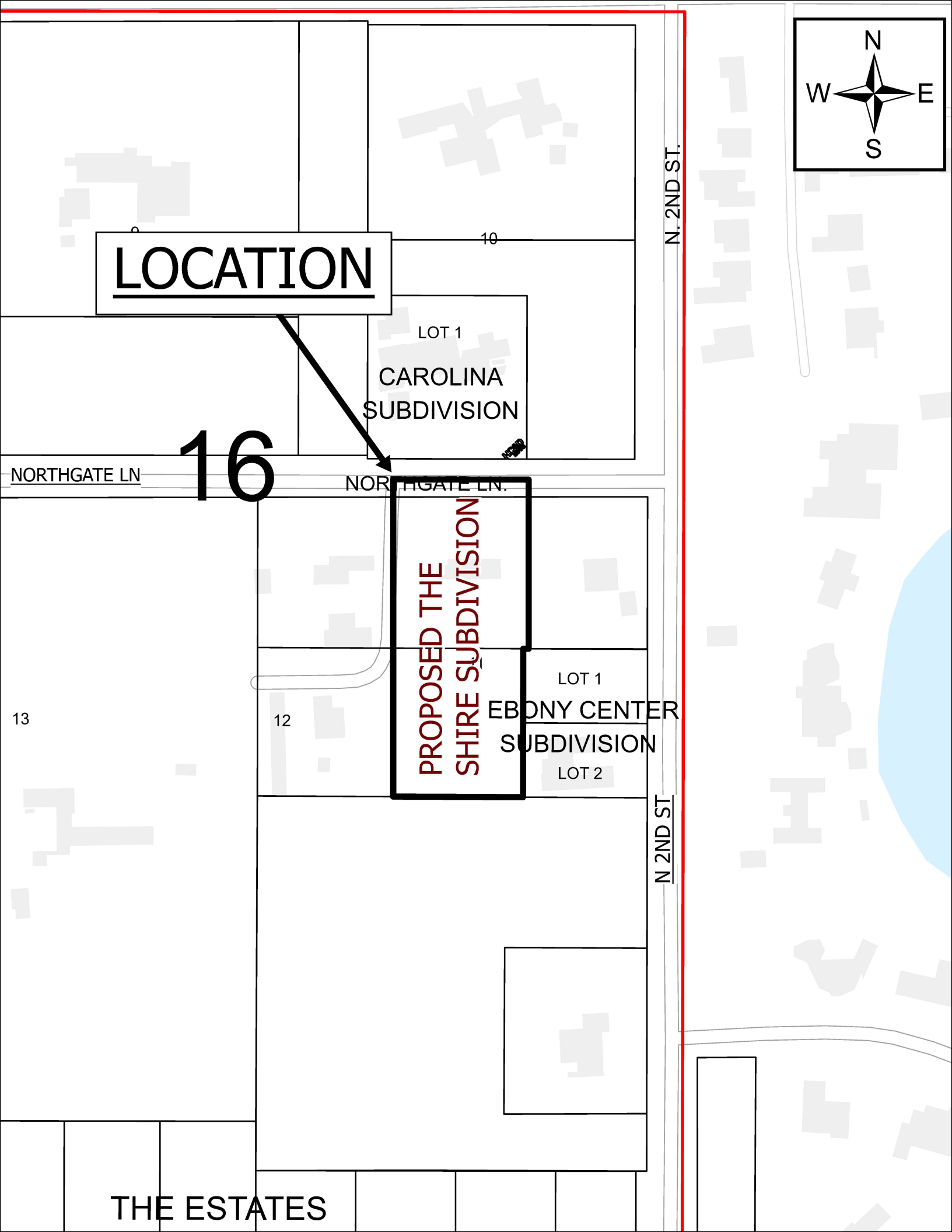

N
W
E
S
LOCATION
46-12
N STEWART RD
ESCONDIDO ST
PROPOSED STEWART VALLEY SUBDIVISION
45-12

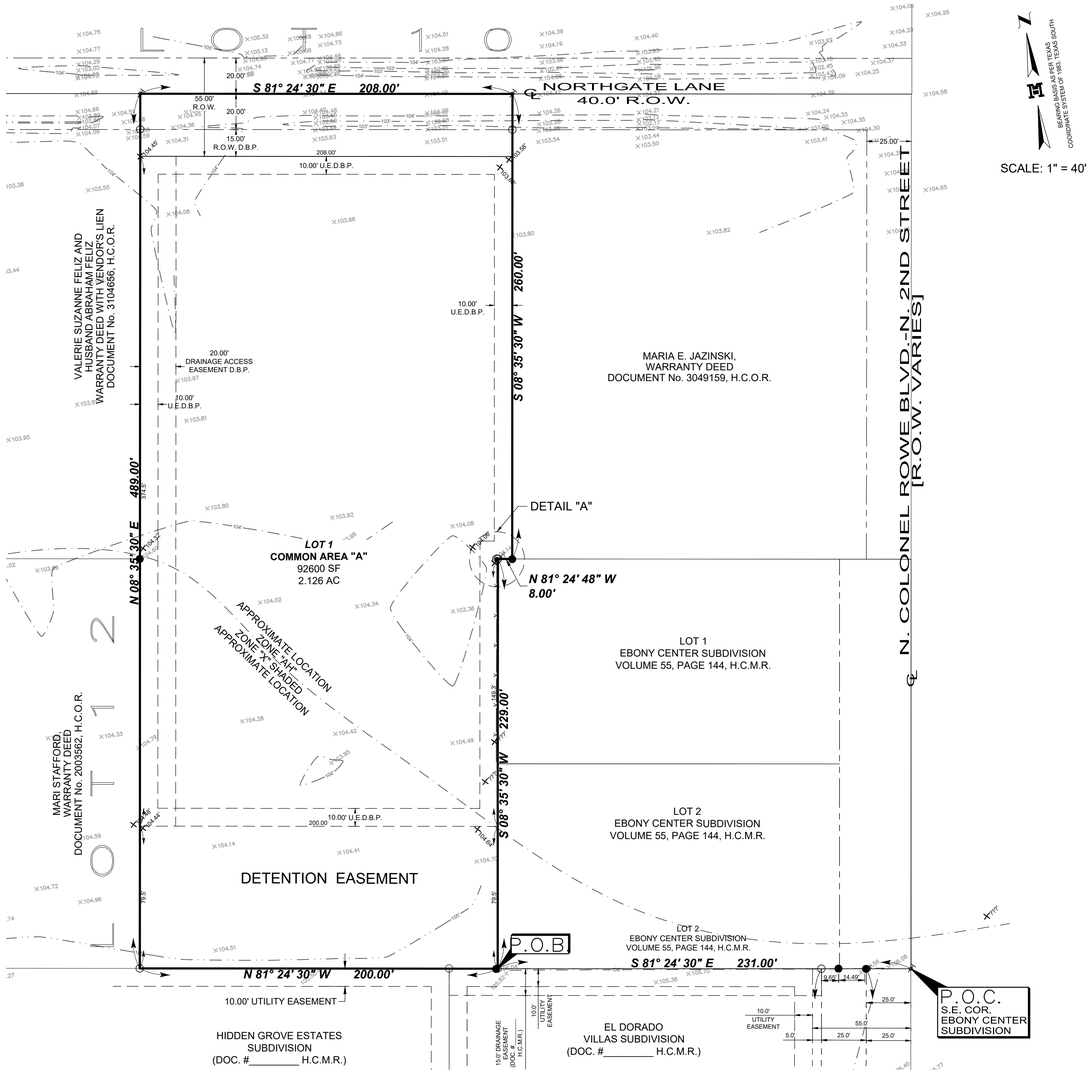
CITY OF McALLEN

Planning & Zoning Commission Meeting

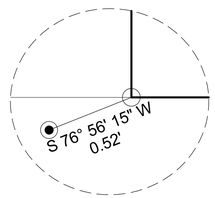
Subdivision Name	*The Shire Subdivision*
Owner Name	*Millennial Bear Farms, LLC*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-1 (Single-Family Residential)*
Proposed Zoning	*TBD*
Number of Lots	1

City of McAllen Planning Department


N
W
E
S
LOCATION
10
N. 2ND ST.
LOT 1
CAROLINA
SUBDIVISION
16
NORTHGATE LN
NORTHGATE LN.
PROPOSED THE
SHIRE SUBDIVISION
LOT 1
EBONY CENTER
SUBDIVISION
LOT 2
13
12
N 2ND ST
THE ESTATES



SCALE: 1" = 40'



DETAIL "A"
N.T.S.

PLAT OF
THE SHIRE SUBDIVISION

PLAT SHOWING
2.293 ACRES OUT OF LOT 11 AND 12,
EBONY HEIGHTS CITRUS GROVES UNIT No. ONE,
VOLUME 5, PAGE 39, H.C.M.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.293 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 2.293 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.293 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO MILLENNIAL BEAR FARMS, LLC, BY VIRTUE OF GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3402605 AND BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3067864, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.293 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11;

THENCE, N 81° 24' 30" W ALONG THE NORTH LINE OF SAID LOT 11 AND WITHIN THE EXISTING RIGHT-OF-WAY OF NORTHGATE LANE, A DISTANCE OF 223.00 FEET TO A NAIL SET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 30" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, CONTINUING A TOTAL DISTANCE OF 260.00 FEET TO A NO. 4 REBAR FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 81° 24' 48" W A DISTANCE OF 8.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 35' 30" W A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 24' 30" W AT A DISTANCE OF 159.60 FEET PASS THE WEST LINE OF SAID LOT 11 AND THE EAST LINE OF SAID LOT 12, CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08° 35' 30" E AT A DISTANCE OF 229.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 469.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY OF NORTHGATE LANE, CONTINUING A TOTAL DISTANCE OF 489.00 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 12, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 24' 30" E ALONG THE NORTH LINE OF LOTS 11 AND 12, AT A DISTANCE OF 40.40 FEET PASS THE NORTHEAST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF SAID LOT 11, CONTINUING A TOTAL DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.293 ACRES OF LAND, OF WHICH 0.096 OF ONE ACRE LIES WITHIN NORTHGATE LANE, LEAVING AN EXISTING NET OF 2.197 ACRES OF LAND, MORE OR LESS.

LEGEND

- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- ℄ - CENTER LINE OF EXISTING ROAD RIGHT-OF-WAY
- U.E.D.B.P. - UTILITY EASEMENT DEDICATED BY PLAT

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

1"=1000' VICINITY MAP



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.G.P.	DATE	06/13/2025
REVISED BY:	A.A	DATE	08-13-2025
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MILLENIAL BEAR FARM, LLC JAMES V. BASSETTI	281 N. HIGHWAY	HIDALGO COUNTY, TX 7310		
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

Y:\Land Development\Residential\AutoXref\2585 - ASD Produce - The Shire Estates on Northgate\AutoCad files\2585 The Shire Estates.dwg, 8/18/2025 4:42:31 PM, DWG To PDF.pc3

PLAT OF

THE SHIRE SUBDIVISION

PLAT SHOWING
2.477 ACRES OUT OF LOT 11 AND 12,
EBONY HEIGHTS CITRUS GROVES UNIT No. ONE,
VOLUME 5, PAGE 39, H.C.M.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

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

ENGINEERING JOB # 25096.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF THE SHIRE SUBDIVISION , WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/19/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 6238 DATE:
STATE OF TEXAS
DATE SURVEYED: 11-19-2024
SURVEY JOB No. 24154.00

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE ZONE "X" (SHADED).

ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE
AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LOMR: MAY 17, 2001. (FINISH FLOOR 24" ABOVE TOP OF CURB AT CENTER OF LOT.)

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

FRONT: 40 FEET OR GREATER FOR EASEMENTS

REAR: 10 FEET OR GREATER FOR EASEMENTS.

SIDES: 6FT. OR GREATER FOR EASEMENTS

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

3. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 1,577 CF.(0.036 AC.-FT.) DETENTION WILL BE PROVIDED ON SITE WITHIN DETENTION AREA AS APPROVED BY THE CITY OF McALLEN.

