AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
WEDNESDAY, SEPTEMBER 10, 2025 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of minutes for the July 22, 2025 meeting

2) PUBLIC HEARING

a) ROUTINE ITEMS: *(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.)*

The following items 1-12 all consist of Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

1. Sharyland New Elementary School Lot 1, Hidalgo County, Texas. **(REZ2025-0127)**
2101 South Taylor Road
2310 South 49th Street (PID: 280832, 280837) **(REZ2025-0127)**
2400-3110 South Bentsen Road (PIDS: 800113, 641220, 641221, 280811, 107549, 280812) **(REZ2025-0127)**

2. Assad Subdivision Lot 6A-6C, Espensen Acres Subdivision Lots 5 & 7, Glendening Subdivision #1 E 222'-Lot A, Vica Subdivision Lot 1, & One Oak Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0146)**
1201-1401 East Yuma Avenue

3. El Collado Subdivision, Hidalgo County, Texas. **(REZ2025-00149)**
2517-2539 Colbath Avenue (Lots 1-6)
2517-2539 Savannah Avenue (Lots 7-11 and Lots 13-18)

4. Ramirez Subdivision Lot 2, Hidalgo County, Texas. **(REZ2025-00135)**
2420 South 25th Street

5. Guzman Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0136)**
1700 South Bentsen Road

6. McAllen Builders Subdivision, Hidalgo County, Texas. **(REZ2025-0137)**
2017-2149 South 32nd Street (Lots 1-15 & Lots 65-72)
2100-2133 South 33rd Street (Lots 47-64)
2100-2136 South 34th Street (Lots 28-46)
3200-3404 Uvalde Avenue (Lots 16-27)

7. Balboa Acres Subdivision Lots 1 thru 5 & 12 thru 16 Block 31, and (PID: 270339), Hidalgo County, Texas. **(REZ2025-0158)**
3501-3601 Helena Avenue
3612 Idela Avenue (PID: 270338) **(REZ2025-0158)**

8. Cedar Cove Subdivision Lots 1-22, Hidalgo County, Texas. **(REZ2025-0152)**
3316-3433 South 3rd Street

9. Country Club Estates, Felix Subdivision & Zapata Subdivision, Hidalgo County, Texas. **(REZ2025-0155)**
2916-3217 Scenic Way Avenue (Country Club Estates Lots 1-22)
2919-3220 South 1st Street (Zapata Blk 1 Lots 1-24, Zapata Blk 2 Lots 1-22, Felix Lot 1)
100-106 El Rancho Road (Zapata Blk 2 Lots 23-27)

10. BBE Ranch Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0141)**
913 East Whalen Road
701-1109 East Whalen Road (PIDS:290315, 672533, 290320, 290317, 290318, 510277, 290319, 1372195 & 290316) **(REZ2025-0141)**
4716-6412 South Jackson Road (PIDS: 231290, 508230, 231288, 231292 & 231287) **(REZ2025-0141)**

11. 3801 Colbath Road (PID: 230676) **(REZ2025-0130)**

12. 3901-4101 Yuma Avenue (PIDS: 230655, 230647, 230649, 230648) **(REZ2025-0126)**
4101 Uvalde Avenue (PID: 230662) **(REZ2025-0126)**

The following item 13 consists of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

13. 2540 Savannah Avenue (PID: 167077) **(REZ2025-0147)** **WITHDRAWN**
2538 Savannah Avenue (PID: 167078) **(REZ2025-0147)** **WITHDRAWN**

The following items 14-16 all consist of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

14. Taylor Villas Subdivision, Hidalgo County, Texas. **(REZ2025-0157)**
4800-5112 Toronto Avenue (Lot CA-C & Lots 26-40)

4800-5105 Tyler Avenue (Lots 1-13 & Lots 15-25)
2002 South 51st Lane (Lot 14)

15. Gonzalez Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0140)**
2505 Colbath Road

16. 1817-1901 South 25th ½ Street (PIDS: 211102, 211103, 211097 & 211098) **(REZ2025-0140)**
2509 Colbath Road (PIDS: 211095) **(REZ2025-0140)**
2513 Colbath Road (PID: 211096) **(REZ2025-0140)**

The following items 17-26 all consist of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

17. El Patrimonio Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0139)**
2601 Sarah Avenue

18. Naila Subdivision Lots 1-4, and (PIDS:195901 & 196731), Hidalgo County, Texas. **(REZ2025-0151)**
4601-4815 South 24th Street

19. Padre De Vida Subdivision, Hidalgo County, Texas. **(REZ2025-0150)**
3900 South Ware Road

20. Samantha & Pierre Subdivision Lots 1-4, Hidalgo County, Texas. **(REZ2025-0153)**
2401-2413 South 29th Street

21. South Pointe Subdivision Lots 1-5, Hidalgo County, Texas. **(REZ2025-0143)**
1900-1912 South 38th Street

22. Southwestern Estates Lot 1, Hidalgo County, Texas. **(REZ2025-0144)**
2500 South Ware Road

23. Sunset Gardens Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0145)**
3101 Jordan Road

24. VMAT Subdivision Lots 1-2, Hidalgo County, Texas. **(REZ2025-0142)**
3717 Yuma Avenue (Lot 1)
3716 Howard Drive (Lot 2)

25. 2420 South 28th Street (PID: 230693) **(REZ2025-0153)**

26. 1940 South Bentsen Road (PID: 280857) **(REZ2025-0124)**

The following items 27-28 all consist of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

27. McAllen Builders Subdivision Lot 73, Hidalgo County, Texas. **(REZ2025-0138)** **WITHDRAWN**
2132 South 32nd Street

28. 2221-2311 South 29th Street (PID: 230690, 230691) **(REZ2025-0154)** **WITHDRAWN**

The following items 29-31 all consist of Rezoning from R-3T (Multifamily Residential Townhouse-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

29. Las Villas Del Rio Subdivision, Hidalgo County, Texas. **(REZ2025-0134)**
4800-5121 Sonora Avenue (Lots 1-22 and Lots 75-94)
1903-1939 South 48th Lane (Lots 23-32)
4800-5121 Sweetwater Avenue (Lots 33-74)

30. Falling Water Subdivision, Hidalgo County, Texas. **(REZ2025-0156)**
2300-2408 South 43rd street (Lots 1-6 & Lots 40-45)
4200-4236 Wichita Avenue (Lots 7-16 & Lots 58-63)
2302-2411 South 42nd Lane (Lots 17-20 & Lots 21A-22A & Lots 24-30 & Lots 52-57 & Common Area)
4201-4233 Ben Hogan Avenue (Lots 31-39 & Lots 46-51)
4200-4217 Worthington Avenue (Lots 64-73)

31. Victorian Square Subdivision Lots, Hidalgo County, Texas. **(REZ2025-0148)**
4100-4121 Ben Hogan Avenue (Lots 1-6 and Lots 48-57)
2300-2412 South 42nd Street (Lots7-20 and Lots 63A - 63B)
4100-4122 Wichita Avenue (Lots 21-32 and Lots 58-62)
2301-2415 South 41 Street (Lots 33-47 and Lots 63C - 63D)

The following item 32 consists of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to M-1 (Local Mixed Use-UDC) District under the new Unified Development Code (UDC) for the following properties:

32. 1820 South Bentsen Road (PID: 280928) **(REZ2025-0131)** **WITHDRAWN**

The following item 33 consists of Rezoning from R-3C (Multifamily Residential Condominium-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

33. The Palms Tower Phase I Lot 1, and (PID:20406865), Hidalgo County, Texas. **(REZ2025-0159)**
4217-4301 Colbath Avenue

The following item 34 consists of Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

34. Gunter Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-00133)**

2416 South 23rd Street
Ramirez Subdivision Lot 1 Hidalgo County, Texas. **(REZ2025-00133)**
2424 South 23rd Street
2400 South 23rd Street (PID: 211108) **(REZ2025-00133)**

The following item 35 consists of Rezoning from I-1 (Light Industrial-OC) District and A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

35. 4450 Military Highway (PID: 639129) **(REZ2025-0123)**

The following item 36-37 all consist of Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

36. 2113 South Bentsen Road (PID: 230663) **(REZ2025-0132)**
4201 Uvalde Avenue (PID: 230665) **(REZ2025-0132)**

37. McAllen Independent School District No.4 Lot A Hidalgo County, Texas. **(REZ2025-0125)**
2700 South Ware Road
3901 Uvalde Avenue (PIDS: 230661, 1313977) **(REZ2025-0125)**
2200 South Ware Road (PID: 294425) **(REZ2025-0125)**
3701 Uvalde Avenue (PID: 230658) **(REZ2025-0125)**
2024 South Ware Road (PID: 230670) **(REZ2025-0125)**

The following item 38 consists of Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

38. 4720 Uvalde Avenue (PID: 346136) **(REZ2025-0129)**

b) REZONING:

1. Rezoning from C-4 (Commercial-Industrial-OC) District to R-1 (Low-Density Residential-UDC) District: Lot A, Tito's Subdivision, Hidalgo County, Texas: 4721 North Bentsen Road. **(REZ2025-0121)**

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 1.16 Acres out of Lot 1, Casa Corisca Subdivision, Hidalgo County, Texas; 3601 Nolana Avenue. **(REZ2025-0122)**

c) CONDITIONAL USE PERMITS:

1. Request of Jesus F. Davila on behalf of Oak Texas Bar & Grill, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar (Restaurant/Bar) at S 136.02' – N 234.52' Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. **(CUP2025-0077)**

3) SITE PLAN:

a) Hidalgo County W.I.C. Subdivision Lot 2, Hidalgo County, Texas, 529 North Cynthia Street. **(SPR2025-0017)**

