AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 6, 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 September 22, 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 A-O (Agricultural and Open Space-OC) District to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0149:

   7301 South 23rd Street Rear (PID:270195)
   7301 South Ware Road (PID: 1076445)
   7600 South Bentsen Road (PID: 270203)
   7701 South Bentsen Road and Rears 1-4 (PID: 1310008, 1310007, 1310004, 1310010, 1310001)
   8501 South Stewart Road and Rear 1 and 12 (PID:121384, 101593 and 121385)

2. **Rezoning from C-1 (Office Building-OC) District and 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 REZ2026-0159:

   6309 South 10th Street (PID: 269758)
   1000 and 1004 Zelda Avenue (PID: 269764 and 269766)

3. **Rezoning from C-3 (General Business-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)

4. **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 REZ2026-0166:

Lot A-1 Nolana Tower Subdivision, Lot A-1
400 Nolana Avenue

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1 and 2, Sandelcast Subdivision, Hidalgo County, Texas; 1408 N. 15th Street and 1409 N. Main Street **(REZ2026-0142)**

2. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lots 1 & 2 – Less West 18 ft, Block 3, Best Courts Subdivision, Hidalgo County, Texas; 204 South 4th Street. **(REZ2026-0144)**

3. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lots 1 thru 5, Newport Subdivision, Hidalgo County, Texas; 1317, 1321, 1325, 1329, 1333 South 18th Street. **(REZ2026-0148)**

c) CONDITIONAL USE PERMITS:

1. Request of Luis A. Mena, on behalf of IDLL Investment Group LLC, for a Conditional Use Permit, for one year, for portable buildings greater than 10' x 12' (office/storage) at Lots 11 and 12, Block 55, McAllen Addition, Hidalgo County, Texas; 617 South 17th Street. **(CUP2026-0072)**

2. Request of Marcial Sanchez on behalf of Brickstone LLC, for a Conditional Use Permit, for one year, for portable buildings greater than 10' x 12' (office) at Lot 55, Betty-Rose Subdivision, Hidalgo County, Texas; 205 South "C" Street. **(CUP2026-0073)**

3. Request of Mark A. Watts, on behalf of El Belicon LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (Heaven Nightclub) at Lot 1 & South 1' of Lot 2, Block 25, McAllen Addition Subdivision, Hidalgo County, Texas; 324 South 17th Street. **(CUP2026-0074)**

d) SUBDIVISION:

1. Central Market Subdivision Lots 1A & 1B, 5617 South 23rd Street, Aggreko MSR Grid PC37 LLC; **(SUB2026-0120) (Revised Final) Bowman**

2. Milmor Addition Lots 10A and 11A Subdivision, 1708 Kendlewood Avenue, RGVSF Properties LLC; **(SUB2026-0123) (Final) BIG**

3) CONSENT:

a) Plaza on Ridge Road Lots 1A and 2A Subdivision, 1101 East Ridge Road, Ridge Car Wash Services LLC; **(SUB2024-0017) (Revised Preliminary) (1-Year Extension) KLE**

b) Homewood Subdivision, 301 South Ware Road, Victor Barrera; **(SUB2023-0019) (Revised Preliminary) (1-Year Extension) MAS**

c) Vargas III Subdivision, 2725 South 29th Street, Juan Vargas; **(SUB2021-0106) (Revised Preliminary) (1-Year Extension) MAS**

4) SUBDIVISIONS:

a) J.R. Imports Subdivision, 6701 South 10th Street, JAR & JAC Investments LTD; **(SUB2026-0124) (Preliminary) REGA**

b) Santoy Subdivision, 3401 Highway 83, Juan Santoy; **(SUB2026-0125) (Preliminary) SEC**

c) Ballesteros Subdivision, 2201 South Bentsen Road, Blanca Alicia Garza; **(SUB2025-0102) (Revised Preliminary) PCE**

d) McAllen Flex Complex Subdivision, 2100 North McColl Road, Pamota LLC; **(SUB2026-0021) (Revised Preliminary) RE**

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, September 22, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
	Isela V. Rios	Member
	Amanda Gomez	Member
Absent:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
Staff Present:	Michelle Rivera	Deputy City Manager
	Austin Stevenson	City Attorney
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director Planning
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Samantha Aguilar	Planner II
	Magdalena Ramirez	Planner I
	Miguel Hernandez	Technician I
	Valerie Ramos	Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Emilio Santos, Board Member
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Jesse Ozuna

1) MINUTES:

a) Approval of September 8, 2026 meeting minutes.

Being no discussion, Board member Jesse Ozuna motioned to approve the minutes. Ms. Isela V. Rios second the motion with four 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. Magdalena Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0137:
2700th 22nd Street (PID: 185503)

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

CASE REZ2026-0138:
1909 Portland Avenue (PID:185495)

3. **Ms. Magdalena Ramirez stated that the City of McAllen is requesting to Rezone from R-3A (Multifamily Residential Apartment-OC) District to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0139:
2221 South 29th Street (PID: 230690)
2311 South 29th Street (PID: 230691)

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

CASE REZ2026-0140:
3001 Formosa Avenue and Rear, 3321 and 3620 Formosa Avenue (PID: 1130635, 1127530, 588235 and 510082)
7200, 7201, 7203, 7209, 7305 South Ware Road (PID: 1076461, 1127669, 1076460, 1076444 and 270197)
7600, 7606, 7700 South 23rd Street Rears 1-4 and 7800 South 23rd Street (1019738, 1073375, 1187007, 1187177, 1187008, 1473386 and 270213)
6401 South 33rd Street (PID: 270374)
6500 South 35th Street and Rear and 6501 South 35th Street Rear (PID: 270381, 270376 and 584854)
6401 South 36th Street Building H and 6500 South 36th Street (PID: 270375 and 588442)
7405 South Bentsen Road Rear 2, 7409 South Bentsen Road Rear 1 and 7501 South Bentsen Road (PID: 270206, 1036798,1241629 and 270204

5. **Ms. Magdalena Ramirez stated that the City of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC) District to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0141:
3520 South 10th Street (PID: 629375)

6. **Ms. Magdalena Ramirez stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) and C-4 (Commercial Industrial-OC) District, to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0143:

South West Centre Subdivision, Lot 8
5201 South 35th Street
Lot 1-A And Lot 1-B South West Centre Subdivision, Lots 1-A and1-B
6201 South Ware Road
6200 South 35th Street
Lot 2A & 2B South West Centre Subdivision, Lots 2A – 2B
6001 South Ware Road
6100 South 35th Street
Lots 3 A, 3 B; 4 A, 4 B South West Centre Subdivision, Lots 3A – 4B
5801 South Ware Road
5701 South Ware Road
5601 South Ware Road
5-A and 5-B South West Centre Subdivision, Lots 5-A and 5-B
5601 South 35th Street
5701 South 35th Street
Lot 6A & 7A South West Centre Subdivision, Lots 6A & 7A
5801 South 35th Street
6001 South 35th Street
Log/FD Subdivision, Lots 1 & 2
2900 & 3100 Military Highway
Sharyland Business Park Lot 15 Subdivision, Lot 15
6900 South Bentsen Road
Sharyland Business Park No. 3 Subdivision, Lot 20A
6551 George McVay Drive
Trade Zone Substation Subdivision, Lot 1
6000 South 26th Street
Gonzalez Furniture Subdivision, Lot 1
5600 South 23rd Street
Sharyland Service Center No. 8 Subdivision, Lot 13
4101 Military Highway
5901 and 6201 South Stewart Road (PID: 723192 and 723189)
5901, 7100 and 8200 South Shary Road (PID: 280731, 280769 and 550075)
2500 and 2702 Military Highway (PID: 20827883 and 270366)
2401 and 2501 Sarah Avenue (PID: 270350 and 270353)
5600 South 23rd Street Rear, 5810 South 23rd Street and Rear, 5900, 6022, 6024 South 23rd Street and Rear, 6026 South 23rd Street and Rear and 6212 South 23rd Street (PID: 796429, 270351, 270352, 714065, 270368, 270367, 796430, 20827881, 270369 and 270370)

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a6. There was none.

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

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) Lot 1, Holdings by S.T. Real Estate Subdivision, Hidalgo County; 3601 Buddy Owens Boulevard. **(REZ2026-0119)**

Ms. Magdalena Ramirez stated the property located at 3601 Buddy Owens Boulevard, The subject property is located on the north side of Buddy Owens Boulevard, east of North Ware Road.

The owner is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed health club.

The adjacent properties are zoned C-1 (Office Building-OC) to the north, C-3 (General Business-OC) District to the east, C-2 (Neighborhood Commercial-OC) to the west, and R-3A (Multifamily Residential Apartment-OC) to the south.

The current land use of the subject property is an office plaza. Surrounding uses include a carwash, a bank, an office plaza, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Corridors. Mixed-use Corridors consist of residential and nonresidential land uses, putting houses nearby jobs and services.

The development trend in this area is commercial and multifamily residential.

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the existing zoning trend in this area.

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

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

Staff recommends approval of the rezoning request.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

2. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lot 1 Block 2, La Lomita Terrace Subdivision, Hidalgo County, Texas; 2436 Quince Avenue **(REZ2026-0136)**

Ms. Magdalena Ramirez stated the property located at 2436 Quince Ave, The subject property is located on the northeast corner of North 25th Street and Quince Avenue.

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

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

Surrounding uses include residential and multi-family.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Community. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential,

with some office, retail, and other nonresidential uses that serve residents.

The development trend along this area is residential, multi-family, city parks and commercial.

La Lomita Terrace was recorded on January 7, 1964 and has remained zoned as R-1 (Single-Family Residential-OC).

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 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.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

Board Member Mr. Raul Sesin arrived to the meeting at 3:34 PM, Making that five board members present.

c) CONDITIONAL USE PERMIT:

1. Request of Melden and Hunt Inc., on behalf of The Centre Offices, LLC, for a Conditional Use Permit for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD) at 9.268 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13801 North 23rd Street. **(CUP2026-0004)**

Ms. Samantha Aguilar stated the property located at 13801 North 23rd Street, the subject property is located at the southwest corner of Russell Road and North 23rd Street (Depot Road). The tract has 421.35 ft. of frontage along Russel Road and a depth of 675.44 ft. for a lot size of 9.268 acres. The property is zoned R-1 (Single Family Residential-OC) District. The adjacent zoning is R-1 (Single Family Residential-OC) District to the east, west and south. The properties on the north side of Russell Road are outside the city limits. The applicant is requesting a Planned Unit Development in order to build a single-family subdivision with smaller lots than required in an R-1 District. Surrounding land use include single-family residences, storage units, and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with the city requirement.

A proposed 64-lot subdivision under the name of Russel Creek Phase II for the subject property was approved in preliminary form on March 17, 2026. A rezoning to R-2 (Medium-Density Residential-UDC) District was disapproved by City Commission on June 23, 2025. A Conditional Use Permit request for a Planned Unit Development for the subject property was submitted on January 19, 2026, which was on hold, pending documents. Revised documents were submitted on August 31, 2026.

The property is currently vacant. The applicant is proposing to develop a 62-lot subdivision, under the name of Russel Creek Phase II, for single-family homes. Lot "CA 1" is proposed for a detention area and Lot "CA 2" is proposed as a common area.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. The proposed Planned Unit Development must comply with all City codes

and requirements including but not limited to the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.

2. PERMITTED USES: Permitted uses are uses allowed in the R-1 District. The applicant is proposing single family residences.

3. OFF-STREET PARKING AND LOADING: 2 parking spaces per dwelling unit are required with enough space for compliance with 5 ft. landscaping on both sides of all lots. Should compliance not be met an amendment to the PUD will be required. Must provide floor plan at the time of building permit submittal to show compliance.

4. LANDSCAPING: A minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. A minimum of one tree is required at the front yard of all residential lots. According to the applicant's email, compliance will be met for all lots. If a variance to the landscape requirement is needed an amendment to the PUD CUP will be required.

5. STREETS AND SETBACKS: A minimum of 50 ft. right-of-way with 40 ft. of pavement width and 10 ft. sidewalk and utility easement on both sides of the interior streets is proposed; 96 ft. of paving (48 ft. radius) face to face is required for the cul-de-sac. A 4 ft. wide minimum sidewalk required on Russell Road, North 23rd Street (Depot Road) and both sides of all interior streets. Engineering Department may require a wider sidewalk. Sidewalk must comply with subdivision requirement. If additional ROW is required for Russell Road as part of the subdivision approval, the layout must be revised and an amendment to the PUD CUP will be required.

   An R-1 District requires a front yard setback of 25 ft. on interior streets; 18 ft. is being proposed. No overhangs will be allowed over the easements. Interior sides are proposed to be 5 ft or 0 ft with a firewall or greater for easements instead of the required 6 ft side yard setbacks. The side setback for corner lots is 10 ft. or greater for easements. Rear side setback is 10 ft. or greater or easements.

6. DRAINAGE: The drainage report is under review and must comply with the Engineering Departments requirements.

7. ADDITIONAL PROVISIONS: The Conditional Use Permit site plan controls if there is a conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The proposed Planned Unit Development must comply with Traffic, Public Works, Engineering, Fire, and Utilities Departments requirements.

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

9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits.

The request must comply with City requirements. Specific modifications required for approval are the following:

- Request a variance to allow an 18 ft. front setback or greater for easements instead of the minimum 25 ft.
- Request a variance to allow 5 ft. or 0 ft. with a firewall or greater for easements on interior sides instead of the minimum 6 ft.
- Request a variance to the lot width to be from 28.88 ft. - 72.23 ft. instead of the minimum lot width of 50 ft.
- Request a variance to the lot size to be from 2,488.28 sq. ft. - 6,678.76 sq. ft. instead of the minimum lot size of 5,000 sq. ft.

If the subdivision layout changes, the conditional use permit will need to be amended to resemble the approved subdivision plat.
Staff has not received any phone calls, emails, or letters in opposition to the request.

Staff recommends approval of the request subject to the conditions noted.

Mr. Beto De La Garza was present representing the case.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the conditional use permit. Ms. Amanda Gomez Second the motion with five members present and voting.

2. Request of Miguel A. Rivera, on behalf of Casa de Oracion Rey de Reyes Inc., for a Conditional Use Permit, for one year, for an Institutional Use (Church) at Lot 4 Block 2, Market Center Subdivision, Hidalgo County, Texas; 1400 East Jasmine Avenue STE 140 & 160 **(CUP2026-0065)**

Ms. Magdalena Ramirez stated the property located at 1400 East Jasmin Ave, the subject property is located along East Jasmine Avenue, west of North Jackson Road and is zoned C-4 (Commercial Industrial-OC) District. The surrounding zoning is C-4 (Commercial Industrial-OC) District in all directions and I-1 (Light Industrial-OC) District to the northeast. A church is permitted in a C-4 District with a Conditional Use Permit and in compliance with all requirements.

There are no prior conditional use permits requested for this property. The applicant submitted the new application on June 26, 2026.

The applicant is proposing to operate a church under the name Casa de Oracion Rey de Reyes. The proposed church office hours are, Monday – Friday (8:00 a.m. – 5:00 p.m. and Wednesday services 7:00 p.m. – 9:00 p.m. and Sunday (services) from 11:00 a.m. to 1:00 p.m. as stated on the application. Fire Department is pending the inspection at this time.

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

2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. The main auditorium will seat 70 people. Eighteen parking spaces are required and applicant has provided a parking layout with shared parking for the plaza.

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

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

5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.

6. The number of persons within the building shall be restricted.

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

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

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

Staff recommends approval of the request for one year subject to conditions noted, compliance with the Subdivision and Zoning Ordinance, Fire Department, and Building Code requirements.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to disapprove the conditional use permit. Mr. Raul Sesin Second the motion with five members present and voting.

3. Request of Omar Villarreal, on behalf of Sloan Beauty Institute, LLC, for a Conditional Use Permit, for one year, for an Institutional Use (Cosmetology School) at Lot 11A, Kingwood Estates Subdivision Phase II, Hidalgo County, Texas, 5269 North 23rd Street. **(CUP2026-0069)**

Ms. Magdalena Ramirez stated the property located at 5269 North 23rd Street, the subject property is located on the west side of North 23rd Street, south of Dove Avenue and is zoned C-3 (General Business-OC) District. The surrounding zoning includes C-3 (General Business-OC) District, R-1(Single-Family Residential-OC) District and I-1 (Light Industrial-OC) District. A cosmetology school is permitted in a C-3 District with a conditional use permit and in compliance with all requirements.

There are no prior conditional use permits requested for this property. The applicant submitted the new application on July 13, 2026.

The applicant is proposing to operate a cosmetology school under the name Sloan Beauty Institute. The proposed business hours are Monday – Wednesday 9:00 a.m. – 4:00 p.m. and 5:00 p.m. – 9:00 p.m. There will be three classes with ten students in each class per session, thirty students in total with two instructors and one office staff. Seventeen parking spaces are required. The parking lot is a shared parking lot and has the required spaces required in Section 138-398(d) of the Zoning Ordinance.

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

2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas.

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

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

5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.

6. The number of persons within the building shall be restricted.

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

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

Fire Department requirements.

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

Staff recommends approval of the request, for one year, subject to conditions noted, compliance with the Subdivision and Zoning Ordinance, Fire Department, and Building Code requirements.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to disapprove the conditional use permit. Mr. Raul Sesin Second the motion with five members present and voting.

4. Request of Anthony A. Vasquez, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand at Lots 1, 2, and 3, Block 2, Youngs Subdivision, Hidalgo County, Texas, 2401 Highway 83. **(CUP2026-0070)**

Ms. Magdalena Ramirez stated the property located at 2401 Highway 83, the subject property is located on the southwest corner of US Highway 83 and South 24th Street and is zoned I--1 (Light Industrial-OC) District. The surrounding zoning includes I-1 (Light Industrial-OC) District to the north, south, east and west and R-2 (Duplex-Fourplex Residential-OC) District south of Austin Avenue. A commercial storage and portable food concession stand are permitted in an I-1 District with a Conditional Use Permit and in compliance with all requirements.

Four prior permits have been approved for snow cone stands under different applicants since 2011 for this property. The previous conditions approved stated that tables were not allowed or sitting/dining area were not permitted. The applicant submitted the new application on July 14, 2026.

The applicant proposes to operate a commercial storage and portable food concession stand under the name Los Cuñados. The proposed hours of operation are Monday through Sunday, from 7:00 a.m. to 3:00 p.m. and 6:00 p.m. to 3:00 a.m.

The storage area shall be used for the storage of supplies and for washing dishes. Customer seating or dining shall not be permitted unless separate parking plans are provided and approved in compliance with all applicable conditions.

1. The proposed use shall not be located in a residentially zoned area.

2. The proposed use shall be inspected by the Building Inspector and comply with applicable building codes.

3. The proposed use and adjacent business shall comply with the Off-street Parking and Loading Ordinance.

4. A portable building or trailer used for the proposed use shall be properly anchored to the ground.

5. The proposed use shall comply with the zoning district setback requirements.

6. Water and sewer facilities shall be required to the tract and may be required to the proposed use.

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

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

Staff recommends approval of the request. With no seating

Mr. Kaveh Forghanparast advised board members property owner provided the hours of operation for the other businesses but due to there being an overlap of the hours of this business with the others they couldn't help them with approving seating due to the issue with the parking. Kaveh also mentioned to the board members customer and property owner are aware.

Property Owner Blanca Salas 2401 W HWY 83 was present representing Mr. Anthony A. Vasquez 2401 W HWY 83 stated they are requesting to add parking spaces in the property. Property owner was also mentioning to board members about requesting new hours of operation to operate after hours.

Mr. Omar Sotelo mention to Board members property owner does not have space to add any additional parking spaces. If property owner can provide paper working where it shows they have space planning department can review but up to now there is no space.

Mr. Austin explained to the board members they can approve with conditional use permit with conditions and the conditions being approving the permit with folding tables and chairs being allowed after hours. And if property owner violates approval health and code will make action.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the conditional use permit. There was none.

After lengthy discussion, Board Member Mr. Raul Sesin moved to approve the conditional use permit with folding tables and chairs being allowed after 6pm-3am only. Mr. Jesse Ozuna Second the motion with four members present and voting.

d) SUBDIVISION:

1. Janice at Sycamore Terrace Subdivision, 1107 Tamarack Avenue, Samuel F. Vale; **(SUB2026-0108) (Final) SEC**

Mr. Noah Del Bosque stated property located at 1107 Tamarack Ave, Sycamore Avenue: 50 ft. ROW existing. 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. Tamarack Avenue: 50 ft. ROW existing. 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. ROW: 20 ft. Paving: 16 ft. Existing alley along the west and southeast portion of the property. Unified Development Code: Section 5.3.9. Front:(Proposing Tamarack Ave.) 25 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: (Proposing Sycamore Ave.) 10 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Tamarack Ave and Sycamore Ave. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Sycamore Ave. 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 Sycamore Ave. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential-OC) Proposed: R-1 (Single-Family Residential-OC) Zoning Ordinance: Article V. Land dedication in lieu of fee. Proposed use is for one dwelling unit/lot. If number of dwelling units/lots change, will be reviewed accordingly prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required,

prior to final plat. As per Traffic Department, Trip Generation for 1-lot single family subdivision is waived. Change the lot to "Lot 1". Must comply with City's Access Management Policy. Abandonment must be done by separate instrument, not by plat, prior to final. An abandonment was submitted for the 10 ft. utility easement. This case is in process. Being the property is zoned R-1 and is being re-platted, public hearing with notices will be required prior to final P&Z hearing notice configuration.

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

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the subdivision. There was none.

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

2. Park West Plaza Subdivision, 11201 N. 10th Street, Domain Development Corp; **(SUB2026-0119) (Final) RPLX**

Mr. Marcos Johnson stated property located at 11201 N. 10th Street, (S.H.336): Dedication of 60 ft. from centerline for a total ROW of 120 ft. Paving: by state Curb & gutter: by state. Please label "total" or "existing" etc. on ROW, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Johnson Creek Avenue: 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 Sprague Road: Dedication of 40 ft. from centerline for a total ROW of 80 ft. Paving: 52 ft. Curb & gutter: both sides. Please provide the ROW on Sprague Road. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW 20ft. Paving 16ft. Alley/service drive easement required for commercial/multi-family properties. 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. Front: 60 ft or in line with existing structure or greater for approved site plan or easements, whichever is greater. Add plat note as stated above prior to recording. Zoning Ordinance: Section 138-356. Rear: 5 ft. Add plat not as stated above, or a vacate and replat will be required. (Proposing) In accordance with the zoning ordinance or greater for approves site plan or easements. Greater for easements will apply to this but original plat does not state that. Zoning Ordinance: Section 138-356. Sides: To the zoning ordinance time of building permit. Add plat note as stated above or a vacate and replat will be required. (Proposing) In accordance with the zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on North 10th Street, Sprague Road and Johnson Creek Avenue. 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, Pending Traffics comments regarding curb cut access. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Please add Plat Note No. 10 from Chili Pepper Express to the replat. 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets - lots are facing north 10th street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-3 Proposed C-2. A rezoning was submitted for this property, and the hearing are P&Z 08/04/2026 And City commission ON 08/24/2026. Subdivision cannot be approved until

rezoning has been approved. (REZ2026-0107) Rezoning approved on 8.24.26. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. A rezoning was submitted for this property, and the hearing are P&Z 08/04/2026 And City commission ON 08/24/2026. Subdivision cannot be approved until rezoning has been approved. (REZ2026-0107) Rezoning approved 8.24.26. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG Approved, TIA Waived with conditions = Per Traffic Department. See Departmental Comments from Traffic. Traffic Impact Analysis (TIA) required prior to final plat. TG Approved, TIA Waived with conditions. See Departmental Comments from Traffic. If any restrictions are to be removed, a vacate and replat will be required. A public hearing for this subdivision will be required. Please add Plat Note No. 10 from Chili Pepper Express to the replat. Revise legal description on plat to reference the replat = i.e. "Being a resubdivision of ....." Plat Note No. 9 from the Chili Pepper Express Subdivision may need to be carried forward onto the replat of Park West Subdivision. If the owner/developer is requesting that the note not be included, they will need to initiate the necessary review to determine if the required public improvements have been satisfied. Must comply with City's Access Management Policy.

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

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

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

3) CONSENT:

- **a)** Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise; **(SUB2025-0144) (Revised Final) (6-Month Extension) SEA**

- **b)** Central Market Subdivision Lots 1A & 2B, 5617 S. 23rd Street, Aggreko MSR Grid PC37 LLC; **(SUB2026-0120) (Final) Bowman**

- **c)** The Villas at Jonquil Subdivision, 512 Jonquil Avenue, Effective Real Estate; **(SUB2026-0121) (Final) BIG**

- **d)** Nolana Estates Subdivision, 3901 N. McColl Road, EB Merit Construction; **(SUB2026-0122) (Final) M&H**

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the consent subdivision. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the consent items from 3a-3d. Mr. Jesse Ozuna Second the motion with five members present and voting

4) SUBDIVISIONS

- **a)** Dallas Corner Subdivision, 401 S. 10th Street, Ronald Surprise; **(SUB2026-0114) (Preliminary) BIG**

Ms. Natalie Moreno stated the property located at 401 South 10th Street, 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. Paving Curb & gutter. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1000 ft. Block Length. Unified Development Code: Section 5.3.6. 600 ft. Block Length for R-3, M-1 & M-2 and CC Districts

Unified Development Code: Section 5.3.6. 300 ft. Maximum Cul-de-Sac. Unified Development Code: 5.3.9. 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. lots are facing Dallas Avenue and S. 10th Street. Unified Development Code: Chapter 2. Minimum lot width and lot area. Unified Development Code: Chapter 2. Land dedication in lieu of fee. Park fees do not apply to commercial developments. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to commercial developments. Pending review by the Parkland Dedication Advisory Board and CC. Park fees do not apply to commercial developments. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Show the legal description all around the perimeter. Lot numbers can be "Lot 1" and "Lot 2". the lots do not need the "A" at the end. Remove the word "Prop" on all ROW. show dedication on both sides of ROW. a Rezoning application needs to be submitted and approved, prior to final. Provide centerline. Must comply with City's Access Management Policy.

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

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the subdivision. There was none.

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

b) 107 Walls Subdivision, 1601 State Highway 107, Cubic Walls, LLC; **(SUB2026-0085) (Revised Preliminary) QHA**

Mr. Noah Del Bosque stated the property located at 1601 State Highway 107, 1,000 ft. Block Length: Unified Development Code: Section 5.3.6 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: Plat is showing lot fronting State Highway 107.Unified Development Code: Section 5.3.5. Minimum lot width and lot area: Minimum 50 ft of lot frontage and no minimum lot area. Unified Development Code: Chapter 2. As per Traffic Department, Trip Generation required to determine if TIA is
required, prior to final plat.

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

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form including variance request. Mr. Raul Sesin Second the motion with five members present and voting.

c) Onyx Plaza Subdivision, 221 N. Ware Road, Valhe Real Estate Holdings LTD. Partnership; **(SUB2026-0118) (Preliminary) SEC**

Mr. Noah Del Bosque stated the property located at 221 North Ware Road, North Ware Road (FM 2220): 60 ft. from centerline for a total R.O.W. of 120 ft. Paving: 65 ft. 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. Beech Avenue: 25 ft. from centerline for a total R.O.W. of 50 ft. Paving: 32 ft. Curb & Gutter: both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,000 ft. Block Length. Unified Development Code: Section 5.3.6. Corner: In accordance with the Unified Development Code or greater for easements or greater for easements. Proposing: "10 feet or greater for easements or approved site plan" 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. No curb cut, access, or lot frontage permitted along North Ware Road. Plat note 12 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. Plat note 13. 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. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, TG from previous cases (SUB2021-0014/SUB2022-0008) would be honored. Traffic Impact Analysis (TIA) required prior to final plat.

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

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Board member Ms. Amanda Gomez moved to approve the subdivision in preliminary form Ms. Isela V. Rios 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. Jesse Ozuna adjourned the meeting at 4:04 p.m. with Mr. Raul Sesin second the motion with five members present and voting.

_____
Emilio Santos, Board Member

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

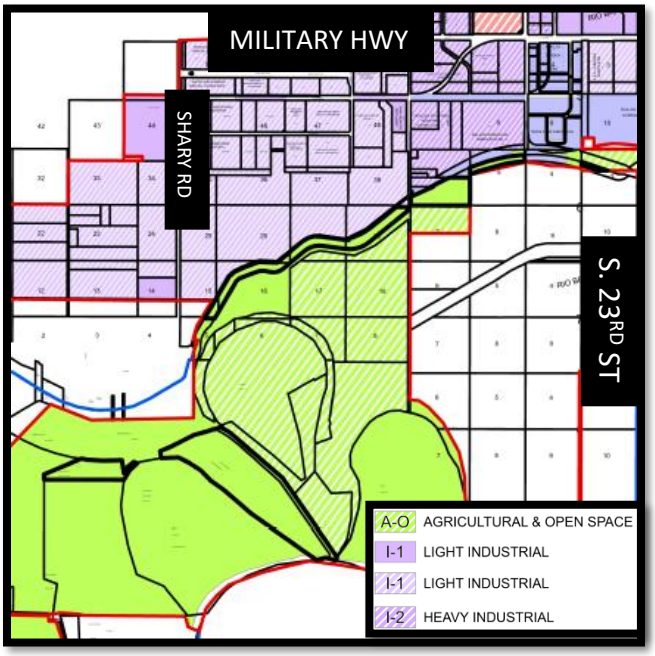
DATE: October 6, 2026

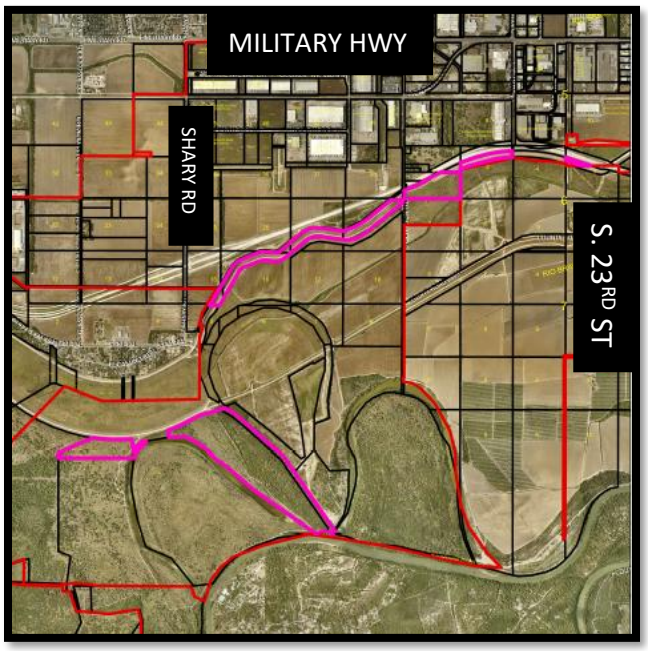
SUBJECT: **REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0149:

7301 South 23rd Street Rear (PID:270195)
7301 South Ware Road (PID: 1076445)
7600 South Bentsen Road (PID: 270203)
7701 South Bentsen Road and Rears 1-4 (PID: 1310008, 1310007, 1310004, 1310010, 1310001)
8501 South Stewart Road and Rear 1 and 12 (PID:121384, 101593 and 121385)

LOCATION: The subject properties are located south of Military Highway west of South 23rd Street.





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

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC), I-1 (Light Industrial-UDC) District, I-2 (Heavy Industrial-UDC) District, A-O (Agricultural and Open Space-UDC) and A-O (Agricultural and Open Space-OC) District.

LAND USE: The subject properties are currently vacant undeveloped land. Surrounding uses include warehouse manufacturing, commercial businesses and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Parks and Open Space. 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. These types of uses are appropriate to be incorporated into any of the other future land use categories. The provision of parks and open spaces is considered essential to livability and quality of life

DEVELOPMENT TRENDS: The development trend in the surrounding area is commercial industrial and vacant land.