4. CITY OF McALLEN BENCHMARK: "MC50_1" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATE ON SEPTEMBER 09, 2002. BEING LOCATED ON THE WEST SIDE OF 10TH ST. BETWEEN TRENTON AND FULLERTON ROAD. 30" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 106.511 (NAVD88).

TEMPORARY BENCHMARK: FOUND C.P.S. IN POWER POLE LOCATED 545 FEET EAST AND NORTH 213' OF THE
NORTHEAST CORNER OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM
NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003) N=16627167.194 E=1079903.436 ELEV.=108.58

5. NO BUILDING ALLOWED OVER ANY EASEMENT.

6. 4 FT. WIDE SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR AND ALONG NORTHGATE LANE.

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

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

9. DRAINAGE EASEMENT TO BE MAINTAINED BY PROPERTY 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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
MAYOR, CITY OF McALLEN

ATTESTED BY:

_____ _____
CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING 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 RIGHTS OF WAY OR EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SHIRE, 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.

_____
MILLENIAL BEAR FARMS, LLC
JAMES V. BASSETTI DATE: _____
7310 N. HIGHWAY 281
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES V. BASSETTI 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:

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

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

DRAWN BY:	A.G.P.	DATE	06/13/2025
REVISED BY:	A.A.	DATE	08-18-2025
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MILLENIAL BEAR FARM, LLC JAMES V. BASSETTI	281 N. HIGHWAY	HIDALGO COUNTY, TX 7310		
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Y:\Land Development\Residential\AA\Acm\25096 - ABD Product - The Shire Estates.com\Northgate\Autocad files\25096 The Shire Estates.dwg, 8/18/2025 4:27:15 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/26/2026

SUBDIVISION NAME: THE SHIRE SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Northgate Lane: 15 ft. dedication for 35 ft. from centerline for a total of 70 ft. R.O.W Paving 44 ft. Curb & gutter both sides - Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. - Call out any existing R.O.W, prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial properties/multifamily **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
Front: 45 ft. or greater for easements or in line with existing structures or approved site plan, whichever is greater. Proposing: 40 ft. or greater for easements. -Revise note as shown above. -Setbacks to be established prior to final, but not less than the Zoning Ordinance. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage 18 ft, except where greater setbacks are required, or greater setback applies **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

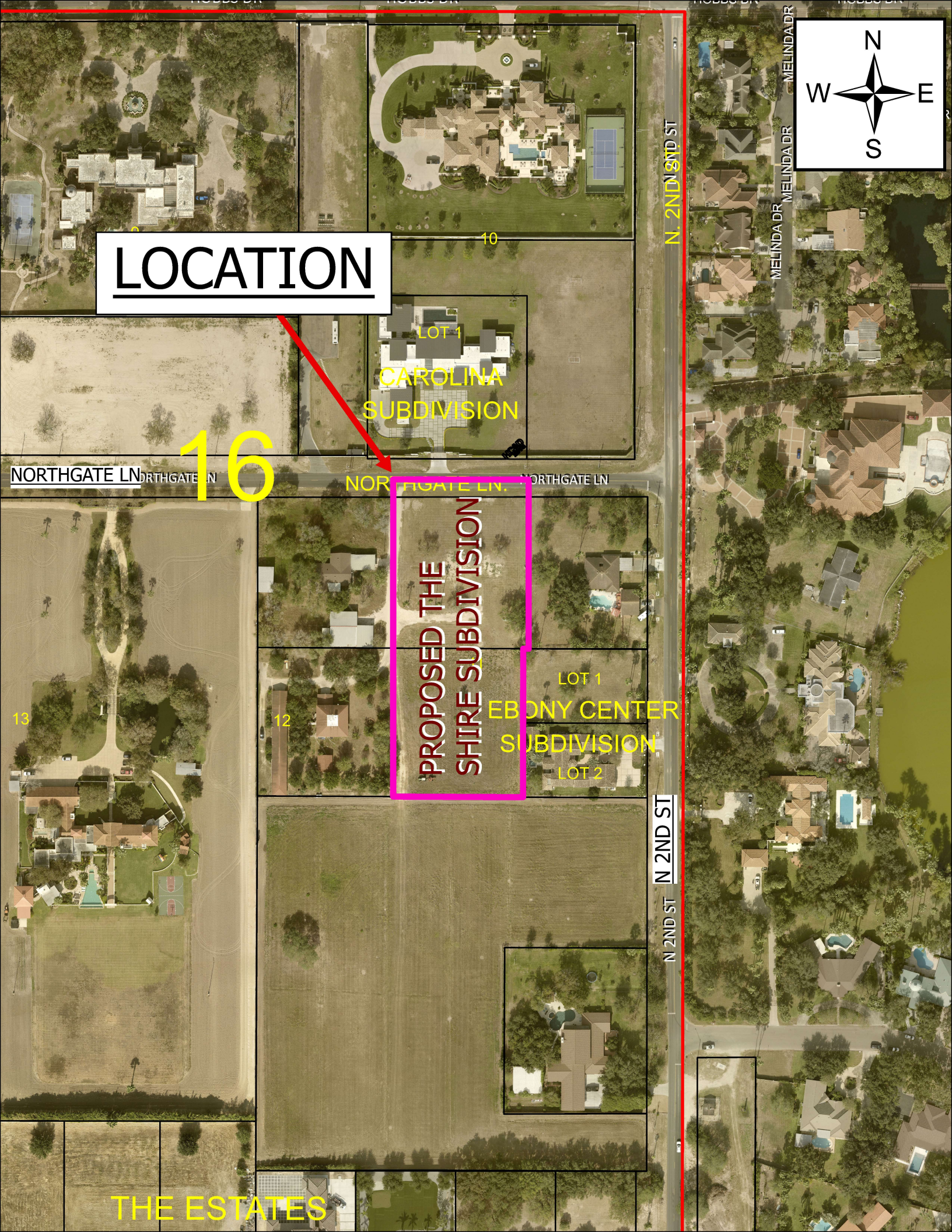
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Northgate Lane. - If additional streets required, sidewalks will be required as applicable, clarify prior to final. - May increase to 5 ft. as per Engineering Department. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	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. Revisions required: - Please provide above reference on plat note, prior to final	TBD
* 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. Revisions required: -must add a plat note as referenced above. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

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

ZONING/CUP	
* Existing R-1 Proposed TBD - a Rezoning application must be submitted and approved under the new UDC, prior to final. - The zoning ord. no longer exists. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval - a Rezoning application must be submitted and approved under the new UDC, prior to final. - The zoning ord. no longer exists. ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. A park fee of 700 (1x700) will be required prior to recording. if the number of swelling units' changes, the park fee will be adjusted accordingly.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. A park fee of 700 (1x700) will be required prior to recording. if the number of swelling units' changes, the park fee will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC. A park fee of 700 (1x700) will be required prior to recording. if the number of swelling 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. - As per Traffic Department, TG is waived for 1 Lot single family home.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: - a Rezoning application must be submitted and approved under the new UDC, prior to final. -The zoning ord. no longer exists. - New requirements may be applicable to the new zone change. *Must comply with City's Access Management Policy. - Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. -Please indicate on plat if property is Lot 1 or common area "A". Should just reference Lot number, Clarify why lot number is referred to common area "A", prior to final. -Need to submit an ownership map of surrounding properties to assure no landlock property exists or additional streets required, prior to final -Signature blocks must comply with Section 134-61 -Any abandonments must be done by separate process and not by plat. - Is there an existing access easement on the on the of the property, Clarify prior to final to establish possible requirement, including streets.	Non-compliance

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, SDUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL AND APPROVAL OF THE 1 YEAR EXT.	Applied


LOCATION
N
W
E
S
MELINDA DR
MELINDA DR
MELINDA DR
N. 2ND ST
10
LOT 1
CAROLINA
SUBDIVISION
16
NORTHGATE LN
NORTHGATE LN
NORTHGATE LN
PROPOSED THE
SHIRE SUBDIVISION
LOT 1
EBONY CENTER
SUBDIVISION
LOT 2
13
12
N 2ND ST
N 2ND ST
THE ESTATES

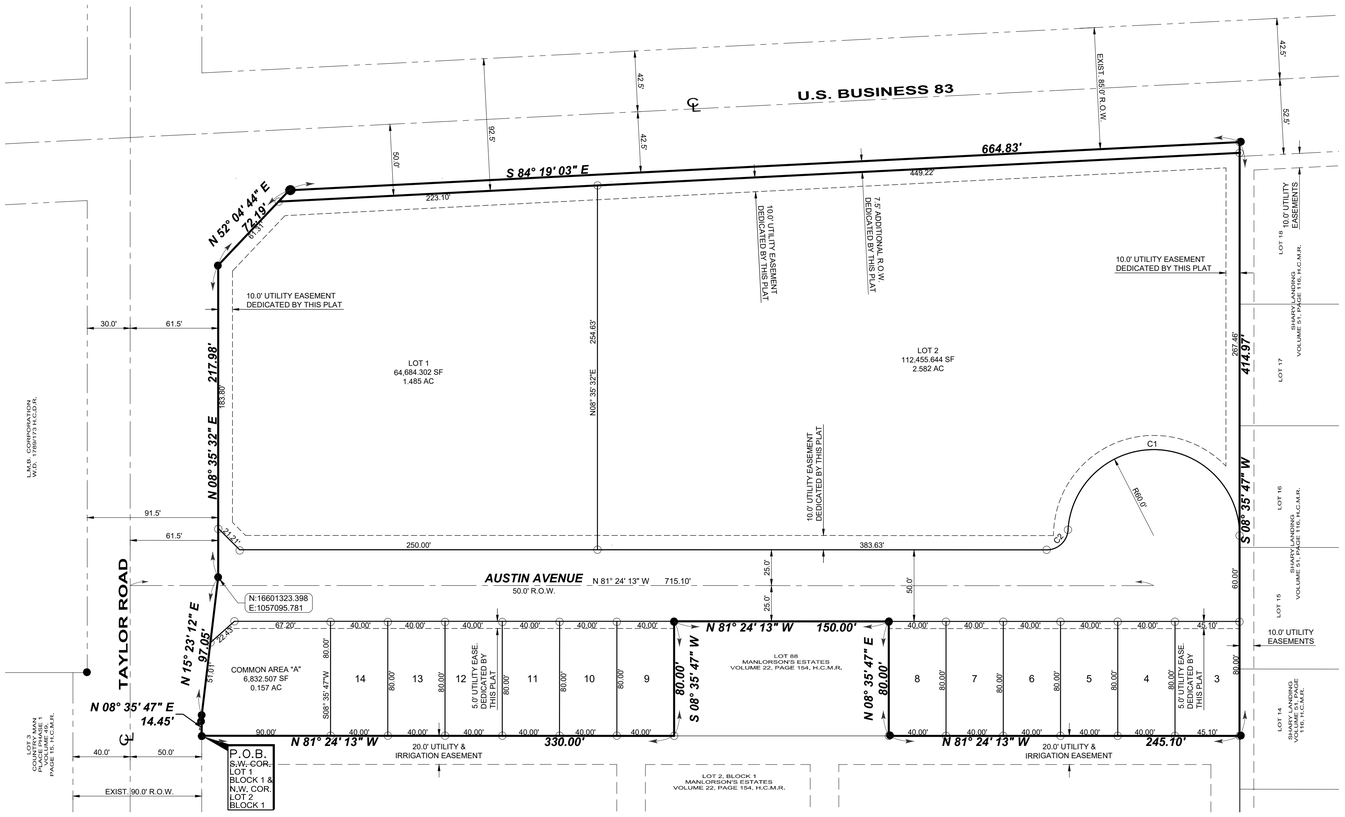
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Waterlilly on Taylor Subdivision*
Owner Name	*Water-Lilly Heights, LLC*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*C-3 (General Business-OC) District*
Proposed Zoning	*C-2 (Regional Commercial-UDC) District & R-2 (Low-Density Residential-UDC) District*
Number of Lots	*15*

City of McAllen Planning Department


LOCATION
N
W
E
S
PROPOSED WATERLILLY ON TAYLOR SUBDIVISION
SHARYLAND ORCHADS
217
SUBDIVISION
MANLORSON'S ESTATES
207
SHARY LANDING SUBDIVISION
CONTRERAS SUBDIVISION
CORTEZ SUBDIVISION
LOT 1
BLOCK 1
LOT 2
JOE SOTELO SUBDIVISION
IDEA PUBLI
HWY 83
BUSINESS HIGHWAY 83 LOOP 374
E BUSINESS HIGHWAY 83
S TAYLOR RD
TAYLOR RD
BRENTWOOD ESTATES
BRENTWOOD DR
BRENTWOOD DRIVE
DRIFTWOOD DR
GROVEWOOD DR
REGINA AVE
MARCEL AVE
ANDREW AVE
AUSTIN AVE
CHICAGO AVE
ERIE AVE
S 49TH ST
S 48TH LN
B ST
D ST
F ST
H ST
GRAPEFRUIT AVE
ACAPULCO ST
BAJA
E MESQUITE
HAPPY VALLEY
OLEANDER ST
SUNSHINE STRIP ST
EL VALLE DEL SOL
MOBILE HOME PARK
BOUGAINVILLEA
EL PASO ST
(UNRECORDED)
GUADALAJARA ST
BLUEBONNET ST
DALLAS
CACTUS
HOUSTON
POINSETTA ST
PECOS
MORLEY
ORCHID
ORGID
LAREDO ST
WACO
SHARYLAND I.S.D. No. 2
(UNRECORDED)
E 4TH ST
EAST 4th St.





LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND PIPE
- FOUND CONCRETE MONUMENT
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

H.C.M.R. - HIDALGO COUNTY MAP RECORDS
P.O.B. - POINT OF BEGINNING
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.W. COR. - SOUTHWEST CORNER
N.W. COR. - NORTHWEST CORNER
R.O.W. - RIGHT-OF-WAY
N.T.S. - NOT TO SCALE

SUBDIVISION MAP OF

WATERLILLY ON TAYLOR SUBDIVISION

BEING A SUBDIVISION OF 6.213 ACRES OUT OF LOT 1, BLOCK 1 MANLORSON'S ESTATES VOLUME 22, PAGE 154, H.C.M.R. CITY OF McALLEN HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 6.213 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 1, BLOCK 1, MANLORSON'S ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 154, HIDALGO COUNTY MAP RECORDS, WHICH SAID 6.213 ACRES WERE CONVEYED TO RICK MICHELENA AND RON MICHELENA, BY VIRTUE OF WARRANTY DEED AGREEMENT RECORDED UNDER DOCUMENT NUMBER 3430930, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.213 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID MANLORSON'S ESTATES AND BEING ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 35' 47" E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, A DISTANCE OF 14.45 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;

2. THENCE, N 15° 23' 12" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, A DISTANCE OF 97.05 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16601323.398, EASTING: 1057095.781] FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, N 08° 35' 32" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, A DISTANCE OF 217.98 FEET TO A POINT, FROM WHICH A NO. 4 REBAR FOUND BEARS S 64° 41' 29" W A DISTANCE OF 0.35 FEET, AT AN INSIDE CORNER OF A CERTAIN TRACT CONVEYED TO THE CITY OF MISSION BY VIRTUE OF CAUSE NO. CCD-0578-H RECORDED UNDER DOCUMENT NUMBER 3237988, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;

4. THENCE, N 52° 04' 44" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, A DISTANCE OF 72.19 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 84° 06' 04" E A DISTANCE OF 0.87 FEET AND A NO. 5 REBAR FOUND BEARS N 87° 52' 08" E A DISTANCE OF 0.71 FEET, ON THE NORTH LINE OF SAID LOT 1, BLOCK 1, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

5. THENCE, S 84° 19' 03" E (N 84° 14' 00" W MAP CALL) ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF U.S. BUSINESS 83, A DISTANCE OF 664.83 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 82° 27' 51" E A DISTANCE OF 0.91 FEET, AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND BEING THE WEST LINE OF SHARY LANDING, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGE 116, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

6. THENCE, S 08° 35' 47" W (S 08° 41' 00" W MAP CALL) ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 AND THE WEST LINE OF SAID SHARY LANDING, A DISTANCE OF 414.97 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 82° 14' 43" E A DISTANCE OF 0.91 FEET, AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, FOR THE SOUTHEAST CORNER OF THIS TRACT;

7. THENCE, N 81° 24' 13" W ALONG A SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE NORTH LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 245.10 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 76° 56' 01" E A DISTANCE OF 0.90 FEET, AT AN OUTSIDE CORNER OF SAID LOT 1, BLOCK 1 AND THE SOUTHEAST CORNER OF LOT 88, OF SAID MANLORSON'S ESTATES, FOR AN OUTSIDE CORNER OF THIS TRACT;

8. THENCE, N 08° 35' 47" E ALONG A BOUNDARY LINE OF SAID LOT 1, BLOCK 1 AND THE EAST LINE OF SAID LOT 88, AT A DISTANCE OF 70.00 FEET PASS AN INSIDE CORNER OF SAID LOT 1, BLOCK 1 AND THE NORTHEAST CORNER OF SAID LOT 88, CONTINUING A TOTAL DISTANCE OF 80.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, N 81° 24' 13" W A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

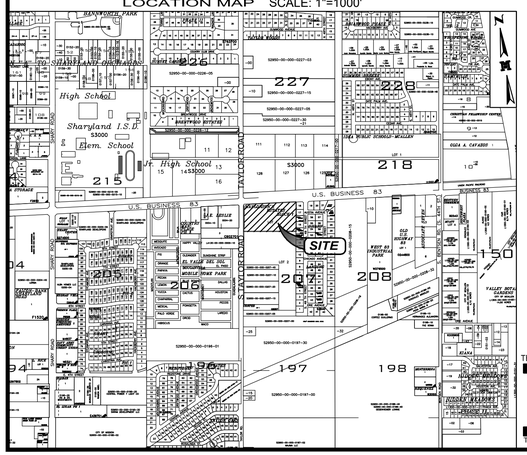
10. THENCE, S 08° 35' 47" W AT A DISTANCE OF 10.00 FEET PASS AN INSIDE CORNER OF SAID LOT 1, BLOCK 1, AND THE NORTHWEST CORNER OF SAID LOT 88, CONTINUING A TOTAL DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET AT AN OUTSIDE CORNER OF SAID LOT 1, BLOCK 1 AND THE SOUTHWEST CORNER OF SAID LOT 88, FOR AN OUTSIDE CORNER OF THIS TRACT;

11. THENCE, N 81° 24' 13" W ALONG A SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE NORTH LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.213 ACRES OF LAND, MORE OR LESS.

DRAWN BY:	EM	DATE	04-22-26
SURVEYED, CHECKED		DATE	
REVISED BY:		DATE	
FINAL CHECK		DATE	

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	184.49'	60.00'	176° 10' 39"	N79° 29' 32"W	119.93'	1,798.00
C2	22.56'	15.00'	086° 10' 17"	N55° 30' 17"E'	20.49'	14.03

LOCATION MAP SCALE: 1"=1000'



Lot Area Table		
Lot #	SQ. FT.	Area
3	3608.06	0.083
4	3200.00	0.073
5	3200.00	0.073
6	3200.00	0.073
7	3200.00	0.073
8	3200.00	0.073
9	3200.00	0.073
10	3200.00	0.073
11	3200.00	0.073
12	3200.00	0.073
13	3200.00	0.073
14	3200.00	0.073

TEXAS REGIST. F-1435
TBPLS No. 10096900
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

COUNTY CLERK
COUNTY OF HIDALGO
STATE OF 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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2026

SUBDIVISION NAME: WATERLILLY ON TALOR SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
U.S. Business Highway 83 (Loop 374): 50 ft. from centerline for a total R.O.W. of 100 ft. Paving: by the state Curb & Gutter: by the state **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. - Include "(Loop 374)" beneath the road name.	Non-compliance
South Taylor Road: Dedication as needed from centerline for a total R.O.W. of 80 ft. Paving: 52 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 - Verify alignment of road. - Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for S. Taylor Road.	Non-compliance
Austin Avenue: Total R.O.W. of 60 ft. Paving: 40 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 - Proposing street name as Austin Avenue. Street names are subject to change prior to final. - Plat shows 50 ft. R.O.W. for interior street. Review and revise as applicable prior to final. - 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.	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 _____ **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 for Nonresidential and 200 ft - 800 ft, or 12 lots, whichever is less, Block Length for R-2 District. **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

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

* 300 ft. Maximum Cul-De-Sac: 715.10 ft. **Unified Development Code: Section 5.3.9 - Cul-de-sac exceeds the 300 ft. length requirement. - As per Traffic Department, Austin Avenue will require cul-de-sac at the end of Lot3 rather than continue North. We are not going to allow S. 51st Street to connect to Business 83. - Must provide a minimum outside paving diameter of at least 96 ft. and a minimum street right-of-way diameter of at least 116 ft.	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. * Alley/service drive easement required for commercial properties **Unified Development Code: Section 5.3.9 - If a service drive is proposed, include the following plat note prior to final approval: "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."	TBD
SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	Non-compliance
* Corner: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **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 U.S Business 83 (Loop 374), North Taylor Road, and both sides of Austin Avenue. **Unified Development Code: Section 5.3.8 - Include note as shown above prior to final, once final wording is established. Note may be subject to change.	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	Non-compliance
* 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	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 South Taylor Road & U.S. Business Highway 83. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. - Finalize wording for note prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Non-compliance
* 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 - Add plat notes to cross-reference the HOA document number prior to final.	Non-compliance
* 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	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area: 50 ft. minimum lot width for C-2; 20 ft. and 2,250 sqft. for townhomes in R-2 **Unified Development Code: Chapter 2 - R-2 (UDC) lot width and lot area requirements are based on townhome development as proposed on the submitted application. Requirements are subject to change dependent on the proposed land use.	Applied
ZONING/CUP	
* Existing: C-3 (General Business District) Proposed: C-2 (Regional Commercial District) & R-2 (Medium Density Residential District) **Unified Development Code: Chapter 2	Applied
* Rezoning needed before final approval. **Unified Development Code: Chapter 2 - Rezonings (REZ2026-0125 and REZ2026-0126) were approved by the Planning & Zoning Commission on September 8, 2026, and by City Commission on September 28, 2026.	Applied
PARKS	
* Land dedication in lieu of fee. - Based on the submitted application and plat, 12 dwelling units are proposed. As per Parks Department, park land dedication of 0.191 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