4) CONSENT:

a) Bright Woods Subdivision, 2700 Sprague Road., Star Trail Holdings, LLC **(SUB2024-0006) (REVISED FINAL) S2E**

b) Freedom South Mcallen Subdivision, 100 Expressway 83., Rhodes Development, Inc., **(SUB2025-0057) (FINAL) M&H**

5) SUBDIVISIONS:

a) Palm Villas Subdivision, 109 South 29th Street, JRMV Property Investments, LLC, **(SUB2025-0075) (FINAL) IZEG**

b) Ali Subdivision, 4617 North Jackson., Abraham Ali Mendiola, 4617 North Jackson Road**. (SUB2025-0117) (PRELIMINARY) SSMV**

c) My Homes Crossing Dreams Subdivision, My Homes, LLC.,11 South 29th Street **(SUB2025-0120) (PRELIMINARY) MS**

d) The Shire Subdivision, 300 Northgate Lane, J&D Produce Inc, **(SUB2025-0122) (PRELIMINARY) M&H**

e) Villas at Trenton Subdivision, 8000 North Ware Road., 3400 N. Auburn Avenue, LLC, **(SUB2025-0121) (PRELIMINARY) DR**

f) West Village Subdivision, 10917 North 23rd Street., Del-Rose Development, LLC, **(SUB2025-0123) (PRELIMINARY) CHLH**

g) Haven Hill Subdivision, 8017 North Ware Road., Fortis Land Company, LLC **(SUB2025-0016) (REVISED FINAL) RD**

h) De Rios Subdivision, 3021 South “J” Street., Salinas Engineering and Associates **(SUB2025-0092) (REVISED PREIMINARY) SEA**

6) DISCUSSION:

7) 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.

07/22/2025 MEETING MINUTES
WILL BE UPLOADED ON MONDAY 9/08/25.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

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

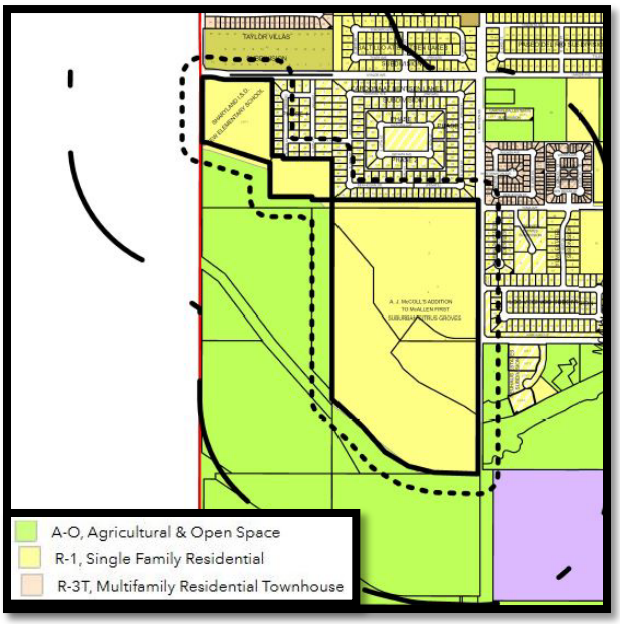
Sharyland New Elementary School Lot 1 Hidalgo County, Texas (REZ2025-0127)

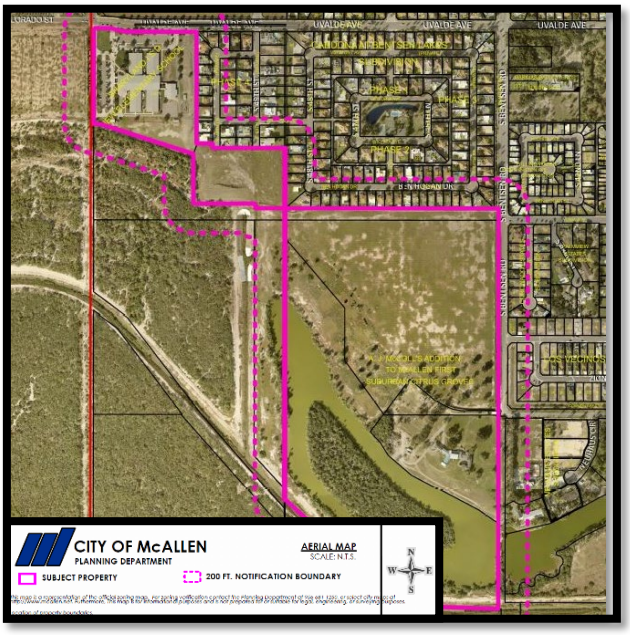
2101 South Taylor Road

2310 South 49th Street (PIDS: 280832, 280837) (REZ2025-0127)

2400-3110 South Bentsen Road (PIDS: 800113, 641220, 641221, 280811, 107549, 280812) (REZ2025-0127)

LOCATION: The subject properties are located south of Uvalde Avenue on the east side of South Bentsen Road.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District and R-2 (Duplex-Fourplex-OC) District to the north, R-1 (Single-Family Residential-OC) District to the east and A-O (Agricultural and Open Space-OC) District to the south and west.

LAND USE: Surrounding uses include single-family dwellings, vacant land, and townhomes.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: The mentioned lots are not subdivided. The subject properties are nine individual Lots. The initial zoning designation for these properties was R-1 (Single Family Residential-OC) District with no rezoning since then according to our records.

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

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

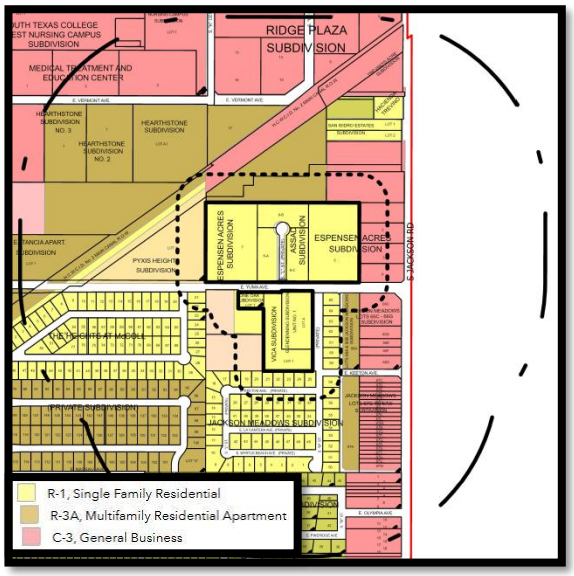
DATE: September 10, 2025

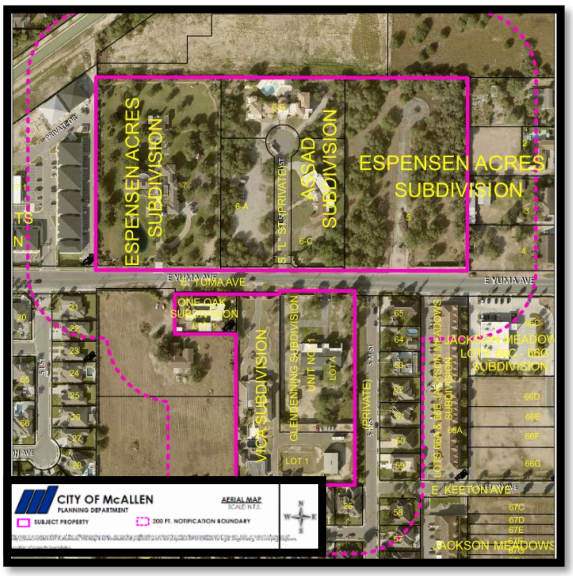
SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

ASSAD SUBDIVISION LOT 6A-6C, ESPENSEN ACRES SUBDIVISION LOTS 5 & 7, GLENDENING SUBDIVISION #1 E 222'-LOT A, VICA SUBDIVISION LOT 1, & ONE OAK SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0146)

1201-1401 EAST YUMA AVENUE

LOCATION: The subject properties are located along the north and south side of East Yuma Avenue west of South Jackson Road.





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

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

LAND USE: The properties contain single-family dwellings and are zoned R-1 (Single Family Residential-OC) District. Surrounding uses include single-family dwellings, apartments, and commercial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