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 this area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

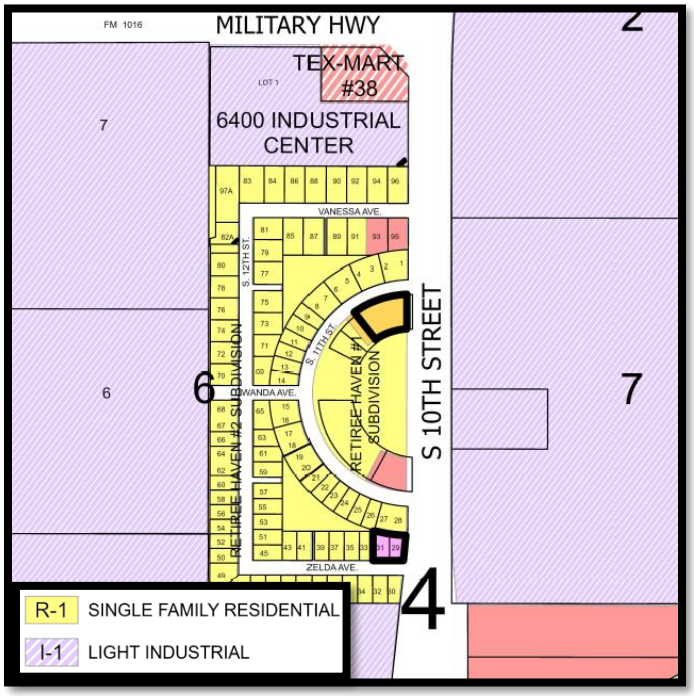
DATE: October 6, 2026

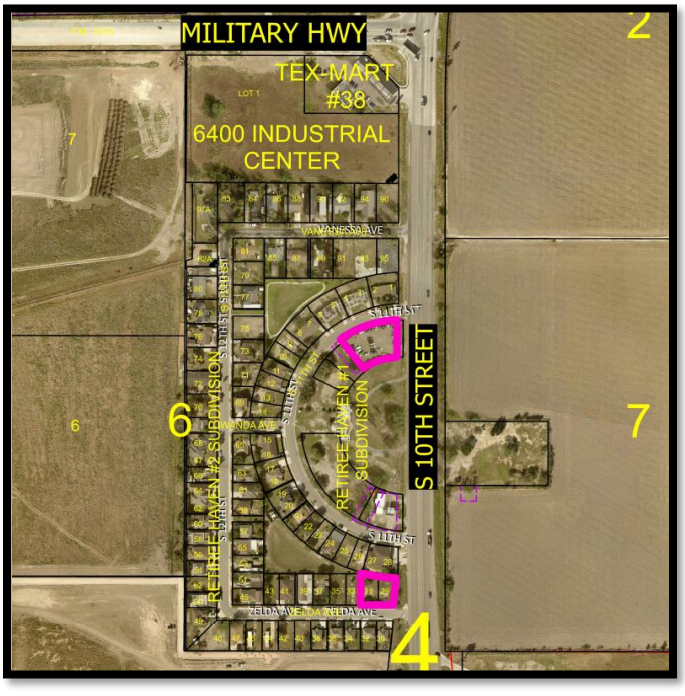
SUBJECT: **Rezoning from C-1 (Office Building-OC) District and C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0159:

6309 South 10th Street (PID: 269758)
1000 and 1004 Zelda Avenue (PID: 269764 and 269766)

LOCATION: The subject properties are located along the west side of South 10th Street between Vanessa Avenue and Zelda Avenue.





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 I-1 (Light Industrial-UDC) District to the east, and R-1 (Single Family Residential-OC) District to the north south and west.

LAND USE: The subject properties current uses are vacant land and a car lot. Surrounding uses include single family homes, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Density Complete Neighborhood. 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 primarily single-family homes with some commercial and vacant land.

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

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

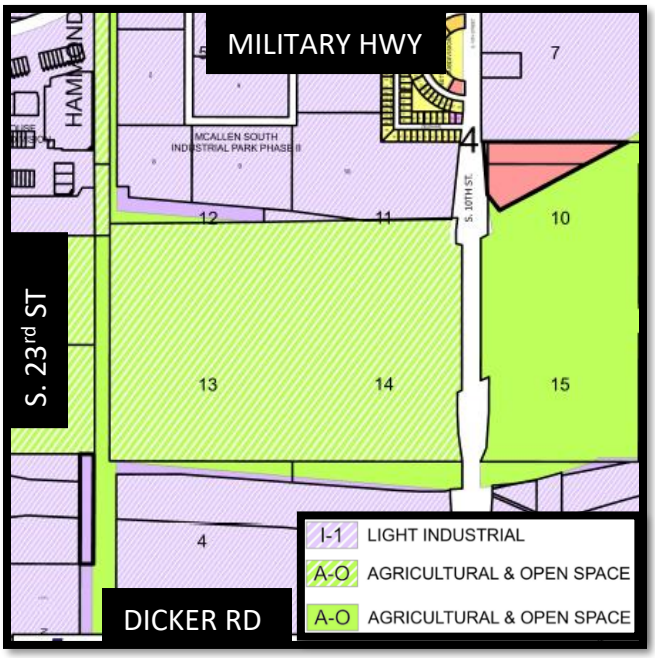
DATE: October 6, 2026

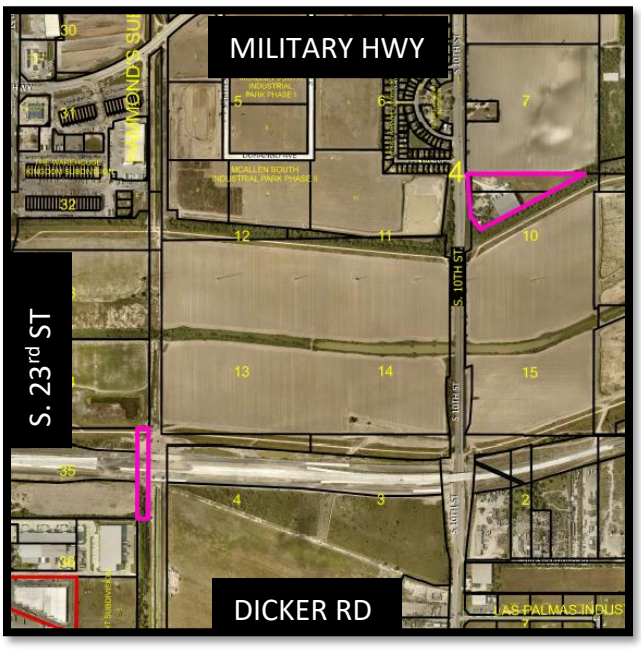
SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT AND I-1 (LIGHT INDUSTRIAL-OC) DISTRICT TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

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

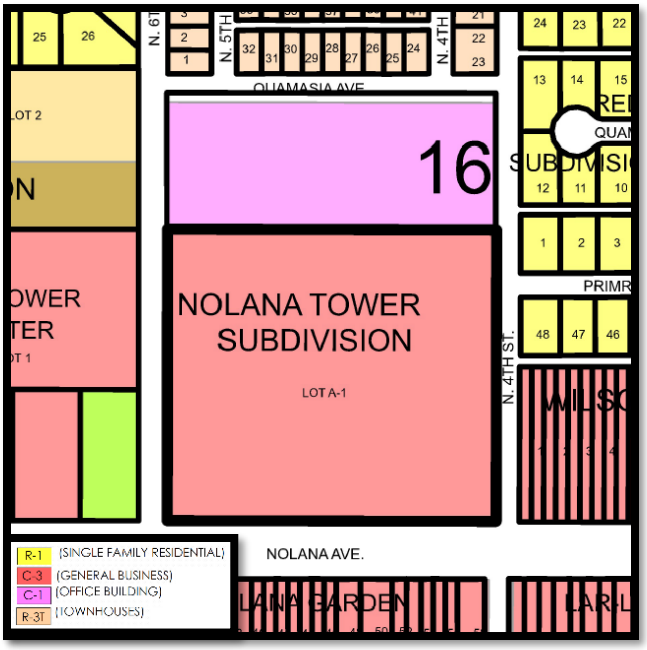
DATE: October 6, 2026

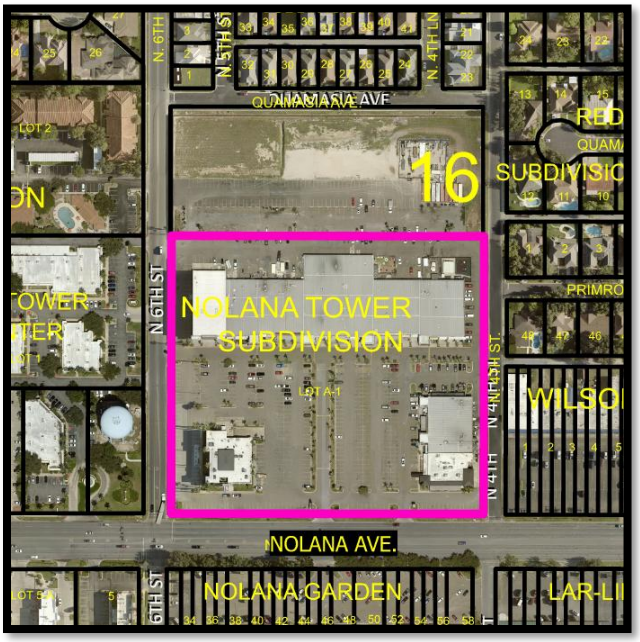
SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0166:

Lot A-1 Nolana Tower Subdivision, Lot A-1
400 Nolana Avenue

LOCATION: The subject property is located at the northeast corner of North 6th Street and Nolana Avenue.





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

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

LAND USE: The subject property is currently utilized for office and restaurant use. Surrounding land uses consist of commercial properties, restaurants, and single and multifamily residential developments.

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 Nolana Avenue is commercial.

HISTORY: Lot A-1 Nolana Tower Subdivision was recorded on April 1, 1995. The earliest zoning record found for the property, indicating C-3 zoning designation, dates back to 1979.

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

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

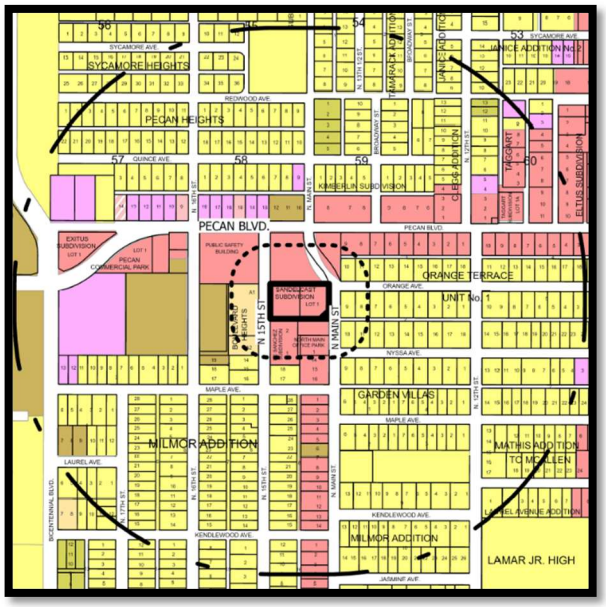
TO: Planning and Zoning Commission

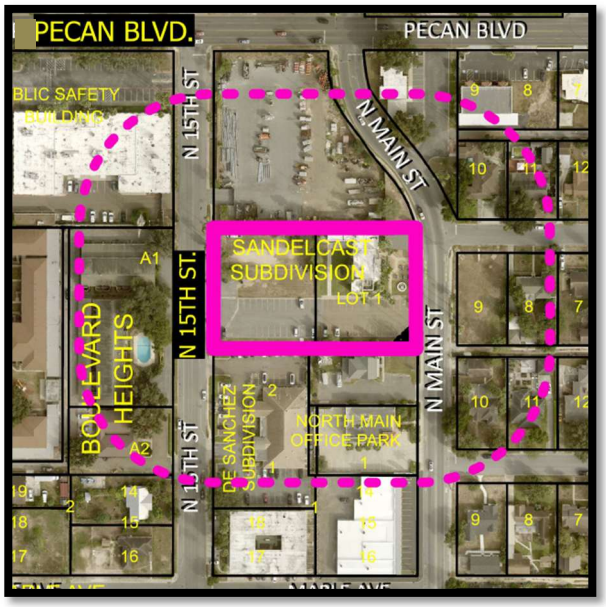
FROM: Planning Staff

DATE: October 6, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOTS 1 AND 2, SANDELCAST SUBDIVISION, HIDALGO COUNTY, TEXAS; 1408 N. 15TH STREET AND 1409 N. MAIN STREET (REZ2026-0142)**

LOCATION: The subject property is located along the west side of North Main Street, south of Pecan Boulevard.





PROPOSAL: The applicant is requesting to rezone the property to C-2 (Reginal Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for an event center.

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

LAND USE: The subject property is currently not in use. Surrounding land uses consist of commercial properties, as well as single-family and multifamily residential developments.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Development types most compatible with Complete Communities include mixed-use urban which include retail and office use.

DEVELOPMENT TRENDS: The development trend along the west side of North Main Street is commercial and residential on the east side.

HISTORY: Sandelcast Subdivision was recorded on August 7, 2015. The earliest zoning record found for the property, indicating C-3 zoning designation, dates back to 1979.

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

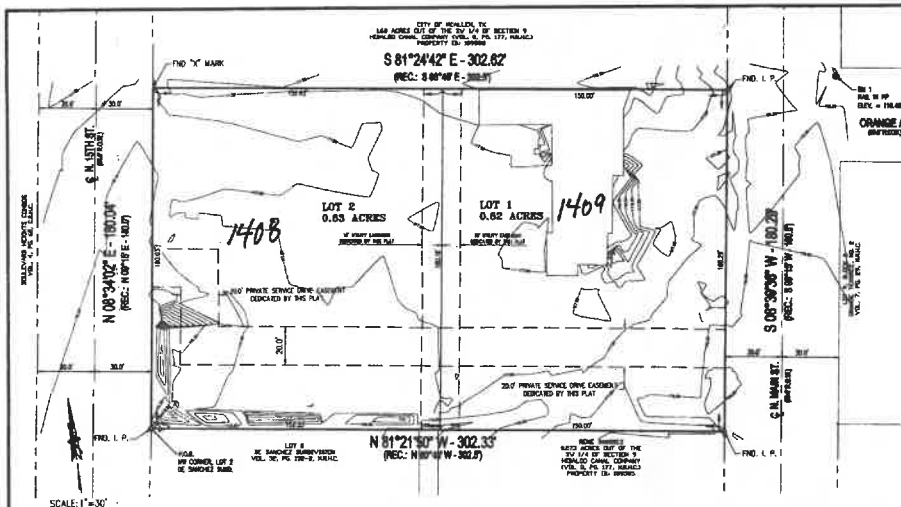
If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

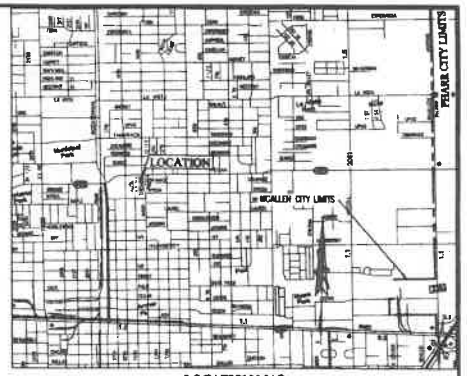
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

SANDELCAST SUBDIVISION PLAT

BEING A 1.251 ACRE TRACT OF LAND BEING DESCRIBED AS THE EAST 1/2 OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, HIDALGO CANAL COMPANY'S SUBDIVISION (VOL. Q, PG. 177, MAP RECORDS OF HIDALGO COUNTY) IN THE GENERAL WARRANTY DEED FROM MARK AND KELLY DIZDAR TO SANDELCAST, LLC AND RECORDED IN DOCUMENT NUMBER 2011-2210223 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.





LOCATION MAP
SCALE: 1"=2000'

SANDELCAST SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 2 IN THE SOUTHERN PART OF HIDALGO COUNTY AT A DISTANCE APPROXIMATELY 300 FEET SOUTH OF THE INTERSECTION OF PECAN BLVD. (SH 495) AND N. MAIN ST. WITHIN THE CITY OF MCALLEN CITY LIMITS. (MCALLEN POPULATION IS 129,877 AS PER 2010 CENSUS.)

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE B
   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. (MEDIUM SHADING)

   COMMUNITY PANEL No. 480343 0005C EFFECTIVE DATE: REVISED NOVEMBER 2, 1982

2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONTS: N. MAIN STREET – 30 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   N. 16TH STREET – 20 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

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

4. SETBACKS FOR EXISTING BUILDING(S) REMAIN AS NOW EXIST; HOWEVER, ANY NEW CONSTRUCTION AND/OR ADDITION IS SUBJECT TO COMPLY WITH THE APPROVED SETBACKS.

5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, BARNS, 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.

6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND.

7. 4 FT. WIDE SIDEWALK SIDEWALK IS REQUIRED ON N. MAIN STREET AND N. 16TH STREET.

8. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   BM. NO.1 WAS IN PAPER POLE LOCATED IN THE NORTH CASE CORNER OF ORANGE STREET ROW, ELEV. 119.48

   THE NEAREST BENCHMARK OF THE CITY OF MCALLEN IS MC 72, SET BY ARANDA & ASSOCIATES, IT IS A 3-1/4" BRASS MONUMENT CAP ENCRONCED IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF REDWOOD AVE. AND 16TH ST. ELEV = 119.53 (DATUM USED)

9. IN ACCORDANCE WITH THE CITY OF MCALLEN REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 0.98 AC-FT OF STORMWATER RUNOFF.
   (LOT 1 – 0.469 AC-FT, LOT 2–0.509 AC-FT)

10. AN ENGINEERED DRAINAGE DETENTION PLAN SHALL BE SUBMITTED TO THE CITY OF MCALLEN ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.

11. STORMWATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE RETAINED ON-SITE (DETENTION AREAS) AND RELEASED INTO AN APPROVED STORM SEWER SYSTEM AT THE PRE-DEVELOPMENT RATE FOR A 10-YEAR FREQUENCY STORM EVENT.

12. 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

13. 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

14. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

15. THE EXISTING DRIVEWAYS AND PARKING LOT SHALL BE SHARED BY LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS FROM BOTH N. MAIN STREET AND N. 16TH STREET.

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), BUT THE DISTRICT DOES NOT ACCEPT DRAINAGE AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THOSE DETERMINATIONS.

DISTRICT ENGINEER _____ DATE _____

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SANDELCAST 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, PARK IMPROVEMENTS AND PUBLIC PLACES SHOWN ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED HEREON, SHOWN OR NOT SHOWN, IF REQUIRED OR PERMITTED TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN. ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EXCEPT AS NOTED. I (WE) ALSO DEDICATE ON THE OFFICIAL SHAPES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

SANDELCAST, LLC

BY: _____ DATE: 07/10/2015
ROBERTO M. SANCHEZ, MANAGER MEMBER
801 N. BRIDGE ST., PMB 108
MCALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO M. SANCHEZ, 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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF July, 2015

NOTARY PUBLIC

JACK L. PARSLEY
Notary Public, State of Texas
My Commission Expires
March 09, 2019

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

DAVID T. WOLF
6108
REGISTERED
LAND SURVEYOR
STATE OF TEXAS

DAVID WOLF, R.P.L.S. No.6108 — 7/9/15

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 WHERE MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR COMMERCIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

STATE OF TEXAS
CRAIG A. GONZALEZ
103326
LICENSED
PROFESSIONAL
ENGINEER

CRAIG A. GONZALEZ, P.E. — 06/25/2015 DATE
LICENSED PROFESSIONAL ENGINEER NO. 103326
FIRM NO. F-13094

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

ON _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY CLERK

URBAN INFRASTRUCTURE GROUP, INC.
407 N. SALINAS BLVD.
PO BOX 729
DONNA, TEXAS 78537
(956) 464-4710
TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM

PRINCIPAL CONTACTS	NAME	ADDRESS	PHONE	FAX
OWNER: SANDELCAST, LLC	ROBERTO M. SANCHEZ	501 N. BRIDGE ST., PMB 108, MCALLEN, TX 78501	(210) 716-2288	
ENGINEER: URBAN INFRASTRUCTURE GROUP INC.	CRAIG GONZALEZ	407 N. SALINAS BLVD., DONNA, TX 78537	(956) 464-4710	(956) 464-4717
SURVEYOR: DAVID WOLF	DAVID WOLF	2713 PINEHURST DR., HARLINGEN, TX 78550	(956) 793-3809	

INDEX TO SHEET OF SANDELCAST SUBDIVISION PLAT

1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DIMENSIONS; LEGAL DESCRIPTION (METES AND BOUNDS); HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 APPROVAL; ZONING INDICATION CERTIFICATION; ATTESTATION; CITY OF MCALLEN PLANNING AND ZONING CERTIFICATION OF PLAT APPROVAL; ENGINEER'S & SURVEYOR'S CERTIFICATIONS; CITY OF MCALLEN MAYOR'S CERTIFICATION OF PLAT APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATION.

DATE OF PREPARATION: 04-29-2015

No.	REVISION	DATE	APPROVED
1	REVISED PER CITY OF MCALLEN COMMENTS	06-12-15	CAG
2	REVISED PER CITY OF MCALLEN COMMENTS	06-25-15	CAG

RECEIVED
7/9/15
BY

FINAL

REZ2026-0142
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

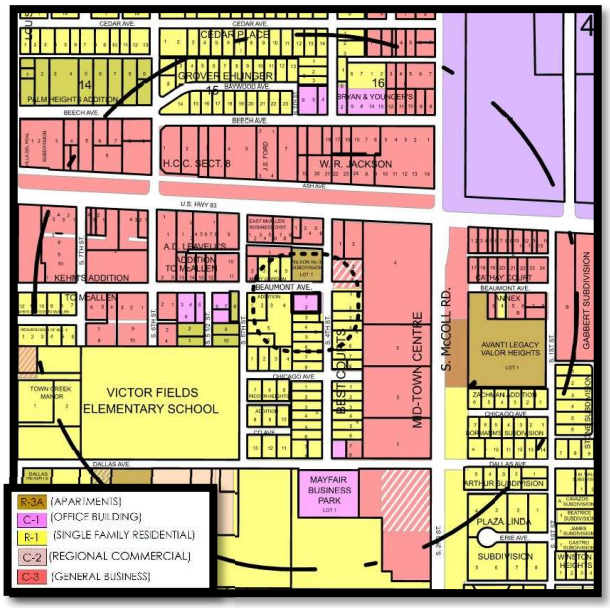
TO: Planning and Zoning Commission

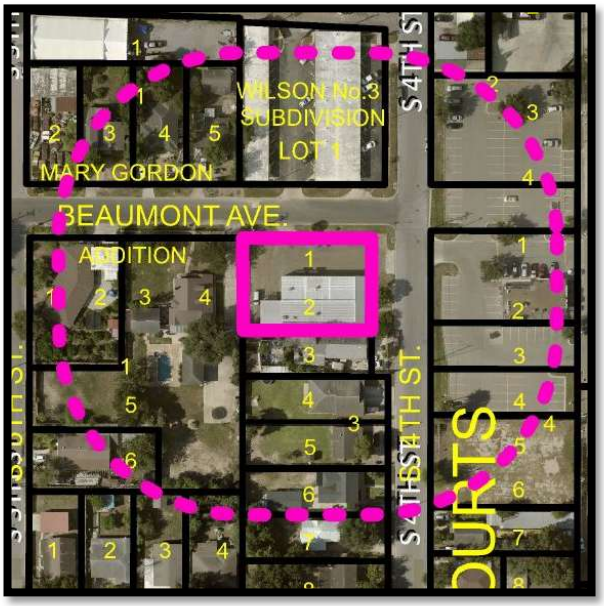
FROM: Planning Staff

DATE: October 6, 2026

SUBJECT: **REZONING FROM C-1 (OFFICE BUILDING-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: LOTS 1 & 2 – LESS WEST 18 FT, BLOCK 3, BEST COURTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 204 SOUTH 4TH STREET. (REZ2026-0144)**

LOCATION: The subject property is located at the southwest corner of South 4th Street and Beaumont Avenue.





PROPOSAL: The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for office use.

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

LAND USE: The subject property is currently utilized for office use. Surrounding land uses consist of commercial properties, as well as single-family and multifamily residential developments.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Development types most compatible with Complete Communities include mixed-use urban which include retail and office use.

DEVELOPMENT TRENDS: The development trend along South 4th Street is residential.

HISTORY: Best Courts Subdivision was recorded on October 3, 1927. The earliest zoning record identified for the property dates to August 16, 1995, when the property was rezoned from R-1 to C-1.

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

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.

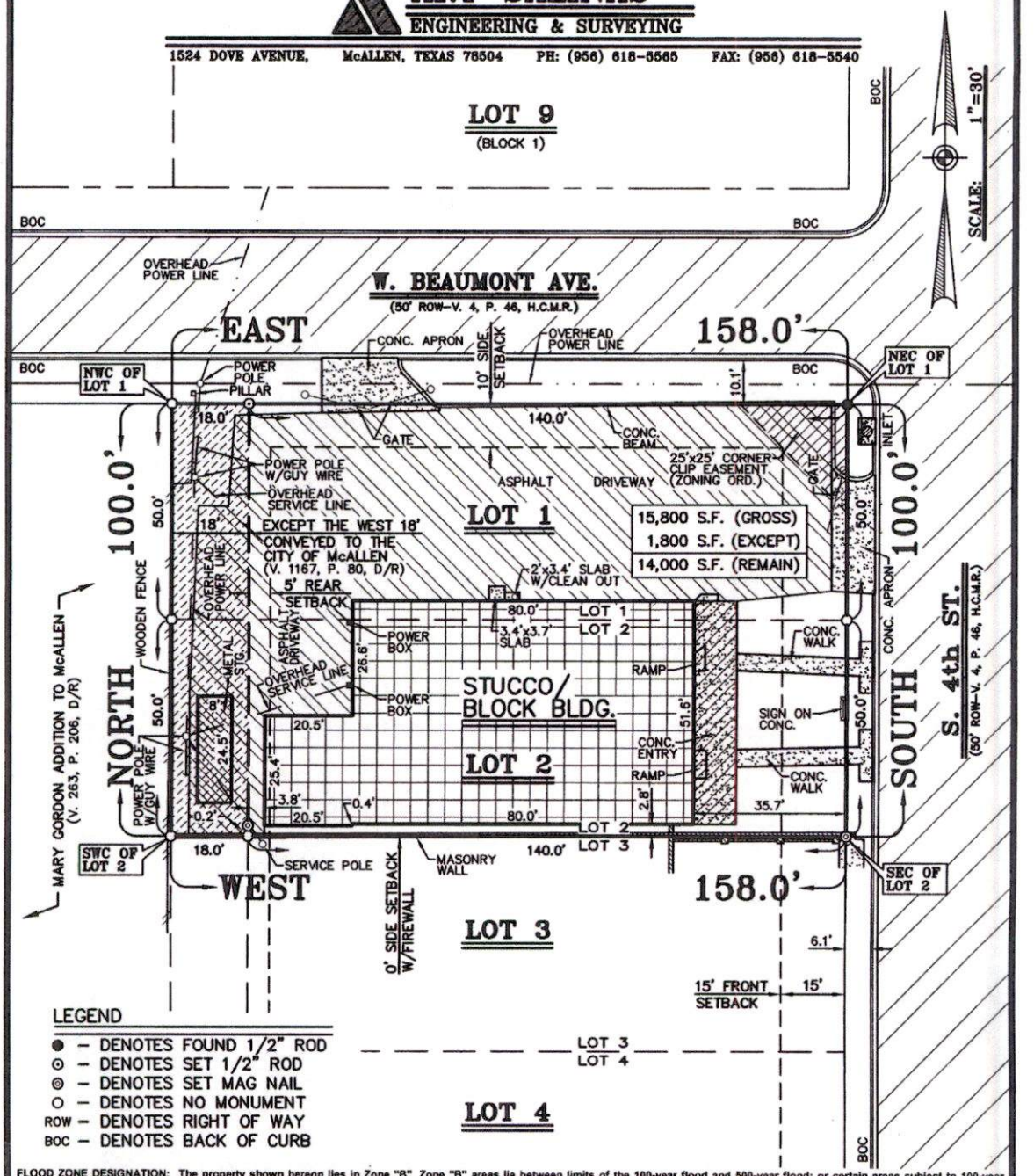
RECOMMENDATION: Staff recommends approval of the rezoning request.

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 SET MAG NAIL
- ○ – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB

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 plat is prepared in connection with Title Policy G.F. # 212441698 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an 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. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Water Improvement District No. 3, pursuant to applicable sections of the Texas Water Code. (Blanket)
6. Subject to rights or claims by Hidalgo County Water Improvement District No. 3 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
7. Easement in favor of Rio Grande Valley Gas Company, recorded in Volume 167, Page 291, Deed Records of Hidalgo County, Texas. (Blanket)
8. Easement in favor of Rio Grande Valley Gas Company, recorded in Volume 251, Page 421, Deed Records of Hidalgo County, Texas. (Blanket)
9. Certificate on Resolution and Order of Hidalgo County Water Improvement District No. 3 dated February 8, 2006, filed March 24, 2006, recorded under Document No. 1594733, Official Records of Hidalgo County, Texas.
10. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of McAllen and/or other Governmental Authority.
11. Subject to any oil, gas and mineral lease of recorded.
12. Bearing Basis: "W. line of Lots 1 and 2, Block 3, Best Courts"

BORROWER(s): Alejandro Nam

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 204 S. 4th ST., in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:
LOT ONE (1) AND TWO (2), BLOCK THREE (3), EXCEPT THE WEST 18 FEET CONVEYED TO THE CITY OF McALLEN, BEST COURTS, A SUBDIVISION IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 4, PAGE 46, MAP RECORDS, OF HIDALGO COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES.

21-61345 Job No. 09-07-21 Date

©COPYRIGHT 2021 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.

STATE OF TEXAS REGISTERED ARTURO A. SALINAS 4802 SURVEYOR

Registered Professional Land Surveyor No. 4802

RECEIVED AUG 03 2026 VR

REZ2026-0144
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

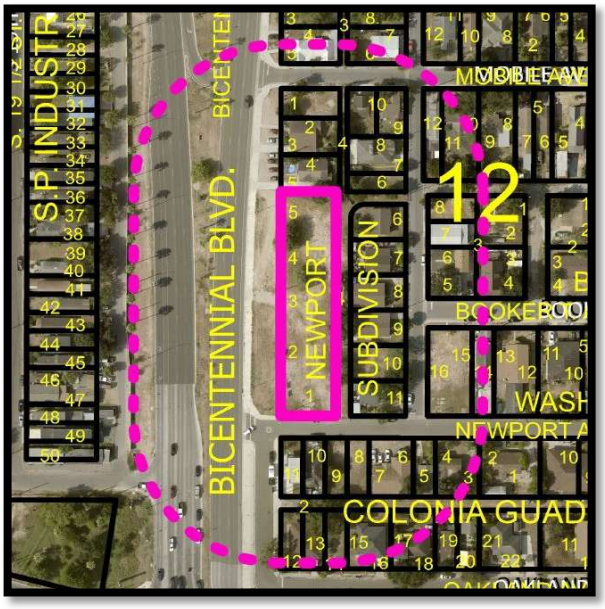
FROM: Planning Staff

DATE: October 6, 2026

SUBJECT: **REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT: LOTS 1 THRU 5, NEWPORT SUBDIVISION, HIDALGO COUNTY, TEXAS; 1317, 1321, 1325, 1329, 1333 SOUTH 18TH STREET. (REZ2026-0148)**

LOCATION: The subject property is located at the northeast corner of South 18th Street (Bicentennial Blvd.) and Newport Avenue.





PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for duplexes.

ADJACENT ZONING: The adjacent properties are zoned R-2 (Duplex-Fourplex Residential-OC) District in all directions.

LAND USE: The subject property is currently vacant. Surrounding land uses consist of single-family, multifamily residential developments and townhomes.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future

land use for these properties as Complete Communities. Development types most compatible with Complete Communities include single family and multifamily duplex.

DEVELOPMENT TRENDS: The development trend along South 18th Street (Bicentennial Blvd) is residential.

HISTORY: Newport Subdivision was recorded on November 16, 1960. The earliest zoning record found for the property, indicating R-2 zoning designation, dates back to 1979.