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

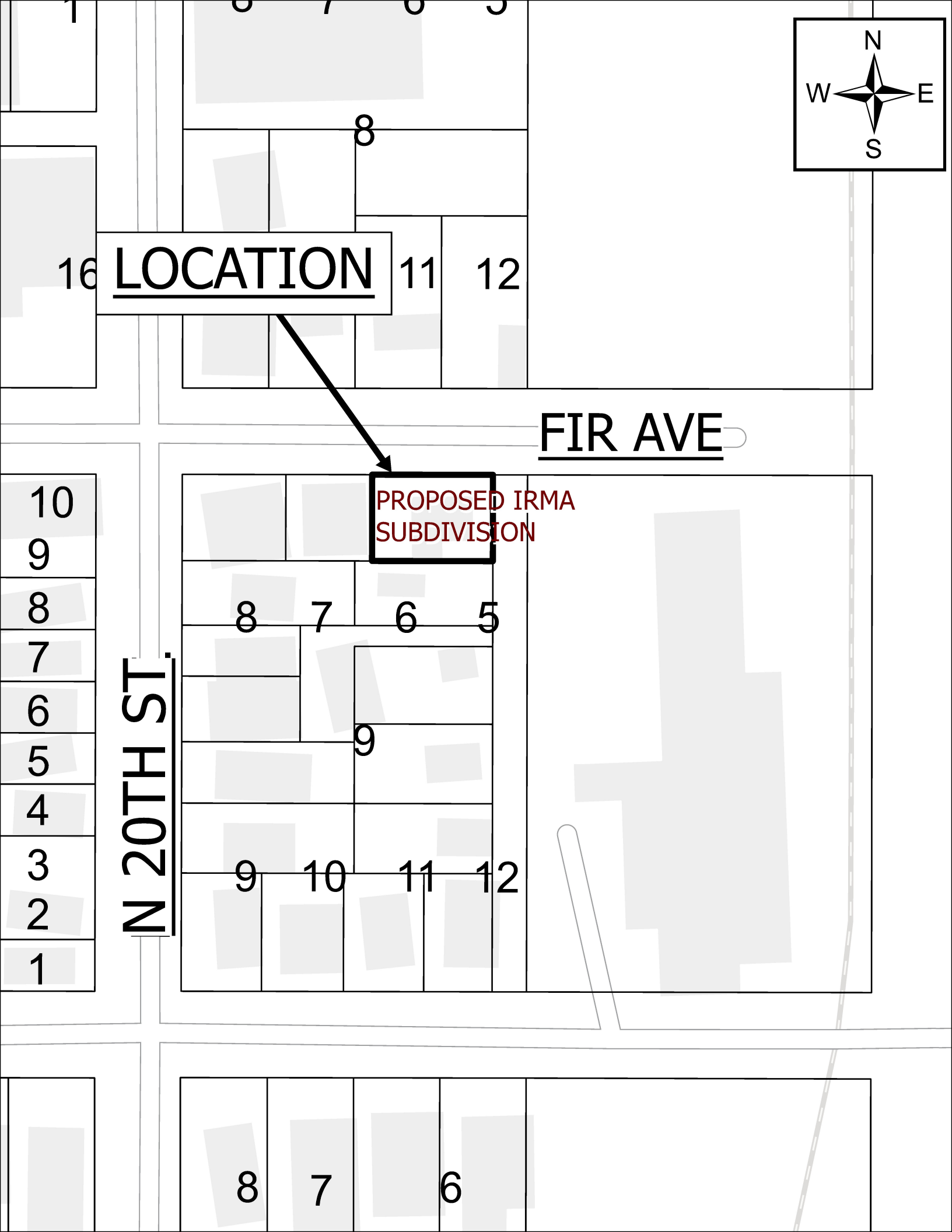
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - A park fee of $8,400 (12 Dwelling Units x $700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. - Park fees do not apply to commercial development.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Most recent plat submittal did not include second page for review. - Legal description shows this to be a replat. Original plat notes must, otherwise, a vacate will need to occur. - Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. - Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized 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

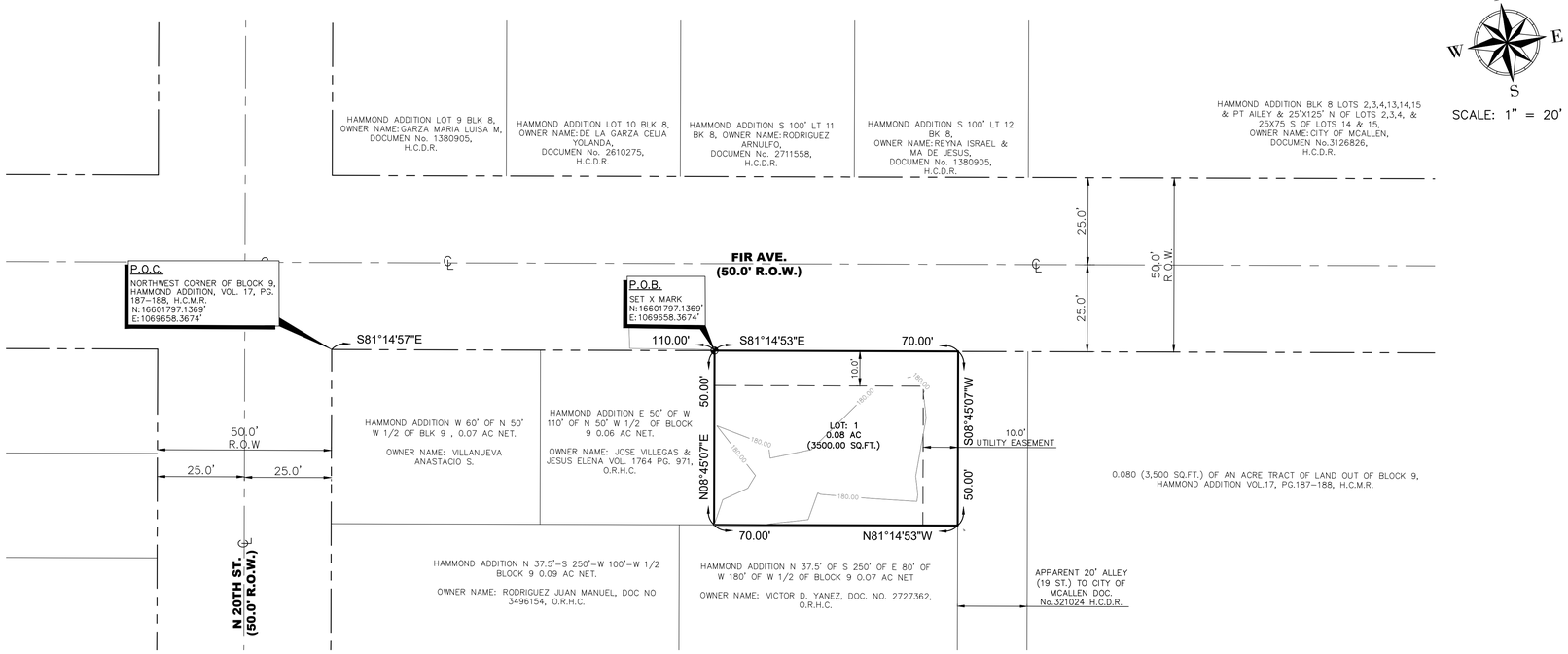
CITY OF McALLEN

Planning & Zoning Commission Meeting

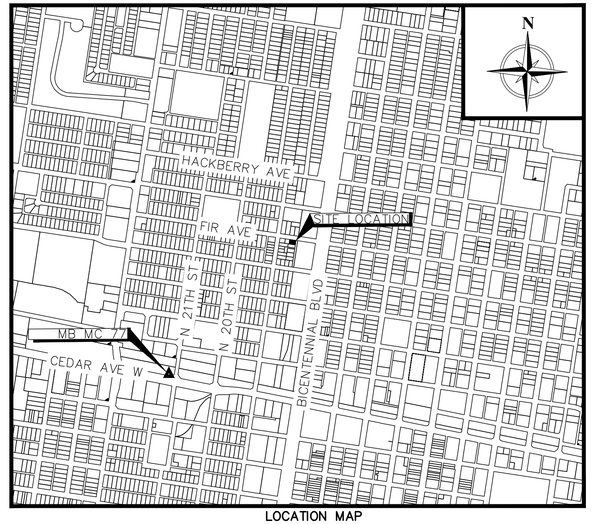
Subdivision Name	*Irma Subdivision*
Owner Name	*Eriv Vargas & Edward Vargas Jr.*
Engineering Firm	*SAMES, INC*
Existing Zoning	*R-2 (Duplex – Fourplex)*
Proposed Zoning	*TBD*
Number of Lots	1

City of McAllen Planning Department


N
W
E
S
LOCATION
FIR AVE
PROPOSED IRMA
SUBDIVISION
N 20TH ST.
1
8
16
11
12
10
9
8
7
6
5
4
3
2
1
8
7
6
5
9
9
10
11
12
8
7
6



SCALE: 1" = 20'



LOCATION MAP
SCALE: 1"=800'

IRMA SUBDIVISION

BEING A 1-LOT SUBDIVISION CONTAINING 0.080 (3,500 SQ.FT) OF AN ACRE TRACT OF LAND OUT OF BLOCK 9, HAMMOND ADDITION, HIDALGO COUNTY, TEXAS, AS PER MAP PER OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 187-188, MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A 1-LOT SUBDIVISION CONTAINING 0.080 (3,500.00 SQ.FT) OF AN ACRE TRACT OF LAND OUT OF BLOCK 9, HAMMOND ADDITION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 187-188, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING AT A POINT, FOR THE NORTHWEST CORNER OF BLOCK 9, OF SAID HAMMOND ADDITION, BEING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MICHIGAN AVENUE (HAVING A 50.00' R.O.W.) AND THE EAST RIGHT OF WAY LINE OF NORTH 20TH STREET (HAVING 50.00' R.O.W.), THENCE; SOUTH 81°14'53" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FIR AVENUE AND THE NORTH BLOCK 9, OF SAID HAMMOND ADDITION, A DISTANCE OF 110.00 FEET, TO A SET X MARK, FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOE VILLEGAS, AS RECORDED IN VOLUME 1764, PAGE 974 DEED RECORDS, HIDALGO, TEXAS, AND FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16601780.3996', E=1069767.0863',

THENCE; SOUTH 81°14'53" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID FIR AVENUE AND THE NORTH BLOCK 9, OF SAID HAMMOND ADDITION, A DISTANCE OF 70.00 FEET, TO 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", BEING ON THE SOUTH RIGHT OF WAY SAID FIR AVENUE, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°45'07" WEST, A DISTANCE OF 50.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF A TRACT CONVEYED TO VICTOR D. YANEZ, AS RECORDED IN DOCUMENT NUMBER 2727362, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°14'53" WEST, ALONG THE NORTH LINE OF SAID TEACT OF LAND VICTOR D. YANEZ, A DISTANCE OF 70.00 FEET, TO A SET X MARK, FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO JOSE VILLEGAS, AND FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°45'47' EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO JOSE VILLEGAS, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.080 (3,500.00 SQ.FT.) OF AN ACRE TRACT OF LAND, MORE OR LESS.

SURVEY NOTES:

1. BASIS OF BEARING: THE SOUTH LINE OF BLOCK 9, HAMMOND ADDITION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 187-188, 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 SHOW IN THE PARENTHESIS ARE BASED ON THE RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

SAMUEL D. MALDONADO , RPLS NO. 6027 DATE

DATE OF PREPARATION: September 2025

SHEET 1 OF 3

STATE OF TEXAS
COUNTY OF HIDALGO

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

ERIC VARGAS
525 N. 19TH ST.
McALLEN, TEXAS, 78504
HIDALGO COUNTY, TEXAS

EDWARD VARGAS JR
525 N. 19TH ST.
McALLEN, TEXAS, 78504
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

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

PRESIDENT ATTEST:_____ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN DATE

CITY CLERK 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.

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHRISTOPHER HINOJOSA, PE NO. 152426 DATE

GENERAL NOTES

1. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. "EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT." AS PER 54 SECTION 6.2 (d) (6) OF THE SUBDIVISION ORDINANCE.

2. SETBACK AS FOLLOWS:
FRONT..... 20 FT. OR GREATER FOR EASEMENT
REAR..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER GREATER
SIDES..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS WHICHEVER GREATER APPLIES
CORNER..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES

3. FLOOD INSURANCE RATING:
INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 ZONE B
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BE LEVEES FROM THE BASE FLOOD.

4. BENCHMARK:MC77
COUNTY: HIDALGO
GRID ZONE: TEXAS SOUTH (4205)
HORIZONTAL DATUM: NAD 83
LATITUDE: 26°12'22.68333"N
LOCALITY: AT THE NORTHWEST CORNER OF THE INTERSECTION OF BUS. 83 & 23RD ST.
LONGITUDE: 098°14'44.21019"W
MARK TYPE: 30" ALUMINUM PIPE WITH A 3-1/4"BRASS MONUMENT CAP ON TOP
ELEVATION: 126.53 FT
VERTICAL DATUM: NAVD

5. DRAINAGE DETENTION REQUIRED OF 0.002 AC-FT (92 CUBIC FEET) TO BE DETAINED WITHIN THE SUBDIVISION OR GREATER AS PER APPROVED SITE PLAN DURING BUILDING PERMIT STAGE.