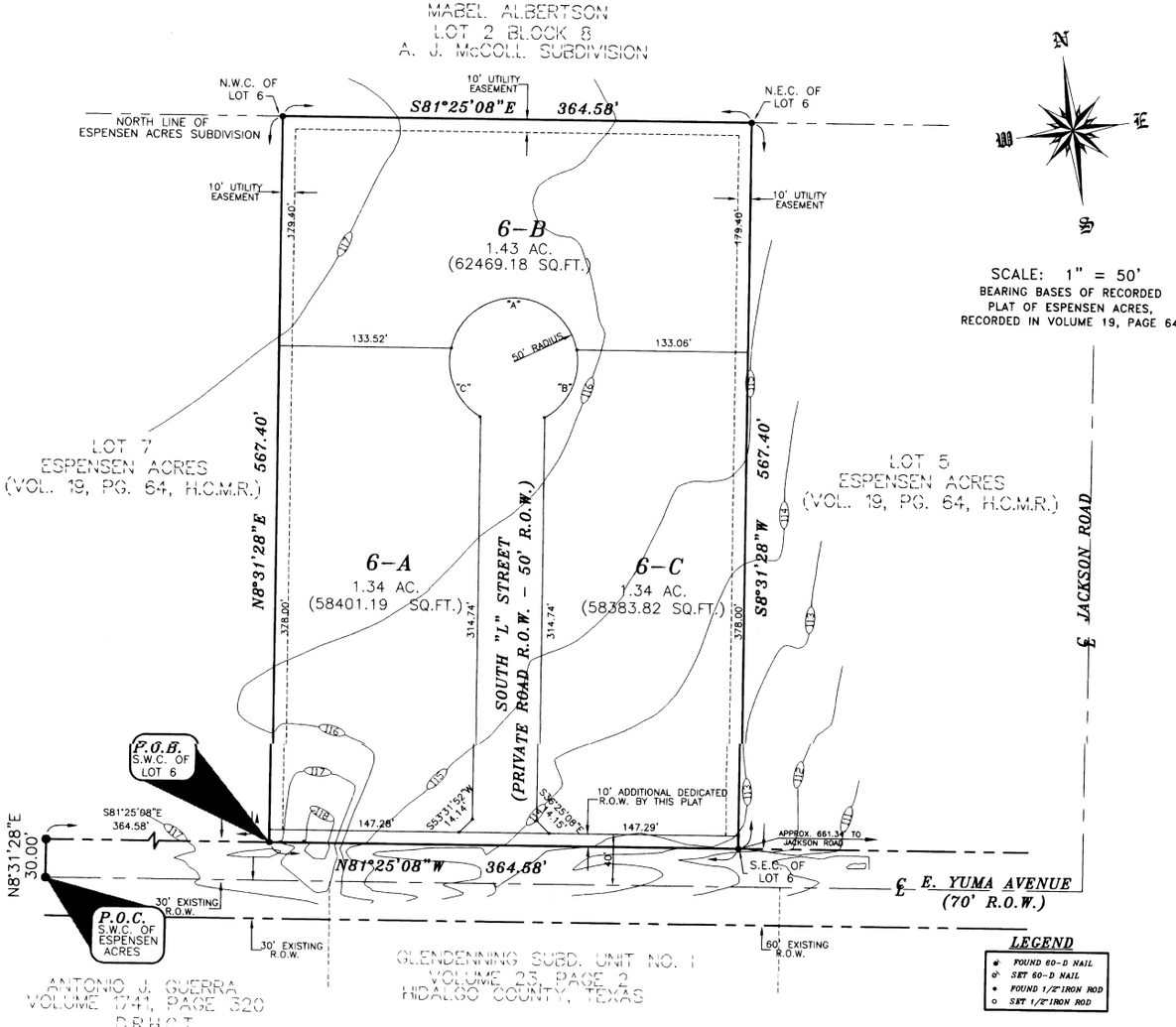
HISTORY: The mentioned five subdivisions have been recorded with Hidalgo County. The subject properties are comprised of eight lots total. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

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

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

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



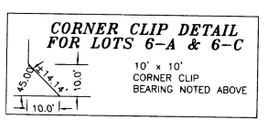
LEGEND

- ● FOUND 60-D NAIL
- ⊙ SET 60-D NAIL
- ● FOUND 1/2" IRON ROD
- ○ SET 1/2" IRON ROD

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT
A	50.00	137.04'	156°55'34"	244.95'
B	50.00	62.38'	71°33'00"	36.03'
C	50.00	62.38'	71°31'26"	36.01'

CORNER CLIP DETAIL FOR LOTS 6-A & 6-C



10' x 10' CORNER CLIP BEARING NOTED ABOVE

ASSAD SUBDIVISION,

BEING A RE-SUBDIVISION OF LOT 6, ESPENSEN ACRES

AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS.

A 4.75 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 6, ESPENSEN ACRES, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 64, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 5-10-02 AT 11:52 AM/PM
AS A RECORDING NUMBER 1084136
BY: Blanca Moreno DEPUTY

Recorded In Volume 37 Page 140 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ASSAD SUBDIVISION, BEING A RE-SUBDIVISION OF LOT 6, ESPENSEN ACRES, AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIRS GUEST. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE PORTIONS OF E. YUMA AVENUE FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN.

OWNER: KARLA A. BARNHART
8421 S. 23rd. STREET
McALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8 DAY OF May, 2001.

CELINDA R. GARCIA
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-07-2004

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

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR

5-08-02
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 AND ZONING COMMISSION

5-7-02
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS ASSAD SUBDIVISION, BEING A RE-SUBDIVISION LOT 6, ESPENSEN ACRES, AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONE "B" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

STATE OF TEXAS
DAVID OMAR SALINAS
71973
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

RICARDO R. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2909

STATE OF TEXAS
RICARDO R. SALINAS
2909
REGISTERED PROFESSIONAL LAND SURVEYOR

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

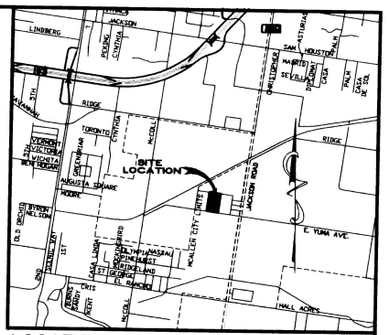
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ 05-09-02
DATE:

J.G.AVILA
2001

ASSAD SUBDIVISION,
BEING A RESUBDIVISION OF LOT 6, ESPENSEN ACRES
PREPARED BY: SALINAS & ASSOCIATES, INC.
DATE OF PREPARATION: DECEMBER 10, 2001
OWNER: KARLA A. BARNHART
8421 S. 23rd. STREET
McALLEN, TEXAS 78503


SITE LOCATION
E. YUMA AVE
JACKSON ROAD
McALLEN CITY LIMITS
LINDBERG
JACKSON
ORTHOLEDGE
SAN HOUSTON
MARTIN SEVILLA
PECAN
CAGE
MAIN
TORONTO
CANTON
VERMONT
VICTORIA
AUGUSTA SQUARE
HOOVER
RIDGE
OLD BENTSEN
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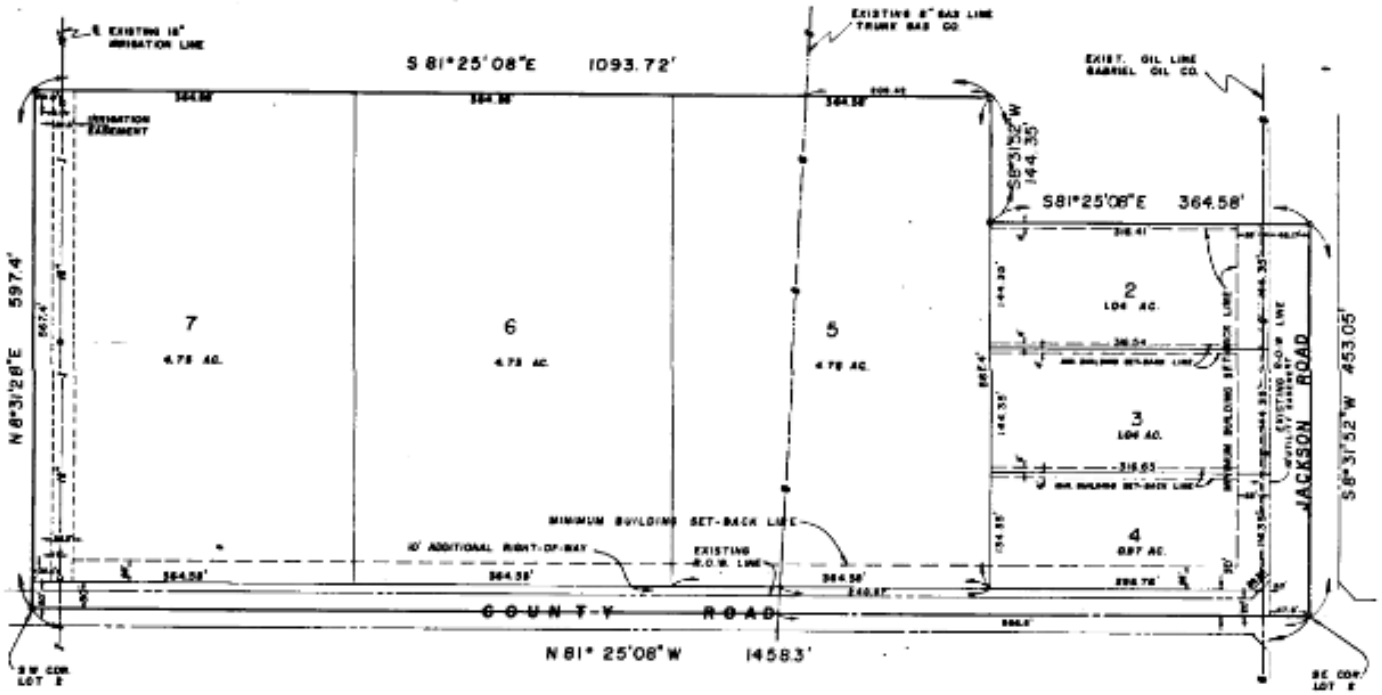
CAMELOT

19681





MAP
OF
ESPENSEN ACRES

McALLEN, TEXAS.

BEING A SUBDIVISION OF THE SOUTH 20.0 ACRES OF LOT 2, BLOCK 8, A. J. McCOLL SUBDIVISION, OF PORCION 68, HIDALGO COUNTY, TEXAS.
LESS & EXCEPT THE NORTH 144.35 FT. OF THE EAST 364.58 FT.
Containing 18.79 Ac. of land more or less.

FILED FOR RECORD THIS DATE
At ___ o'clock ___ M.
SEP 15 1975
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By _____ Deputy

APPROVED FOR RECORDING

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 4/10/75

STATE OF TEXAS:
COUNTY OF HIDALGO:

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "ESPENSEN ACRES" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

K. L. Espensen
K. L. ESPENSEN

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED K. L. ESPENSEN 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 3rd DAY OF July, 19 75

Beatrice Garza
NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1860 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

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 WHEREIN MY APPROVAL IS REQUIRED.