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

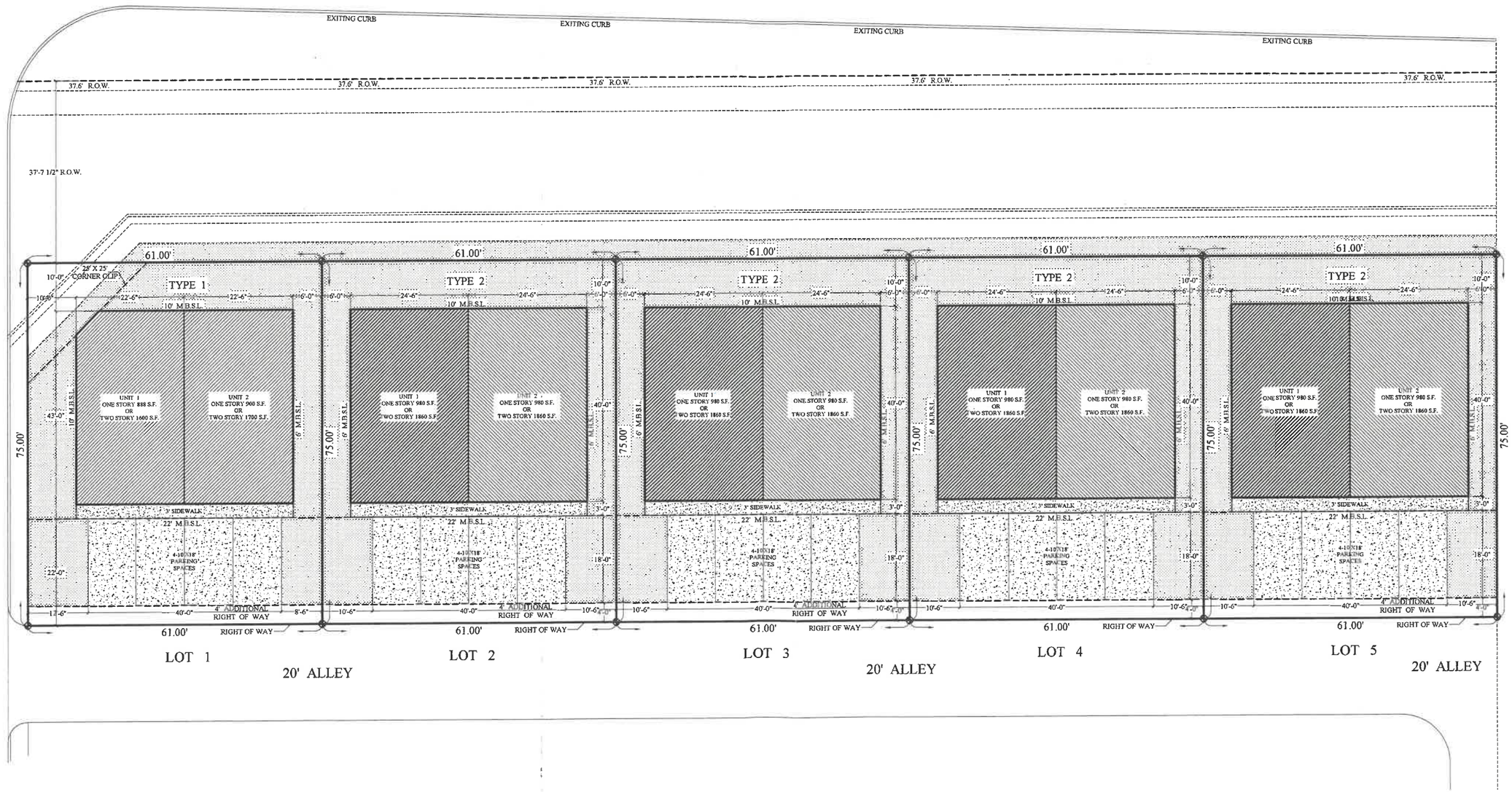
If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

North

BICENTENNIAL BOULEVARD



PROPOSED SITE PLAN

SCALE: N.T.S.

BICENTENNIAL BLVD.
LOT 1 TO 5
NEWPORT SUBD.
McALLEN, TX

THIS DRAWING MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION BY
Ramon Almaguer Designs

This plan is property of Ramon Almaguer Designs and owners stated on plans. These plans are limited to a one-time construction of this project, other construction is strictly prohibited without the written permission from Ramon Almaguer Designs.

Please Note:
Ramon Almaguer Designs assumes no liability for any structure constructed from this plans. It is the responsibility of the purchaser of this plans to perform the following before actual construction commences.
1. Builder or contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Builder or contractor must verify compliance with all local building codes of the area where the structure is to be constructed and located.
3. Plans indicate locations only; engineer aspects should incorporate actual site conditions.

DESIGNED FOR:

NEWPORT COMPLEX

RAD
Ramon Almaguer Designs
COMMERCIAL & RESIDENTIAL DESIGNS
2408 Brock St. Ste. 11
Mission, TX. 78572
Cell. (956) 221 3293
ramon@rad-dcsigns.com
rodolfo@capitalvalues.mx

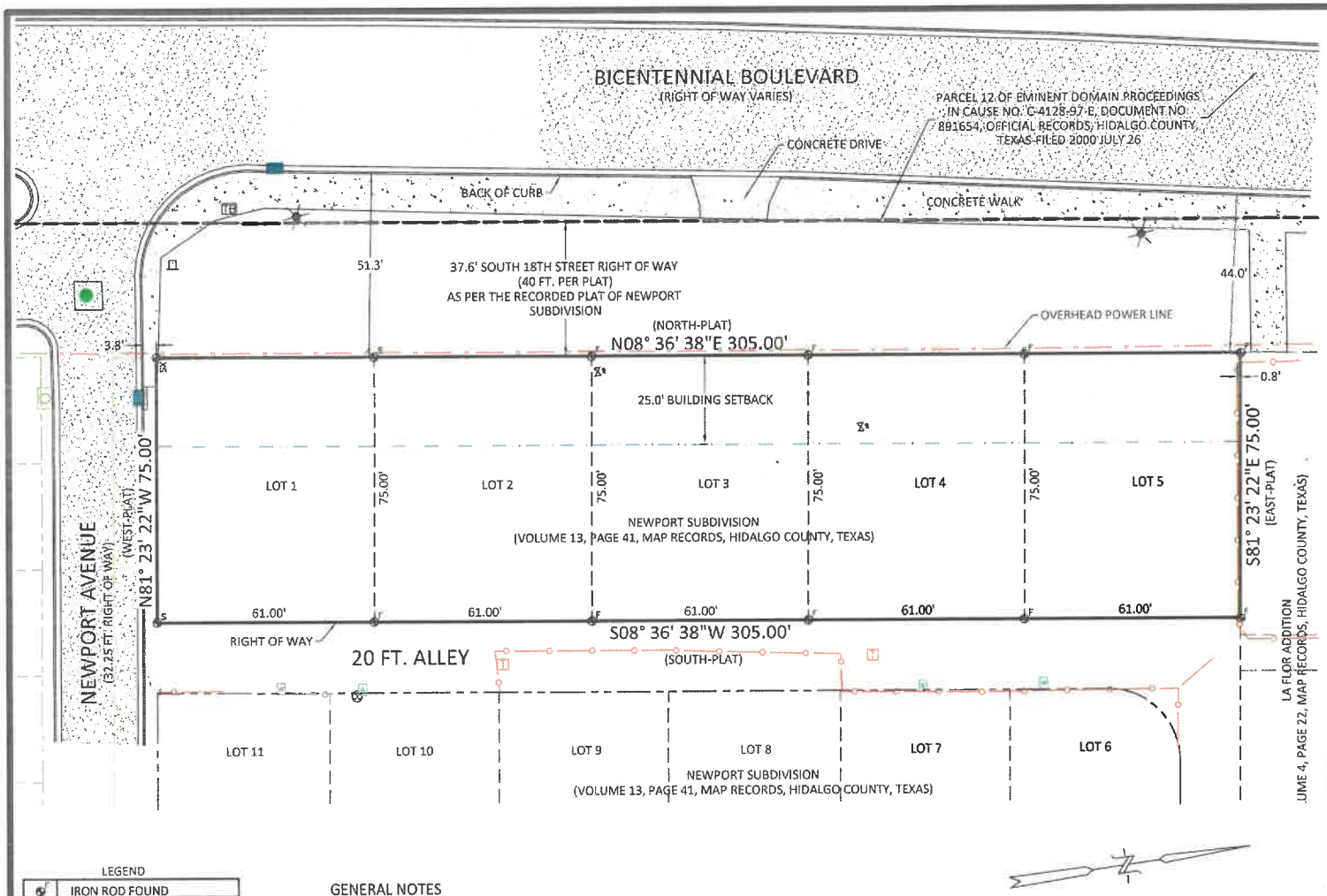
CONTRACTOR:

DATE:
07-26-26

IF MY SIGNATURE DOES NOT APPEAR IN "RED" THE USE OF REPRODUCTION OF THIS PLAN OR MAP MAY BE AN INFRINGEMENT OF THE FED. COPYRIGHT ACT.
TO REPORT COPYRIGHT VIOLATIONS CALL (956) 221 3293

PAGE No.
/11

PLAN No.
26-026



LEGEND

○	IRON ROD FOUND
○ N	NAIL FOUND
○ S	IRON ROD SET WITH CAP STAMPED MEDINA 5719
TP	TELEPHONE PEDESTAL
WM	WATER METER
GM	GAS METER
PP	POWER POLE

GENERAL NOTES

1. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY BE SUBJECT TO EASEMENTS AND RESERVATIONS NOT REFLECTED HEREON.

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 485477, PANEL NO. 0255, SUFFIX "F", REVISED FEBRUARY 16, 2018.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND, THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE IS NO VISIBLE OVERLAPPING, APPARENT CONFLICT, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOSE D. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5719

19 April 2024
DATE

STATE OF TEXAS
REGISTERED
JOSE D. MEDINA
5719
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY OF:

LOT ONE (1), BLOCK ONE (1),
ANY SUBDIVISION
CAMERON COUNTY, TEXAS, ACCORDING TO THE
MAP THEREOF RECORDED IN VOLUME 1, PAGE
1234-B, MAP RECORDS, CAMERON COUNTY, TEXAS.

FOR: HIDALGO COUNTY WATER CONTROL AND IMPROVMENT DISTRICT NO. 3

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
PALM VALLEY, TEXAS 78552
PHONE (956) 364-2235 FAX (956) 364-1028
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
FIRM REGISTRATION NO. 10037000 FIRM REGISTRATION NO. F-697

1" = 30'	DRAWN BY: JDM	19 APRIL 2024	JOB NO: 142-001

CREW: MIGUEL GUTIERREZ / TONY GARZA

LATITUDE: N 26° 11' 32.9" LONGITUDE: W 98° 14' 26.6"

30' 0 30' 60'

Scale: 1" = 30'

F:\0142 HCWID No. 3\142-001 2013 General Services 2013-Current\142-001 Newport Sub\Dwg\142-001 Newport.dwg, Survey

REZ2026-0148
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 06, 2026

SUBJECT: REQUEST OF LUIS A. MENA, ON BEHALF OF IDLL INVESTMENT GROUP LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR PORTABLE BUILDINGS GREATER THAN 10' X 12' (OFFICE/STORAGE) AT LOTS 11 AND 12, BLOCK 55, MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 617 SOUTH 17TH STREET. (CUP2026-0072)

BRIEF DESCRIPTION: The property is located at the Northeast corner of South 17th Street and Galveston Avenue and is zoned CC-DT (City Core Downtown-UDC) District. The adjacent zoning is CC-DT in all directions. Surrounding land uses include commercial uses and a church. A portable building is allowed in a CC-DT (City Core Downtown-UDC) District with a Conditional Use Permit and in compliance with requirements.





HISTORY: This is the initial Conditional Use Permit application for this location.

SUMMARY/ANALYSIS: The applicant proposes to place three portable buildings, two measuring 8 feet by 40 feet and one measuring 8 feet by 20 feet, for storage and office purposes. The portable buildings will support the construction of a retail plaza associated with a future commercial development on the property. There are 36 parking spaces provided and at this time, there are no building permits on file for the proposed future development.

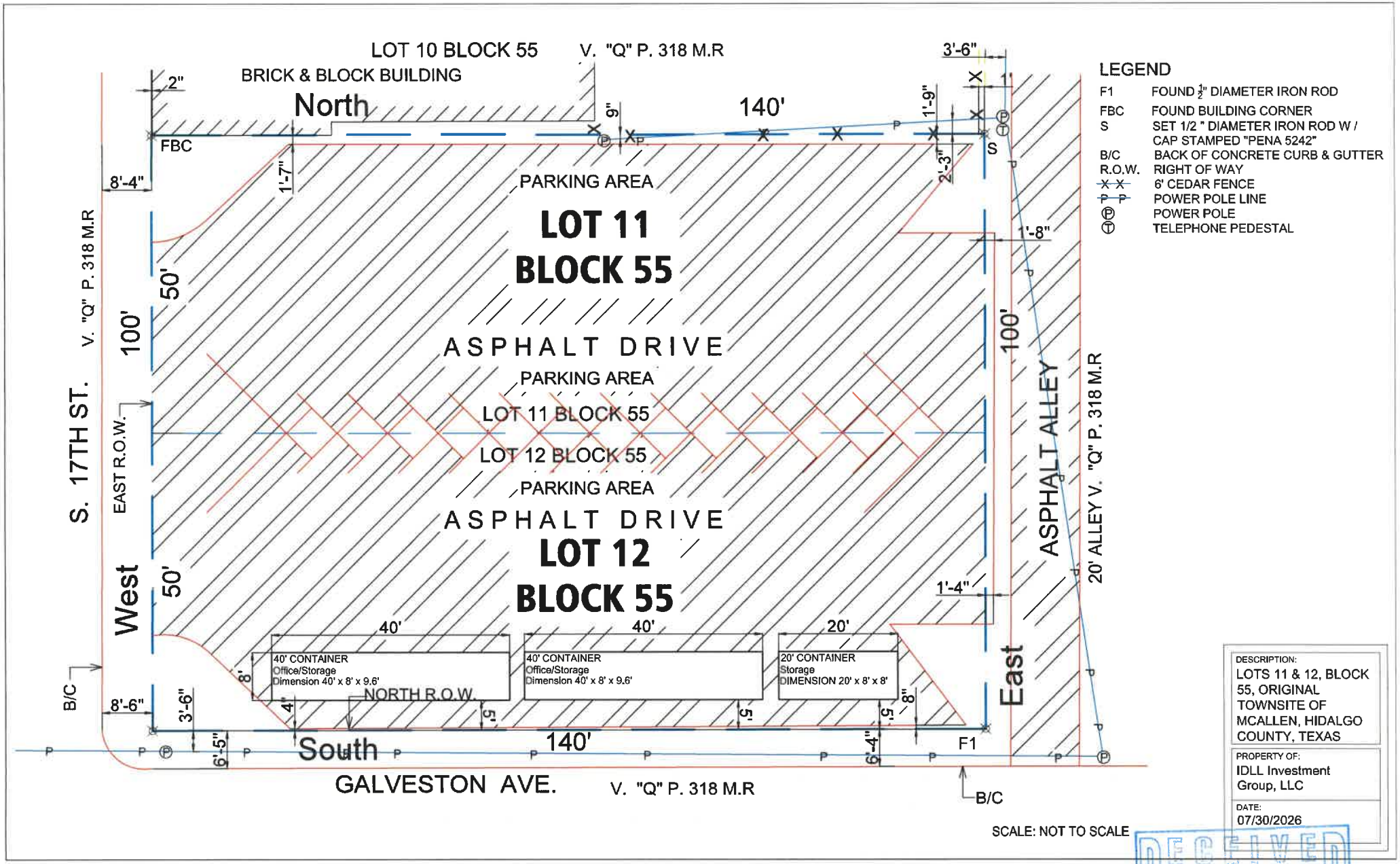
The Fire Department has completed their inspection and allowed the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable buildings must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1) Portable buildings, must be located in such a manner as to have access to a public right-of way within 200 feet;
2) Portable buildings, if approved for occupancy, must have an approved water distribution and sewage disposal system available for its use;
3) There must be a provision for garbage and trash collection and disposal.

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

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

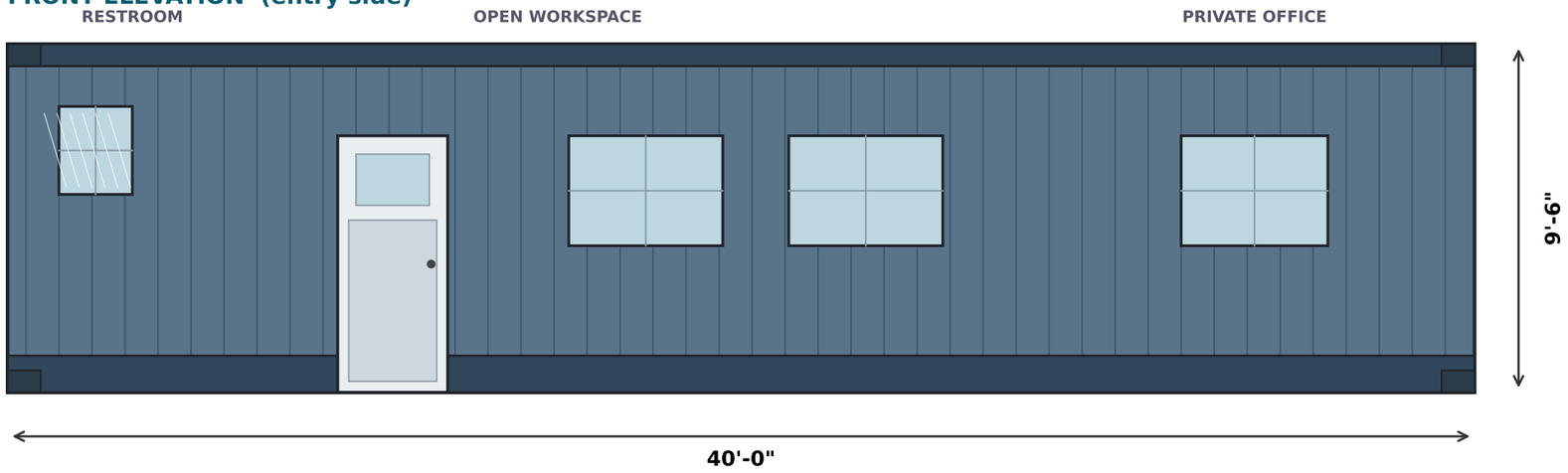
RECOMMENDATION: Staff recommends approval of the request, for one year, subject to the Zoning Ordinance, Building, and Fire Department requirements.



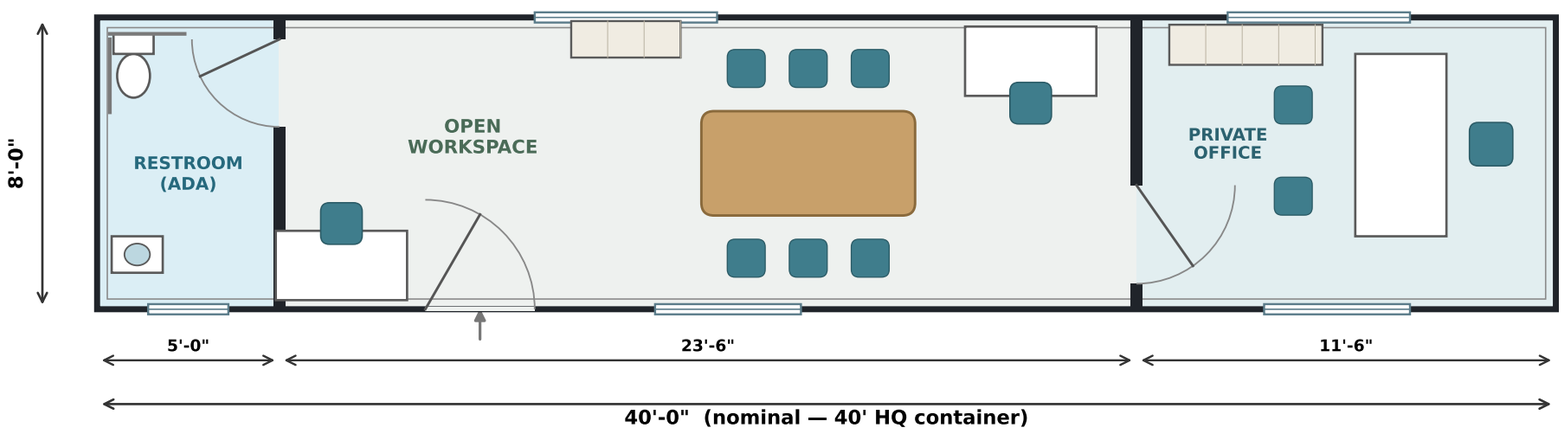
RECEIVED
AUG 20 2026
By

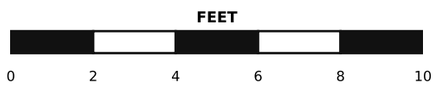
617 S 17th St, McAllen TX — 40' HQ Container 1 (Office) | Floor Plan & Elevation

FRONT ELEVATION (entry side)



FLOOR PLAN (furnished)





CONTAINER 1 — PLAN & ELEVATION

Phase 1 — Temporary Container 1
Office Unit (Container 1 of 2)

SITE
617 S. 17th Street, McAllen, TX 78501

UNIT TYPE
40' HQ container — 40'L x 8'W x 9'-6"H

GROSS FOOTPRINT
320 SF (each unit)

AREA BREAKDOWN

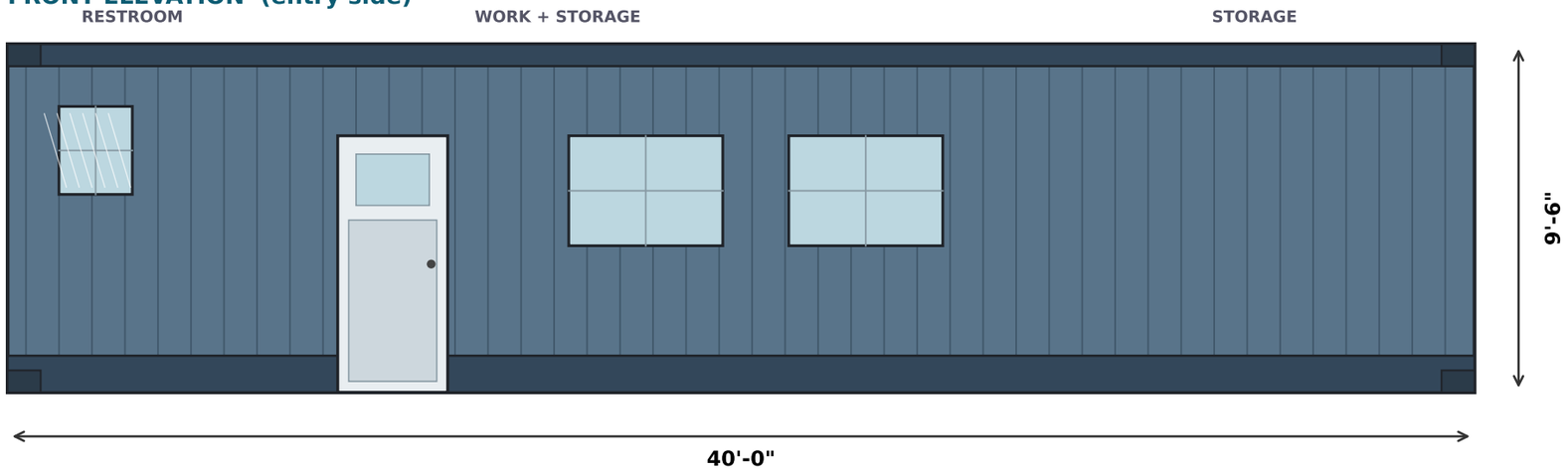
Space	Size	% of unit
Restroom (ADA)	5' x 8' = 40 SF	12.5%
Open workspace	23'-6" = 188 SF	58.75%
Private office	11'-6" = 92 SF	28.75%

Private office = 28.75% (within 25-30% target)

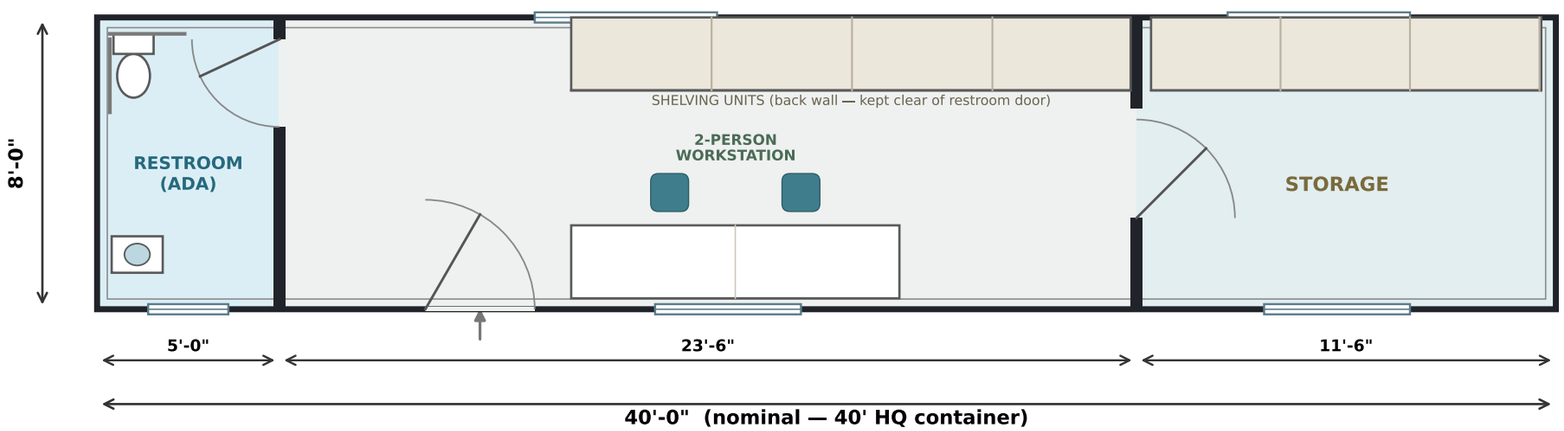
PRELIMINARY — NOT FOR CONSTRUCTION
Prepared for CUP submittal — 2026

617 S 17th St, McAllen TX — 40' HQ Container 2 | Floor Plan & Elevation

FRONT ELEVATION (entry side)



FLOOR PLAN (storage layout)



FEET

0 2 4 6 8 10

CONTAINER 2 — PLAN & ELEVATION

Phase 1 — Temporary Container 2
Storage + Work Unit (Container 2 of 2)

SITE

617 S. 17th Street, McAllen, TX 78501

UNIT TYPE

40' HQ container — 40'L x 8'W x 9'-6"H

GROSS FOOTPRINT

320 SF (each unit)

AREA BREAKDOWN

Space	Size	% of unit
Restroom (ADA)	5' x 8' = 40 SF	12.5%
Open (work/stor.)	23'-6" = 188 SF	58.75%
Enclosed storage	11'-6" = 92 SF	28.75%

Back-wall shelving (clear of doors) + 2-person workstation

PRELIMINARY — NOT FOR CONSTRUCTION

Prepared for CUP submittal — 2026

CUP2026-0072
• NOTICE •
PORTABLE
BUILDING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

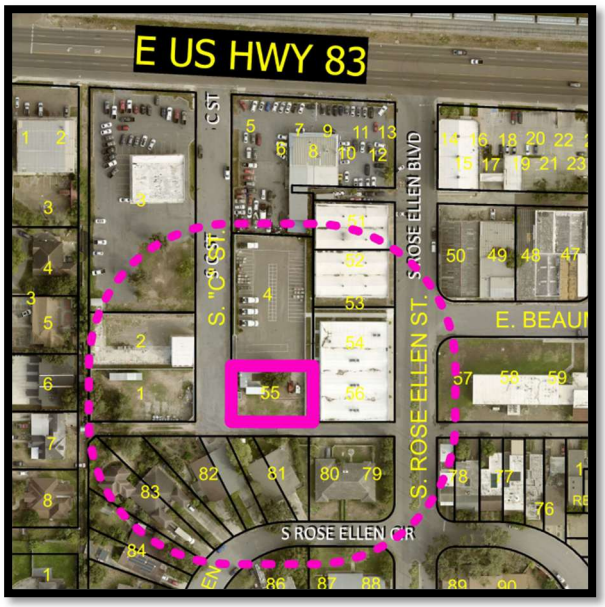
FROM: Planning Staff

DATE: October 6, 2026

SUBJECT: REQUEST OF MARCIAL SANCHEZ ON BEHALF OF BRICKSTONE LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR PORTABLE BUILDINGS GREATER THAN 10' X 12' (OFFICE) AT LOT 55, BETTY-ROSE SUBDIVISION, HIDALGO COUNTY, TEXAS; 205 SOUTH "C" STREET. (CUP2026-0073)

BRIEF DESCRIPTION: The property is located on the east side of South "C" Street, south of East Business Highway 83 and is zoned C-3 (General Business-OC) District. Adjacent zoning include C-3 to the north, east and west, and R-2 (Duplex-Fourplex Residential-OC) District to the south. A portable building is allowed in a C-3 (General Business-OC) District with a Conditional Use Permit and in compliance with requirements.





HISTORY: Betty Rose Subdivision was recorded on June 4, 1946. The existing portable buildings were placed without a building permit. On February 16, 2024, the applicant submitted a building permit application; however, the application was disapproved because portable buildings larger than 10 feet by 12 feet require a Conditional Use Permit.

On February 19, 2024, the applicant submitted a Conditional Use Permit application for two portable buildings larger than 10 feet by 12 feet to be used as offices. The application was presented to the Planning and Zoning Commission at its March 19, 2024 meeting and was denied because the proposed offices were intended to support a nonconforming business located adjacent to the north.

SUMMARY/ANALYSIS: The applicant is reapplying for a Conditional Use Permit for the two existing portable buildings, each measuring 8 feet by 26 feet, located on the property. The portable buildings were previously associated with the nonconforming business use involving the storage of brick and stone materials on the adjacent property to the north. The brick and stone business has since relocated to another location, and the applicant is reapplying for the Conditional Use Permit to allow the existing portable buildings to remain on the property and be utilized solely as office space for the relocated business. No brick or stone materials will be stored on the property or on the adjacent property to the north as part of the proposed office use.

The Fire Department has conducted their inspection and has allowed the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance and specific requirements as follows:

1) The home or building must be located in such a manner as to have access to a public right-of way within 200 feet;
2) Portable buildings, if approved for occupancy, must have an approved water distribution and sewage disposal system available for its use;
3) There must be a provision for garbage and trash collection and disposal.

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

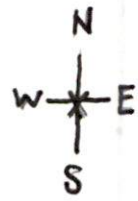
RECOMMENDATION: Staff recommends approval of the request, for one year, subject to the conditions noted, Fire and Building Code requirements.

SITE PLAN

205 S. C ST.

BETTY - ROSE SUBDIVISION

LOT 55



STATE HWY 83

S. C ST.

25' GATE

PARKING

8x12'

OFFICE 2

8x26' MAIN OFFICE

205 S.C ST

8x24 BREAKROOM

TRASH BEAM

40'

RE 200

RE 202

RE 204

RE 206

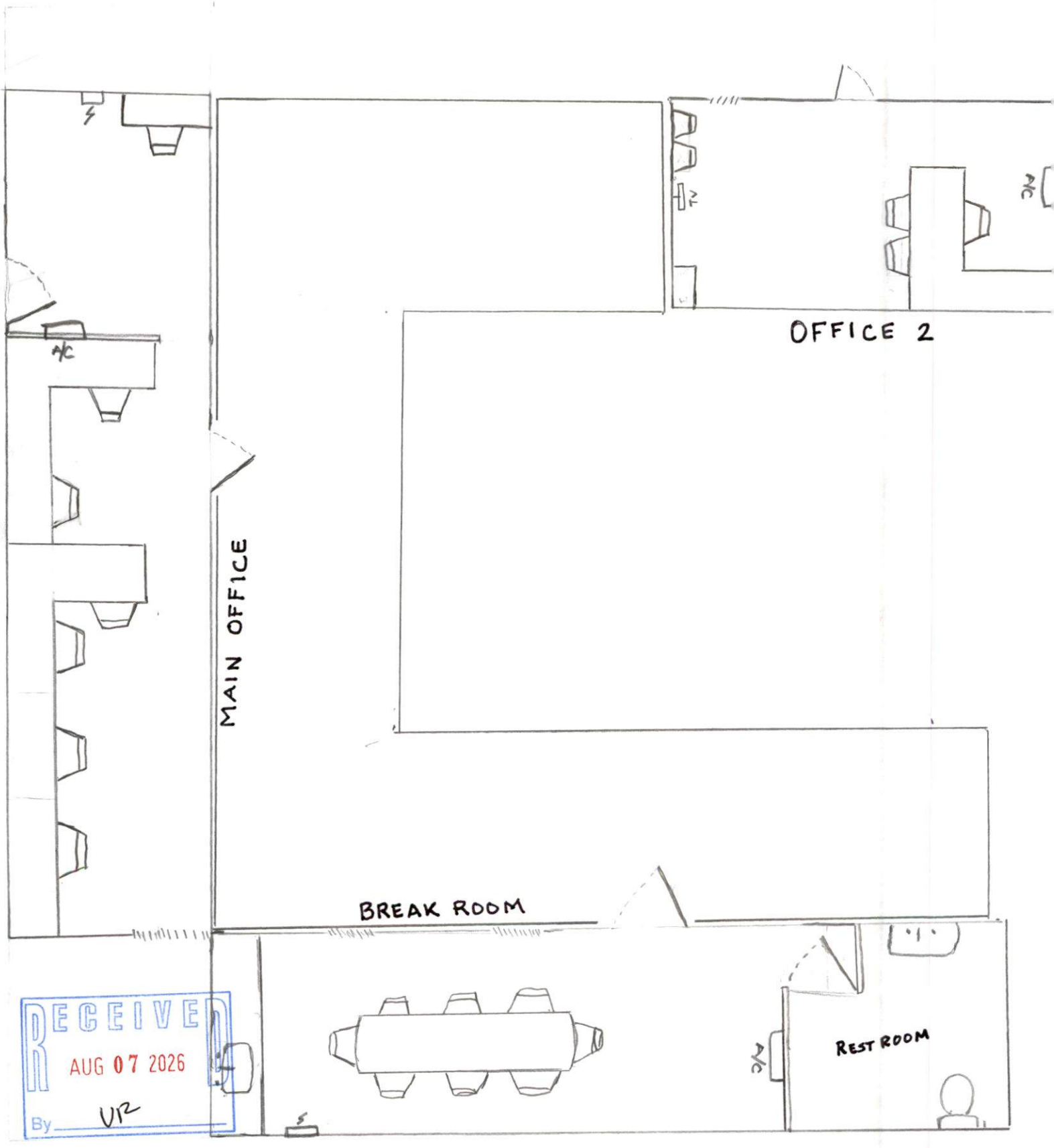
S ROSE ELLEN BLVD

ALLEY

RECEIVED
AUG 07 2026
By VR

FLOOR PLAN 205 S. C ST.