6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT.

7. A 6.0 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG WISCONSIN ROAD.

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

9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG ALLEY (19ST.).

10. THE PARKLAND DEDICATION FEE OF $700.00 BASED ON ONE SINGLE FAMILY DWELLING WAS PAID PRIOR TO PLAT RECORDING. SHOULD THE NUMBER OF UNITS INCREASE BASED ON THE EXISTING ZONING, THEN A PARK FEE OF $700.00 PER UNIT MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.

11. PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE.

12. A 5 FOOT SIDEWALK WILL BE REQUIRED AT TIME OF BUILDING PERMIT ALONG FIR AVE AND 19TH STREET.

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
◉	– FND. 5/8" IRON ROD
⊕	– ON-SITE BENCHMARK
△	– SET CONCRETE MONUMENTS
℄	– CENTER LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.O.R.	– HIDALGO COUNTY OFFICIAL RECORDS
P.U.E.	– PUBLIC UTILITY EASEMENT
P.O.B.	– POINT OF BEGINNING
MON.	– MONUMENT
PROP.	– PROPOSED
ELEV.	– ELEVATION
R.O.W.	– RIGHT OF WAY
FND.	– FOUND

NO.	SHEET	REVISION	DATE	APPROVED

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 10/22/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ERIC VARGAS & EDWARD VARGAS JR	525 N. 19TH ST	McALLEN, TEXAS 78504	(956) 926-9154
ENGINEER:	SAUL D. MALDONADO	2721 FOUNTAIN PLAZA 78539	EDINBURG, TX 78539	(956) 702-8880
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	2721 FOUNTAIN PLAZA 78539	EDINBURG, TX 78539	(956) 702-8880

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/26/2026

SUBDIVISION NAME: IRMA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Fir Avenue: 50 ft. R.O.W. Paving 32 ft. Curb & gutter both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
N. 19th Street: 20 ft. R.O.W. existing Paving ** Curb & gutter both sides - Clarify existing pavement to establish requirement, prior to final. ** Staff reviewing dedication and street improvements as required is 50 ft. R.O.W. with 32 ft. pavement and curb and gutter on both sides. If proposing to maintain existing R.O.W. and improvements, variance request must be submitted, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ 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. - property is zoned R-2 **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - No Cul-de-Sac is proposed **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving 16ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements	Applied

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

proposing In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	
* Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies -revise plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Compliance
* Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies -revise plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on Fir Avenue and N. 19th Street. - R.O.W. dedication on N. 19th Street must be finalized, prior to final including sidewalk location. **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 - Please revise note #8 above as plat references Wisconsin. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along - Plat note #10 indicates no curb cuts along N. 19th Street and Fir Avenue, clarify proposed access, prior to final. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets on Fir Avenue and N. 19th Street **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Lot consists only 3, 500 sqft. Variance (Zoning Board of Adjustments) required. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing R-2 Proposed TBD **A rezoning application will be required to be under the new UDC code** ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval **A rezoning application will be required to be under the new UDC code, prior to final approval. ** ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Please clarify if this only going to be one single family dwelling.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived for one single family dwelling	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: **A rezoning application will be required to be under the new UDC code. prior to final** - New requirements may be applicable when the zone changes to the UDC. - the Engineer submitted an extension to this subdivision (1 year). - Public hearing required with notices as may be applicable, prior to final - Revise name to "Hammond Addition, Lot____, Block 9 Subdivision - Clarify Lot # out of Block 9, Hammond Addition Subdivision to finalize subdivision name, prior to final. - Please add legal descriptions of adjacent properties on location map, prior to final. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL AND APPROVAL OF THE 1 YEAR EXT.	Applied

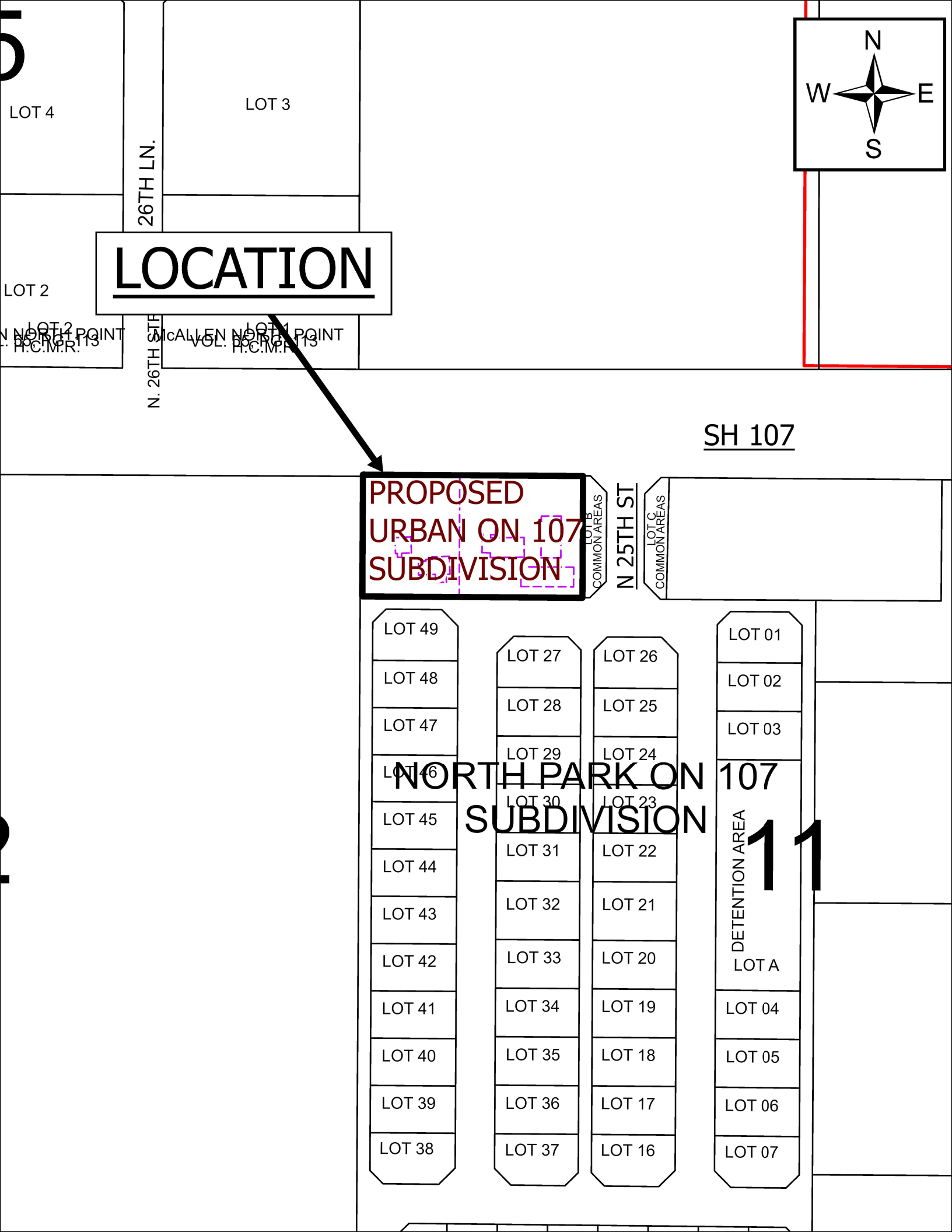

N
W
E
S
LOCATION
FIR AVE
FIR AVE
FIR AVE
PROPOSED IRMA SUBDIVISION
N 20TH ST
N 20TH ST
N 20TH ST
EBONY AVE
EBONY AVE
16
11
12
8
10
9
8
7
6
5
7
6
5
4
3
2
1
9
9
10
11
12
8
7
6

CITY OF McALLEN

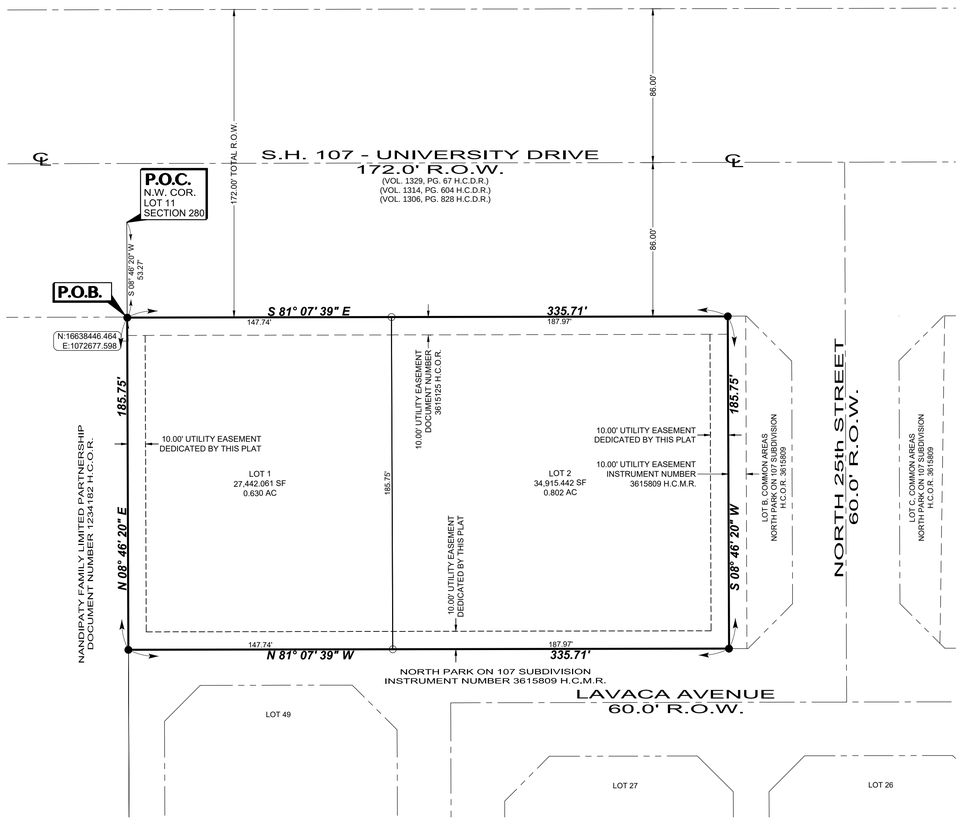
Planning & Zoning Commission Meeting

Subdivision Name	*Urban on 107 Subdivision*
Owner Name	*Urban City Developers, LLC*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*C-3 (General Business)*
Proposed Zoning	*C-2 (Commercial) & R-2 (Medium-Density Residential)*
Number of Lots	2

City of McAllen Planning Department


LOT 4
LOT 3
26TH LN.
LOCATION
LOT 2
LOT 2
NORTH POINT
H.C.M.R.
N. 26TH STH
McALLEN
LOT 1
NORTH POINT
H.C.M.R.
N
W
E
S
SH 107
PROPOSED
URBAN ON 107
SUBDIVISION
LOT B
COMMON AREAS
N 25TH ST
LOT C
COMMON AREAS
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 01
LOT 02
LOT 03
NORTH PARK ON 107
SUBDIVISION
11
DETENTION AREA
LOT A
LOT 04
LOT 05
LOT 06
LOT 07

LAREDO HIX II, LP
16.81 ACRES OUT OF LOT 6, SECTION 280
TEXAS-MEXICAN RAILWAY COMPANY



SCALE: 1" = 40'