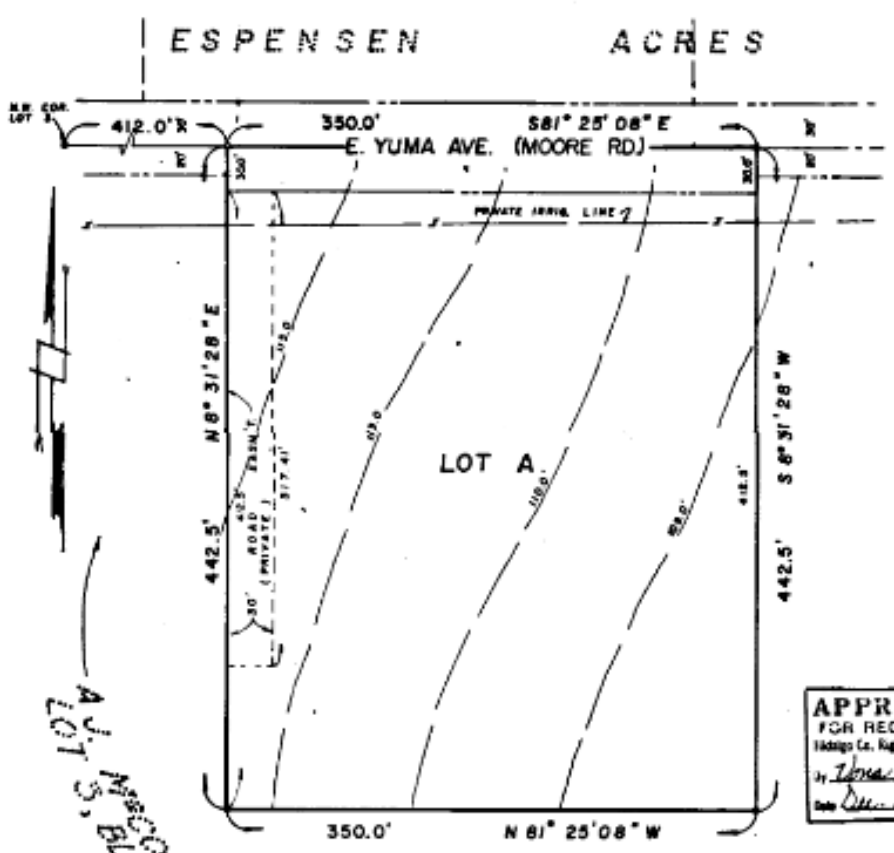
Jack Whitaker
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2 ON THIS 24th DAY OF July A.D. 1975

Gary E. Hinkle
SECRETARY

E. H. Dunnell
PRESIDENT

APPROVED
FOR RECORDING
By [signature]
Date 9-11-75





APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Dora Walker
Date Dec. 13, 1982

NOTE:

1. MIN. FIN. FL. ELEV. TO BE 12" ABOVE NATURAL GROUND MEASURED AT HIGHEST POINT ADJACENT TO PROPOSED BUILDING.
2. FRONT YARD SET BACK SHALL BE 30 FT. MINIMUM.
3. 4' WIDE CONC. SIDEWALK IS REQUIRED ON S. SIDE OF E. YUMA AVE.
4. IT SHALL BE THE OWNERS RESPONSIBILITY TO PAY FOR THE COST OF PAVING AND CURB & GUTTER FOR THE SOUTH 1/2 OF E. YUMA AVE. ACROSS THIS SUBDIVISION FRONTAGE.

Recorded in Book 23 Page 2 of the map records of Hidalgo County, Texas
Malden and Hunt, Inc.
County Surveyors

MAP OF GLENDENNING SUBD. UNIT No. 1

McALLEN, TEXAS

BEING A SUBDIVISION OF 3.56 ACRES OF LAND OUT OF THE EAST 14.35 ACRES OF THE NORTH 20.0 ACRES OF LOT 3, BLOCK 8, A. J. McCOLL SUB'D.
PORCION 68
HIDALGO COUNTY, TEXAS

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 60' DATE: 8-5-82

FILED FOR RECORD THIS DATE
No. 1105 Volume 9 Pg.
1982

CHECKED FOR DRAINAGE
BY: Wal O. Barnes

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "GLENDENNING SUB'D. UNIT NO. 1" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

FRANKLIN B. GLENDENNING

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANKLIN B. GLENDENNING 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 7th DAY OF August, 1982

Sandra Boyd
NOTARY PUBLIC

SANDRA BOYD, Notary Public
IN AND FOR HIDALGO COUNTY, TEXAS

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.

John D. Wolford
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1590 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

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 WHEREIN MY APPROVAL IS REQUIRED.

Robert E. Bowe
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY DISTRICT No. 2 ON THIS 26th DAY OF October A.D. 19 82

Bert Fortenberry
SECRETARY

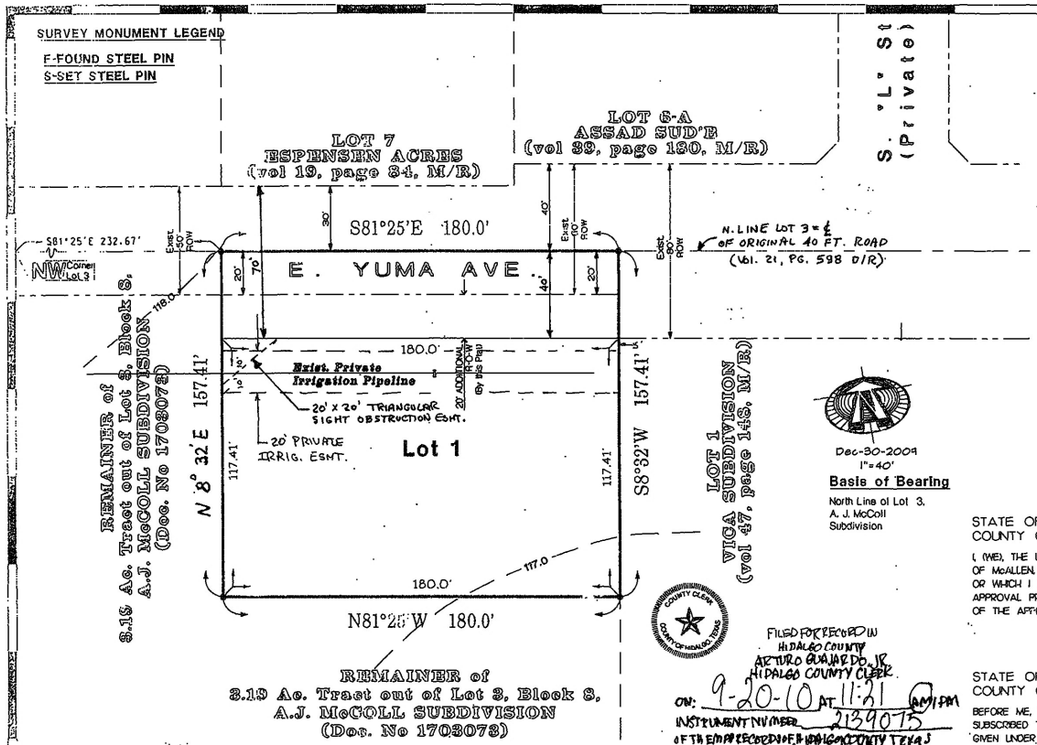
George E. Hinkle
PRESIDENT

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 13th day of Dec. 1982
SANTOS TALDANA, County Clerk
Hidalgo County, Texas
By Roberta Hartley, Deputy

SURVEY MONUMENT LEGEND

F-FOUND STEEL PIN

S-SET STEEL PIN



Dec-30-2009
1"=40'

Basis of Bearing

North Line of Lot 3,
A. J. McColl
Subdivision

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

ON: 9-20-10 AT 11:21 AM/PM

INSTRUMENT NUMBER 2139075

OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

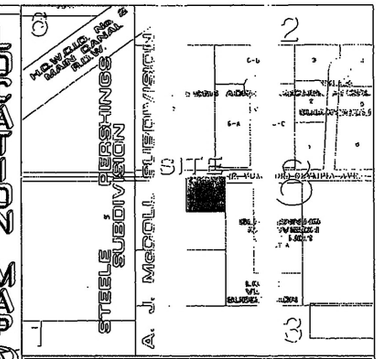
BY: [illegible] DEPUTY

Isaac Hidalgo

MAP
OF
ONE OAK SUBDIVISION
McAllen, Texas

BEING A SUBDIVISION OF
0.65 ACRE TRACT OF LAND,
OUT OF THE NORTH 20.0 AC.
OF LOT 3 , BLOCK 8,
A.J. McCOLL SUBDIVISION,
Porcion 68,
Hidalgo County, Texas.
Rec. in vol. 21, page 598, Deed
Records Hidalgo County, Texas.