RECEIVED
AUG 07 2026
By VR


CUP2026-0073
NOTICE
PORTABLE
BUILDING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT
956-681-1279
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

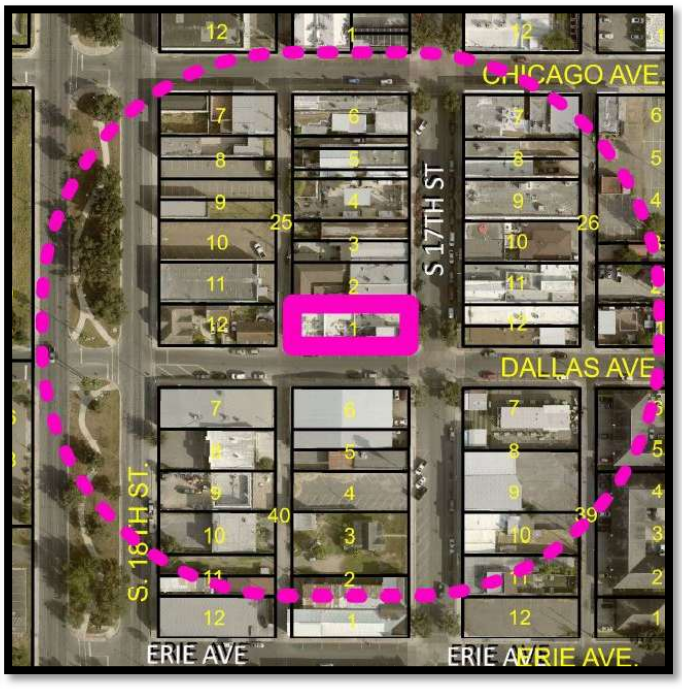
FROM: Planning Staff

DATE: October 6, 2026

SUBJECT: **REQUEST OF MARK A. WATTS, ON BEHALF OF EL BELICON LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A NIGHTCLUB/BAR (HEAVEN NIGHTCLUB) AT LOT 1 & SOUTH 1' OF LOT 2, BLOCK 25, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 324 SOUTH 17TH STREET. (CUP2026-0074)**

BRIEF DESCRIPTION: The subject property is located at the northwest corner of South 17th Street and Dallas Avenue and is zoned C-C DT (City Core Downtown-UDC) District. Adjacent zoning is C-C DT (City Core Downtown-UDC) District in all directions. A bar is permitted in the C-C DT District with a Conditional Use Permit and in compliance with all requirements.





HISTORY: The most recent Special Use Permit was approved for this location on March 28, 2024. A revocation letter was issued on September 2, 2025 due to failure to enforce the use of age-verification devices, mark all occupants under the age of 21 years with UV ink and refusal of copies of video recording footage to McAllen police department.

ANALYSIS: The applicant is proposing to operate a bar under the name Heaven Nightclub from a 2,510 sq. ft. lease space. The bar will require 5 parking spaces including one accessible parking space, but may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9 of the UDC. Their proposed days and hours of operation are Thursday through Sunday from 9:00 p.m. to 2:00 a.m.

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

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

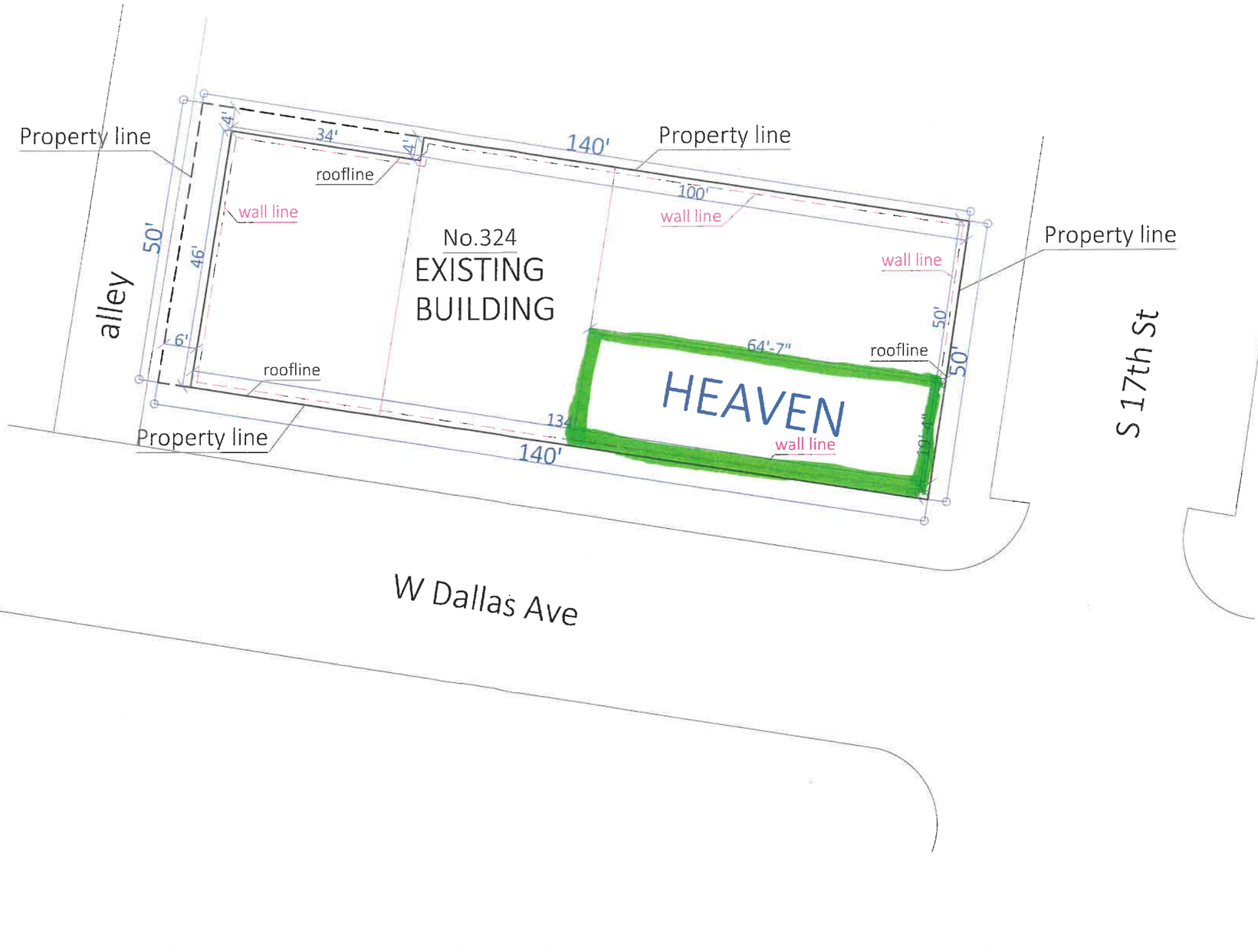
RECOMMENDATION: Staff recommends approval of the request, for one year, subject to conditions noted in Section 3.2.5.A. of the UDC, Fire Department, and Building Code requirements.

SITE PLAN

HEAVEN
324 S 17th Street
McAllen, TX 78501
Parcel ID: M1950-00-025-0001-00
Lot area: 0.16 Acres
Paper Size: 11"x17"

N

scale 1"=20'

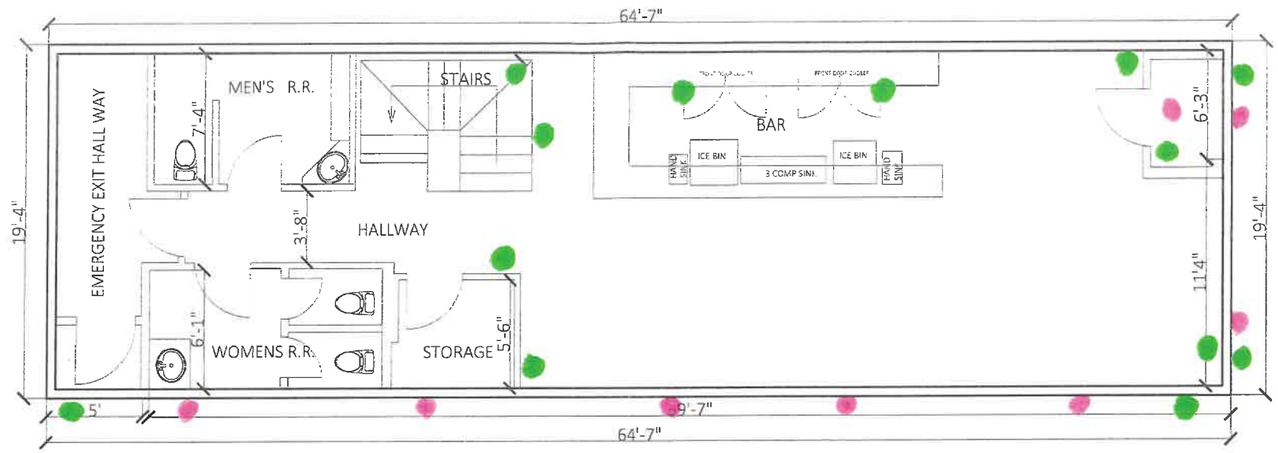


FLOOR PLAN

HEAVEN
324 S 17th Street
McAllen, TX 78501
Parcel ID: M1950-00-025-0001-00
Lot area: 0.16 Acres
Paper Size: 11"x17"

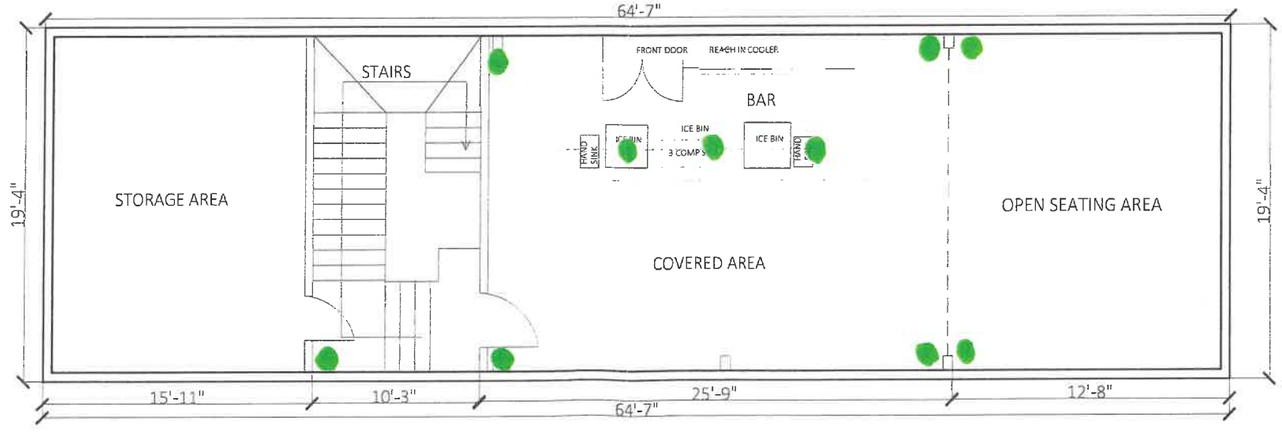
scale 1/8"=1'0"

FIRST FLOOR



CAMERAS

LIGHTING



ROOF TOP

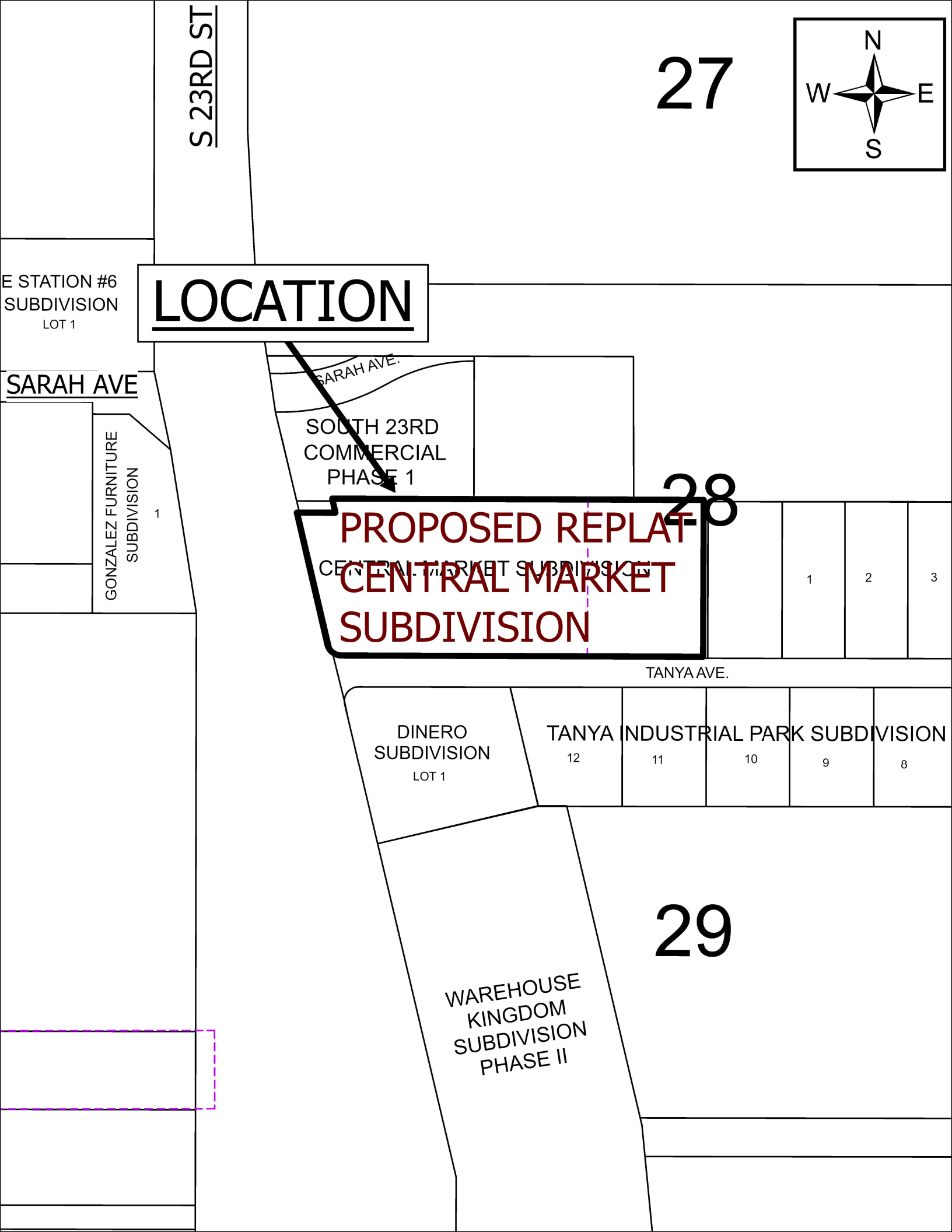
N|Y
17TH FLOOR
ROOFTOP - LOUNGE
324
ONE WAY
CUP2026-0074
NOTICE
NIGHTCLUB
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET
SANCHEZ AUTO REPAIR
& STATE INSPECTION
956) 929-3001
INTIER
TEXAS
MFR-4773

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Central Market Subdivision Lots 1A & 2B*
Owner Name	*Menassa Inc.*
Engineering Firm	*Tiffany Woodward/Bowman*
Existing Zoning	*I-1 Light Industrial*
Proposed Zoning	*I-1 Light Industrial*
Number of Lots	*2*

City of McAllen Planning Department


S 23RD ST
27
N
W
E
S
E STATION #6
SUBDIVISION
LOT 1
LOCATION
SARAH AVE
SARAH AVE.
SOUTH 23RD
COMMERCIAL
PHASE 1
GONZALEZ FURNITURE
SUBDIVISION
1
28
PROPOSED REPLAT-
CENTRAL MARKET
SUBDIVISION
1
2
3
TANYA AVE.
DINERO
SUBDIVISION
LOT 1
TANYA INDUSTRIAL PARK SUBDIVISION
12
11
10
9
8
29
WAREHOUSE
KINGDOM
SUBDIVISION
PHASE II

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF HIDALGO
BEING all that tract of land located in Hildalgo County, Texas, being all of that called 6.0 acre tract of land described in a deed to Menassa, LLC as recorded in Instrument No. 2004-1358314 of the Official Public Records of Hildalgo County, Texas (O.P.R.H.C.T.) and being part of Lot 1 of the Central Market Subdivision as recorded in Volume 26, Page 162A of the Map Records of Hildalgo County, Texas (M.R.H.C.T.) and being further described as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap found, having a coordinate of N: 116582016.94, E: 1066149.36, in the northeast Right-of-Way line of Tanya Avenue (60' Right-of-Way) and being southeast corner of said 6.0 acre tract , same being the southwest corner of a called 1.156 acre tract of land described in a deed to SKFN, Inc. as recorded in Instrument No. 2009-2013646 of said O.P.R.H.C.T., from which a 5/8-inch iron rod with yellow cap found bears South 81 degrees 17 minutes 49 seconds East, a distance of 155.20 feet for reference;

THENCE North 81 degrees 17 minutes 45 seconds West, 749.69 feet with the common line of said 6.0 acre tract and said Tanya Avene northeast line of said Tanya Avenue, and part way with the southwest line of said Lot 1 to a Nail Found found **in said common line** and the beginning of a curve to the right;

THENCE With said curve to the right, having a **radius** of **30.00 feet**, an arc distance of 40.18 feet, a central angle of 76 degrees 44 minutes 17 seconds, and a chord that bears **North 42 degrees 55 minutes 27 seconds West**, a distance of **37.24 feet** to a ½-iron rod found in the east right of way line of South 23rd Street (Variable Width Right-of-Way), same being the west line of said 6.0 acre tract and said Lot 1;

THENCE North 04 degrees 32 minutes 56 seconds, 280.14 feet with the west line of said 6.0 acre tract and said lot 1, same being the east line of said South 23rd Street to a calculated point for the westerly northwest corner of said 6.0 acre tract and said Lot 1, same being the southwest corner of a called 5.05 acre tract of land as described in a deed to Jorge Luis Salinas as recorded in Instrument No. 2012-2270751 of said O.P.R.H.C.T., from which a 1/2-inch iron rod found bears North 79 degrees 53 minutes 40 seconds West, 0.58 feet for reference

THENCE with the common line of said 6.0 acre tract, said Lot 1 and said 5.05 acre tract, the following courses and distances:

South 81 degrees 17 minutes 45 seconds East, 80.00 feet to a 1/2-inch steel rod capped "BOWMAN" set for a common ell corner of said 6.0 acre tract, said Lot 1 and said 5.05 acre tract;

North 04 degrees 32 minutes 56 seconds West, 30.00 feet to a 1/2-inch steel rod capped "BOWMAN" set for a common ell corner of said 6.0 acre tract, said Lot 1 and said 5.05 acre tract

THENCE South 81 degrees 17 minutes 45 seconds East, 769.99 feet with the northeast line of said 6.0 acre tract, said Lot 1 and part way with the southwest line of said 5.05 acre tract and of the remainder of a tract of land described as Tract 2 in a deed to Francisco A. and Martha Ramierz, Co-Trustees of the Ramirez Joint Revocable Trust as recorded in Instrument No. 2012-2270751 of said O.P.R.H.C.T., to a 1/2-inch steel rod capped "BOWMAN" set for the northeast corner of said 6.0 acre tract and said Lot 1, same being the northwest corner of said 1.156 acre tract;

THENCE South 08 degrees 42 minutes 15 seconds West, 325.00 feet with the common line of said 6.0 acre tract, said Lot 1 and said 1.156 acre tract to the **POINT OF BEGINNING** and containing **6.000 acres** of land.

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 Commision

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.

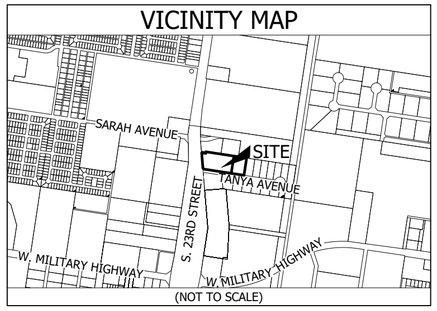
_____
Mayor, City of McAllen

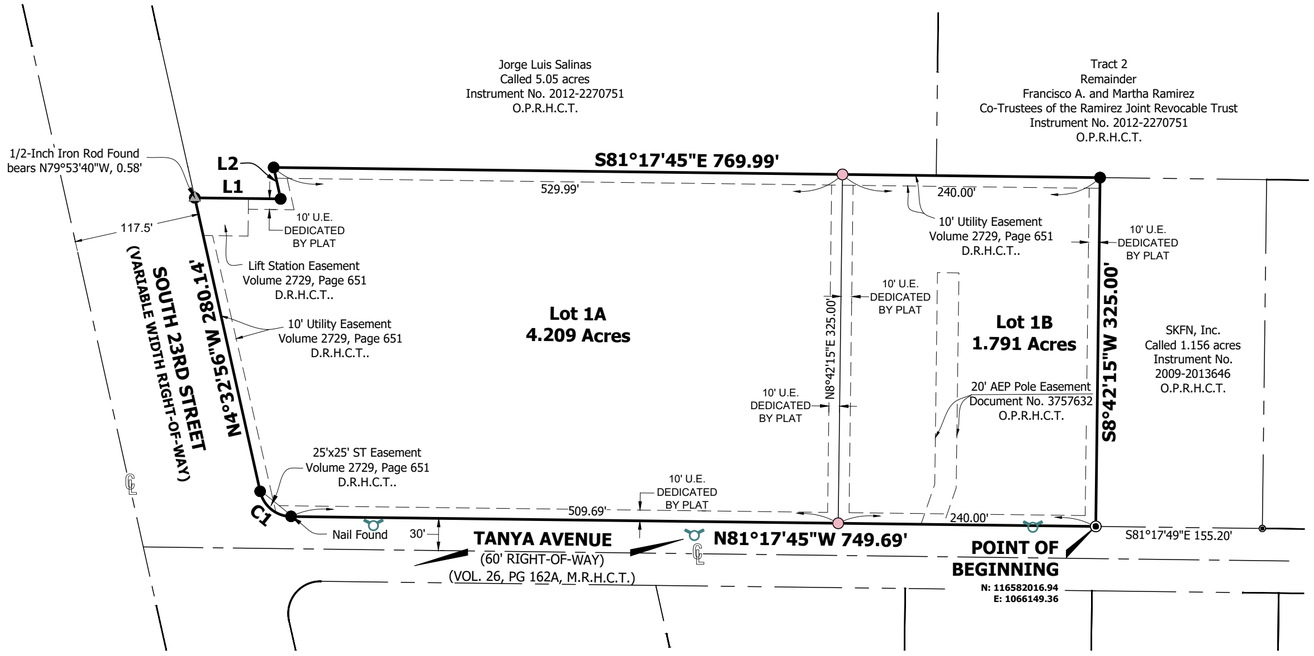
Line Table		
Line #	**Direction**	**Length**
L1	S81° 17' 45"E	80.00
L2	N04° 32' 56"W	30.00

CURVE TABLE					
CURVE #	**RADIUS**	**LENGTH**	**CH. BRG.**	**CH. DIST.**	**DELTA**
C1	30.00	40.18	N42°55'27"W	37.24	76°44'17"

LEGEND

- 1/2-Inch Steel Rod Capped "BOWMAN" Set
- 5/8-Inch Iron Rod with Yellow Cap
- 1/2-inch Iron Rod Found (Unless Noted Otherwise)
- Calculated Point
- Fire Hydrant
- M.R.C.H.T. - Map Records of Hildalgo County, Texas
- O.P.R.H.C.T. - Official Public Records of Hildalgo County, Texas
- Center Line





0' 100' 200'
(SCALE: 1" = 100')

N
B
S

GENERAL NOTES:

1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas South Zone 4205.
2. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
3. By graphic plotting only, the subject property shown hereon appears to be located in F.E.M.A. (Special Flood Hazard Area) Zone "AH" [Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.] according to the Flood Insurance Rate Map Community Panel Number 480334 0400 C having an effective date of November 16, 1982. This surveyor makes no guarantee as to the accuracy of said F.E.M.A. Flood Insurance Rate Map.
4. Minimum building setbacks shall be 75' along 23rd Street and 30' along Tanya Avenue. Setbacks not shown on plat are as per zoning ordinance.
5. Lot 1A will be permitted only (one) curb cut along 23rd Street.
6. Detention to be provided on Lot 1 for a total of 1.20 acre-feet. Developer to provide detention plan for approval by the City at the time of building permit.
7. Minimum Finish Floor elevation shall be top of curb + 33", measuring form the center of the lot on Tanya Avenue.
8. The City of McAllen shall have a 25'x25' Easement at Street intersections.
9. 4 ft. wide minimum sidewalk required on S. 23rd Street (Spur 115) and along Tanya Avenue.
10. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.
11. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.
12. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.
13. Per Subpart B Chapter 120 Article III Division 2 Section 120-211(a)(1) of the City of McAllen, Texas Code of Ordinances, developments of less than five acres which are not part of a larger common plan of development do not require a stormwater management plan. As such, no stormwater management plan has been prepared associated with the development of the proposed project.
14. All services to be determined at building permit stage.
15. A private driveway will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, owner(s) of the land shown on this plat and designated herein as the REPLAT CENTRAL MARKET SUBDIVISION LOTS 2 & 3, 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.

_____
MENASSA, INC., F/K/A MENASSA, LLC
KARLA ASSAD, President
5617 S. 23rd Street,
McAllen, Texas 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Maria Rebeca Montelongo Almanza , known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ___ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires_____

LIENHOLDER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HILDALGO

I/We, the undersigned, holder(s) (or duly authorized officers of the holder(s)) of a security interest in the above described property, being the land shown on this plat and designated herein as the REPLAT CENTRAL MARKET SUBDIVISION LOTS 2 & 3, of the City of McAllen, Texas, do hereby consent to the subdivision of the property as provided for under the plat and do hereby provide that any foreclosure relating to the security interest on the above described property shall be subject to the platting of the property as provided for herein.

Security Interest Holder

_____
Texas Regional Bank f/k/a/ Border Capital Bank

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Maria Rebeca Montelongo Almanza , known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ___ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires_____

STATE OF TEXAS
COUNTY OF HIDALGO

I, Kimberly N. Martin, 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final document.

_____ Date: _____, 2026
Kimberly N. Martin
Registered Professional Land Surveyor No. 7289

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, Tiffany Woodward, a Licensed Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final document.

_____ Date: _____, 2026
Tiffany Woodward
Licensed Professional Engineer No. 153273

REPLAT OF
CENTRAL MARKET SUBDIVISION LOTS 1A & 1B
TO CITY OF McALLEN
HILDALGO COUNTY, TEXAS

BEING A REPLAT OF LOT 1 OF THE CENTRAL MARKET SUBDIVISION TO HILDALGO COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN VOLUME 26, PAGE 162A OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BEING ALL OF THAT CALLED 6.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO MENASSA, LLC AS RECORDED IN INSTRUMENT No. 2004-1358314 AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS

Bowman Job No.: 211787	Drawn By: JG
Sheet 1 of 1	Reviewed By: REP
Property Address: South 23rd Street McAllen, Texas 78503	Prepared For: Aggreko

Bowman
CENTRAL TEXAS | 5054 Franklin Ave., Ste. A, Waco, TX. 76710
254.776.1519 | TBPELS# 10120600

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/17/2026

SUBDIVISION NAME: CENTRAL MARKET

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. 23rd ST (Spur 115): 75 ft. from centerline for a total of 150 ft. ROW. Paving: By State Curb & gutter: By State **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	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
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW: 20 ft. Paving: 16ft. -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. -Please see comments from Traffic Dept. regarding access easements within lots -Revise plat note No. 15 to reflect "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". *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. -Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. -Any changes to the original plat note will trigger a vacate & replat. **Zoning Ordinance: Section 138-356	Applied
* Rear : Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. -Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. -Any changes to the original plat note will trigger a vacate & replat. **Zoning Ordinance: Section 138-356	Applied
* Sides: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. -Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. -Any changes to the original plat note will trigger a vacate & replat. **Zoning Ordinance: Section 138-356	Applied
* Corner: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. -Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. -Any changes to the original plat note will trigger a vacate & replat. **Zoning Ordinance: Section 138-356	Applied
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on _____ **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

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

BUFFERS	
* 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
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	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.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if 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: I-1 Proposed: I-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval -Any other proposed use will require rezoning ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -Industrial Zone does not apply	NA

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

* 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. -TG Approved, No TIA required= Per Traffic **See Departmental Comments for Traffic	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. -Please review all departmental comments. -Replat to reflect existing plat notes recorded on the original plat of Central Market Subdivision. -Replat will require a public hearing. -Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat.	Compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Final Form subject to the conditions noted.	Applied


S 23RD ST
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LOCATION
E STATION #6
SUBDIVISION
LOT 1
SARAH AVE
SARAH AVE.
SOUTH 23RD
COMMERCIAL
PHASE 1
GONZALEZ FURNITURE
SUBDIVISION
28
PROPOSED REPLAT
CENTRAL MARKET
SUBDIVISION
1
2
3
TANYA AVE.
DINERO
SUBDIVISION
LOT 1
TANYA INDUSTRIAL PARK SUBDIVISION
12
11
10
9
8
29
WAREHOUSE
KINGDOM
SUBDIVISION
PHASE II

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Milmor Addition Lots 10A and 11A Subdivision*
Owner Name	*RGVSF Properties LLC*
Engineering Firm	*Barrera Infrastructure Group, Inc.*
Existing Zoning	*R-1 (Single-Family Residential-OC) District*
Proposed Zoning	*R-1 (Single-Family Residential-OC) District*
Number of Lots	*2*

City of McAllen Planning Department


LAUREL AVE.
LOCATION
BICENTENNIAL BLVD.
N 17TH ST
PROPOSED
MILMOR
ADDITION 2
LOTS 10A & 11A
SUBDIVISION
KENDLEWOOD AVE
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RE-PLAT OF

MILMOR ADDITION
LOTS 10A AND 11A SUBDIVISION

McALLEN, TEXAS

A 0.301 ACRE TRACT OF LAND BEING ALL OF LOT 10 AND THE SOUTH 50 FEET OF THE NORTH 90 FEET OF LOTS 11 AND 12, BLOCK 5, MILMORE SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 37, H.C.M.R.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MILMOR ADDITION LOTS 10A AND 11A 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 OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSE THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

RGVSF PROPERTIES, LLC
1021 MARTIN AVE.
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED_____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____ , 20____ .