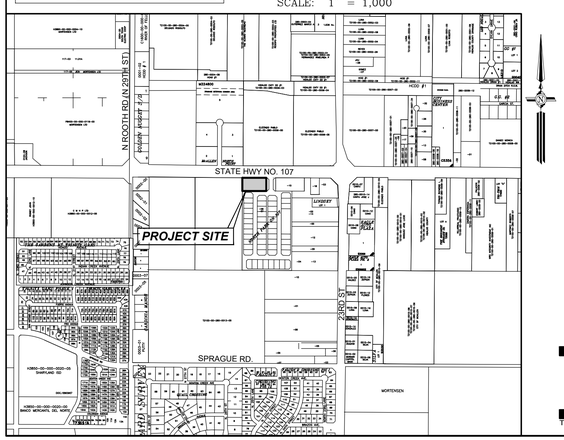
MAP OF
URBAN ON 107 SUBDIVISION

BEING 1.432 ACRES OUT OF
LOT 11, SECTION 280
TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 24, PAGE 168 H.C.D.R.
HIDALGO COUNTY, TEXAS

LEGEND
- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR
- 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
- ℄ - CENTER LINE

DRAWN BY: EM DATE 04-09-26
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

LOCATION MAP
SCALE: 1" = 1,000'



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.432 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 1.432 ACRE TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO URBAN CITY DEVELOPERS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3232972, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.432 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, SECTION 280 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S.H. 107 - UNIVERSITY DRIVE;

THENCE, S 08° 46' 20" W A DISTANCE OF 53.27 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16638446.464, EASTING: 1072677.598] FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 07' 39" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF S.H. 107 - UNIVERSITY DRIVE, A DISTANCE OF 335.71 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 46' 20" W ALONG THE WEST LINE OF NORTH PARK ON 107 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3615809, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 185.75 FEET TO A NO. 4 REBAR FOUND AT AN INSIDE CORNER OF SAID NORTH PARK ON 107 SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 07' 39" W ALONG THE NORTH LINE OF SAID NORTH PARK ON 107 SUBDIVISION, A DISTANCE OF 335.71 FEET TO A NO. 4 REBAR FOUND AT AN OUTSIDE CORNER OF SAID NORTH PARK ON 107 SUBDIVISION AND WEST LINE OF SAID LOT 11, SECTION 280, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 46' 20" E ALONG THE WEST LINE OF SAID LOT 11, SECTION 280, A DISTANCE OF 185.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.432 ACRES OF LAND, MORE OR LESS.

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

GENERAL NOTES :

1. THE SITE LIES IN ZONE X UNSHADED. ZONE "X" UNSHADED IS DETERMINED "AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. ZONE "X" UNSHADED SHOWN ON:

   COMMUNITY-PANEL NUMBER: 480343 0325 D MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 17, 2001
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   FRONT: IN ACCOORDANCE WITH THE ZONING ORDINANCE UDC OR GREATER FOR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING UDC OR GREATER FOR EASEMENTS
   SIDES: IN ACCORDANCE WITH THE ZONING UDC OR GREATER FOR EASEMENTS
   CORNER: IN ACCORDANCE WITH THE ZONING UDC OR GREATER FOR EASEMENTS
4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F (_____ AC. FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE _____ CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF _____ CUBIC FEET.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S.H. 107
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. MIN. 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND IT WILL BE MAINTAINED BY THE LOT OWNER, NOT THE CITY OF MCALLEN
12. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
13. →CITY OF McALLEN BENCHMARK:
14. COMMON AREAS, ANY PRIVATE 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 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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) , THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE URBAN ON 107 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.

_____ _____
ROXANA LOPEZ, MANAGER DATE
URBAN CITY DEVELOPERS, LLC
615 S. 1ST/ LANE
MCALLEN, TEXAS 78501

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____ _____
MARIO A. REYNA, P.E. # 117368 DATE:
DATE PREPARED: 4-9-2019
ENGINEERING JOB No. 19082.00

STATE OF TEXAS
LICENSED
MARIO A. REYNA
117368
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

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

DATE SURVEYED: 10/13/2025
SURVEY JOB # 25621.08

REGISTERED
ROBERTO N. TAMEZ
6238

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

Y:\Land Development\Commercial\McAllen\25064 - Urban on 107 Subdivision\Autocad files\25064 dd.dwg, 10/15/2025 3:53:51 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/28/2026

SUBDIVISION NAME: URBAN ON 107 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
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	Applied
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	Applied
Lavaca Avenue: Existing 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides	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	NA
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 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	Applied

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

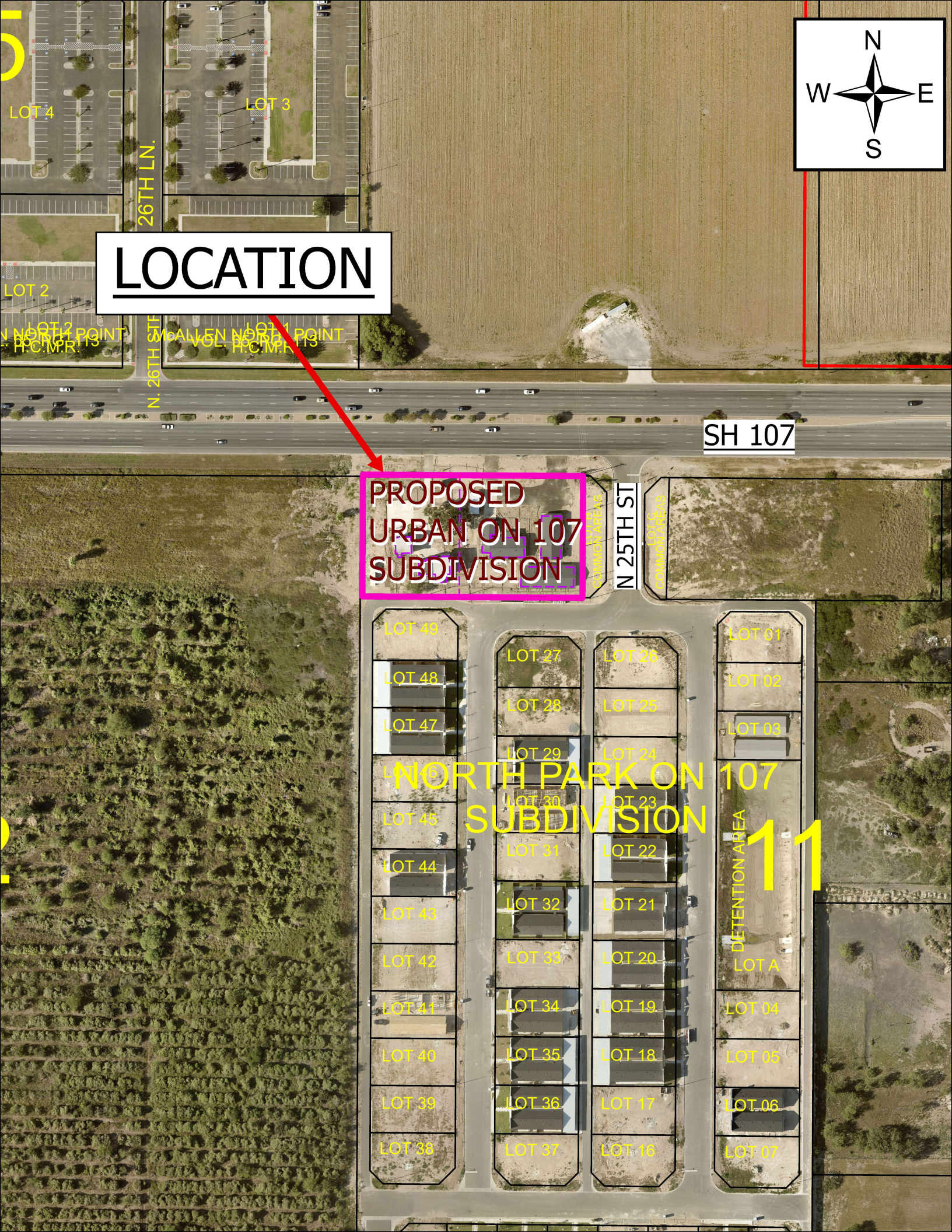
SETBACKS	
Front: In accordance with the UDC or greater for easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Required
Rear: In accordance with the UDC or greater for easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Required
*Sides: In accordance with the UDC or greater for easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Required
Corner: In accordance with the UDC or greater for easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Required
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*5 ft. wide minimum sidewalk required on S.H 107. - Add plat note as stated above, prior to final. **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.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-2 & R-2 REZONING WAS APPROVED IN AUGUST OF 2026. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. -Because of the change of zone on lot 2, Park fee will apply per dwelling unit.	Required
* 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.	Required
* 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.	Required
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.	Applied

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. - 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.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO ENGINEERINGS APPROVAL.	Applied

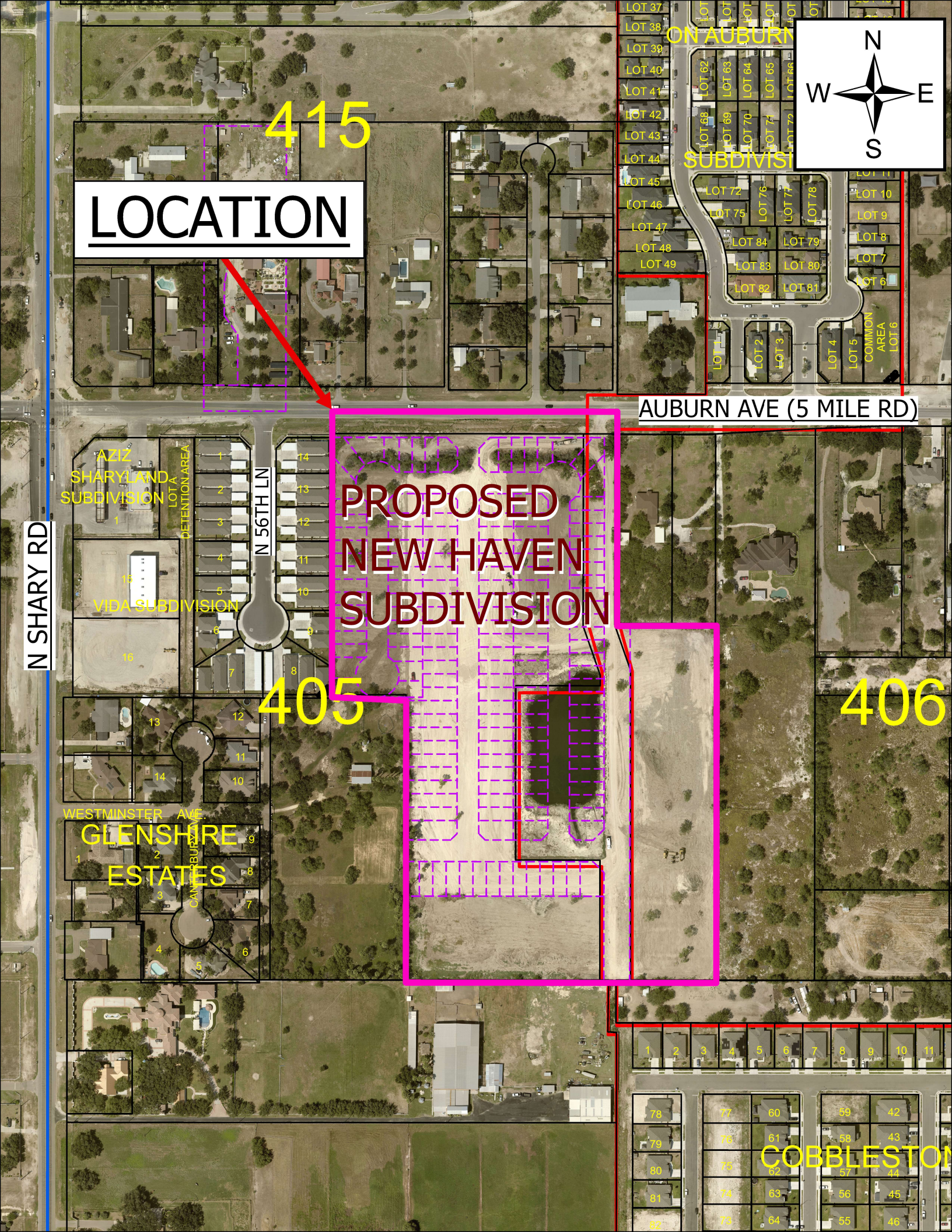

LOCATION
N
W
E
S
LOT 4
LOT 3
26TH LN.
LOT 2
LOT 2
LOT 1
N. 26TH STE
SH 107
PROPOSED
URBAN ON 107
SUBDIVISION
N 25TH ST
COMMON AREA
LOT C
COMMON AREA
LOT 49
LOT 48
LOT 47
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 01
LOT 02
LOT 03
NORTH PARK ON 107
SUBDIVISION
DETENTION AREA
LOT A
11
LOT 04
LOT 05
LOT 06
LOT 07