LOCATION MAP



NTS

Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
202 South 4th. Street
McALLEN, TEXAS 78501
TEL. (956) 683-1000 FAX (956) 683-1002

NOTES:

1). MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2). THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0425 C, REVISED NOVEMBER 16, 1982.
3). MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:
FRONT.- 25.0 FEET, OR GREATER FOR EASEMENTS.
REAR.- 10.0 FEET OR GREATER FOR EASEMENTS.
SIDE.- WEST 25.0 FEET, OR GREATER FOR ESMTS, ALONG FUTURE S. K-CENTER ST.
EAST-ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS:
GARAGE.- 18.0 FEET. EXCEPT WHERE GREATER SETBACK IS REQUIRED.
4). A 4.0 FEET SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF E. YUMA AVE. AND ALONG WEST SIDE OF LOT 3 ALONG FUTURE S. K-CENTER ST.
5). A 6.0 FEET OPAQUE BUFFER IS REQUIRED FROM ADJACENT/ BETWEEN MULTIFMILY RESIDENTIAL AND COMERCIAL, OR INDUSTRIAL ZONES/USES, AND ALONG E. YUMA AVE.
6). AN 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
7). DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 0.04 AC-FT.
8). AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT DRAINAGE IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
9). BENCHMARK.- STATION NAME MC-88 SET BY ARANDA AND ASSOCIATES, LOCATED AT THE NORTHWEST CORNER OF JACKSON RD. & RIDGE RD. ELEV.-115.07 FT. (NAVD 88).
10). DRIVEWAY ACCESS TO E. YUMA AVE. IS ALLOWED ONLY UNTIL SUCH TIME THAT S. "K" CENTER ST. IS DEDICATED AND ACCEPTED BY THE CITY OF McALLLEN. AFTER SUCH ACCEPTANCE, THERE SHALL BE NO CURB CUT . ACCESS. OR LOT FRONTAGE PERMITTED ON E. YUMA AVE.

METES & BOUNDS

A 0.65 ACRE TRACT OF LAND OUT OF THE NORTH 20 ACRES OF LOT 3, BLOCK 8, A.J. McCOLL SUBDIVISION, OF PORCION 68, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the North line of Lot 3, S81 Deg. 25 Min. East, 232.67 Ft. from the Northwest corner of Lot 3, for the Northwest corner of the following described tract of land said point being in East Yuma Avenue;
THENCE, with the North line of Lot 3, in East Yuma Avenue, South 81 Deg. 25 Min. East, 180.0 feet to a point, for the Northeast corner hereof, said point being on the projection of the West line of Lot 1 VIGA Subdivision, City of McAllen, recorded in Vol. 47, Page 148, Map Records;
THENCE, with the West line of said Lot 1 and its projection, South 8 Deg. 32 Min. West, at 20.0 feet pass the South line of East Yuma Avenue, at 40.0 feet pass the Northwest corner of said Lot 1, and at 157.41 feet a point for the Southeast corner hereof;
THENCE, parallel to the North line of Lot 3, North 81 Deg. 25 Min. West, 180.0 feet to a poin, for the Southwest corner hereof;
THENCE parallel to the West line of Lot 3, North 8 Deg. 32 Min. East, at 137.41 feet pass the South line of East Yuma Avenue, and at 157.41 feet the POINT OF BEGINNING. Containing 0.65 acres of land, more or less, of which the North 20 feet comprising, 0.08 acre lies in East Yuma Avenue.

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: Godfrey Garza Jr. 6/16/10

STATE OF TEXAS:
COUNTY OF HIDALGO:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE ONE OAK SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS & EASEMENTS WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THIS PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

By: MARIA WATSON
435 Hato Rd
Donna, Tx 78537

By: BERNARD WATSON
435 Hato Rd
Donna, Tx 78537

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BERNARD & MARIA WATSON, 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 EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2 DAY OF JULY, 2010

MARIA SOLEDAD ACUNA
My Commission Expires
May 6, 2014

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 REQURED.

CHAIRMAN, PLANNING COMMISSION — 9-15-10 DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4609 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.

6/30/10

CARLOS VASQUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
801 Redbird Ave
McAllen, Texas 78501
CVQ LAND SURVEYORS LLC

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.

06-02-10

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 REQURED.

MAYOR, CITY OF McALLEN — 9/14/2010 DATE

CITY OF McALLEN
McALLEN, TEXAS

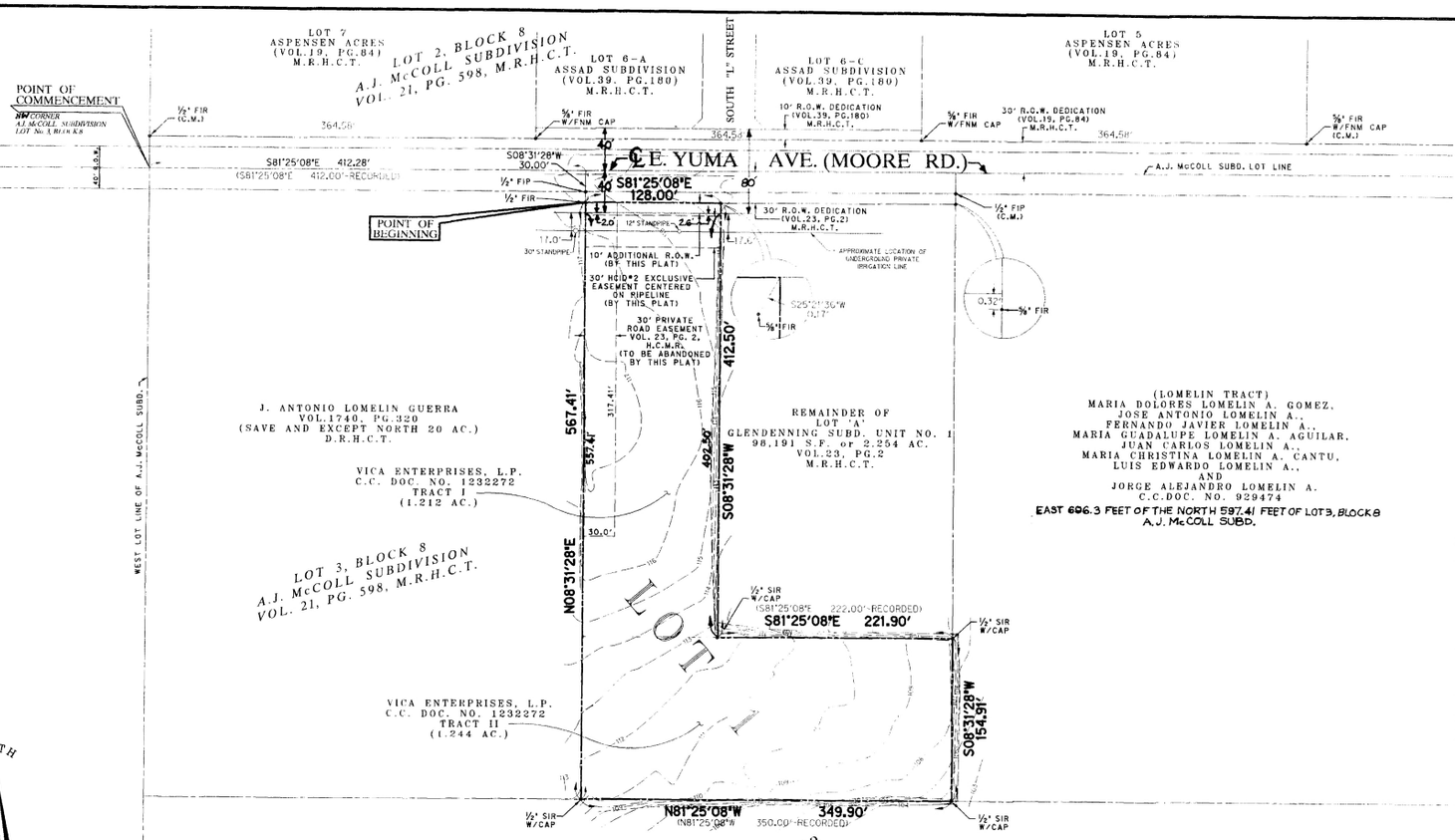
STATE OF TEXAS:
COUNTY OF HIDALGO:

THIS PLAT HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2 ON THIS 5th DAY OF August, A.D. 2010

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

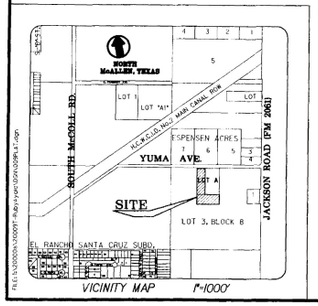
ATTEST: SECRETARY

PRESIDENT — 8-05-10 DATE



LEGEND

½" SIR	1/2-INCH SET IRON ROD
½" FIR	1/2-INCH FOUND IRON ROD
½" FIP	1/2-INCH FOUND IRON PIPE
W/CAP	WITH CAP STAMPED "HALFF ASSOC. INC."
W/FNM CAP	WITH CAP STAMPED "FNM"
C.M.	CONTROL MONUMENT



LEGAL DESCRIPTION

BEING a 2.456 acre tract of land situated in Porcion No. 68, Hidalgo County, Texas and being a part of Lot 3, Block 8, A.J. McColl Subdivision, as recorded in Volume 21, Page 598, Deed Records, Hidalgo County, Texas (D.R.H.C.T.), and being part of Lot 'A', Glendenning Subdivision, Unit No. 1, as recorded in Volume 23, Page 2, Map Records, Hidalgo County, Texas (M.R.H.C.T.), and being all of the land described in the General Warranty Deed to Vica Enterprises, L.P., as recorded in the Office of the County Clerk (O.C.C) under Document No. 1232272, said tract being more particularly described as follows:

COMMENCING at the northwest corner of said Lot 3, Block 8, and being at the centerline of E. Yuma Avenue (Moore Road-50 feet wide at this point);

THENCE South 81 degrees 25 minutes 08 seconds East, along the north line of said Lot 3, Block 8, and said centerline, a distance of 412.28 feet (412.00 feet-recorded) to a point at the northwest corner of said Lot 'A', Glendenning Subdivision, Unit No. 1;

THENCE South 08 degrees 31 minutes 28 seconds West, departing said north line and said centerline, passing a 1/2-inch found iron pipe on the south line of the original 40 foot wide right-of-way for said E. Yuma Avenue, at a distance of 20.00 feet, and continuing a total distance of 30.00 feet to a 1/2-inch found iron rod for the POINT OF BEGINNING of the herein described tract on the existing 60 foot right-of-way of said E. Yuma Avenue;