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

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR _____ _____
CITY OF MCALLEN DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

ARTURO A. SALINAS , R.P.L.S. _____
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4802 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

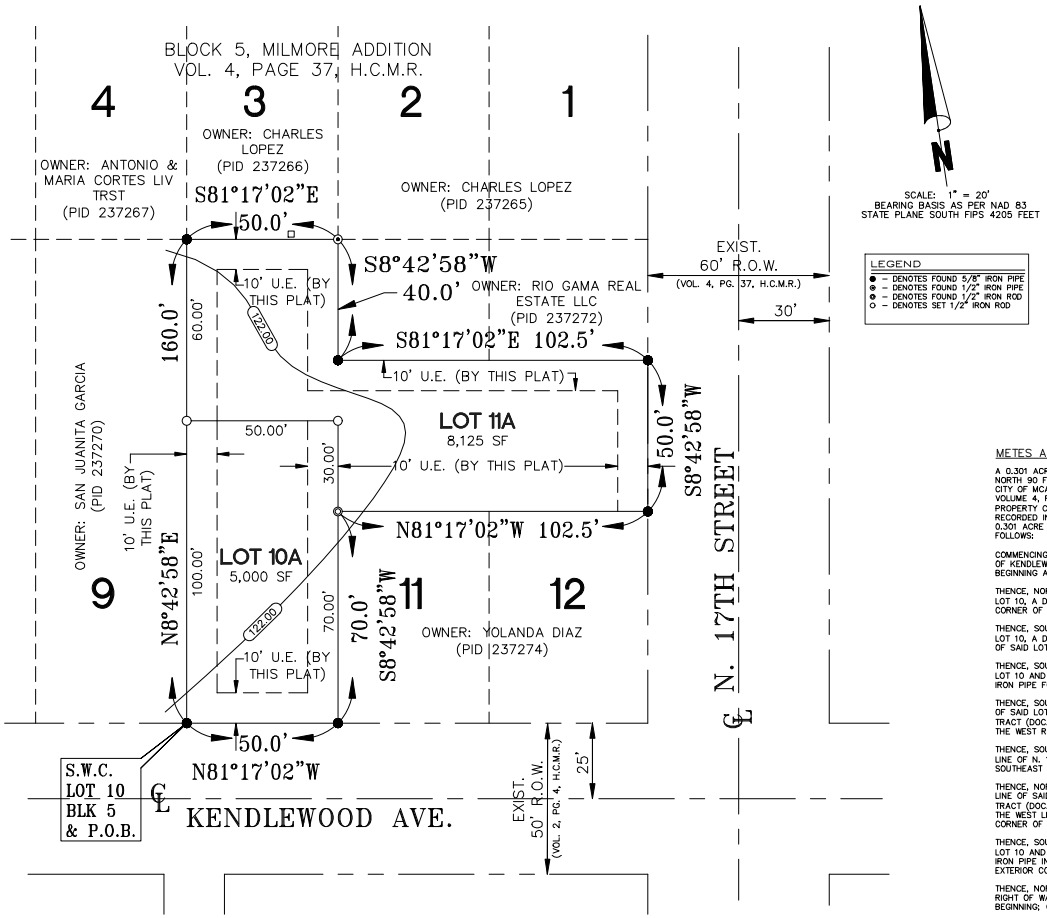
I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

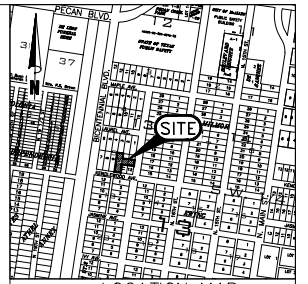
For Construction
8-18-26

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

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

PRINCIPAL CONTACTS:				FIRM REG. NO. 6435
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	RGVSF PROPERTIES, LLC	1021 MARTIN AVE	MCALLEN, TX. 78504	
ENGINEER:	RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX. 78539	956-687-3355
SURVEYOR:	ART SALINAS	1524 W. DOVE	McALLEN, TX. 78504	956-618-5565





RE-PLAT OF MILMOR ADDITION LOTS 10A AND 11A SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE NORTHWEST CORNER OF N. 17TH STREET AND W. KENDLEWOOD AVE.

METES AND BOUNDS DESCRIPTION

A 0.301 ACRE TRACT OF LAND BEING ALL OF LOT 10 AND THE SOUTH 50 FEET OF THE NORTH 90 FEET OF LOTS 11 AND 12, BLOCK 5, MILMORE SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 37, MAP RECORDS, HIDALGO COUNTY, TEXAS AND BEING THAT SAME PROPERTY CONVEYED TO RGVSF PROPERTIES, LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2908694, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.301 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON PIPE LYING IN THE EXISTING NORTH RIGHT OF WAY LINE OF KENDLEWOOD AVE. FOR THE SOUTHWEST CORNER OF SAID LOT 10, THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 8 DEGREES 42 MINUTES 58 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 10, A DISTANCE OF 160.0 FEET TO A FOUND 5/8" IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 10 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES 17 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 50.0 FEET TO A FOUND VI" IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 10 FOR A NORTH EXTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 8 DEGREES 42 MINUTES 58 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 11, A DISTANCE OF 40.0 FEET TO A FOUND 5/8" IRON PIPE FOR A NORTH INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES 17 MINUTES 02 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID LOTS 11 AND 12 AND ALONG THE SOUTH LINE OF THE RIO GAMA REAL ESTATE, LLC TRACT (DOC. #3369969, O/R), A DISTANCE OF 102.5 FEET TO A FOUND 5/8" IRON PIPE ON THE WEST RIGHT OF WAY LINE OF N. 17TH ST. FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 8 DEGREES 42 MINUTES 58 SECONDS WEST, WITH THE WEST RIGHT OF WAY LINE OF N. 17TH ST., A DISTANCE OF 50.0 FEET TO A FOUND 5/8" IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 17 MINUTES 02 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID LOTS 11 AND 12 AND ALONG THE NORTH LINE OF THE YOLANDA & CORAL DIAZ TRACT (DOC. #2323670, O/R), A DISTANCE OF 102.5 FEET TO A FOUND VZ" IRON ROD ON THE WEST LINE OF SAID LOT 11 AND THE EAST LINE OF SAID LOT 10 FOR A SOUTH INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 8 DEGREES 42 MINUTES 58 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 11, A DISTANCE OF 70.0 FEET TO A FOUND 5/8" IRON PIPE IN THE EXISTING NORTH RIGHT OF WAY LINE OF KENDLEWOOD AVE. FOR A SOUTH EXTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 17 MINUTES 02 SECONDS WEST, ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF KENDLEWOOD AVE., A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING; CONTAINING 0.301 ACRE OF LAND, MORE OR LESS.

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT #3

THIS PLAT IS HEREBY APPROVED BY THE BOARD OF DIRECTORS OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3, MCALLEN, HIDALGO COUNTY, TEXAS, AT A REGULAR MEETING HELD BY

ITS BOARD OF DIRECTORS ON THE _____ DAY OF _____, 20 ____.

SUBJECT TO (1) ANY AND ALL EXISTING RIGHTS HELD BY THE DISTRICT UPON, UNDER, OR ACROSS THE PROPERTY DESCRIBED IN THE PLAT NOT SPECIFICALLY RELEASED BY THIS PLAT OR BY SEPARATE RECORDABLE INSTRUMENT, AND (2) RIGHTS OF WAY AND/OR EASEMENTS OF THE DISTRICT WHICH ARE EXCLUSIVE AND NO USE OF COVERED AREA IS ALLOWED WITHOUT AUTHORIZATION BY THE DISTRICT.

PRESIDENT _____ ATTEST: _____ SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT –25 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
   REAR –10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
   SIDES –6 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
   GARAGE –18 FT. EXCEPT WHERE A GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
   ***ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN
2. FLOOD ZONED DESIGNATION: ZONE "B"
   COMMUNITY PANEL NO. 480343-0005 C
   MAP REVISED: NOV. 2, 1982
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT FRONT AND CENTER OF LOT.
4. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF_____ AC-FT OF STORM RUNOFF.
5. AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18" LONG IRON RODS.
7. CITY OF MCALLEN BENCHMARK (MC77) SET BY ARANDA & ASSOC. LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BUSINESS 83 & 23RD STREET; ELEV. 126.53, NAVD 88
8. A 6-FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL, AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
9. AN 8-FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON WEST SIDE OF N. 17TH STREET AND NORTH SIDE OF KENDLEWOOD AVE.

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
8-18-26

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

BARRERA ENGINEERING CONSULTING CIVIL ENGINEERING BG GROUP INC
3525 W. FREDDY GONZALEZ AVE.
SUITE 'B2'
EDINBURG, TX 78539
TEL: 956-687-3355
FAX: 956-992-8801
TEXAS FIRM NO. 6435

D:\1-Projects\MILMORE ADDITION - SECOND ACT SUBD\MILMOR ADDN REPLAT 8-17-26.dwg

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2026

SUBDIVISION NAME: MILMOR ADDITION LOTS 10A & 11A

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Kendlewood Ave.: Existing 50 ft. of R.O.W. 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	Applied
N. 17th Street: 60 ft. Existing R.O.W. 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	Applied
_____ 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
_____ 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
* 200 ft. to 800 ft. or 12 lots, whichever is less, Block Length **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac **Unified Development Code: Section 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Unified Development Code: Section 5.3.9	Applied
SETBACKS	
* Front: 25 ft. or greater for easements, whichever is greater. **Unified Development Code: Chapter 2	Applied

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

* Rear: 10 ft. or greater for easements, whichever is greater applies. **Unified Development Code: Chapter 2	Applied
* Sides: 6 ft. or greater for easements, whichever is greater applies **Unified Development Code: Chapter 2	Applied
* Corner _____ **Unified Development Code: Chapter 2	NA
* Garage: 18 ft. except where a greater setback is required, greater setback applies. **Unified Development Code: Chapter 2	Applied
* ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along the west side of N. 17th St. and 4 ft. wide minimum sidewalk required along the north side of Kendlewood Ave. - Revise plat note to read as provided above. **Unified Development Code: Section 5.3.8	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Unified Development Code: Section 4.6.4.B	Applied
* Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	Applied

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

* Minimum Lot Width and Lot Area **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District **Unified Development Code: Chapter 2	Applied
* Rezoning Needed Before Final Approval **Unified Development Code: Chapter 2	NA
PARKS	
* Land dedication in lieu of fee. - Based on the submitted application and plat, 2 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.0318 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Revise sidewalk plat note. **Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Final Form, subject to conditions noted.	Applied

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

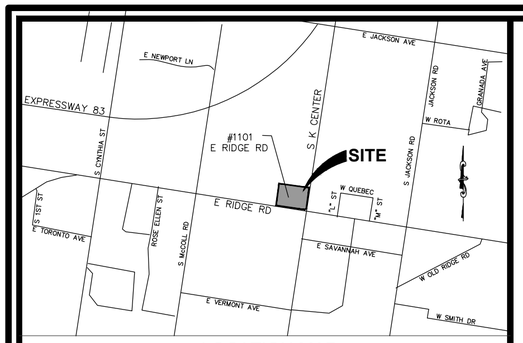
CITY OF McALLEN

Planning & Zoning Commission Meeting

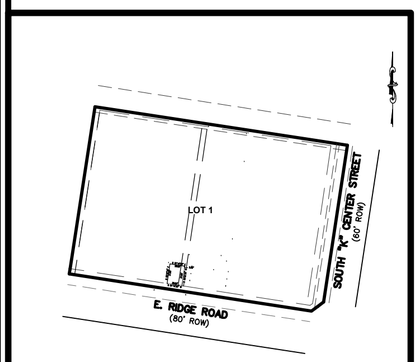
Subdivision Name	*Plaza on Ridge Road Lots 1A and 2A Subdivision*
Owner Name	*Ridge Car Wash Services LLC*
Engineering Firm	*KLove Engineering*
Existing Zoning	*C-3 (General Business-OC) District*
Proposed Zoning	*C-2 (Regional Commercial-UDC) District*
Number of Lots	*2*

City of McAllen Planning Department


N
W
E
S
LOCATION
PROPOSED
PLAZA ON RIDGE
ROAD SUBDIVISION
PLAZA ON RIDGE
ROAD LOTS 1A & 2A
SUBDIVISION
E RIDGE RD
E. RIDGE A
E. RIDG
S "K" CENTER ST
LOT 2
LOT 4
11
12
DRISCOLL
UBDIVISION
PHASE 2
LOT 1
DRISCOLL
SUBDIVISION
1
2
E. S
ST.



LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED
SCALE: 1"=200'

3.436 AC. TRCT OF LAND BEING REPLATTED WAS PREVIOUSLY PLATTED AS PLAZA ON RIDGE ROAD SUBDIVISION PLAT RECORDED IN VOLUME 53, PAGES, 94 OF THE DEED AND PLAT RECORDS OF HIDALGO COUNTY, TEXAS

LEGEND

AC	ACRE(S)
VOL	VOLUME
PG	PAGE(S)
ESMT	EASEMENT
OPRHCT	EXTRATERRITORIAL JURISDICTION
—℄—	CENTERLINE
---740---	EXISTING CONTOURS
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	IRON ROD SET

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
22610 US HWY 281 NORTH, STE 204
SAN ANTONIO, TEXAS, 78258
OFFICE 210-485-5683

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. LANDS CONTAINED WITHIN THIS SUBDIIVISION LINE IN ZONE "C" ACCORDING TO THE FIRM (FARM INSURANCE RATE MAP) DATED 11/16/82. COMMUNITY PANEL NO. 4803340425 C.
2. SETBACKS:
   SOUTH "K" STREET – 30' OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
   EAST RIDGE ROAD – 50' OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
   OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE 20" ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF EACH LOT.
4. 4' SIDEWALKS SHALL BE REQUIRED ALONG EAST RIDGE ROAD AND SOUTH "K" CENTER STREET
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIL A TOTAL OF 0.99 AC–FT OF DRAINAGE RUNOFF VOLUME. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
6. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
7. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. NO BUILDING PERMITS WILL BE ISSUED WITHOUT AN APPROVED ENGINEERED DETENTION PLAN.
9. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   B.M. NO. 1–ELEV. 117.58 N.G.V.D.29; N. 16593151.79 – E. 1079080.26; RAW DESCRIPTION CP SMAG
   B.M. NO. 2–ELEV. 117.02 N.G.V.D.29; N. 16593210.73 – E. 1078620.80; RAW DESCRIPTION CP SMAG
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
11. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED AT THE TIME OF SITE PLAN/BUILDING PERMIT
12. COMMON AREAS, ANY PRIVATE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	23.56'	15.00'	90°00'00"	15.00'	21.21'	S53°35'55"W
C2	18.79'	13.50'	79°45'35"	11.28'	17.31'	S58°50'44"W
C3	23.60'	15.00'	90°07'37"	15.03'	21.24'	N53°39'43"E

METES AND BOUNDS DESCRIPTION

A 3.436 ACRE TRACT OF LAND OUT BEING ALL OF LOT 1, BLOCK 14, PLAZA ON RIDGE ROAD SUBDIVISION, RECORDED IN VOLUME 53, PAGE 194, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING: AT A ½" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF E. RIDGE ROAD (80' PUBLIC RIGHT OF WAY), BEING THE SOUTHEAST CORNER OF LOT 1, HAVING TEXAS STATE PLANE GRID COORDINATES OF N=16,592,401.85 AND E=1078995.28, SOUTH ZONE,THE SOUTHEAST CORNER HEREOF;

THENCE: NORTH 81°16'28" WEST ALONG THE NORTH RIGHT OF WAY LINE OF E. RIDGE ROAD, 456.14' TO A ½" IRON ROD FOUND, THE SOUTHWEST CORNER HEREOF;

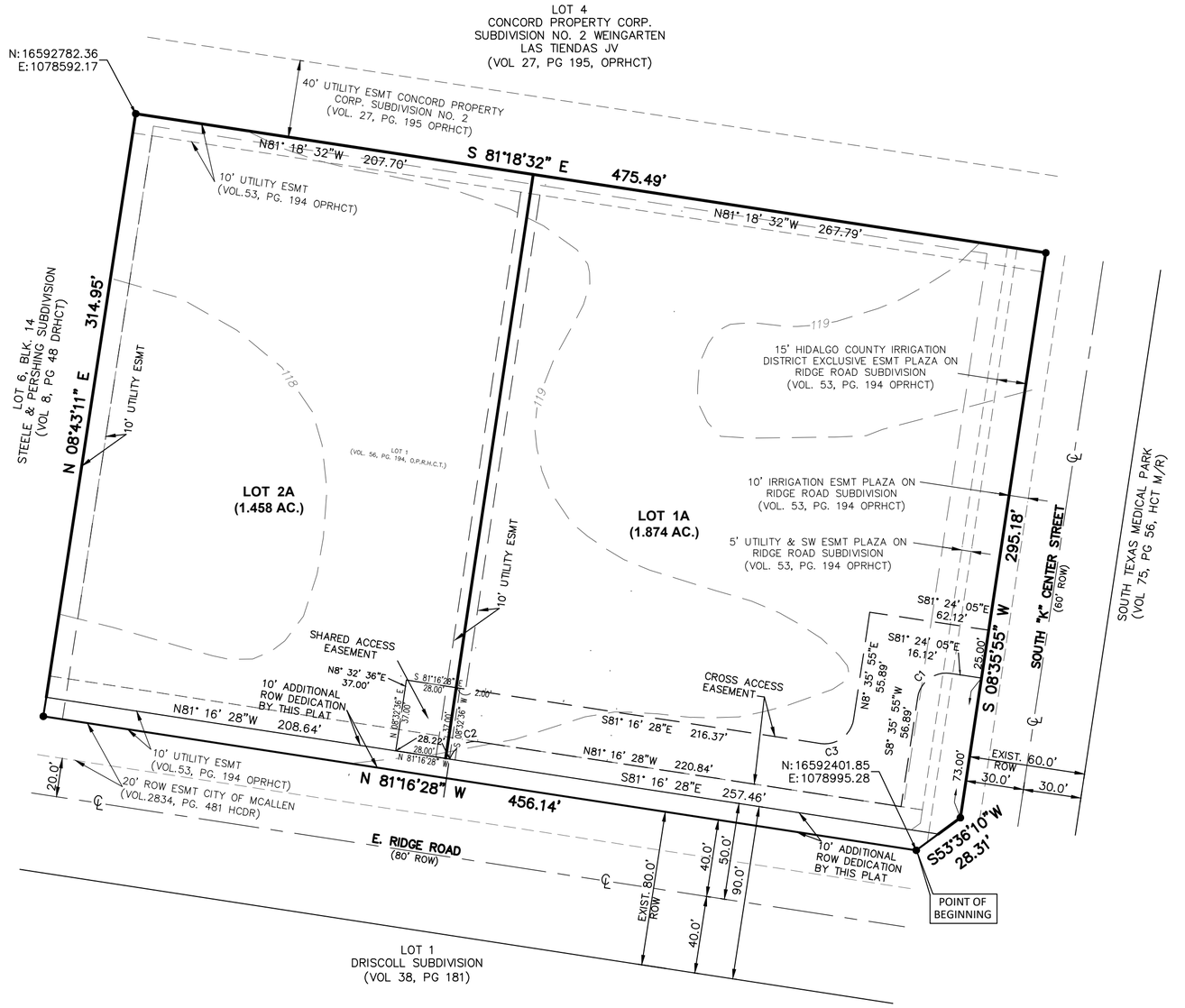
THENCE: LEAVING SAID NORTH RIGHT OF WAY LINE OF E. RIDGE ROAD, NORTH 08°43'11" EAST 314.95' TO A ½" IRON ROD FOUND, THE NORTHWEST CORNER HEREOF;

THENCE: SOUTH 81°18'32" EAST 475.49' TO A ½" IRON ROD ON THE WEST RIGHT OF WAY LINE OF SOUTH "K" CENTER STREET, THE NORTHEAST CORNER HEREOF;

THENCE: ALONG THE WEST RIGHT OF WAY LINE OF SOUTH "K" CENTER STREET, SOUTH 08°35'55" WEST, 295.18' TO A ½" IRON ROD FOUND AT PROPERTY LINE RETURN TO E. RIDGE ROAD;

THENCE: ALONG SAID PROPERTY LINE RETURN, SOUTH 53°36'10" WEST 28.31' TO THE POINT OF BEGINNING OF THIS 3.436 ACRE TRACT IN HIDALGO COUNTY, TEXAS.

SCALE: 1"=50'
50 25 0 50



MAP OF
REPLAT SUBDIVISION ESTABLISHING
PLAZA ON RIDGE ROAD LOTS 1A AND 2A SUBDIVISION

BEING A TOTAL OF 3.436 ACRES, BEING LOT 1 RECORDED IN VOLUME 53, PAGE 194 OF THE DEED AND PLAT RECORDS OF HIDALGO COUNTY TEXAS, ESTABLISHING LOTS 1A & 2A, IN THE CITY OF McCALLEN, HIDALGO COUNTY, TEXAS.

K Love ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683

DATE OF PREPARATION: APRIL 04, 2025

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER/DEVELOPER: CLUB CAR WASH
9315 SPRING CYPRESS ROAD, SUITE A
SPRING, TEXAS 77379
ATTN: AHMED H. JAFFERALLY

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

I, LEONEL GARZA III, 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 COMMISION:

SECTION 134–61

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN
I, SERGIO CORONADO, 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.

MAJOR, CITY OF MCALLEN

STATE OF TEXAS
KEVIN WILLIAM LOVE
93563
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
GARY ARTHUR GIBBONS
4716
PROFESSIONAL
LAND SURVEYOR

PLAZA ON RIDGE ROAD LOT 1A & LOT 2A SUBDIVISION

CIVIL JOB NO.1407-11

Date: Apr 04, 2025, 9:49am User ID: klove
File: K:\PROJECTS\1407-00 Club Car Wash (MASTER)\1407-11 CCW-McAllen\Plats\Drawings\CCW McAllen.dwg

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2026

SUBDIVISION NAME: PLAZA ON RIDGE ROAD LOTS 1A & 1B SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South "K" Center Street: Dedication as needed for 30 ft. from centerline for 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both Sides - Current plat doesn't provide ROW details, show the document number on the plat for the existing ROW and label existing ROW 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
East Ridge Road: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: Both Sides - Current plat doesn't provide ROW details, show the document number on the plat for the existing ROW and label existing ROW prior to final. - Label the ROW widths (40', 50' and 90') and what they pertain to. (Existing, Proposed, Total, etc.) **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,000 ft. Block Length **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac **Unified Development Code: Section 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties - Provide alley or service drive easement on the plat prior to final. - If private service drive easement is proposed, it must be at least 24 ft. wide, may not dead-end, and must show the proposed access easements for curb cut locations. **Unified Development Code: Section 5.3.9	Non-compliance
SETBACKS	
* South "K" Center St.: 30 ft. or greater for approved site plan or easements. - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. **Unified Development Code: Chapter 2	Applied
* East Ridge Road: 50 ft. or greater for approved site plan or easements - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. **Unified Development Code: Chapter 2	Applied

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

* Other setbacks as per the Unified Development Code or greater for approved site plan or easements. - Revise to reference UDC, since the Zoning Ordinance has since been repealed. - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. **Unified Development Code: Chapter 2	Non-compliance
* Corner: See South "K" Center Street and E. Ridge Road setback note **Unified Development Code: Chapter 2	NA
* Garage: Proposed Commercial Development **Unified Development Code: Chapter 2	NA
* ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4' sidewalks shall be required along East Ridge Road and South "K" Center St. - Originally recorded plat note applies. **Unified Development Code: Section 5.3.8	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Proposing original plat note: 6 ft. buffer required from adjacent residential zone or use. - Plat note must be finalized prior to final. **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. - Separate the plat note to create a new one. **Unified Development Code: Section 4.6.4.B	Non-compliance
* Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* Must use existing curb cut as per Traffic Department **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Zoning Commission prior to issuance of building permits. * For a replat, original plat note applies.	Applied
* Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: (C-3) General Business-OC Proposed: (C-2) Regional Commercial-UDC - The property was rezoned through a City Initiated Rezoning case (REZ2026-0090) which was approved by the Planning & Zoning Commission on July 7, 2026, and by City Commission on July 27, 2026. **Unified Development Code: Chapter 2	Applied
* Rezoning Needed Before Final Approval **Unified Development Code: Chapter 2	NA
PARKS	
* Land dedication in lieu of fee. As per application dated February 08, 2024 proposed land use is C-3 (general business) District. Commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per application dated February 08, 2024 proposed land use is C-3 (general business) District. Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated February 08, 2024 proposed land use is C-3 (general business) District. Commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is approved and TIA Level I is honored from previous case with conditions.	Applied
* As pre Traffic Department, Traffic Impact Analysis (TIA) Level I is triggered. - TIA LEVEL I honored from previous case with conditions	Applied
COMMENTS	
Comments/Revisions Needed: - Current plat doesn't provide ROW details, show the document number on the plat for the existing ROW and label existing ROW prior to final. - Label the ROW widths (40', 50' and 90') and what they pertain to (Existing, Proposed, Total, etc.). - Revise applicable plat notes to reference the UDC, since the Zoning Ordinance has since been repealed. - Split plat note 6 into two notes. - Show the widths for all easements. - Add plat note 11 of the original plat pertaining to a Traffic Study. - Revise the lot numbers to 1A & 1B prior to final. * Must comply with City's Access Management Policy. * Vacating of existing recorded plat will be required if any restrictions/notes are removed from existing plat.	Non-compliance

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

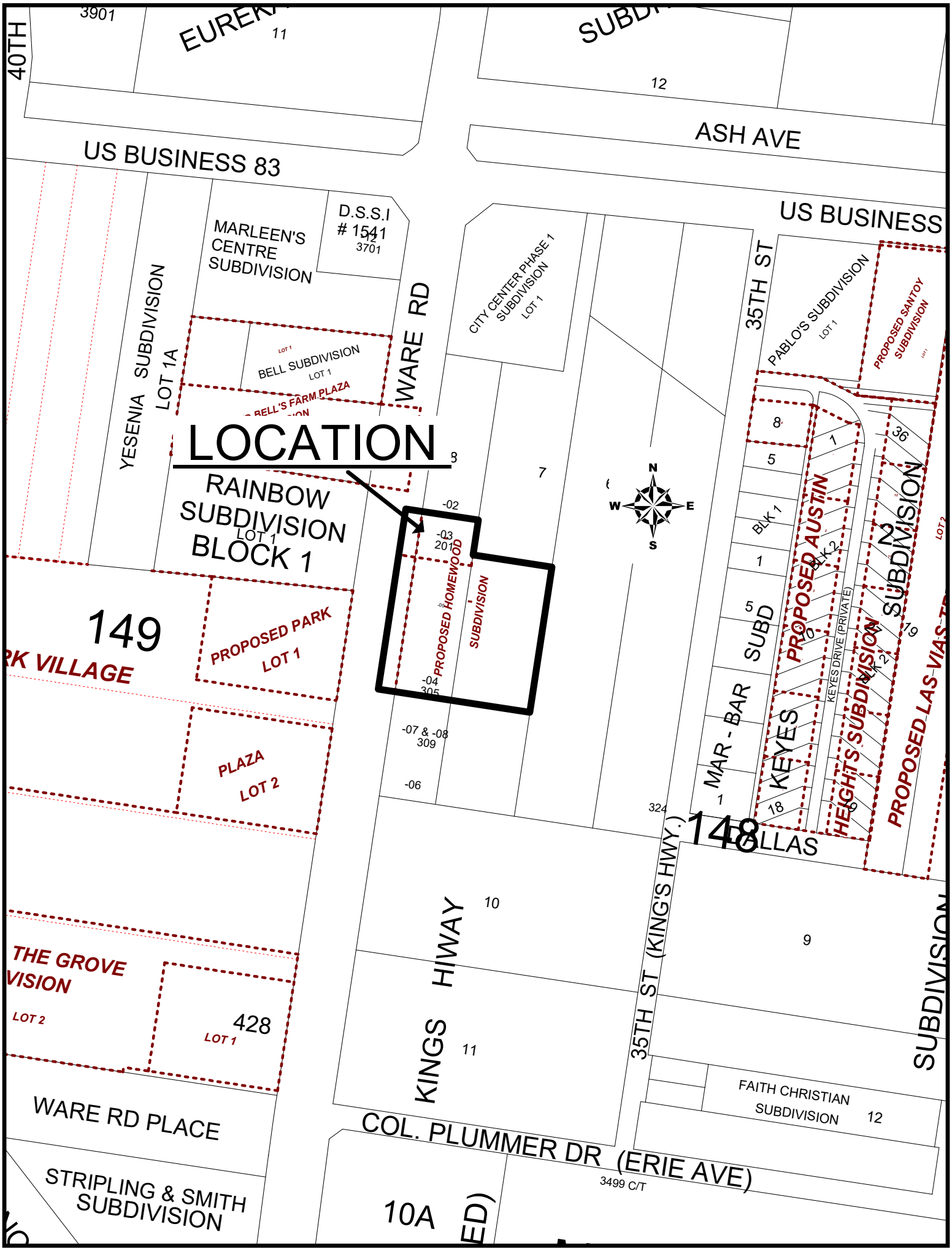
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Preliminary Form for a one-year extension, subject to the conditions noted, drainage, and utilities approval.	Applied

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Homewood Subdivision*
Owner Name	*Victor Barrera*
Engineering Firm	*Mas Engineering*
Existing Zoning	*C-3 (General Business-OC)*
Proposed Zoning	*TBD*
Number of Lots	2

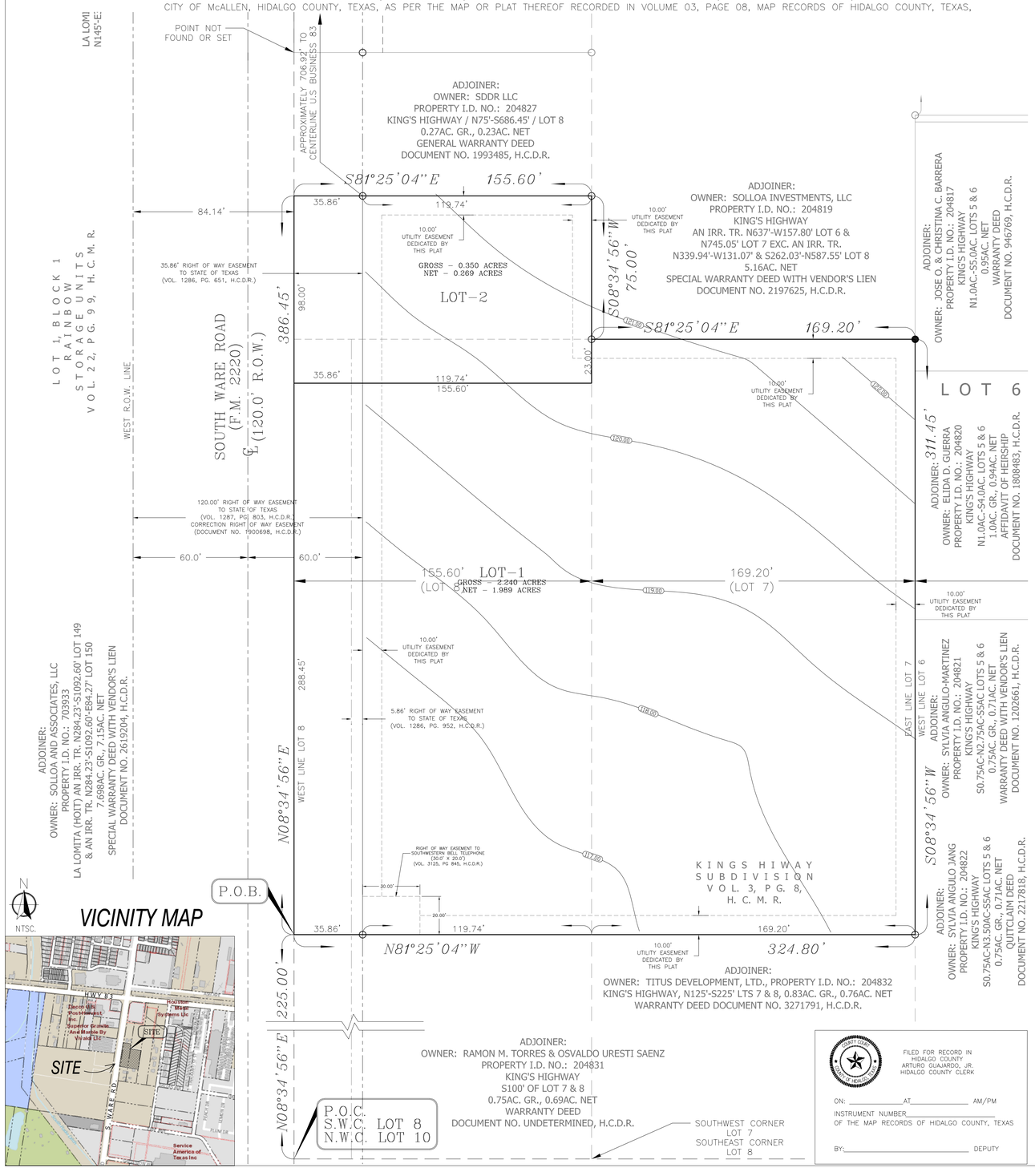
City of McAllen Planning Department


LOCATION
40TH
US BUSINESS 83
ASH AVE
US BUSINESS
WARE RD
35TH ST
YESENIA SUBDIVISION
LOT 1A
MARLEEN'S CENTRE SUBDIVISION
D.S.S.I # 1541
3701
BELL SUBDIVISION
LOT 1
BELL'S FARM PLAZA
CITY CENTER PHASE 1 SUBDIVISION
LOT 1
PABLO'S SUBDIVISION
LOT 1
PROPOSED SANTOY SUBDIVISION
RAINBOW SUBDIVISION
BLOCK 1
LOT 1
PROPOSED HOMEWOOD SUBDIVISION
PROPOSED AUSTIN HEIGHTS SUBDIVISION
PROPOSED LAS VIAS
KEYES DRIVE (PRIVATE)
MAR - BAR SUBD
KEYES
DALLAS
SUBDIVISION
149
148
PROPOSED PARK
LOT 1
PLAZA
LOT 2
THE GROVE
VISION
LOT 2
428
LOT 1
WARE RD PLACE
STRIPLING & SMITH SUBDIVISION
10A
KINGS HIWAY
35TH ST (KING'S HWY.)
COL. PLUMMER DR (ERIE AVE)
3499 C/T
FAITH CHRISTIAN SUBDIVISION
12
11
10
9
7
8
-02
-03
201
-04
305
-07 & -08
309
-06
324
N
S
E
W

MAP
HOMEWOOD SUBDIVISION
McALLEN, TEXAS

BEING A 2.59 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 7 AND 8, KINGS HIWAY SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 08, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE 1:30



METES AND BOUNDS DESCRIPTION

BEING A 2.59 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 7 AND 8, KINGS HIWAY SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 08, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING ALL OF THOSE SAME LANDS AS DESCRIBED BY METES AND BOUNDS IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE DATED MAY 17, 2016 FROM WIFRED S. PAWLIK, INDIVIDUALLY AND AS TRUSTEE OF THE RESIDUARY TRUST UNDER THE WILL OF KANDEE R. PAWLIK, DECEASED, UNTO VICTOR BARRREA, RECORDED IN DOCUMENT NO. 2173952, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.59 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8 LOCATED IN AN ASPHALT SECTION OF THE NORTHBOUND LANE OF SOUTH WARE ROAD; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 34 MINUTES 56 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 225.0 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID 2.59 ACRE TRACT FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 34 MINUTES 56 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 8 SAME BEING THE WEST LINE OF SAID 2.59 ACRE TRACT, A DISTANCE OF 386.45 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID 2.59 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE SOUTH 81 DEGREES 25 MINUTES 04 SECONDS EAST, COINCIDENT WITH THE MOST NORTHERN LINE OF SAID 2.59 ACRE TRACT, A DISTANCE OF 35.86 FEET PASS A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH WARE ROAD, AT A DISTANCE OF 155.60 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE MOST NORTH AND EASTERN CORNER OF SAID 2.59 ACRE TRACT AND LOCATED ON INTERSECTION WITH THE EAST LINE OF SAID LOT 8 SAME BEING THE WEST LINE OF SAID LOT 7 FOR THE NORTH AND EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE SOUTH 08 DEGREES 34 MINUTES 56 SECONDS WEST, COINCIDENT WITH AN INSIDE EASTERN LINE OF SAID 2.59 ACRE TRACT AND BEING WITH THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID LOT 7, A DISTANCE OF 75.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON AN INSIDE NORTHERN CORNER OF SAID 2.59 ACRE TRACT FOR AN INSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 25 MINUTES 04 SECONDS EAST, CONTINUING COINCIDENT WITH MOST SOUTHERN NORTH LINE OF SAID 2.59 ACRE TRACT, A DISTANCE OF 169.20 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID 2.59 ACRE TRACT LOCATED ON INTERSECTION WITH THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF LOT 6 OF SAID SUBDIVISION FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 08 DEGREES 34 MINUTES 56 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID 2.59 ACRE TRACT AND BEING WITH THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF LOT 6 OF SAID SUBDIVISION, A DISTANCE OF 311.45 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHEAST CORNER OF SAID 2.59 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 81 DEGREES 25 MINUTES 04 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 2.59 ACRE TRACT, A DISTANCE OF 169.20 FEET PASS THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID LOT 8, AT A DISTANCE OF 288.94 FEET PASS A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH WARE ROAD, AT A DISTANCE OF 324.80 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 2.59 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 35.86 FEET (OR 0.32 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID SOUTH WARE ROAD, LEAVING 2.27 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WEST LINE OF SAID 2.59 ACRE TRACT AS DESCRIBED IN SAID DOCUMENT NO. 2713952, DEED RECORDS, H.C.T.