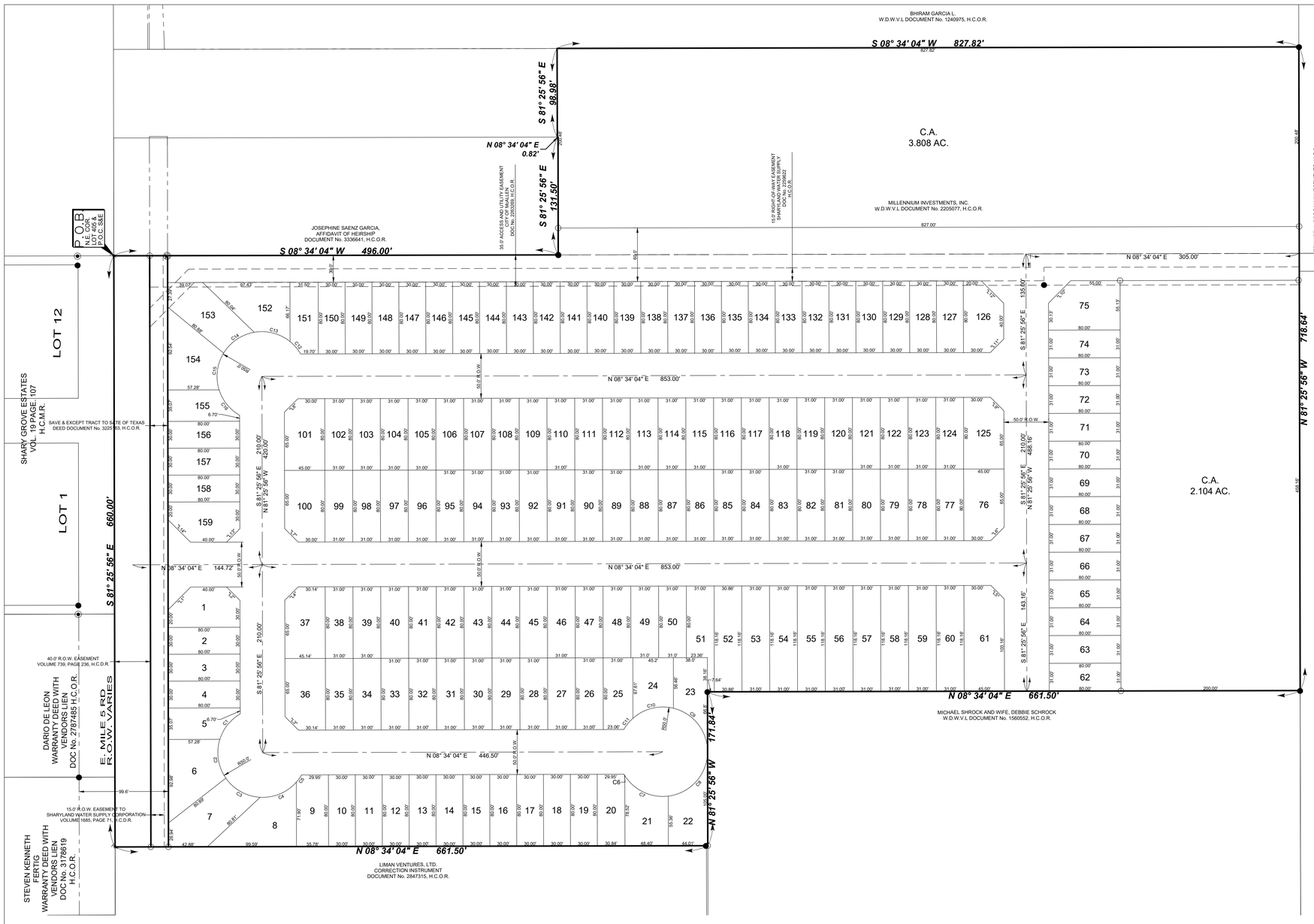
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*New Haven Subdivision*
Owner Name	*Prisma Development, LLC*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*ETJ & R-1 (Single-Family Residential-OC) District*
Proposed Zoning	*R-2 (Medium-Density Residential-UDC) District*
Number of Lots	*161*

City of McAllen Planning Department


LOCATION
415
PROPOSED
NEW HAVEN
SUBDIVISION
405
406
AUBURN AVE (5 MILE RD)
N SHARY RD
N 56TH LN
AZIZ
SHARYLAND
SUBDIVISION
LOT A
DETENTION AREA
VIDA SUBDIVISION
WESTMINSTER AVE
GLENSHIRE
ESTATES
CANTERBURY LN
ON AUBURN
SUBDIVISI
COMMON
AREA
LOT 6
COBBLESTO
N
W
E
S



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 21.813 ACRES SITUATED IN THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 405 AND 406, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, WHICH SAID 21.813 ACRES OUT OF A CERTAIN TRACT CONVEYED TO NEW MILLENNIUM INVESTMENTS, INC. BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2205077, HIDALGO COUNTY OFFICIAL RECORDS AND OUT OF A CERTAIN TRACT CONVEYED TO BILL HINES AND WIFE BEATRICE HINES BY VIRTUE OF A DEED RECORDED IN VOLUME 674, PAGE 206, HIDALGO COUNTY DEED RECORDS, SAID 21.813 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

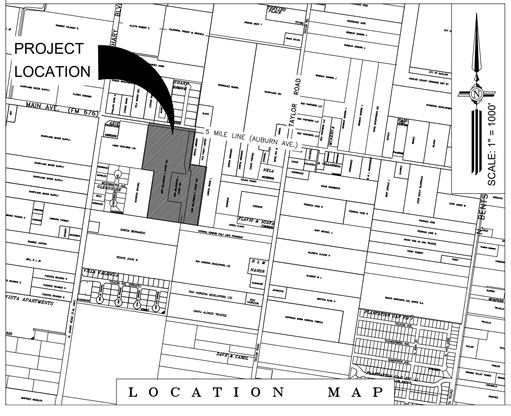
BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 405, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 34' 04" W ALONG THE EAST LINE OF SAID LOT 405, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF A SAVE & EXCEPT TRACT CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 3225163, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 59.93 FEET PASS A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 496.00 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS S 74° 25' 11" W A DISTANCE OF 0.39 FEET, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 81° 25' 56" E A DISTANCE OF 131.50 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 08° 34' 04" E A DISTANCE OF 0.82 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 25' 56" E A DISTANCE OF 98.98 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 08° 34' 04" W A DISTANCE OF 827.82 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS S 66° 15' 16" W A DISTANCE OF 0.38 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 25' 56" W ALONG THE SOUTH LINES OF SAID LOTS 405 AND 406, AT A DISTANCE OF 230.48 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 406 AND THE SOUTHEAST CORNER OF SAID LOT 405, CONTINUING A TOTAL DISTANCE OF 718.64 FEET TO A NO. 4 REBAR FOUND N 73° 44' 32" W A DISTANCE OF 0.40 FEET, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
7. THENCE, N 08° 34' 04" E A DISTANCE OF 661.50 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 81° 25' 56" W A DISTANCE OF 171.84 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 01° 53' 14" E A DISTANCE OF 2.11 FEET, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
9. THENCE, N 08° 34' 04" E AT A DISTANCE OF 601.95 FEET PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID SAVE AND EXCEPT TRACT, AT A DISTANCE OF 621.50 PASS A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 661.50 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
10. THENCE, S 81° 25' 56" E ALONG THE NORTH LINE OF SAID LOT 405 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. MILE 5 ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.813 ACRES, OF WHICH 0.299 OF ONE ACRE LIES WITHIN A SAVE & EXCEPT TRACT CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 3225163, HIDALGO COUNTY OFFICIAL RECORDS, LEAVING 21.514 ACRES GROSS OF WHICH 0.606 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. MILE 5 ROAD, LEAVING A NET OF 20.908 ACRES OF LAND, MORE OR LESS.

LEGEND

- ● FOUND No.4 REBAR
- ⦿ FOUND PIPE
- ▼ FOUND DISK
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
G.D. - GIFT DEED
G.W.D. - GIFT WARRANTY DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
G.W.D.W.V.L. - GENERAL WARRANTY DEED WITH VENDOR'S LIEN



DRAWN BY: E.V.Z. DATE 09/10/2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PRISMA DEVELOPMENTS, LLC	2035 N. CENTRAL AVE.	BROWNSVILLE, TX 78521		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

SUBDIVISION MAP OF

NEW HAVEN SUBDIVISION

BEING A SUBDIVISION OF A 21.813 ACRES SITUATED IN THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 405 AND 406, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY DEED RECORDS.

COUNTY COURT · COUNTY OF HIDALGO

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

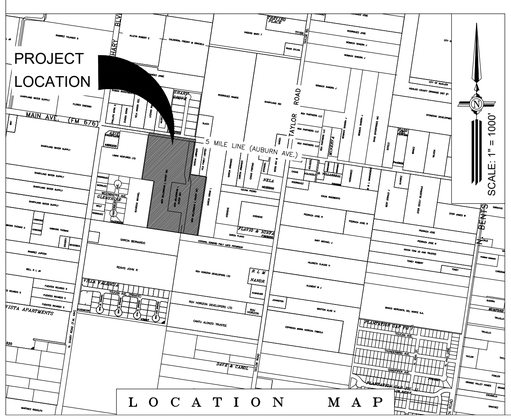
BY: _____ DEPUTY

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	042° 37' 45"	50.00'	37.20'	19.51'	36.35'	N 42° 44' 49" W
C2	051° 58' 14"	50.00'	45.35'	24.37'	43.81'	S 89° 57' 11" W
C3	051° 58' 14"	50.00'	45.35'	24.37'	43.81'	S 37° 58' 57" W
C4	051° 58' 14"	50.00'	45.35'	24.37'	43.81'	S 13° 59' 16" E
C5	011° 27' 33"	50.00'	10.00'	5.02'	9.98'	S 45° 42' 10" E
C6	001° 58' 56"	50.00'	1.73'	0.86'	1.73'	S 67° 34' 36" W
C7	064° 54' 09"	50.00'	56.64'	31.79'	53.66'	S 34° 08' 04" W
C8	083° 06' 54"	50.00'	72.53'	44.33'	66.34'	S 39° 52' 28" E
C9	076° 08' 33"	50.00'	66.45'	39.16'	61.66'	N 60° 29' 46" E
C10	055° 27' 46"	50.00'	48.40'	26.29'	46.53'	N 05° 18' 24" W
C11	018° 23' 40"	50.00'	16.05'	8.10'	15.98'	N 42° 14' 07" W
C12	020° 57' 00"	50.00'	18.28'	9.24'	18.18'	N 58° 05' 34" E
C13	048° 48' 25"	50.00'	42.59'	22.68'	41.32'	N 23° 12' 51" E
C14	048° 48' 25"	50.00'	42.59'	22.68'	41.32'	N 25° 35' 34" W
C15	048° 48' 25"	50.00'	42.59'	22.68'	41.32'	N 74° 23' 59" W
C16	042° 37' 45"	50.00'	37.20'	19.51'	36.35'	S 59° 52' 56" W