THENCE South 81 degrees 25 minutes 08 seconds East, along the south line of said E. Yuma Avenue, a distance of 128.00 feet to a point for corner from which a 5/8-inch found iron rod bears South 25 degrees 21 minutes 36 seconds West, a distance of 0.17 feet;

THENCE South 08 degrees 31 minutes 28 seconds West, departing said south right-of-way line, a distance of 412.50 feet to a 1/2-inch set iron rod with cap stamped 'HALFF ASSOCS. INC.' (hereinafter referred to as 'with cap'), for corner on the south line of said Lot 'A';

THENCE South 81 degrees 25 minutes 08 seconds East, along the south line of said Lot 'A', a distance of 221.90 feet (222.00 feet-recorded) to a 1/2-inch set iron rod with cap for corner at the southeast corner of said Lot 'A', said corner being on the west line of a tract of land (hereinafter referred to as the 'Lomelin Tract'), described in the Warranty Deed as recorded in the O.C.C under Document No. 929474;

THENCE South 08 degrees 31 minutes 28 seconds West, along the west line of said Lomelin Tract, a distance of 154.91 feet a 1/2-inch set iron rod with cap for the southeast corner of the herein described tract, same being the southwest corner of said Lomelin Tract, and also being on a north line of a tract of land described in the Warranty Deed to J. Antonio Lomelin Guerra as recorded in Volume 1740, Page 320, D.R.H.C.T.;

THENCE North 81 degrees 25 minutes 08 seconds West, departing the west line of said Lomelin Tract and along a north line of said Guerra Tract, a distance of 349.90 feet (350.00 feet-recorded) to a 1/2-inch set iron rod with cap for corner on the east line of the Save and Except portion as mentioned in the deed for said Guerra Tract;

THENCE North 08 degrees 31 minutes 28 seconds East, along said east line, a distance of 567.41 feet to the POINT OF BEGINNING AND CONTAINING 107,003 square feet or 2.456 acres of land, more or less.

GENERAL NOTES

1. BASIS OF BEARING IS LOT A, GLENDENNING SUBDIVISION, UNIT NO. 1, AS RECORDED IN VOLUME 23, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS (M.R.H.C.T.).

2. BENCHMARK INFORMATION:
TOP OF THE BOTTOM FLANGE BOLT ON THE SOUTH SIDE OF A FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 115.92 FEET ABOVE MEAN SEA LEVEL AS REFERENCED TO THE CITY OF MCALLEN GPS MONUMENT MC-90, LOCATED AT THE NORTHWEST CORNER OF JACKSON ROAD AND EL RANCHO ROAD HAVING AN ELEVATION OF 96.41 FEET ABOVE MEAN SEA LEVEL, NAVD 88 DATUM.

3. BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREON LIES WITHIN ZONE 'B' AND ZONE 'C' AS DELINEATED ON THE HIDALGO COUNTY, TEXAS FLOOD INSURANCE RATE MAP, PANEL NUMBER 480343 0010 C, DATED NOVEMBER 02, 1982, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. 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. ZONE 'C' IS DEFINED AS AREAS OF MINIMAL FLOODING.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE EXISTING GRADE MEASURED AT THE HIGHEST POINT ADJACENT TO ANY PROPOSED BUILDINGS.

5. MINIMUM BUILDING SETBACKS:
FRONT: 45 FEET-ALONG E. YUMA AVENUE (OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
SIDE: 6 FEET (OR GREATER FOR EASEMENTS)
REAR: 10 FEET (OR GREATER FOR EASEMENTS)

6. STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 0.125 ACRE-FEET.

7. AN ENGINEERING DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

8. ONLY ONE SINGLE FAMILY DWELLING UNIT SHALL BE PERMITTED FOR EACH LOT.

9. A 4.0 FOOT SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF E. YUMA AVENUE. THE ALIGNMENT OF THE SIDEWALK SHALL BE DETERMINED BY THE CITY OF MCALLEN.

10. A 6.0 FOOT BUFFER IS REQUIRED FROM ADJACENT COMMERCIAL ZONE/USE.

STATE OF TEXAS
COUNTY OF HIDALGO:

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VICA SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (SUBJECT TO THE RESERVATION OF RIGHTS NOTED ON THIS PLAT) ALL STREETS, ALLEYS, PARKS, DRAINAGE RIGHT-OF-WAYS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT AS DEDICATED OR WHICH WE WILL CAUSE TO BE DEDICATED TO THE USE OF THE PUBLIC PURSUANT TO THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED. THE DEDICATIONS MADE HEREBY ARE MADE SUBJECT TO ALL MATTERS EXISTING OF PUBLIC RECORD AS OF THE DATE OF THE RECORDATION OF THIS PLAT.

Paula Delgadillo
Vica Enterprises, L.P.
909 W. Eldora Road
San Juan, TX 78589

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paula Delgadillo 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 21 DAY OF January 2005.

ALMA A. GALVAN
Notary Public, State of Texas
My Commission Expires
August 15, 2007

Alma A. Galvan
NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2 DAY OF March 2005.

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISIONS REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 7 DAY OF March 2005.

ATTESTED: SECRETARY, CITY OF McALLEN

CITY OF McALLEN, TEXAS

MAYOR, CITY OF McALLEN

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

BY: HIDALGO COUNTY DRAINAGE DISTRICT NO.1

DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 DATED THIS THE 3rd DAY OF February 2005.

PRESIDENT

SECRETARY

SAN JUAN DISTRICT TEXAS HIDALGO COUNTY IRRIGATION

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. No. 2 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2

STATE OF TEXAS:
COUNTY OF DALLAS:

I, STEVEN G. YOUNG A REGISTERED PROFESSIONAL LAND SURVEYOR #5503 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

1-21-05

STATE OF TEXAS REGISTERED STEVEN G. YOUNG 5503 PROFESSIONAL LAND SURVEYOR

STEVEN G. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 5503

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, ROBERT L. SAENZ, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

1-21-05

STATE OF TEXAS ROBERT L. SAENZ 83072 REGISTERED

ROBERT L. SAENZ
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION No. 83072

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 1-21-05 AT 2:34
AS A RECORDING INSTRUMENT
BY: [illegible] DEPUTY

Recorded In Volume 47 Page 148 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

PLAT
OF
VICA SUBDIVISION
LOT 1

McALLEN, TEXAS

BEING A 2.456 Ac TRACT OF LAND OUT OF LOT 3, BLOCK 8, A.J. McCOLL SUBDIVISION REC. IN VOL. 21, PG. 598, D.R.H.C.T. AND PART OF LOT 'A' GLENDENNING SUBD. UNIT No. 1 REC. IN VOL. 23, PG. 2 M.R.H.C.T. CITY OF McALLEN HIDALGO COUNTY, TEXAS

DATE OF PREPARATION: FEBRUARY, 2004

Halff Associates, Inc.
ENGINEERS • SCIENTISTS • SURVEYORS • PLANNERS
4600 W. MILITARY, SUITE 700 • McALLEN TX. • 78503 • (956)664-0286

AVO - 21909T

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

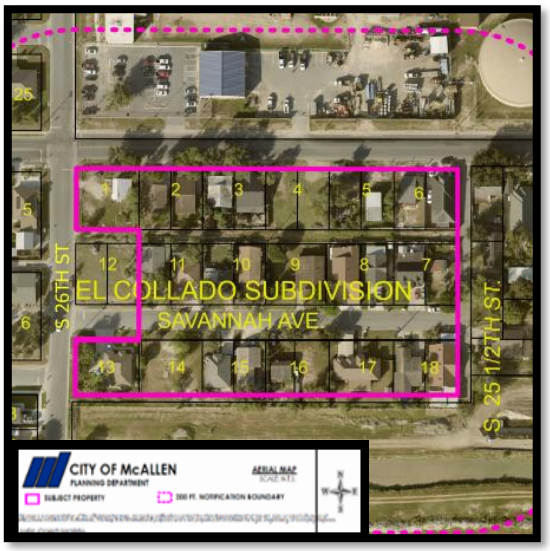
DATE: September 10, 2025

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

EL COLLADO SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-00149)
2517-2539 COLBATH AVENUE (LOTS 1-6)
2517-2539 SAVANNAH AVENUE (LOTS 7-11 AND LOTS 13-18)

LOCATION: The subject properties are located between South 26th Street and South 25th ½ Street, south of Colbath Avenue and Savannah Avenue.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential–OC) District to the west, and R-2 (Duplex-Fourplex Residential–OC) District to the east. A-O (Agricultural & Open Space–OC) District to the south.

LAND USE: The properties contain single-family dwellings and are zoned R-1 (Single-Family Residential-OC) District. Surrounding uses include single-family residential dwellings, multi-family residentials, McAllen Water Treatment Plant, commercial businesses and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend in this area are single-family and multi-family residences.