GENERAL NOTES:

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

A) FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.

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

C) SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENT APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.

2.- THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0005 C, REVISED NOV. 2, 1982.
FLOOD ZONE "C" IS DEFINED AS AREAS OF MINIMUM FLOODING.(NO SHADING)

2.- STORM WATER DETENTION OF 23,086 C.F. OR 0.53 AC-FT IS REQUIRED FOR THIS SUBDIVISION;
0.45 AC-FT OR 19,602 C.F. FOR LOT 1 AND 0.08 AC-FT OR 3,484 C.F. FOR LOT 2

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

5.- 5 FT. WIDE SIDEWALK REQUIRED ALONG SOUTH WARE ROAD (F.M. 2220).

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

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

8.- CITY OF McALLEN BENCHMARK: MC76 IS LOCATED AT THE NORTH BOUND OF BUS.83 110 FT EAST FROM THE BC OF WARE RD. AND 5 FT. NORTH FROM THE BUS. 83. THE MONUMENT IS 22 FT. SOUTH FROM THE R.R. TRACK RUNNING EAST – WEST.

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

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

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

VICTOR BARRERA — DATE
ADDRESS: 4813 N. TAYLOR ROAD
PALMHURST, TX. 78573

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION — DATE

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

MAYOR, CITY OF McALLEN — DATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____, 2024

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE 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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ — DATE
RAUL SESIN, P.E. DISTRICT MANAGER

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. SALINAS — DATE
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH ST. STE H
MCALLEN, TEXAS. 78501

COUNTY CLERK — HIDALGO COUNTY, 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

DATE OF PREPARATION: 10-10-2024

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
3911 N. 10TH ST. STE H
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2026

SUBDIVISION NAME: HOMEWOOD SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Ware Road (FM 2220): 60 ft. from centerline for 120 ft. Total ROW. Paving: by the state Curb & gutter: by the state Pending Items: -Provide any documents regarding exiting dedications for review, to ensure compliance with ROW requirements, prior to final. **Unified Development Code: 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Unified Development Code: 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length. ****Unified Development Code: 5.3.6	Applied
* 900 ft. Block Length for R-3 Zone Districts. Unified Development Code: 5.3.6	NA
* 600 ft. Maximum Cul-de-Sac . Unified Development Code: 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Unified Development Code:5.3.9	Non-compliance
SETBACKS	
*Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. -Rezoning to the new UDC will trigger different verbiage. Once property is rezoned, the new verbiage would be as follows: Front: In accordance with the UDC or greater for easements or inline with existing structures, whichever is greater applies. **Unified Development Code: Chapter 2	Non-compliance

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

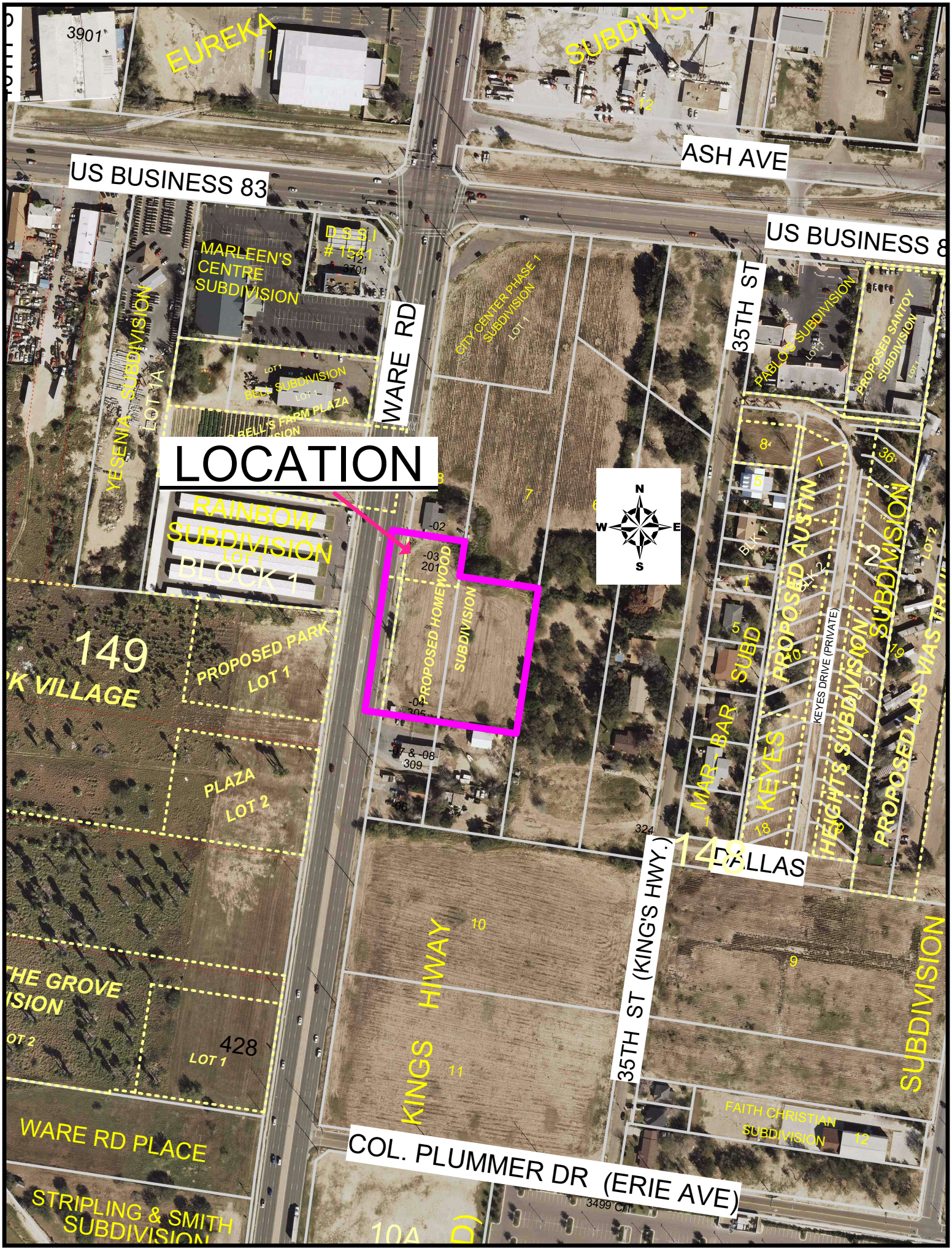
*Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Rezoning to the new UDC will trigger different verbiage. Once property is rezoned, the new verbiage would be as follows: *Rear: In accordance with the UDC or greater for easements. **Unified Development Code: Chapter 2	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Rezoning to the new UDC will trigger different verbiage. Once property is rezoned, the new verbiage would be as follows: Sides: In accordance with the UDC or greater for easements. **Unified Development Code: Chapter 2	Non-compliance
* Corner: Interior Lot **Zoning Ordinance: Section 138-356	NA
* Garage: Commercial Development. Revision needed: ***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 South Ware Road (F.M. 2220). Revisions needed: -Add note as shown above, prior to final. **Sidewalk requirements as per Engineering Department requirements. **Unified Development Code: Section 5.3.8	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Unified Development Code: 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Note subject to change once subdivision requirements have been finalized. Finalize wording 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 subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets. - The lot is facing Highway 83	Compliance
* Minimum lot width and lot area. **Unified Development Code: 5.3.8	Applied
ZONING/CUP	
* Existing:C-3 (General Business)/C-4 (Commercial Industrial) District District Proposed: TBD -The subdivision must be rezoned to the new UDC. - A rezoning application must be submitted and approved, prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning Needed Before Final Approval **Unified Development Code: Chapter 2 -The subdivision must be rezoned to the new UDC. - A rezoning application must be submitted and approved, prior to final.	Non-compliance
PARKS	
* Land dedication in lieu of fee. As per application dated February 22,2023 proposed land use is commercial, commercial developments do not apply to Parks	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per application dated February 22,2023 proposed land use is commercial, commercial developments do not apply to Parks	NA
* Pending review by the City Manager's Office. As per application dated February 22,2023 proposed land use is commercial, commercial developments do not apply to Parks	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: -Must comply with City's Access Management Policy. -Any abandonments must be done by separate process, not by plat. -The subdivision must be rezoned to the new UDC. - A rezoning application must be submitted and approved, prior to final.	Applied

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE ONE YEAR EXTENTION.	Applied

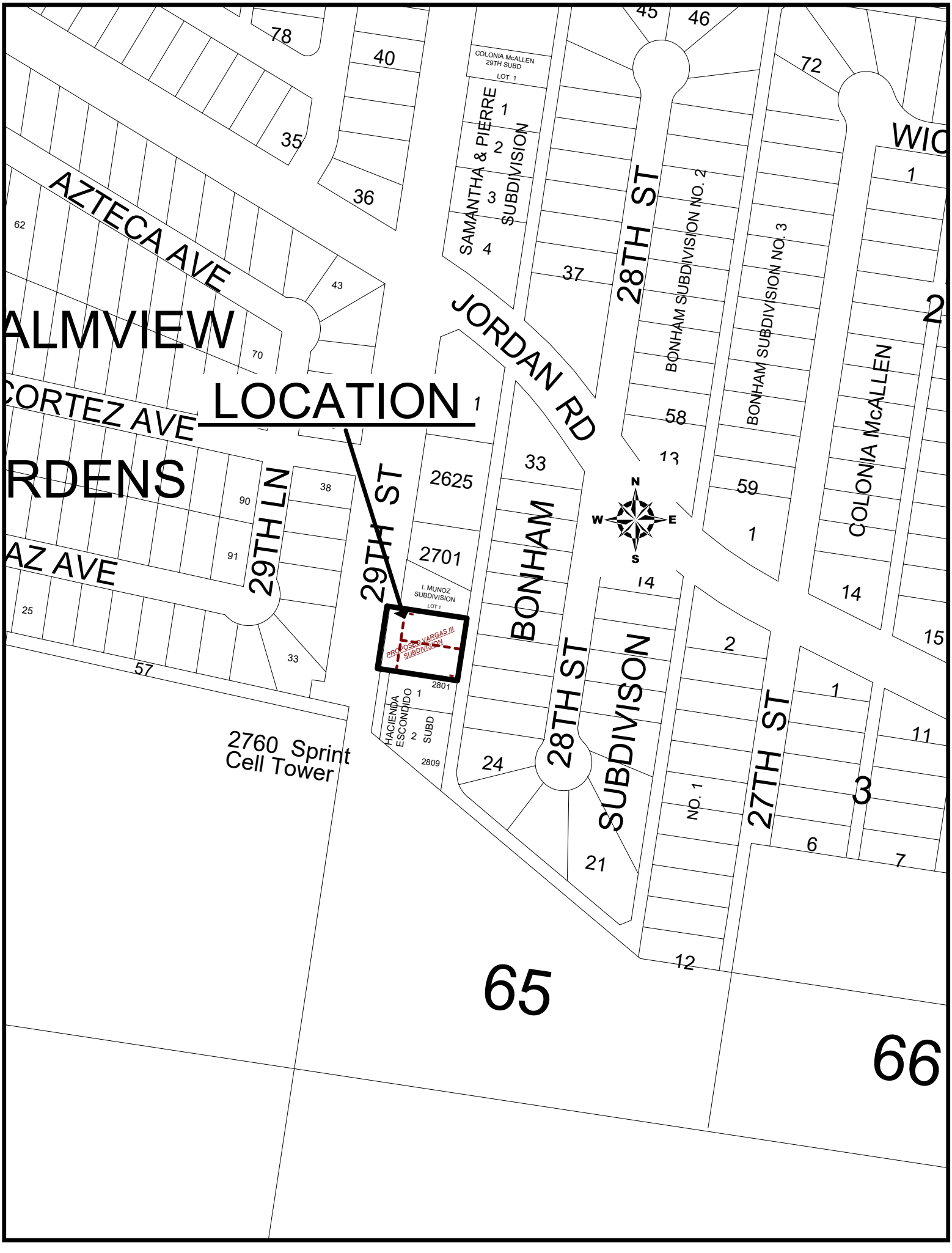

LOCATION
US BUSINESS 83
ASH AVE
US BUSINESS 8
WARE RD
35TH ST
MARLEEN'S CENTRE SUBDIVISION
D S S I # 1521
3701
YESENIA SUBDIVISION
LOT 1A
BELL'S FARM PLAZA
CITY CENTER PHASE 1 SUBDIVISION
LOT 1
PABLOS SUBDIVISION
PROPOSED SANTOY SUBDIVISION
RAINBOW SUBDIVISION
LOT 1
BLOCK 1
PROPOSED HOMEWOOD SUBDIVISION
PROPOSED AUSTIN HEIGHTS SUBDIVISION
PROPOSED LAS VIAS SUBDIVISION
KEYES DRIVE (PRIVATE)
MAR-BAR SUBD
KEYES
149
PROPOSED PARK
LOT 1
PLAZA
LOT 2
148
DALLAS
KINGS HIWAY
35TH ST (KING'S HWY.)
428
LOT 1
WARE RD PLACE
STRIPLING & SMITH SUBDIVISION
FAITH CHRISTIAN SUBDIVISION
COL. PLUMMER DR (ERIE AVE)
N
W
E
S

CITY OF McALLEN

Planning & Zoning Commission Meeting

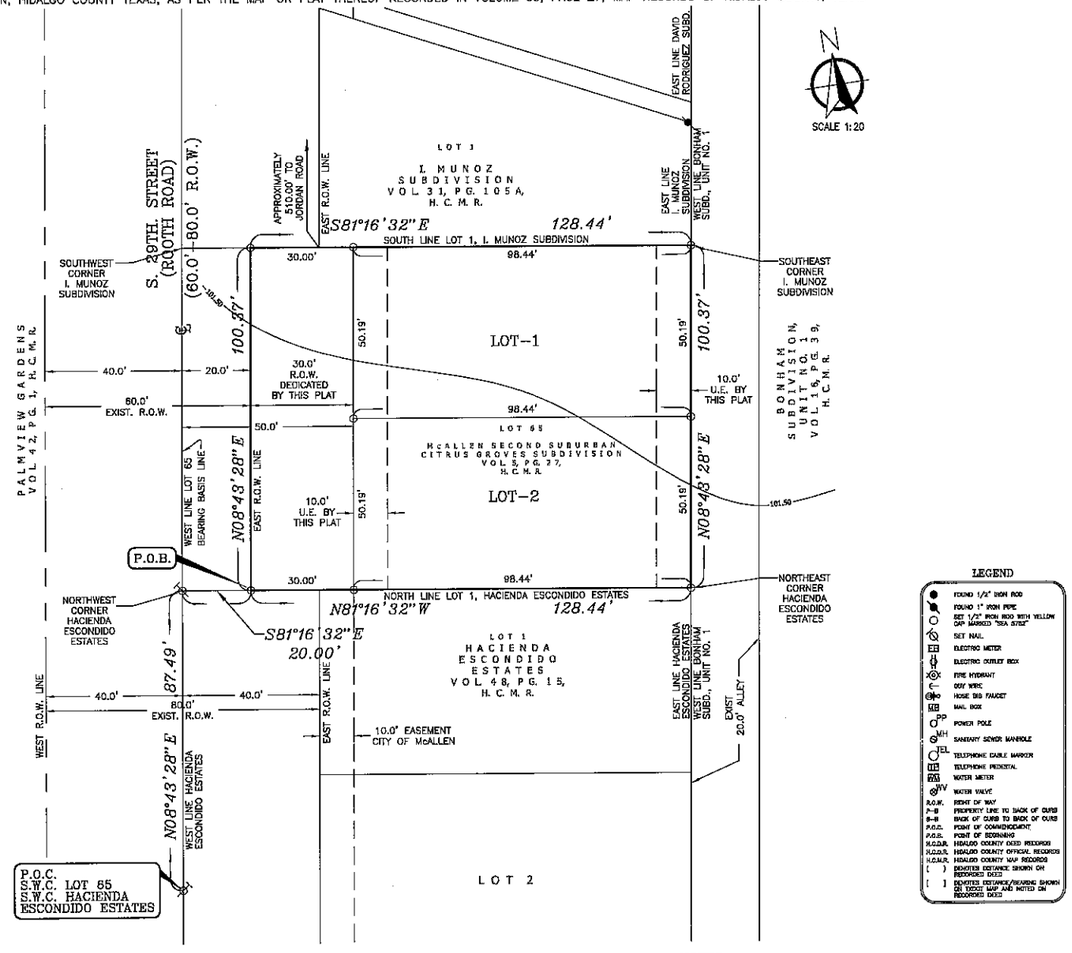
Subdivision Name	*Vargas III Subdivision*
Owner Name	*Juan Vargas*
Engineering Firm	*MAS Engineering, LLC*
Existing Zoning	*R-1 (Low -Density Residential)*
Proposed Zoning	*R-1 (Low- Density Residential)*
Number of Lots	2

City of McAllen Planning Department


LOCATION
PROPOSED VARGAS III SUBDIVISION
I. MUNOZ SUBDIVISION LOT 1
2801
2809
HACIENDA ESCONDIDO 2 SUBD
2760 Sprint Cell Tower
AZTECA AVE
CORTEZ AVE
AZ AVE
29TH LN
29TH ST
JORDAN RD
BONHAM
28TH ST
SUBDIVISON
27TH ST
28TH ST
BONHAM SUBDIVISION NO. 2
BONHAM SUBDIVISION NO. 3
COLONIA McALLEN
COLONIA McALLEN 29TH SUBD LOT 1
SAMANTHA & PIERRE SUBDIVISION
2625
2701
65
66
N
S
E
W

MAP
OF
VARGAS III SUBDIVISION
McALLEN, TEXAS

BEING A 0.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 65, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, McALLEN, HIDALGO COUNTY TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS



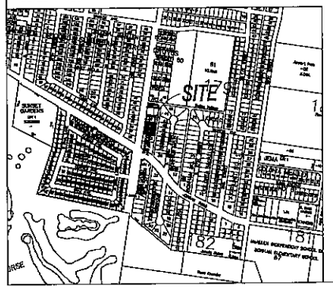
LEGEND

- FOUND 1/2" IRON ROD
- FOUND 1" IRON PIPE
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- SET NAIL
- ELECTRIC METER
- ELECTRIC OUTLET BOX
- FIRE HYDRANT
- GUY WIRE
- HOSE BIB FAUCET
- MAIL BOX
- POWER POLE
- SANITARY SEWER MANHOLE
- TELEPHONE CABLE MARKER
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- ( ) DENOTES DISTANCE SHOWN ON RECORDED DEED
- [ ] DENOTES BEARING SHOWN ON RECORD MAP AND NOTED ON RECORDED DEED

N

SCALE 1=750

VICINITY MAP



METES AND BOUNDS DESCRIPTION

BEING A 0.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 65, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, McALLEN, HIDALGO COUNTY TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.30 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 65 SAME BEING THE SOUTHWEST CORNER OF HACIENDA ESCONDIDO ESTATES, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 15, MAP RECORDS OF HIDALGO COUNTY, TEXAS; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 43 MINUTES 28 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 65 SAME BEING THE WEST LINE OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION, A DISTANCE OF 87.49 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION; THENCE,

SOUTH 81 DEGREES 16 MINUTES 32 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION, A DISTANCE OF 20.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID S. 29TH. STREET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 43 MINUTES 28 SECONDS EAST (NORTH 08 DEGREES 38 MINUTES EAST – DEED), A DISTANCE OF 100.37 FEET (100.0 FEET – DEED) TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF I. MUNOZ SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 105A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 16 MINUTES 32 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF SAID I. MUNOZ SUBDIVISION, A DISTANCE OF 128.44 FEET (127.79 FEET – DEED) TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHEAST CORNER OF SAID I. MUNOZ SUBDIVISION AND FURTHER BEING LOCATED ON THE WEST LINE OF A 20.0 FOOT PUBLIC ALLEY FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 43 MINUTES 28 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID 20.0 FOOT PUBLIC ALLEY, A DISTANCE OF 100.37 FEET (100.0 FEET – DEED) TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHEAST CORNER OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 81 DEGREES 16 MINUTES 32 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION, A DISTANCE OF 128.44 FEET (127.67 FEET – DEED) TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, McALLEN, H.C.T.

NOTES:

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

A) FRONT: S. 29TH ST. – 25 FEET OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER

B) REAR= 10.0 FEET FOR THE EASEMENTS

C) SIDE= IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASMENTS

D) GARAGE= 18.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED.

2.– THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0010 C, REVISED NOV. 2, 1982.
FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

3.– STORM WATER DETENTION OF 570 C.F. OR 0.01 AC–FT IS REQUIRED FOR THIS SUBDIVISION; (285 C.F. OR 0.005 AC–FT FOR EACH LOT.)

4.– MINIMUM FINISH FLOOR ELEVATION SHALL BE 24 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF EACH LOT.

5.– A 4.0 FEET WIDE SIDEWALK IS REQUIRED ON S. 29TH ST.

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

7.– 6.0 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

8.– CITY OF McALLEN BENCHMARK: MC 86 IS LOCATED INSIDE THE GOLF COURSE "PALM VIEW". IT IS APPROXIMATELY 1 MILE SOUTH FROM THE EXP. 83. ELEV. 98.89

9.– OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN – ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.

10.– AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

JUAN VARGAS – OWNER
2720 S. 25TH STREET
McALLEN, TEXAS 78503

Date

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY _____ OF _____, 2018.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION — Date

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

MAYOR, CITY OF McALLEN — Date

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 48.211(e) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ Date
RAUL SESIN P.E., DISTRICT MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATE

DAVID O. SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINNERS & SURVEYORS
2221 DAFFOIL AVE.
McALLEN, TEXAS 78501
(956) 682–9081

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATE

MARIO A. SALINAS
REG. PROFESSIONAL ENGINEER NO. 96611
3911 N. 10TH ST. STE H
MCALLEN, TEXAS. 78501

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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.

ATTEST: _____ PRESIDENT — Date

SECRETARY — Date

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

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

BY: _____ DEPUTY

DATE OF PREPARATION: 8–19–2021

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
3911 N. 10TH ST. STE H
McALLEN, TEXAS. 78501
PH. (956) 537–1311
E–MAIL: MSALINAS6973@ATT.NET

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2026

SUBDIVISION NAME: VARGAS III SUBDIVISION

REQUIREMENTS

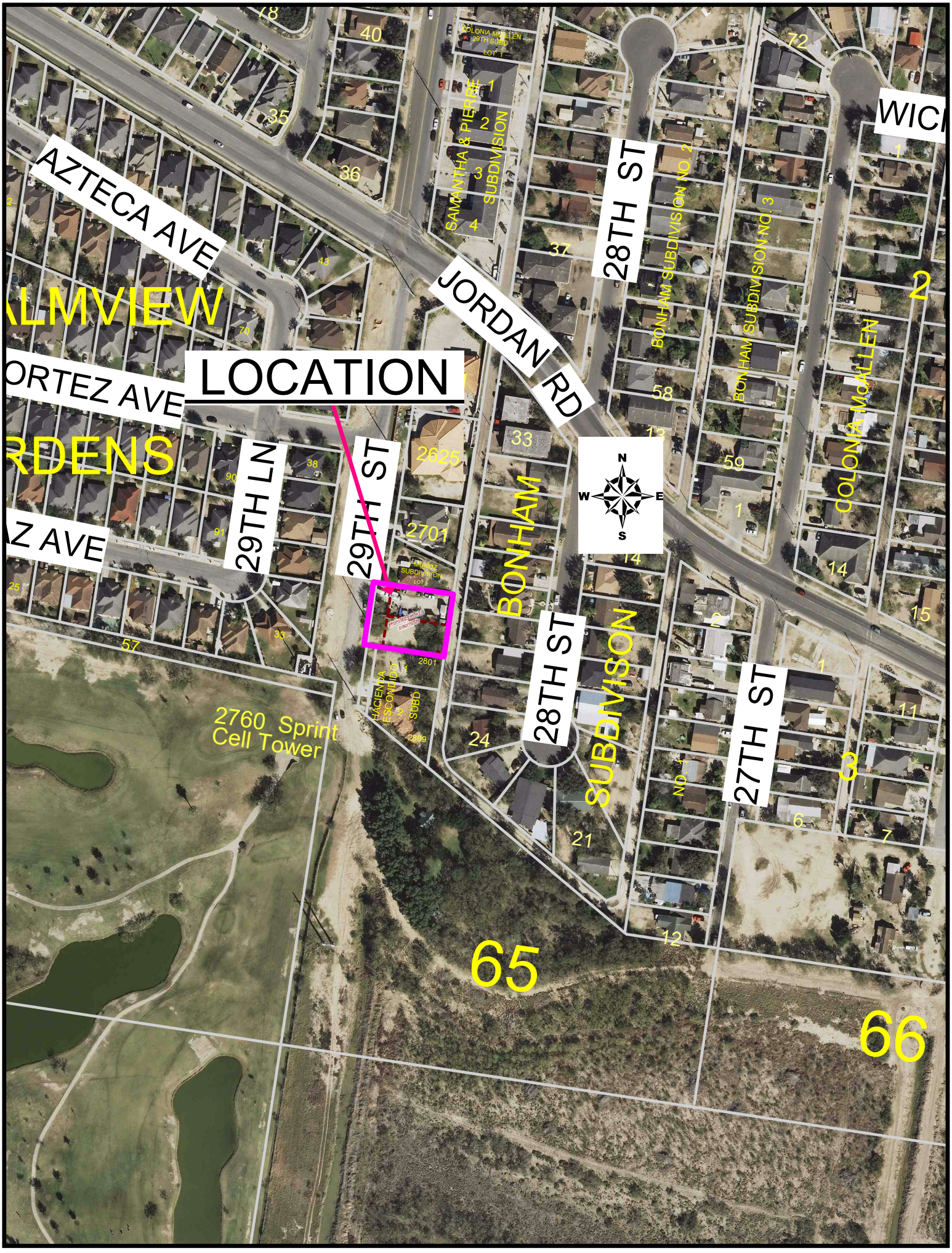
STREETS AND RIGHT-OF-WAYS	
South 29th Street: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions needed: - Please indicate how the 20 ft of existing ROW has been dedicated on plat prior to final. - Please label total ROW after accounting for dedication prior to final. **Monies must be escrowed if improvements are not built prior to recording. **Unified Development Code: Section 5.3.9 ***COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____	Applied
Block length in the R-1 and R-2 District and in the ETJ shall be between 200-800 or twelve lots, whichever is less. **Unified Development Code: Section 5.3.9	NA
*300ft. Maximum Cul-de-Sac: **Staff is reviewing the need of a turnaround at the south end of South 29th street. **Unified Development Code: Section 5.3.9	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. **Existing 20 ft. alley conditions to remain as now exist. *Alley/service drive easement required for commercial properties **Unified Development Code: Section 5.3.9	Applied
SETBACKS	
Front: 20 ft or greater for easements. - Add plat note as stated above, prior to final **Unified Development Code: Chapter 2	Non-compliance
* Rear: 10 ft. or greater for easements. Revisions required: - Add plat note as stated above, prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Interior sides: 5 ft. or greater for easements Revisions needed: - Revise plat note as shown above prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Corner: **Unified Development Code: Chapter 2	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions needed: - Revise plat note #1 as shown above prior to final. **Unified Development Code: Chapter 2	Non-compliance

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

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
5ft wide minimum sidewalk required on South 29th Street. - Add plat note as stated above, prior to final. **Unified Development Code: Chapter 2	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: 4.6.4.B	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. **Clarify if properties will be proposed to have access through alley along east boundary line prior to final.	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen. -Add plat note as stated above, prior to final.	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 Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. ****Unified Development Code: chapter 2	Compliance
* Lots fronting public streets. ***Unified Development Code: 5.3.5	Compliance
ZONING/CUP	
* Existing: R-1 (Low-Density Residential) Proposed: R-1 (Low-Density Residential) ****Unified Development Code: Chapter 2 -Rezoning was already approved under the city initiated.	Compliance