Line Table		
Line #	Direction	Length
"L1"	S 36° 25' 56" E	35.36'
"L2"	S 53° 34' 04" W	21.21'
"L3"	N 53° 34' 04" E	21.21'
"L4"	S 36° 25' 56" E	21.21'
"L5"	S 53° 34' 04" W	21.21'
"L6"	N 36° 25' 56" W	21.21'
"L7"	N 53° 34' 04" E	21.21'
"L8"	S 36° 25' 56" E	21.21'
"L9"	S 53° 34' 04" W	21.21'
"L10"	S 36° 25' 56" E	35.36'
"L11"	N 36° 25' 56" W	21.21'
"L12"	S 53° 34' 04" W	35.36'
"L13"	N 36° 25' 56" W	21.21'
"L14"	N 53° 34' 04" E	35.36'

Lot Area Table		
Lot #	SQ, FT,	Area
1	3175.00	0.073
2	2400.00	0.055
3	2400.00	0.055
4	2400.00	0.055
5	2400.00	0.055
6	4059.65	0.093
7	4040.95	0.093
8	4048.43	0.093
9	2837.01	0.065
10	2400.00	0.055
11	2400.00	0.055
12	2400.00	0.055
13	2400.00	0.055
14	2400.00	0.055
15	2400.00	0.055
16	2400.00	0.055
17	2400.00	0.055
18	2400.00	0.055
19	2400.00	0.055
20	2466.47	0.057
21	2956.15	0.068
22	2956.15	0.068
23	2622.09	0.060
24	2622.09	0.060
25	2583.39	0.059
26	2480.00	0.057
27	2480.00	0.057
28	2480.00	0.057
29	2480.00	0.057
30	2480.00	0.057
31	2480.00	0.057
32	2480.00	0.057
33	2480.00	0.057
34	2480.00	0.057
35	2480.00	0.057
36	3498.70	0.080
37	3498.70	0.080
38	2480.00	0.057
39	2480.00	0.057
40	2480.00	0.057
41	2480.00	0.057
42	2480.00	0.057
43	2480.00	0.057
44	2480.00	0.057
45	2480.00	0.057
46	2480.00	0.057
47	2480.00	0.057
48	2480.00	0.057
49	2480.00	0.057
50	2480.00	0.057
51	2771.54	0.064
52	3646.42	0.084
53	3662.96	0.084
54	3662.96	0.084
55	3662.96	0.084
56	3662.96	0.084
57	3662.96	0.084
58	3662.96	0.084
59	3662.96	0.084
60	3662.96	0.084
61	5204.70	0.119
62	2480.18	0.057
63	2480.18	0.057
64	2480.18	0.057
65	2480.18	0.057
66	2480.18	0.057
67	2480.18	0.057
68	2480.18	0.057
69	2480.18	0.057
70	2480.18	0.057
71	2480.18	0.057
72	2480.18	0.057
73	2480.18	0.057
74	2480.18	0.057
75	4097.90	0.094
76	3487.50	0.080
77	2480.00	0.057
78	2480.00	0.057
79	2480.00	0.057
80	2480.00	0.057

Lot Area Table		
Lot #	SQ, FT,	Area
81	2480.00	0.057
82	2480.00	0.057
83	2480.00	0.057
84	2480.00	0.057
85	2480.00	0.057
86	2480.00	0.057
87	2480.00	0.057
88	2480.00	0.057
89	2480.00	0.057
90	2480.00	0.057
91	2480.00	0.057
92	2480.00	0.057
93	2480.00	0.057
94	2480.00	0.057
95	2480.00	0.057
96	2480.00	0.057
97	2480.00	0.057
98	2480.00	0.057
99	2480.00	0.057
100	3487.50	0.080
101	3487.50	0.080
102	2480.00	0.057
103	2480.00	0.057
104	2480.00	0.057
105	2480.00	0.057
106	2480.00	0.057
107	2480.00	0.057
108	2480.00	0.057
109	2480.00	0.057
110	2480.00	0.057
111	2480.00	0.057
112	2480.00	0.057
113	2480.00	0.057
114	2480.00	0.057
115	2480.00	0.057
116	2480.00	0.057
117	2480.00	0.057
118	2480.00	0.057
119	2480.00	0.057
120	2480.00	0.057
121	2480.00	0.057
122	2480.00	0.057
123	2480.00	0.057
124	2480.00	0.057
125	3487.50	0.080
126	3175.00	0.073
127	2400.00	0.055
128	2400.00	0.055
129	2400.00	0.055
130	2400.00	0.055
131	2400.00	0.055
132	2400.00	0.055
133	2400.00	0.055
134	2400.00	0.055
135	2400.00	0.055
136	2400.00	0.055
137	2400.00	0.055
138	2400.00	0.055
139	2400.00	0.055
140	2400.00	0.055
141	2400.00	0.055
142	2400.00	0.055
143	2400.00	0.055
144	2400.00	0.055
145	2400.00	0.055
146	2400.00	0.055
147	2400.00	0.055
148	2400.00	0.055
149	2400.00	0.055
150	2400.00	0.055
151	2428.27	0.056
152	3912.84	0.090
153	3890.33	0.089
154	3934.60	0.090
155	2400.00	0.055
156	2400.00	0.055
157	2400.00	0.055
158	2400.00	0.055
159	3175.00	0.073



DRAWN BY: E.V.Z. DATE 09/10/2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH. (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PRISMA DEVELOPMENTS, LLC	2035 N. CENTRAL AVE.	BROWNSVILLE, TX 78521		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

GENERAL NOTES :

1. THE SITE LIES IN ZONE "A" AND ZONE "C". ZONE "A" IS DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. ZONE"C" IS DEFINED AS AREAS OF MINIMAL FLOODING..

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

   COMMUNITY-PANEL NUMBER: 480334 0400 C
   MAP REVISED: NOVEMBER 16, 1982

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

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

   FRONT: 10 FEET OR GREATER FOR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
   CORNER: 10 FEET OR GREATER FOR EASEMENTS
   SIDES: 0 FT. WITH FIRE WALL OR 5 FT., OR GREATER FOR EASEMENTS.
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 130,249 CUBIC FEET / 2.990 ACRE FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 2,039,204.70 CUBIC FEET / 75.526 ACRE FEET. WATER WILL THEN DISCHARGE INTO AN EXISTING TXDOT STORM SEWER NETWORK LOCATED ON THE NORTHEAST SIDE OF THE PROPERTY ALONG E. MILE 5 ROAD

5. CITY OF McALLEN BENCHMARK: XXXXXXXXXX

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

7. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS

8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG E. MILE 5 ROAD, 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

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

10. COMMON OR DETENTION AREAS, ANY PRIVATE STREET, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/ HOA AND NOT THE CITY OF McALLEN.

11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG E. MILE 5 ROAD.

12. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE NEW HAVEN SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

13. COMMON AREA "A" AND "B", IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION. NEW HAVEN SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA "A" & "B", WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON AREAS "A" & "B" TRANSFER OF TITLE TO THE ENCLAVE ON JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE ENCLAVE ON JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON AREAS "A" & "B" ARE THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No._____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

14. ALL EASEMENTS TO BE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NEW HAVEN SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. JACKSON ROAD AND N. "K" CENTER STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

PRISMA DEVELOPMENTS, LLC
2035 N. CENTRAL AVENUE
BROWNESVILLE, TEXAS 78521

_____ _____
MANUEL POLANCO MARTINEZ, MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAREDMANUEL POLANCO MARTINEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE 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, RUBEN JAMES DE JESUS, 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.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
RUBEN JAMES DE JESUS,
PROFESSIONAL ENGINEER No.126282
STATE OF TEXAS

DATE PREPARED: 09/10/2026
ENGINEERING JOB No. 25072.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 2026.

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

DATE SURVEYED: 07/08/2026
BOOK: T-XXXX, PG. XX
SURVEY JOB # 25072.08

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
GEORGE CARDENAS., PRESIDENT DATE
VANTAGE BANK OF TEXAS
1502 SOUTH SUGAR RD,
EDINBURG, TEXAS, 78539

SUBDIVISION MAP OF

NEW HAVEN SUBDIVISION

BEING A SUBDIVISION OF A 21.813 ACRES SITUATED IN THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 405 AND 406, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY DEED RECORDS.

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/30/2026

SUBDIVISION NAME: NEW HAVEN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Auburn Avenue (5 Mile Line Road) (F.M. 676): 60 ft. from centerline for a total R.O.W. of 120 ft. Paving: 65 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 - Label centerline. - Provide and label proposed R.O.W. from centerline. - Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. - Provide width of Save & Except tract.	Non-compliance
North 56th Street (N/S Quarter Mile Collector): Dedication as needed for a total R.O.W. of 60 ft. Paving: 40 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 - North 56th Street (N/S Quarter Mile Collector) alignment will need to be finalized prior to final. May request for full 60 ft. dedication as it connects to Auburn Avenue (5 Mile Line Road) (F.M. 676).	Non-compliance
Internal Streets: 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 - Street names will be finalized by staff prior to final.	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: **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 800 ft. Block Length: 853 ft. **Unified Development Code: Section 5.3.6 - Exceeds the block length requirement.	Non-compliance
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts **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

* 300 ft. Maximum Cul-De-Sac: 445.50 ft. **Unified Development Code: Section 5.3.9 - Exceeds the cul-de-sac length requirement. - Must provide a minimum outside paving diameter of at least 96 ft. and a minimum street right-of-way diameter of at least 116 ft.	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. * Alley/service drive easement required for townhome developments **Unified Development Code: Section 5.3.9 - Alley requirement may be waived if the lot width is 40 ft or more. - Must comply with Public Works Department requirements prior to final.	Non-compliance
SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2 - Proposed: "10 FEET OR GREATER FOR EASEMENTS"	Applied
* Rear: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2 - Proposed: "IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS" - Revise to reference the Unified Development Code (UDC) rather than the Zoning Ordinance.	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2 - Proposed: "0 FT. WITH FIRE WALL OR5 FT., OR GREATER FOR EASMENTS."	Applied
* Corner: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2 - Proposed: "10 FEET OR GREATER FOR EASEMENTS"	Applied
* Garage: 18 ft., except where a greater setback is required. **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 along Auburn Avenue (5 Mile Line Road), North 56th Street, and all interior roads. **Unified Development Code: Section 5.3.8 - Revise plat note 8 to read as provided 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, and along Auburn Avenue (5 Mile Line Road) and North 56th Street. **Unified Development Code: Section 4.6.4.B - Include plat note as written above.	Non-compliance
* 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

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 Auburn Avenue (5 Mile Line Road). **Must comply with City Access Management Policy - Provided in plat note 11. Revise to read as shown above.	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Provided in plat note 10.	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 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 - Revise to reference the UDC section.	Non-compliance
* 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 - Revise to reference UDC section.	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets: Auburn Avenue (5 Mile Line Road). **Unified Development Code: Section 5.3.5	Applied
* 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.	Applied
ZONING/CUP	
* Existing: ETJ & R-1 (OC) Proposed: R-2 (Medium-Density Residential-UDC) **Unified Development Code: Chapter 2	Applied
* Rezoning needed before final approval. **Unified Development Code: Chapter 2 - Pending annexation and rezoning applications. Must rezone to a zoning district established in the Unified Development Code.	Non-compliance
PARKS	
* Land dedication in lieu of fee. - Based on the submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.528 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 - A park fee of $111,300 (159 Lots x $700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC.	TBD

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.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - North 56th Street (N/S Quarter Mile Collector) alignment will need to be finalized prior to final. May request for full 60 ft. dedication as it connects to Auburn Avenue (5 Mile Line Road) (F.M. 676). - Interior streets exceed the max block length for low density residential and cul-de-sac length. - Plat notes for buffers are missing. - Pending annexation and rezoning applications. Must rezone to a zoning district established in the Unified Development Code. - Ensure all plat notes reference the UDC where applicable. - Provide lot numbers for the common areas. (ex: Common Area 1)	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Preliminary Form, subject to the conditions noted, drainage, and utilities approval.	Applied