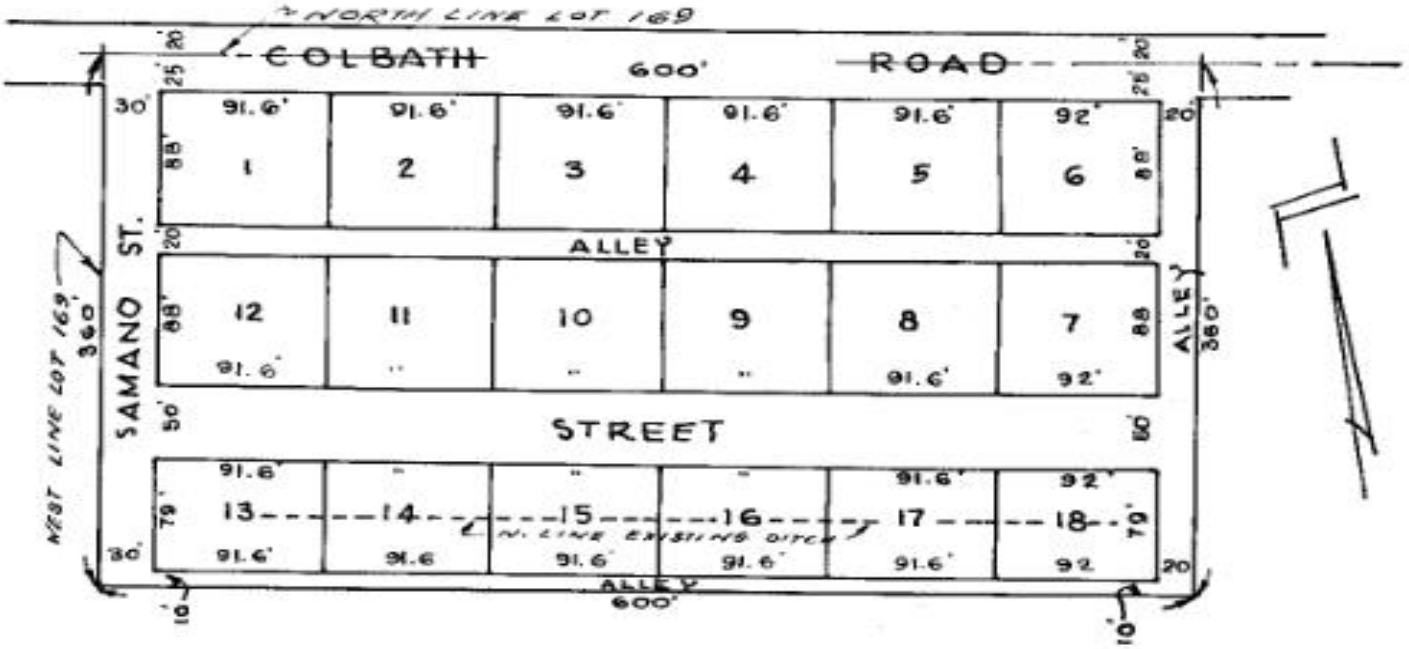
HISTORY: El Collado Subdivision was recorded October 3, 1950. The subject properties are comprised of 17 lots total. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

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

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

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



I, C. L. Fabian, A Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct representation of of the land hereon described as set out by me on the ground.

SEAL

C. L. Fabian

C. L Fabian
Licensed Land Surveyor
Mc Allen, Texas

Approved by the Mc Allen Zoning & Planning Board on August 15 1950

E. A. Greene

E. A Greene
Chairman

MAP OF EL COLLADO SUBDIVISION, MC ALLEN, TEXAS.

BEING THE SUBDIVISION OF
4.96 ACRES IN THE NORTHWEST CORNER OF
LOT 169, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIV.,
PORCIONES 61, 62 & 63,
HIDALGO COUNTY, TEXAS.

AUGUST 22, 1950

Scale: 1"=100'

17439
FILED FOR RECORD THIS DATE
at 10 40 o'clock A M.
OCT 3 1950

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

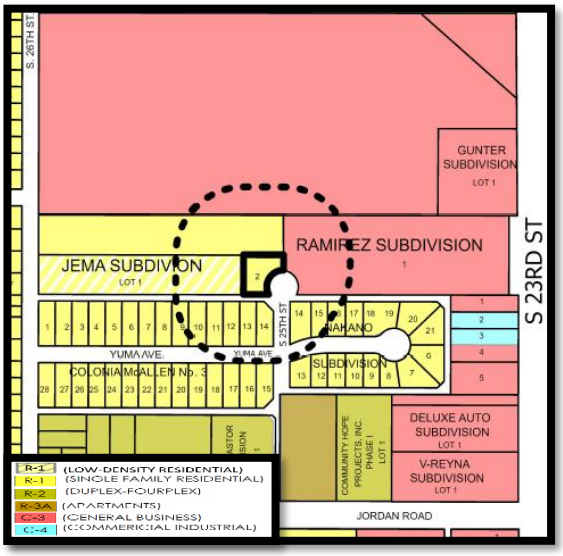
DATE: September 10, 2025

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

RAMIREZ SUBDIVISION LOT 2, HIDALGO COUNTY, TEXAS. (REZ2025-00135)

2420 SOUTH 25TH STREET

LOCATION: The subject property is located north of South 25th Street.





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

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

LAND USE: The property contains a single-family dwelling and is zoned R-1 (Single Family Residential-OC) District. Surrounding uses include single-family dwellings, commercial businesses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: Ramirez Subdivision was recorded on October 31, 2006. The subject property is only one individual lot. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

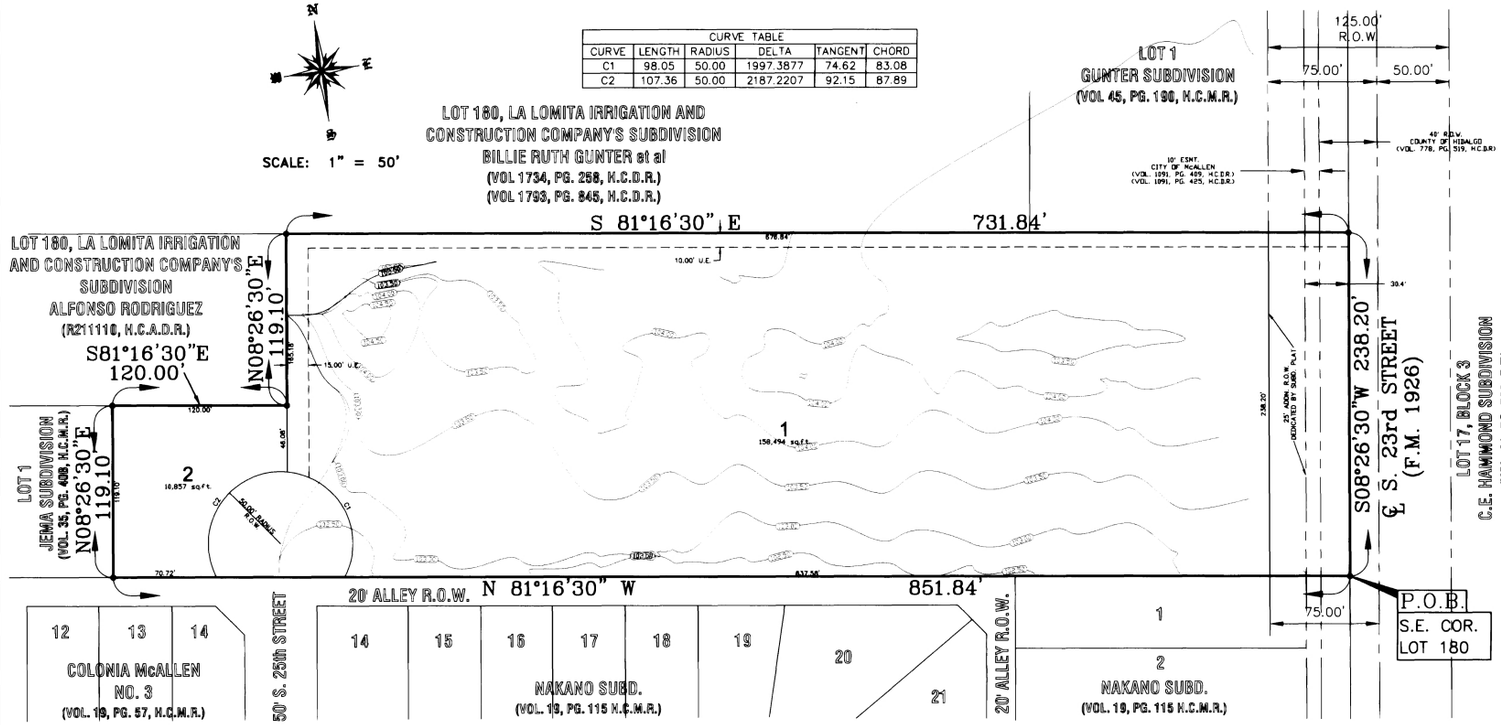
Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

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

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

LEGEND

○	SET 1/2" IRON ROD
●	FOUND 1/2" IRON ROD
●	FOUND 1/2" IRON PIPE
U.E.	UTILITY EASEMENT
E.E.	ELETRICAL EASEMENT

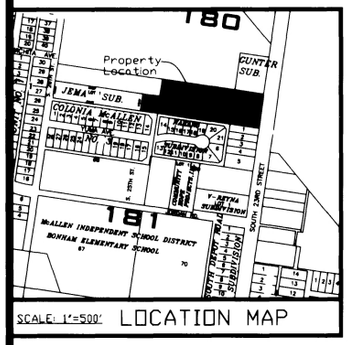


RAMIREZ SUBDIVISION

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

A tract of land containing 4.33 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 180, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	98.05	50.00	1997.3877	74.62	83.08
C2	107.36	50.00	2187.2207	92.15	87.89



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
JEMA ENTERPRISES, L.L.C.	2424 S. 23rd STREET	McALLEN, TX 78503		
MANUEL & JUANA RAMIREZ	2013 S. 26TH STREET	McALLEN, TX 78503		
JAIME ENRIQUEZ, P.E.	405 W. OWASSA RD.	McALLEN, TX 78504	(956) 668-8885	(956) 668-8887
CARLOS VASQUEZ, R.P.L.S.	1410 S. 23rd STREET	McALLEN, TX 78503	(956) 682-4608	(956) 682-4609

FILED FOR RECORD IN: HIDALGO COUNTY BY EDDY TREVINO COUNTY CLERK ON: 10/31/06 AT 5:01 A.M./P.M. AS A RECORDING NUMBER 1168404 BY: Linda Leal DEPUTY

Recorded in Volume 51 Page 150 of the map records of Hidalgo County, Texas Eddy Trevino County Clerk

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **RAMIREZ SUBDIVISION** ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JEMA ENTERPRISES, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
2424 S. 23rd STREET
McALLEN, TX 78503

MANUEL & JUANA RAMIREZ
2013 S. 26TH STREET
McALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER: MARIO YSAGUIRRE
McALLEN NATIONAL BANK
1801 S. McCOLL RD.
McALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF October, 2006.