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

* Rezoning Needed Before Final Approval. -Rezoning was already approved under the city initiated. -****Unified Development Code: Chapter 2	Compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, $1,400 are due prior to recording of the plat.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
**As per Traffic Department, TG waived for two single family residences; no TIA required.	Required
**As per Traffic Department, TG waived for two single family residences; no TIA required.	NA
COMMENTS	
Comments: **Must comply with City's Access Management Policy. **Public hearing with legal notices will be required for replat, prior to final. **Engineer submitted letter requesting a 6-month extension on October 26, 2022. **Location of site on vicinity map appears to be on the north side of Jordan Road, please revise accordingly prior to final. - This subdivision is going on a year extension. **Please submit plat addressing any pending comments.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJEC TOT CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE 1 YEAR EXTENTION.	Applied



LOCATION
AZTECA AVE
ALMVIEW
ORTEZ AVE
RDENS
AZ AVE
29TH LN
29TH ST
JORDAN RD
28TH ST
BONHAM
SUBDIVISON
27TH ST
WICI
SAMANTHA & PIERRE SUBDIVISION
BONHAM SUBDIVISION NO. 2
BONHAM SUBDIVISION NO. 3
COLONIA McALLEN
2760 Sprint Cell Tower
65
66
N
S
E
W

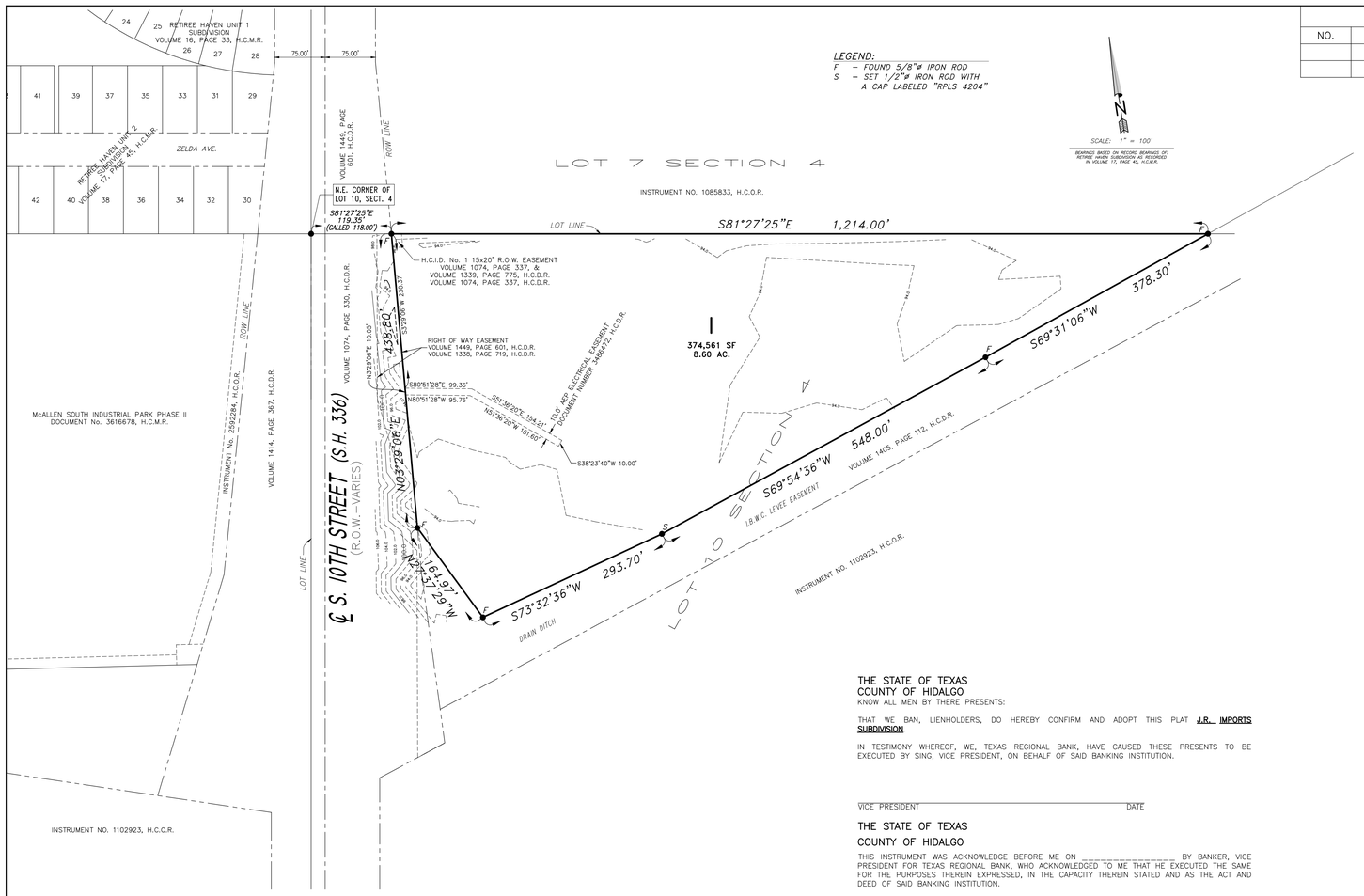
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*J.R. Imports Subdivision*
Owner Name	*JAR & JAC Investments LTD*
Engineering Firm	*R.E. Garcia & Associates*
Existing Zoning	*C-3 (General Business-OC) District*
Proposed Zoning	*C-3 (General Business-OC) District*
Number of Lots	*1*

City of McAllen Planning Department


S 17TH ST
RETIREE HAVEN #1
SUBDIVISION
S 10TH ST
7
N
W
E
S
LOCATION
19
20
21
22
23
24
25
26
27
28
41
39
37
35
33
31
29
ZELDA AVE
42
40
38
36
34
32
30
4
PROPOSED J.R.
IMPORTS
SUBDIVISION
10



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF
J.R. IMPORTS SUBDIVISION

A 8.60 ACRE TRACT OF LAND BEING A PORTION OF LOT 10, SECTION 4, HIDALGO CANAL COMPANY'S SUBDIVISION AS RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3689245, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 15, 2026

SCALE IN FEET
0 100' 200' 300'

SCALE: 1" = 100'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

JOB NO.: 2026-030
DRAWN BY: O.CH.

THE STATE OF TEXAS
COUNTY OF HIDALGO
KNOW ALL MEN BY THERE PRESENTS:

THAT WE BAN, LIENHOLDERS, DO HEREBY CONFIRM AND ADOPT THIS PLAT **J.R. IMPORTS SUBDIVISION**.

IN TESTIMONY WHEREOF, WE, TEXAS REGIONAL BANK, HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY SING, VICE PRESIDENT, ON BEHALF OF SAID BANKING INSTITUTION.

VICE PRESIDENT _____ DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON _____ BY BANKER, VICE PRESIDENT FOR TEXAS REGIONAL BANK, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID BANKING INSTITUTION.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, 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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, **RAUL E. GARCIA**, 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 EDINBURG, TEXAS.

_____ REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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

_____ REGISTERED PROFESSIONAL ENGINEER #64790

THE STATE OF TEXAS
COUNTY OF HIDALGO
I THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND DESIGNATED HEREIN AS THE **J. R. IMPORTS 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 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.

_____ DATE
JAVIER ALAN RIOS, MANAGING MEMBER
JAR & JAC INVESTMENTS LTD, A TEXAS LIMITED PARTNERSHIP
1104 HELEN AVE.
MISSION, TEXAS 78572

_____ DATE
JOSE ANGEL CHAIRE, MANAGING MEMBER
JAR & JAC INVESTMENTS LTD, A TEXAS LIMITED PARTNERSHIP
3401 SAN EDUARDO ST.
MISSION, TEXAS 78572

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **JOSE ANGEL CHAIRE & JAVIER ALAN RIOS**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

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

MAYOR, CITY OF McALLEN _____ DATE

CITY SECRETARY _____ DATE

CITY OF McALLEN CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)
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

METES AND BOUNDS DESCRIPTION

A **8.60 ACRE** TRACT OF LAND BEING A PORTION OF LOT 10, SECTION 4, HIDALGO CANAL COMPANY'S SUBDIVISION AS RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT # 3689245, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND FIVE–EIGHTHS INCH IRON ROD ON THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 10, SECTION 4, AND THE EAST RIGHT–OF–WAY LINE OF S. 10TH STREET (SH 336) AS ESTABLISHED BY CORRECTION RIGHT–OF–WAY EASEMENT RECORDED IN VOLUME 1449, PAGE 601, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT II DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #1085833, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS **S81°27'25E 119.35 FEET (CALLED 118.00 FEET)** FROM THE NORTHWEST CORNER OF SAID LOT 10, SECTION 4.

THENCE **S81°27'25"E 1,214.00 FEET** ALONG THE NORTH LINE OF SAID LOT 10, SECTION 4, ALSO BEING THE SOUTH LINE OF LOT 7, SECTION 4, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID TRACT II DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #1085833, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND FIVE–EIGHTHS INCH IRON ROD ON THE NORTH LINE OF THE INTERNATIONAL BOUNDARY AND WATER COMMISSION (IBWC) FLOODWAY LEVEE EASEMENT AS DESCRIBED IN EASEMENT DEED FROM OWNERS TO THE COUNTY OF HIDALGO RECORDED IN VOLUME 1405, PAGE 112, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S69°31'06"W 378.30 FEET** ALONG SAID NORTH LINE OF THE INTERNATIONAL BOUNDARY AND WATER COMMISSION (IBWC) FLOODWAY LEVEE EASEMENT AS DESCRIBED IN EASEMENT DEED FROM OWNERS TO THE COUNTY OF HIDALGO RECORDED IN VOLUME 1405, PAGE 112, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND FIVE–EIGHTHS INCH IRON ROD FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S69°54'36"W 548.00 FEET** CONTINUING ALONG SAID NORTH LINE OF THE INTERNATIONAL BOUNDARY AND WATER COMMISSION (IBWC) FLOODWAY LEVEE EASEMENT AS DESCRIBED IN EASEMENT DEED FROM OWNERS TO THE COUNTY OF HIDALGO RECORDED IN VOLUME 1405, PAGE 112, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A SET ONE–HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S73°32'36"W 293.70 FEET** CONTINUING ALONG SAID NORTH LINE OF THE INTERNATIONAL BOUNDARY AND WATER COMMISSION (IBWC) FLOODWAY LEVEE EASEMENT AS DESCRIBED IN EASEMENT DEED FROM OWNERS TO THE COUNTY OF HIDALGO RECORDED IN VOLUME 1405, PAGE 112, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND FIVE–EIGHTHS INCH IRON ROD FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT

THENCE **N27°37'29"W 164.97 FEET** CONTINUING ALONG SAID NORTH LINE OF THE INTERNATIONAL BOUNDARY AND WATER COMMISSION (IBWC) FLOODWAY LEVEE EASEMENT AS DESCRIBED IN EASEMENT DEED FROM OWNERS TO THE COUNTY OF HIDALGO RECORDED IN VOLUME 1405, PAGE 112, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND FIVE–EIGHTHS INCH IRON ROD ON SAID EAST RIGHT–OF–WAY LINE OF S. 10TH STREET (SH 336) AS ESTABLISHED BY CORRECTION RIGHT–OF–WAY EASEMENT RECORDED IN VOLUME 1449, PAGE 601, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST NORTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N03°29'06E 438.80 FEET** CONTINUING ALONG SAID EAST RIGHT–OF–WAY LINE OF S. 10TH STREET (SH AS ESTABLISHED BY CORRECTION RIGHT–OF–WAY EASEMENT RECORDED IN VOLUME 1449, PAGE 601, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO THE POINT TO BEGINNING AND CONTAINING 8.60 ACRES OF LAND, MORE OR LESS.

PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "X" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN
COMMUNITY–PANEL NO. 480334 0400 C AND
COMMUNITY–PANEL NO. 480334 0425 C
EFFECTIVE DATE: NOVEMBER 02, 1982

THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100–YEAR FLOOD PLAIN 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. SETBACKS:

FRONT: 50 FEET OR EASEMENT WHICHEVER IS GREATER.
REAR: 15 FEET OR EASEMENT WHICHEVER IS GREATER.
SIDE: 15 FEET OR EASEMENT WHICHEVER IS GREATER

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB ON THE CENTER OF LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. BENCHMARK NOTE:

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **66,718 CF – (1.53 ACRE FEET)** OF STORM WATER RUNOFF.

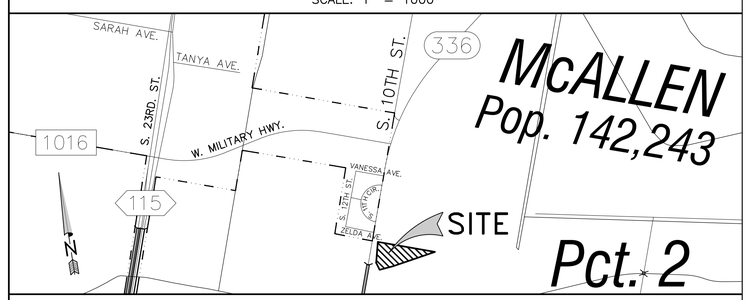
6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF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

7. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.

8. SITE PLAN MUST BE APPROVED BY THE PLANNING & ZONING COMMISSION PRIOR TO THE ISSUANCE OF BUILDING PERMIT.

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

LOCATION MAP
SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

	NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #/ FAX #:
OWNER:	JAVIER ALAN RIOS	1104 HELEN AVE.	MISSION, TX. 78572	(956) 360–3944
ENGINEER:	RAUL E. GARCIA	116 N. 12TH ST.	EDINBURG, TX. 78539	(956) 381–1061
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH ST.	EDINBURG, TX. 78539	(956) 381–1061

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2026

SUBDIVISION NAME: J.R. IMPORTS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
South 10th Street (SH 336): 75 ft. from centerline for a total R.O.W. of 150 ft. Paving: by state Curb & Gutter: by state - Call out the R.O.W. widths at various points from centerline. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length: _____ **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: _____ **Unified Development Code: Section 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Must comply with Public Works Department requirements prior to final. * Alley/service drive easement required for commercial properties **Unified Development Code: Section 5.3.9	Non-compliance

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

SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements - Proposing: 50 feet or easement whichever is greater **Unified Development Code: Chapter 2	Applied
* Rear: In accordance with the Unified Development Code or greater for easements - Proposing: 15 feet or easement whichever is greater **Unified Development Code: Chapter 2	Applied
* Sides: In accordance with the Unified Development Code or greater for easements - Proposing: 15 feet or easement whichever is greater **Unified Development Code: Chapter 2	Applied
* Corner: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	NA
* Garage: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	NA
* ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along South 10th Street (SH 336). - Include plat note as written above. **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. - Include 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. - Include plat note as written above. **Unified Development Code: Section 4.6.4.B	Non-compliance
* Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Plat note 8 is not necessary, therefore may be removed.	Non-compliance
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA

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. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area: _____ **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: (C-3) General Business-OC Proposed: (C-3) General Business-OC - Must rezone to a zoning district established in the Unified Development Code. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning needed before final approval. - Must rezone to a zoning district established in the Unified Development Code. **Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Park fees do not apply to commercial development.	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.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Call out the R.O.W. widths at various points from centerline. - Provide plat notes for sidewalks and buffers as previously stated. - Plat note 8 is not necessary, therefore may be removed. - Must rezone to a zoning district established in the Unified Development Code. * Must comply with City's Access Management Policy. * Any abandonments must be done by separate process and not by plat.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Preliminary Form, subject to the conditions noted, drainage, and utilities approval.	Applied

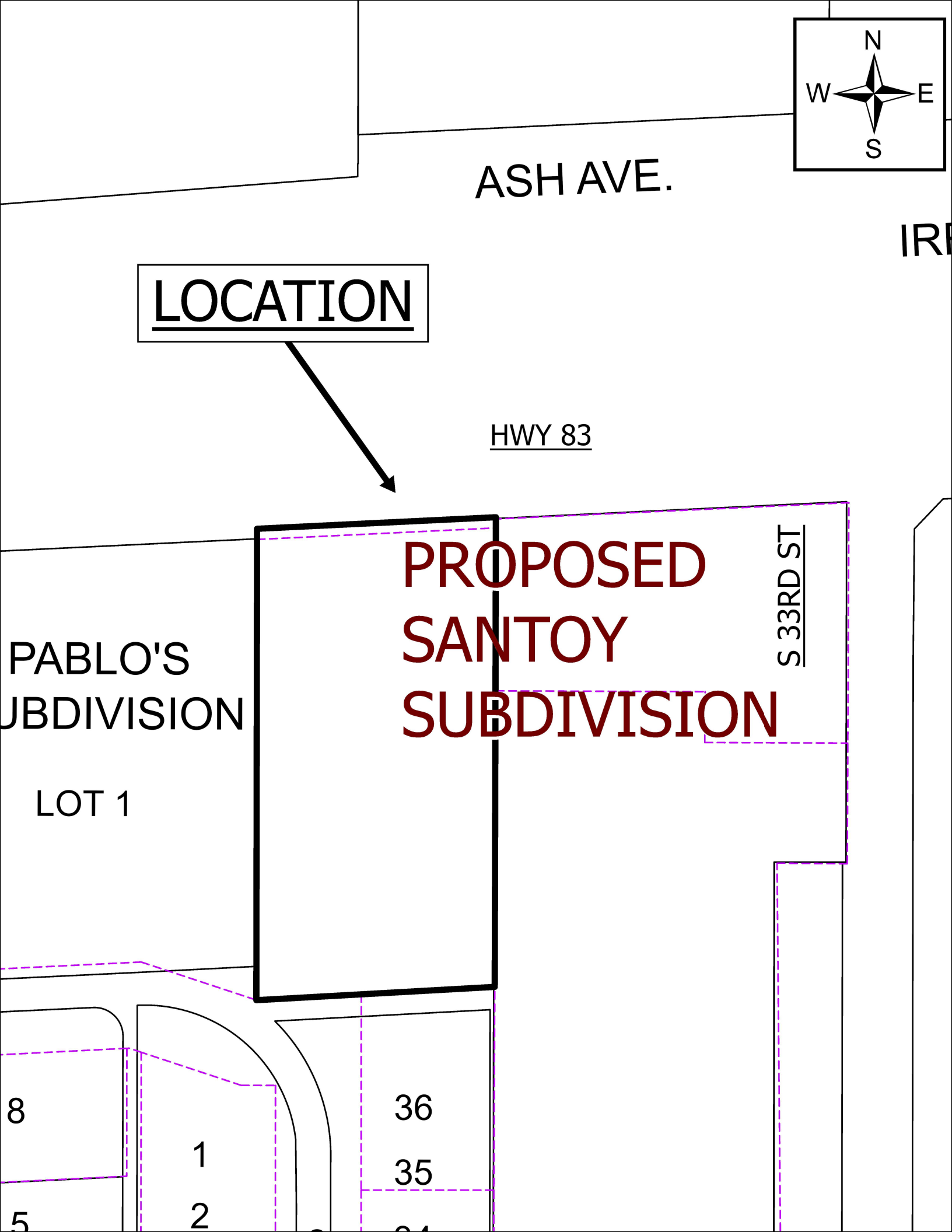
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Santoy Subdivision*
Owner Name	*Juan Santoy*
Engineering Firm	*Spoor Engineering Consultants, Inc*
Existing Zoning	*C-3 (General Business-OC)*
Proposed Zoning	*TBD*
Number of Lots	1

City of McAllen Planning Department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LOCATION
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PROPOSED
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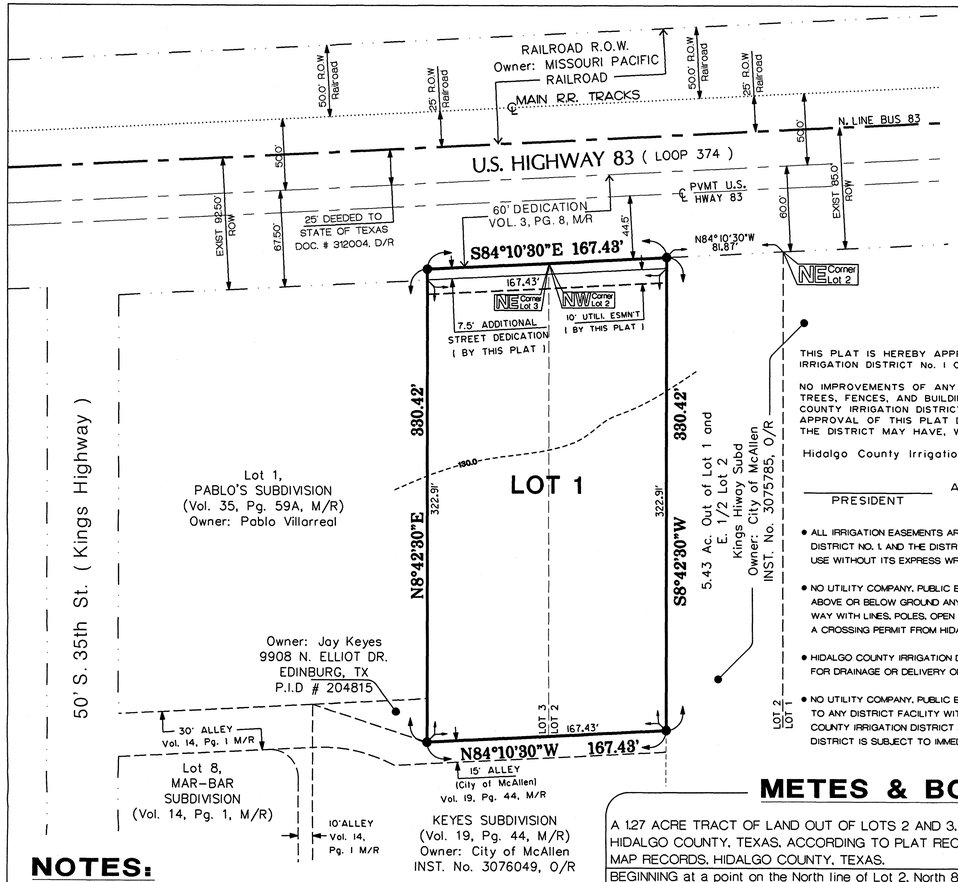


NOTES:

1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
- A.- FRONT: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER
- B.- REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- C.- SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.

3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982. ZONE 'C' IS DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DONT WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN.

4.) A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

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

6.) A 5.0 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ALONG U.S. HIGHWAY 83

7.) BENCHMARK.- STATION NAME: MC• 76 SET BY ARANDA & ASSOC. LOCATED AT THE NORTHEAST CORNER OF BUSINESS 83 AND WARE RD.- BRASS CAP ELEV.- 131.44 FT (NAVD88) NORTHING: 16601127.003 - EASTING: 1062624.192.

8.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.

9.) STORM WATER DETENTION OF 0.16 AC-FT (6,810 cu. ft.) IS REQUIRED FOR THIS SUBDIVISION

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.) COMMON AREAS AND PRIVATE SERVICE DRIVES MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE_____DAY OF_____,2026.

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

Hidalgo County Irrigation District No. 1

_____ PRESIDENT ATTEST:_____ SECRETARY

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.
- HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

METES & BOUNDS

A 1.27 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, KINGS HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the North line of Lot 2, North 84 Deg. 10 Min. 30 Sec. West, 81.87 feet from the northeast corner of Lot 2, for the northeast corner of the following described tract of land; said point being on the South line of U.S. Highway 83;
THENCE, parallel to the West line of Lot 2, South 08 Deg. 42 Min. 30 Sec. West, 330.42 feet to a point for the southeast corner hereof; said point being the northeast corner of 15 foot dedicated alley as shown on plat of Keyes Subdivision, City of McAllen, recorded in Vol. 19, Page 44, Map Records;
THENCE, with the North line of said 15 foot alley, North 84 Deg. 10 Min. 30 Sec. West, at 82.23 feet pass the division line between Lots 2 and 3, and at 167.43 feet a point for the southwest corner hereof; said point being on the projection of the East line of Lot 1, Pablo's Subdivision, City of McAllen, recorded in Volume 35, Page 59A, Map Records;
THENCE, with the East line of Lot 1, Pablo's Subdivision, and its projection, North 08 Deg. 42 Min. 30 Sec. East, at 30.04 feet pass the southeast corner of Lot 1, at 322.91 feet pass the northeast corner of Lot 1, and at 330.42 feet a point on the North line of Lot 3, for the northwest corner hereof; said point being on the South line of Business Highway 83;
THENCE, with the North line of Lots 3 and 2, and the South line of U.S. Highway 83, South 84 Deg. 10 Min. 30 Sec. East, at 85.20 feet pass the common North corner between Lots 3 and 2, and at 167.43 feet the POINT OF BEGINNING; containing 1.27 acre of land, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

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

CAPITAL ONE NATIONAL ASSICATION

_____
BY:

STATE OF TEXAS
COUNTY OF HIDALGO

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

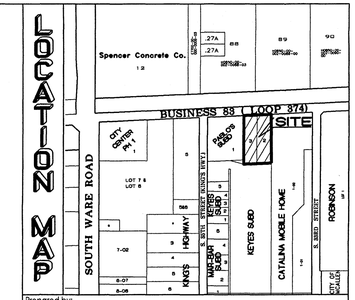
_____
NOTARY PUBLIC

MAY 09, 2024
Scale: 1"=50'
(REV. 09-11-26)

SUBDIVISION MAP OF SANTOY SUBDIVISION

McAllen, Texas

Being a Subdivision of a 1.27 Ac. Tract of Land Out of Lots 2 and 3, Kings Hiway Subdivision, Hidalgo County, Texas, according to plat record in Vol. 3, Pg. 8, Map Records, Hidalgo County, Texas.



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th, Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____
By: Juan F. Santoy
2436 Carianna Ave.
Mission, Texas 78572-1929

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Juan F. Santoy, 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 THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 2026.

_____ _____
NOTARY PUBLIC DATE

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

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____ _____
REYNALDO ROBLES, R.P.L.S. #4032 DATE
R. ROBLES & ASSOCIATES, PLLC - TBPELS FIRM 10096700
107 W. HUISACHE STREET WESLACO, TEXAS 78596

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

09-15-26
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/30/2026

SUBDIVISION NAME: SANTOY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
U.S. Highway 83: Dedication required for 50 ft. from centerline for total 100 ft. ROW Paving: By the State Curb & gutter: By the State Proposing: 7.5 ft. additional ROW for 52 ft. from "PVMT U.S. HWAY 83" centerline for total 92.5 ft. ROW Revisions needed: - Clarify "PVMT" centerline to finalize the ROW dedication requirement prior to final/recording. - Show the ROW from centerline after ROW dedication, and total ROW along the property after ROW dedication and label as "Total ROW" prior to final/recording. - Submit a copy of the referenced documents shown on the plat prior to final/recording **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
*Block length in the R-1 and R-2 Districts and in the ETJ shall be between 200ft-800ft or twelve lots, whichever is less. _____ **Unified Development Code: 5.3.6	Applied
*600 ft. Block Length for R-3, M-1, M-2 Districts and CC Districts _____ **Unified Development Code: Section 5.3.6	Applied
*300 ft. Maximum Cul-de-Sac _____ **Unified Development Code: 5.3.9	Applied

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily developments. - Alley/service drive easement may not dead-end. Revise as applicable prior to final/recording. If a plat note is required for a minimum 24 ft. wide service drive easement to be established at time of site plan review, it must be finalized prior to recording. - Plat shows 15 ft. alley on the rear of the property. Revise the plat as needed to comply with requirements for City services prior to final/recording. - The was a variance request that was previously approved for the subdivision regarding to not require additional dedication, paving, nor escrow for the paving of the existing 15 ft. alley. The variance request will not be granted; a new variance request will have to be submitted. (SUB2020-0041) (SUB2021-0053) **Unified Development Code: Section 5.3.9	Non-compliance
SETBACKS	
*Front: In accordance with the UDC, or greater for the approved site plan, or easements, or in line with existing structures, whichever is greater **Unified Development Code: Chapter 2	Non-compliance
*Rear: In accordance with the UDC, or greater for the approved site plan, or easements. **Unified Development Code: Chapter 2	Non-compliance
* Sides: In accordance with the UDC, or greater for the approved site plan, or easements. **Unified Development Code: Chapter 2	Non-compliance
* Corner: **Unified Development Code: Chapter 2	NA
*Garage _____ **Unified Development Code: Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on U.S Highway 83. **Unified Development Code: Section 5.3.8	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. **Unified Development Code: Section 4.6.4.B	Applied
*8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	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

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

* 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
*Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
*Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets: the lot is fronting U.S. Highway 83 **Unified Development Code: 5.3.5	Applied
* Minimum lot width and lot area **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
*Existing: C-3 (General Business-OC) Proposed: TBD **Unified Development Code: Chapter 2 A Rezoning application will need to be submitted to rezone to the new UDC.	Non-compliance
* Rezoning Needed Before Final Approval **Unified Development Code: Chapter 2 -A Rezoning application will need to be submitted to rezone to the new UDC.	Non-compliance
PARKS	
* Land dedication in lieu of fee. - Park Fee do not apply to commercial properties.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Park Fee do not apply to commercial properties.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. -Park Fee do not apply to commercial properties.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

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

COMMENTS	
Comments: - Show the legal description of all adjacent properties on all sides, including the triangular shaped lot on the southwest corner of the lot, and the properties located on the north side of Highway 83, prior to final/recording. *An older subdivision for the same property (SUB2020-0041 & SUB2021-0053) with the same name "Santoy Subdivision" was expired. - The engineer submitted a new subdivision application on September 19, 2023, and that got expired. - The engineer submitted a new subdivision application on September 21, 2026. *Some variances for the expired submittal were approved. A new variance application and approval is required for the new application submittal. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied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ASH AVE
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LOCATION
HWY 83
PROPOSED
SANTOY
SUBDIVISION
S 33RD ST
PABLO'S
JBDIVISION
LOT 1
8
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35

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Ballesteros Subdivision*
Owner Name	*Blanca Alicia Garza*
Engineering Firm	*Perez Consulting Engineers*
Existing Zoning	*R-1, Low Density Residential*
Proposed Zoning	*R-1, Low Density Residential*
Number of Lots	*3*

City of McAllen Planning Department

August 28, 2026

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

Re: Variance Requests for the Proposed Ballesteros Subdivision
Cul-de-Sac Diameter Requirements
Building Setback on the West side of 43rd Street
Sidewalk and Public Utility Easement Cul-de-Sac Perimeter

Dear Mr. Sotelo:

On behalf of the Ballesteros family, we are requesting that the City of McAllen Planning Commission reconsider our previous Variance Request to reduce the proposed cul-de-sac right-of-way diameter from 116 feet to 100 feet (*the previous city standard*), with 96 feet of paving (face to face). The 116-foot diameter, as requested, will conflict with the owner's proposed home site for Lot 1 due to the presence of large-caliper oak trees they would like to preserve. The Developer proposes a 100-foot, unobstructed cul-de-sac right-of-way with a 96-foot paving diameter.

In addition, we would request a variance for the building setback line for the West line of 43rd Street. The proposed home on Lot 1 will be facing towards Victoria Avenue, and the side yard will be facing 43rd Street. We request the setback for the side yard to be reduced to 10 feet instead of the required 20 feet to accommodate the owner's proposed site plan.

Additionally, we propose to dedicate a 5-foot utility and perimeter sidewalk easement around the cul-de-sac to which will also accommodate the required perimeter sidewalk.

Please review the attached information and let us know if you have any questions.

We hope that the City of McAllen Planning Commission will reconsider our request, and we look forward to your favorable recommendation.

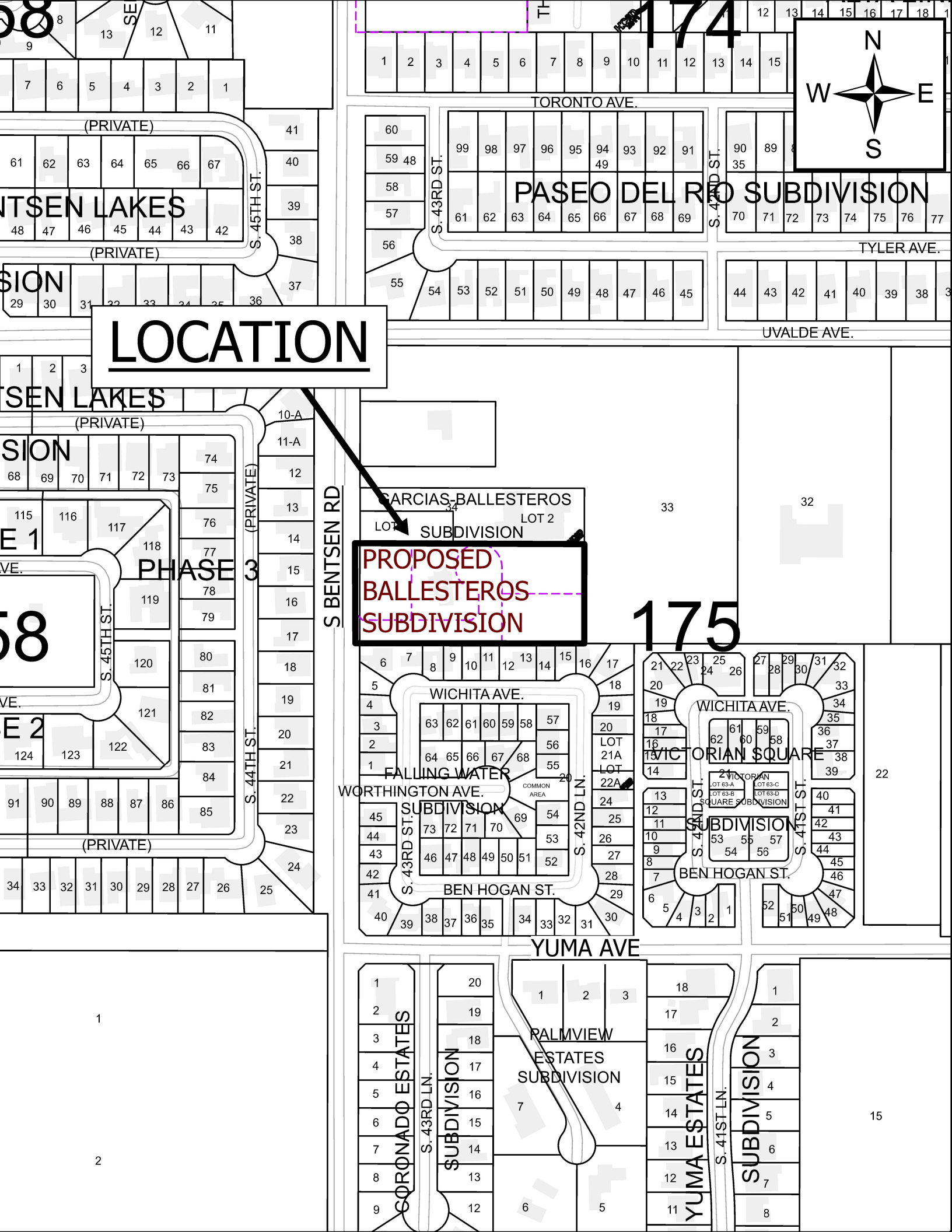
Thank you.
Respectfully submitted,
Perez Consulting Engineers, LLC.

Jorge D. Perez, P.E., RPLS
Vice-President and Senior Engineer

Attachment: Proposed Site Plan

RECEIVED
SEP 03 2026
BY: V.L.

808 Dallas Ave. • McAllen, TX 78501 • 956.631.4482


LOCATION
PROPOSED BALLESTEROS SUBDIVISION
PASEO DEL RIO SUBDIVISION
TORONTO AVE.
TYLER AVE.
UVALDE AVE.
S. 43RD ST.
S. 42ND ST.
S. 45TH ST.
S. 44TH ST.
S BENTSEN RD
(PRIVATE)
PHASE 3
GARCIAS-BALLESTEROS SUBDIVISION
LOT 2
WICHITA AVE.
FALLING WATER
WORTHINGTON AVE.
SUBDIVISION
COMMON AREA
BEN HOGAN ST.
S. 42ND LN.
VICTORIAN SQUARE SUBDIVISION
S. 41ST ST.
YUMA AVE
CORONADO ESTATES SUBDIVISION
S. 43RD LN.
PALMVIEW ESTATES SUBDIVISION
YUMA ESTATES SUBDIVISION
S. 41ST LN.
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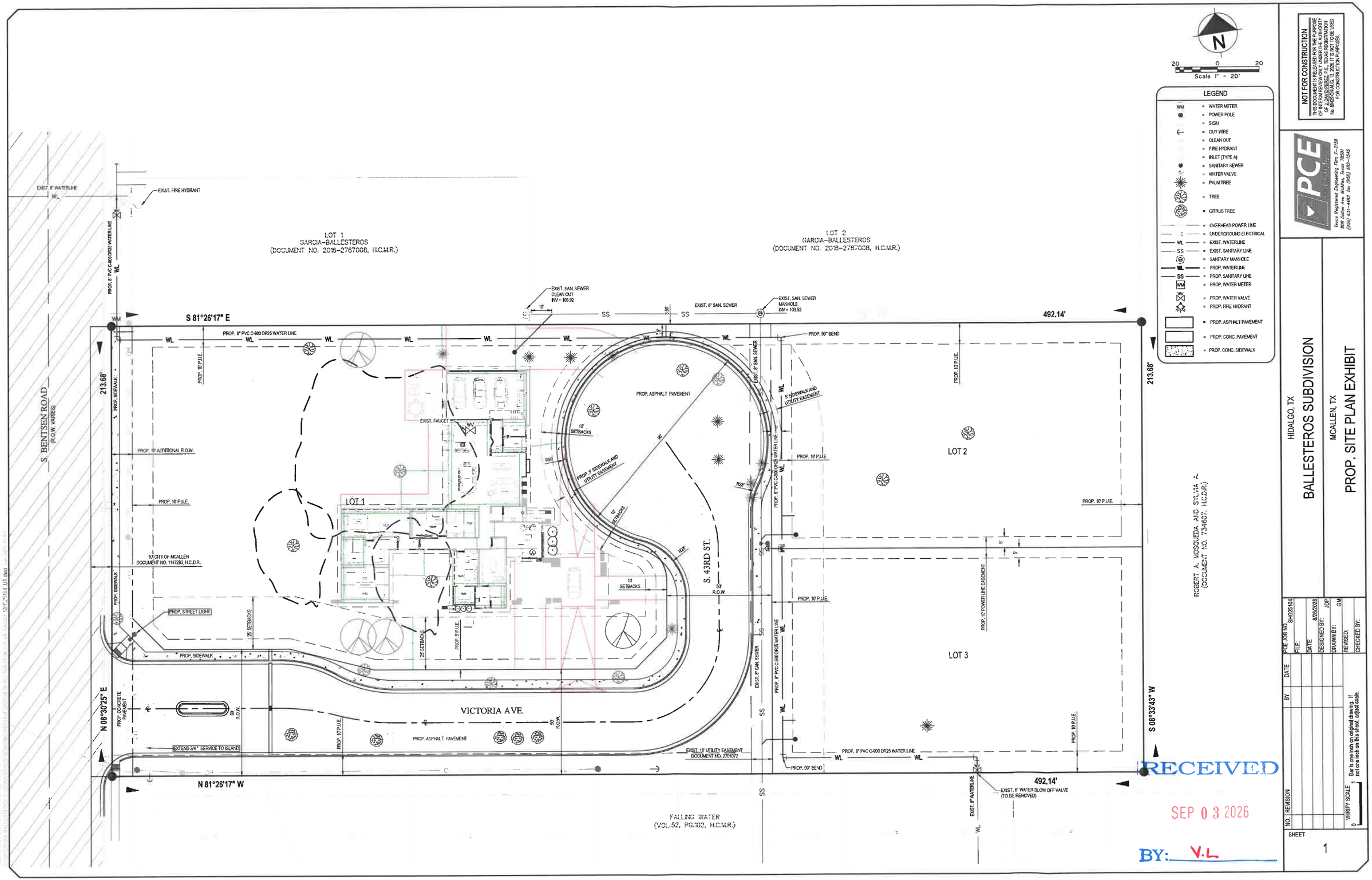

NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF J. JOSE GARCIA, P.E. TEXAS REGISTERED ENGINEER No. 84620 ON AUG 13, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PCE
Texas Registered Engineering Firm F-2158
1905 Chapin Rd. Weslaco, Texas 78596
(956) 631-4480 fax (956) 630-1545

HIDALGO, TX

BALLESTEROS SUBDIVISION

MCALLEN, TX

PROP. SITE PLAN EXHIBIT

PCE JOB NO.	SH025104
FILE:	
DATE:	8/26/2025
DESIGNED BY:	JDP
DRAWN BY:	GM
REVISED:	
CHECKED BY:	

NO.	REVISION	BY	DATE

VERIFY SCALE Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET 1

RECEIVED
SEP 03 2026
BY: V.L

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2026

SUBDIVISION NAME: BALLESTEROS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Bentsen Road: 10 ft. of dedication for 50 ft. from Centerline for Total 100 ft. of R.O.W. Paving: 65 ft. Curb & gutter: Both Sides - Document No. 1147283 shown on the plat needs to be provided a copy for staff review prior to final. - Show ROW dedication on both sides from centerline at several points along Bentsen Road prior to final. - Show ROW from centerline and total ROW after accounting for ROW dedication. -The Engineer submitted a variance request to not provide Additional ROW for this road. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. THE VARIANCE GOT APPROVED. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Victoria Ave: - Dedication as required for 50 ft. Total R.O.W. Paving: 32 ft. Curb & gutter: Both Sides - Street names to be finalized prior to final. - Additional R.O.W. may be required at the gate area. Need to provide staff with paving and gate details for review. - Provide gate details for staff review **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. 43rd Street: Dedication as required for 50 ft. Total R.O.W. Paving: 32 ft. Curb & gutter: Both Sides - Street names to be finalized prior to final. - Additional R.O.W. may be required at the gate area. Need to provide staff with paving and gate details for review. - Provide gate details for staff review **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA

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

* 1,200 ft. Block Length * If rezoning to the new R-1 (Low-Density Residential District) - Block length in the R-1 and R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3T Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac -The Engineer submitted a variance request to not provide the required requirement for ROW. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. - THE VARIANCE GOT DISAPPROVED **2nd Variance submitted to reduce the required 116' ROW to 100' with 96' of paving FF. - As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. - Need to provide Cul-De-Sac details regarding R.O.W. and paving details to assure compliance prior to final. - A Cul-De-Sac street shall be platted and constructed with a concrete paved cul-de-sac at the closed end. - On the Cul-De-Sac area, need to shorten the dimension of the lot lines in order to accommodate for any easements/walls/buffers on this area. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome Developments. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 ft. or greater for easements, whichever is greater applies. - Add plat note as stated above, prior to final. *Proposing 25 ft. or greater for easements, whichever is greater applies. ***Variance Request submitted to reduce the required 20 ft. front setback to 10 ft. to accommodate for the proposed cul-del-sac. -Variance is scheduled to be heard on 10.6.26 followed by City Commission on 10.26.26. **Unified Development Code Section 2.2.2-1	Non-compliance
* Rear: 10 ft. or greater for easements, whichever is greater applies -Add plat note as stated above, prior to final **Unified Development Code Section 2.2.2-1	Applied
Sides: 5 ft. or greater for easements, whichever is greater applies. -add plat note as stated above, prior to final. **Unified Development Code Section 2.2.2-1	Applied
Corner: 10 ft. or greater for easements, whichever is greater applies. -Add plat note as stated above, prior to final. **Unified Development Code Section 2.2.2-1	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. -Add plat note as stated above, prior to final. **Unified Development Code Section 2.2.3.D.4	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 on S. Bentsen Road and both sides of 43rd street and on the north side of Victoria Ave. -Add plat note #7 as stated above, prior to final. - May Increase to 5 ft. as per Engineering Department, prior to final/recording. --The Engineer submitted a variance request to not provide a side walk on the south side of the property. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. - THE VARIANCE GOT APPROVED **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Referenced in plat note #9 **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Referenced in plat note #10. - Will be required to provide buffer on the South boundary line of the property. **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 S. Bentsen Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	No
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to add HOA Plat note as shown above with the Full Subdivision Plat Name. **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
* 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. - Add HOA Plat note with the Full Subdivision Plat Name. **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	Non-compliance

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

LOT REQUIREMENTS	
* Lots fronting public/private streets. - No curb cuts are allowed onto S. Bentsen Road. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: A-O (Agricultura and Open Space District) Proposed: R-1 (Low-Density Residential District) * Rezoning application (REZ2025-0087) was approved on August 25, 2025 at the city commission board meeting. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V -Rezoning application was submitted (REZ2025-0087) and was approved on August 25, 2025 at the city commission board meeting. for R-1 - LOW DENSITY RESDIENTIAL (UDC)	Applied
PARKS	
* Land dedication in lieu of fee. - As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at $700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at $700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for 4 single family homes.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: --The Engineer submitted Variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. - Subdivision application proposes a private and gated subdivision, provide gate and cul-de-sac details prior to final. ***2nd Variance Request was submitted on 9.3.26 to reduce the required Cul-de-sac ROW from 116' to 100' and reduce the front setback from 20' to 10'. Will be heard at the P&Z Board Meeting on 10.6.26 follow by City Commission on 10.26.26. - Need to provide any utility and ROW documents being shown on the plat for staff review prior to recording. -* Rezoning application (REZ2025-0087) was approved on August 25, 2025, at the city commission board meeting to the new R-1 (UDC). -As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required, The Cul-De-Sac requirements on the subdivision are not complying. *Must comply with City's Access Management Policy.	Required

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

RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND APPROVAL OF VARIANCE REQUESTS NUMBER 1 (CUL-DE-SAC) AND NUMBER 2 (SETBACK).	Applied



LOCATION
PROPOSED BALLESTEROS SUBDIVISION
PASEO DEL RIO SUBDIVISION
TORONTO AVE.
TYLER AVE.
UVALDE AVE.
S. 43RD ST.
S. 42ND ST.
S. 45TH ST.
S. 44TH ST.
S. 41ST ST.
S. 42ND LN.
S. 43RD LN.
S. 41ST LN.
(PRIVATE)
PHASE 3
S BENTSEN RD
CARCIAS-BALLESTEROS SUBDIVISION
WICHITA AVE.
FALLING WATER SUBDIVISION
WORTHINGTON AVE.
BEN HOGAN ST.
VICTORIAN SQUARE SUBDIVISION
VICTORIAN SQUARE SUBDIVISION
YUMA AVE
PALMVIEW ESTATES SUBDIVISION
CORONADO ESTATES SUBDIVISION
YUMA ESTATES SUBDIVISION
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CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*McAllen Flex Complex Subdivision*
Owner Name	*Pamota, LLC*
Engineering Firm	*Land-Mark -Services*
Existing Zoning	*C-3L, Light Commercial*
Proposed Zoning	*C-3L, Light Commercial*
Number of Lots	*5*

City of McAllen Planning Department

RODRIGUEZ ENGINEERING
P.O. Box 1830
Edinburg, Texas 78540
Tel: 956-491-1013
TBPE Firm Licensed No. F-101702-00

Planning & Zoning Department
Omar Sotelo, Planning & Zoning, Director
City of McAllen
311 N. 15th Street
McAllen, Texas 78501
(956) 681-1250

Date: September 4, 2026

Re: McAllen Flex Complex Subdivision - Variance Request for Lot Frontage along N. McColl Road (FM 2061)

Dear Mr. Sotelo:

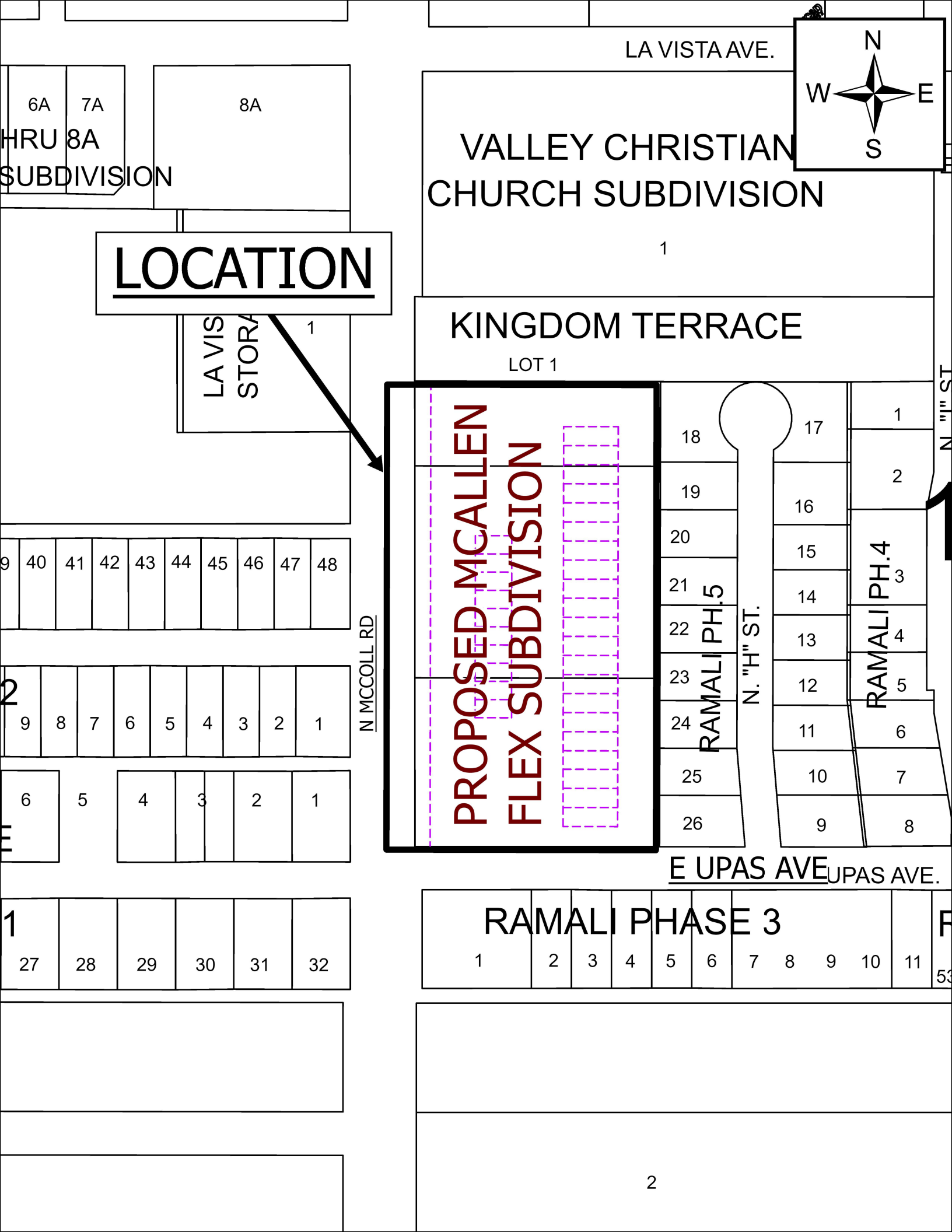
On behalf of our Client of McAllen Flex Complex Subdivision, we respectfully request a variance for the Lot Frontage along North McColl Road (FM 2061).

Proposed subdivision will consist of Five (5) Internal Lots and One (1) Lot "A". Said Lot "A" is being designated for Parking, Landscaping, Utilities and Common Areas. A preliminary site plan is attached for presentation purposes. Please note that all other City Requirements will be meet and will follow City of McAllen requirements and Specifications.

Your consideration on this request is greatly appreciated. If you have any questions or comments, please contact us at (956) 854-5515 or (956) 491-1013

Sincerely,

Leo L. Rodriguez
Rodriguez Engineering


LA VISTA AVE.
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HRU 8A
SUBDIVISION
VALLEY CHRISTIAN
CHURCH SUBDIVISION
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LOCATION
KINGDOM TERRACE
LOT 1
LA VIS
STORA
1
PROPOSED MCALLEN
FLEX SUBDIVISION
N MCCOLL RD
N. "H" ST.
N. "I" ST
RAMALI PH.5
RAMALI PH.4
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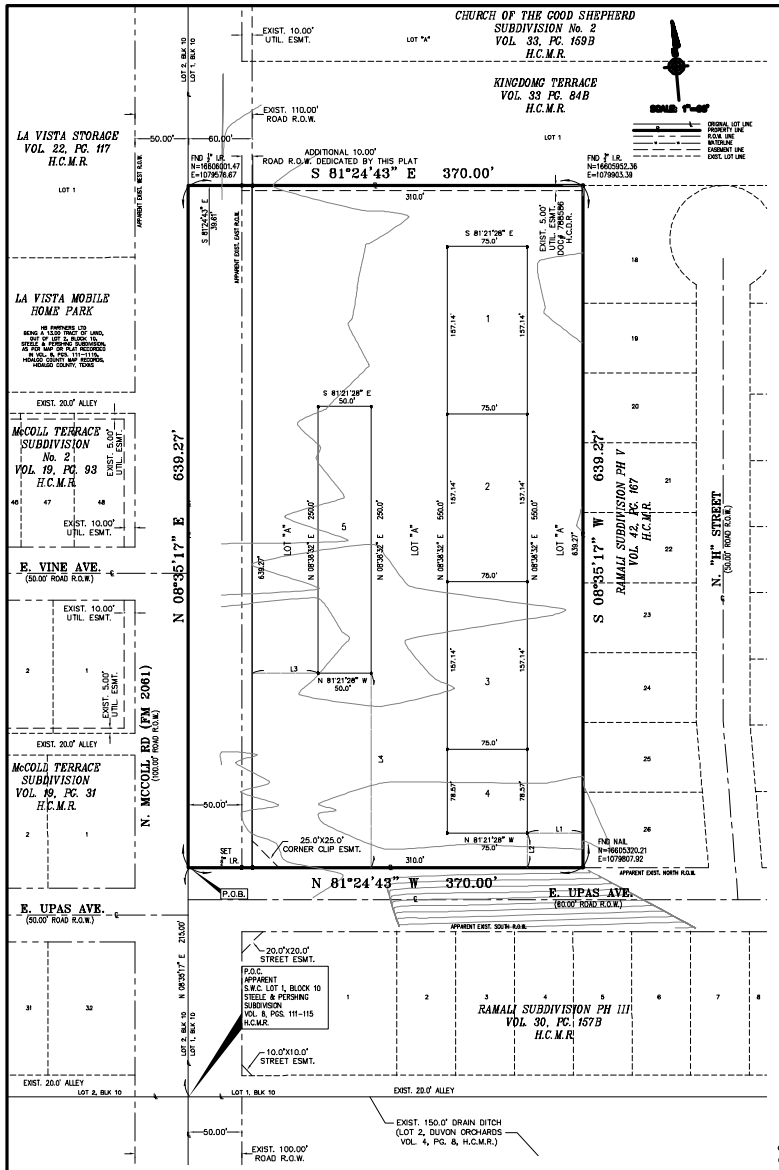


STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) EDUARDO ZEGAIB, GENERAL PARTNER, PAMOTA, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS McALLEN FLEX COMPLEX SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ _____
EDUARDO ZEGAIB, GENERAL PARTNER DATE
PAMOTA, L.P.
824 E. HACKBERRY, SUITE 110
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2026.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
CITY OF McALLEN, MAYOR DATE

_____ _____
CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
LEO L. RODRIGUEZ, JR., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2448

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
LEO L. RODRIGUEZ, JR., P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 366.39

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2026.

_____ _____
PLANNING & ZONING COMMISSION CHAIRPERSON DATE

APPROVED BY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

LEGEND

● SET 1/2" IRON ROD W/CAP STAMPED 2448	C.C.O.R. CAMERON COUNTY OFFICIAL RECORDS
○ FOUND 1/2" IRON ROD	E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
NOT MONUMENTED	P-E PROPERTY LINE TO EDGE OF ASPHALT
R.O.W. RIGHT OF WAY	EXIST. EXISTING
P.O.B. POINT OF BEGINNING	N.E.C. NORTHEAST CORNER
P.O.C. POINT OF COMMENCEMENT	N.W.C. NORTHWEST CORNER
C.C.M.R. CAMERON COUNTY MAP RECORDS	S.E.C. SOUTHEAST CORNER
C.C.D.R. CAMERON COUNTY DEED RECORDS	S.W.C. SOUTHWEST CORNER

NAME		ADDRESS	PHONE NUMBER
OWNER:	EDUARDO ZEGAIB, GENERAL PARTNER PAMOTA L.P.	824 E. HACKBERRY, SUITE 110 McALLEN, TEXAS 78501	(956) 000-0000
ENGINEER:	LEO L. RODRIGUEZ, JR., R.P.L.S.	5000 N. E. ST. McALLEN, TEXAS 78504	(956) 491-1013
SURVEYOR:	LEO L. RODRIGUEZ, JR., R.P.L.S.	5000 N. E. ST. McALLEN, TEXAS 78504	(956) 491-1013

RODRIGUEZ ENGINEERING
CONSULTING ENGINEER • SURVEYOR
5000 N. E. ST. • McALLEN, TEXAS • 78504
PHONE (956) 491-1013 • FIRM No. 101702-00

THE COUNTY OF HIDALGO TEXAS

FILED FOR RECORD IN HIDALGO COUNTY
PAUL VILLARREAL
HIDALGO COUNTY CLERKS

ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2026.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.

2. FLOOD ZONE STATEMENT: ZONE "B" ONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, AS PER COMMUNITY-PANEL NUMBER: 480343 0005-C REVISED NOVEMBER 2, 1982.

3. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT (McCOLL ROAD): 60.0 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED; OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
OTHER: AS PER ZONING ORDINANCE OR GREATER SETBACK APPLIES OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.

4. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.

5. THE DETENTION REQUIREMENTS AS REFERENCED ON THE DRAINAGE APPROVAL LETTER DATED _____
DETENTION REQUIRED IS _____ AC-FT (_____ CUBIC FEET) BASED ON APPROVED DRAINAGE LETTER FROM CITY OF McALLEN.

6. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ASPHALT/LANDSCAPING INCIDENTAL TO THE UTILITY COMPANY MAKING REPAIRS TO PUBLIC UTILITIES.

7. AN ENGINEERED DRAINAGE DETENTION PLAN IS REQUIRED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

8. SITE PLAN APPROVAL BY PLANNING AND ZONING COMMISSION IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9. A MINIMUM 5.0 FT. WIDE SIDEWALK IS REQUIRED ALONG McCOLL ROAD.

10. A 6.0 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT RESIDENTIAL ZONE USE.

11. DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE SYSTEM.

12 NEAREST CITY OF McALLEN BENCHMARK, MC 74, SET BY ARANDA & ASSOC. LOCATED ON THE SOUTHWEST INTERSECTION OF McCOLL ROAD & FM 495 (PECAN BLVD.), ELEVATION 115.78.

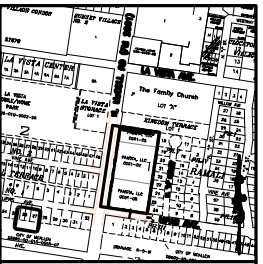
13. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.

14. THE OWNERS OF THE HEREIN DESCRIBED PROPERTY RESERVE UNTO THEMSELVES THE RIGHT TO UTILIZE THE EASEMENT AREAS DEDICATED HEREON FOR THE PURPOSES WHICH DO NOT CONFLICT WITH THE APPLICABLE EASEMENT DEDICATED HEREON INCLUDING, WITH LIMITATION, THE RIGHT TO USE SUCH EASEMENT AREAS FOR PAVING, CURBING AND LANDSCAPING; PROVIDED, HOWEVER, SUCH OWNERS SHALL NOT, WITHOUT THE PRIOR WRITTEN CONSENT OF THE EASEMENT HOLDER, HAVE ANY RIGHT TO CONSTRUCT OR MAINTAIN A BUILDING WITHIN ANY SUCH EASEMENT AREA.

15. PRIVATE ACCESS EASEMENT TO BE MAINTAIN BY LOT OWNERS, NOT THE CITY OF McALLEN.

16. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.

17. LOT "A" SHALL BE USED FOR COMMON AREAS AS PARKING LOT, DETENTION AREAS, LANDSCAPING, ACCESS, ETC. MAINTENANCE OF LOT "A" SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND NOT THE CITY OF McALLEN.



LOCATION MAP
SCALE: 1"=500'

PREPARED BY:
RODRIGUEZ ENGINEERING
CONSULTING ENGINEER – SURVEYOR
P.O. BOX 1830
EDINBURG, TEXAS 78505
(956) 491-1013

DATE PREPARED: 2/02/26
DATE SURVEYED: 1/05/25

SUBDIVISION PLAT OF McALLEN FLEX COMPLEX SUBDIVISION

BEING A 5.430 F AN ACRE TRACT OF LAND, OUT OF LOT 1, BLOCK 10, STEELE & PERSHING SUBDIVISION, VOL. 8, PGS. 111-115, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

METES & BOUNDS DESCRIPTION

A 5.4300 ACRE (236,529.90 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING OUT OF LOT 1, BLOCK 10, STEELE & PERSHING SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 111-115, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTHEAST INTERSECTION OF N. MCCOLL RD (FM 2061) AND EAST UPAS AVENUE, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT POINT OF REFERENCE FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 10, THENCE, N 08°35'17" E, WITH THE SAID N. MCCOLL RD (FM 2061) (A 100-FOOT ROAD RIGHT-OF-WAY) EXISTING CENTERLINE AND THE WEST LOT LINE OF SAID LOT 1, BLOCK 10, A DISTANCE OF 215.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 5.4300 ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 5.4300 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°35'17" E, WITH THE SAID N. MCCOLL RD (FM 2061) EXISTING CENTERLINE AND THE WEST LOT LINE OF SAID 5.4300 ACRE TRACT, A DISTANCE OF 639.27 FEET TO POINT FOR THE NORTHWEST CORNER OF SAID 5.4300 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°24'43" E, WITH THE NORTH LOT LINE OF SAID 5.4300 ACRE TRACT, A DISTANCE OF 50.00 FEET TO NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID N. MCCOLL RD (FM 2061) CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 370.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 5.4300 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°35'17" W, WITH THE EAST LOT LINE OF SAID 5.4300 ACRE TRACT, A DISTANCE OF 639.27 FEET TO A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF E. UPAS AVENUE FOR THE SOUTHEAST CORNER OF SAID 5.4300 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°24'43" W, WITH THE SOUTH LOT LINE OF SAID 5.4300 ACRE TRACT, A DISTANCE OF 320.00 FEET TO NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF SAID N. MCCOLL RD (FM 2061) CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 370.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 5.4300 ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 5.4300 ACRE (236,529.90 SQUARE FEET), MORE OR LESS.

LOT AREA TABLE

Parcel #	Area	Ac
1	11785.71	0.27
2	11785.71	0.27
3	11785.71	0.27
4	5892.86	0.14
5	12500.00	0.29
"A"	144423.70	3.316

Line Data Table

Line #	Length	Direction
L1	52.50'	N 81°21'28" W
L2	32.0'	N 08°38'32" E
L3	61.50'	N 81°21'28" W
L4	182.0'	N 08°38'32" E

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2026

SUBDIVISION NAME: MCALLEN FLEX COMPLEX SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. McColl Rd: 60 ft. from centerline for a total of 120 ft. ROW Paving: By State Curb & gutter: By State - Need to show centerline to finalize ROW dedication for 60 ft. from centerline for 120 ft. total ROW. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E. Upas Ave: 30 ft. from centerline for a total of 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides -Remove shaded area on E. Upas Ave. -Label total ROW from centerline 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	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
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements, or in line with existing structures, whichever greater applies. -The plat reflects a proposed 60-foot front setback. Final setback language and plat note wording shall be reviewed and finalized prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. -Final setback language and plat note wording shall be reviewed and finalized prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. -Final setback language and plat note wording shall be reviewed and finalized prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. -Final setback language and plat note wording shall be reviewed and finalized prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: Commercial **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 N. McColl Rd (FM 2061) & E. Upas Ave. -sidewalk width along N. McColl Rd may be required to increase to 5 feet, subject to Engineering review due to its designation as a state roadway. -Wording for plat note will be finalized prior to final. **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 and others as may be required prior to final, including E. Upas Ave. -Wording for plat note will 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 - Add plat note as shown above prior to final. Revise accordingly. **Landscaping Ordinance: Section 110-46	Non-compliance

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	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.	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: Lots 1-5 are not fronting a public street. -Variance request is scheduled for 10.6.26 followed by City Commission on 10.26.26. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3L Proposed: C-3L ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. -Commercial	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -Commercial	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required

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

* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Must comply with Public Works Department requirements prior to final. -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. **Variance request is scheduled for 10.6.26 followed by City Commission on 10.26.26. -Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final.	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 VARIANCE REQUEST.	Applied


LOCATION
PROPOSED MCALLEN FLEX SUBDIVISION
LA VISTA AVE.
VALLEY CHRISTIAN CHURCH SUBDIVISION
KINGDOM TERRACE
LOT 1
HRU 8A SUBDIVISION
6A
7A
8A
LA VIS STORA
N MCCOLL RD
N. "H" ST.
RAMALI PH.5
RAMALI PH.4
E UPAS AVE
UPAS AVE.
RAMALI PHASE 3
N
W
E
S