ESTHER E. HERNANDEZ MY COMMISSION EXPIRES April 19, 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 4-19-2008

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
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 AND ZONING COMMISSION

10.25.06.
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAIME ENRIQUEZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 76767, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS **RAMIREZ SUBDIVISION** AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) IS NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONE "A OR AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

10.17.06
JAIME ENRIQUEZ, P.E.
REG. PROFESSIONAL ENGINEER #76767

STATE OF TEXAS JAIME ENRIQUEZ 76767 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE ABOVE FORGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED ON THE GROUND ON 9/06 UNDER MY DIRECTION.

10/18/06
CARLOS VASQUEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #4608
CVQ LAND SURVEYORS

STATE OF TEXAS REGISTERED CARLOS I. VASQUEZ 4608 PROFESSIONAL LAND SURVEYOR

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE: 10/20/06

A tract of land containing 4.33 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 180, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, map reference: Volume 24, Page 67- 68, H.C.D.R., and said 4.33 acres of land also being more particularly described as follows;

BEGINNING on the Southeast corner of Lot 180 and in the right-of-way of S. 23rd Street (F.M. 1926) and the Northeast corner of Nakano Subdivision recorded in Volume 19, Page 115, H.C.M.R., for the southeast corner of this tract;

THENCE, N 81°16'30" W, along the North line of said Nakano Subdivision at a distance of 30.00 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the West right-of-way line of said S. 23rd Street (F.M. 1926) recorded in Volume 778, Page 519, H.C.D.R., continuing a total distance of 851.84 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the Southeast corner of Jema Subdivision recorded in Volume 35, Page 408, H.C.M.R. for the southwest corner of this tract;

THENCE, N 08°26'30" E, a distance of 119.10 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the common line of said Jema Subdivision and a tract of land deeded to Alfonso Rodriguez recorded in Document No. R211110, H.C.A.D.R., for the western most northwest corner of this tract;

THENCE, S 81°16'30" E, along the south line of said Rodriguez Tract, a distance of 120.00 feet to a ½" iron rod found on the Southeast corner of said Rodriguez Tract, for an inside corner of this tract;

THENCE, N 08°26'30" E, along the East line of said Rodriguez Tract, a distance of 119.10 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the Northeast corner of said Rodriguez Tract and the South line of a tract of land deeded to Billie Ruth Gunter et al recorded in Volume 1734, Page 258, H.C.D.R. and Volume 1793, Page 845, H.C.D.R., for the northern most northwest corner of this tract;

THENCE, S 81°16'30" E, at a distance of 512.49 feet pass the common South corner of said Gunter et al Tract and Gunter Subdivision recorded in Volume 45, Page 190, H.C.M.R., at a distance of 701.84 feet pass an iron pipe found on the West right-of-way line of said S. 23rd Street, continuing a total distance of 731.84 feet to the east line of said Lot 180, for the northeast corner of this tract;

THENCE, S 08°26'30" W, along the East line of said Lot 180 and the right-of-way of said S. 23rd Street, a distance of 238.20 feet to the POINT OF BEGINNING, containing 4.33 acres of land of which 0.16 of one acre lies in said S. 23rd Street, leaving a net of 4.17 acres more or less

GENERAL PLAT NOTES:

1. THE PROPERTY HEREON LIES IN ZONE "B" . ZONE "B" AREAS LIE BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN ARES SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA 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. 480343-0010-C DATED 11-02-82

2. SETBACK LINES TO BE AS PER CITY OF McALLEN ORDINANCE.

LOT 1 :
S. 23rd STREET - 75' OR GREATER FOR APPROVED SITE PLAN
S. 25th STREET - 25' OR GREATER FOR APPROVED SITE PLAN
OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, 10' SETBACK ALONG ALLEY.

LOT 2:
S. 25th STREET - 25', REAR 10', EAST SIDE 6', GARAGE 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED, SOUTH SIDE 10' ALONG ALLEY.

EXISTING BUILDINGS REMAIN AS NOW EXIST. IF THE BUILDINGS ARE REMOVED OR IF ADDITIONS ARE PROPOSED, COMPLIANCE WITH SETBACKS AS NOTED ON THE PLAT WILL BE REQUIRED.

3. MINIMUM FINISHED FLOOR ELEVATION = 18" ABOVE THE TOP OF THE CURB AS MEASURED AT THE CENTER OF EACH LOT, UNLESS, OTHERWISE SHOWN.

4. BENCHMARK: STATION NAME-AQUA, COUNTY-HIDALGO, CODE-PM#7, LOCALITY-INSIDE THE CITY OF McALLEN SOUTHWEST WATER PLANT, GRID ZONE-TEXAS SOUTH (4205), HORIZONTAL DATUM-NAD 83, VERTICAL DATUM-NAVD 88,

GEODETRIC DATA: LATITUDE-26°11'30.58433", LONGITUDE-98°15'01.70395", ORTHOMETRIC HEIGHT-110.38 FT.

5. ONLY ONE SINGLE FAMILY DWELLING UNIT PER LOT SHALL BE PERMITTED.

6. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 0.267 ACRE-FEET OF DRAINAGE RUNOFF.

7. THERE ARE NO POTABLE WATER WELLS LOCATED WITHIN A 150.0 FOOT RADIUS FROM THE SUBDIVISION.

8. ALL CORNER 1/2" IRON ROD SET W/CAP STAMPED CVQ LS.

9. NO STRUCTURE PERMITTED OVER 500 FEET OF FIRE HYDRANT.

10. CIRCULAR DRIVEWAYS ARE PROHIBITED, EXCEPT WITHIN LOTS GREATER THAN 100' IN WIDTH.

11. 4' SIDEWALK REQUIRED ON N. 23rd STREET AND N. 25th STREET .

12. 6' BUFFER REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL ZONE/USES.

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

14. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

RAMIREZ SUBDIVISION
PREPARED BY: ENRIQUEZ GROUP
DATE OF PREPARATION: 8-3-05
OWNER: MANUEL & JUANA RAMIREZ
P.O. BOX 2961
McALLEN, TEXAS 78502

ENRIQUEZ GROUP
CONSULTING ENGINEER
405 W. OWASSA RD.
McALLEN, TEXAS 78504
(956) 668-8885
FAX (956) 668-8887

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

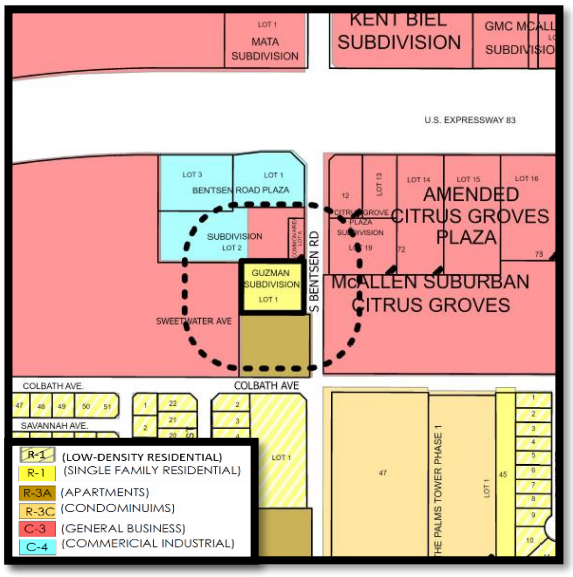
DATE: September 10, 2025

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

GUZMAN SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0136)

1700 SOUTH BENTSEN ROAD

LOCATION: The subject property is located along the west side of South Bentsen Road between U.S. Expressway 83 and Colbath Avenue.





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

ADJACENT ZONING: The adjacent properties are zoned C-4 (Commercial Industrial-OC) District and C-3 (General Business-OC) District to the north, east and west. R-3A (Multi-family Residential Apartment-OC) District to the south.

LAND USE: The property contains a single-family dwelling and is zoned R-1 (Single Family Residential-OC) District. Surrounding uses include single-family dwellings, commercial businesses and vacant land.

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

DEVELOPMENT TRENDS: The development trend around this area is commercial, single-family and multifamily residential.

HISTORY: Guzman Subdivision was recorded on January 12, 1993. The subject property is compromised of one lot. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, the existing development trend in this area along South Bentsen Road consist of residential uses which is an equivalent conforming use to the zoning request of R-1 (Low-Density Residential-UDC) District.

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

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

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

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

FELIPE GUZMAN SYLVIA A. GUZMAN

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FELIPE AND SYLVIA A. GUZMAN KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF NOV, 1992. MY COMMISSION EXPIRES 7-1-92

HAZEL M ZEPEDA
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-16-92

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

CHAIRMAN, PLANNING COMMISSION

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

MAYOR CITY OF MCALLEN

I, THE UNDERSIGNED, ENGINEER AND SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

PABLO F. PENA JR.
DATE: 4-2-92

STATE OF TEXAS REGISTERED PABLO F. PENA JR. 2275 PROFESSIONAL ENGINEER AND SURVEYOR

PABLO F. PENA JR. 34985 REGISTERED PROFESSIONAL ENGINEER

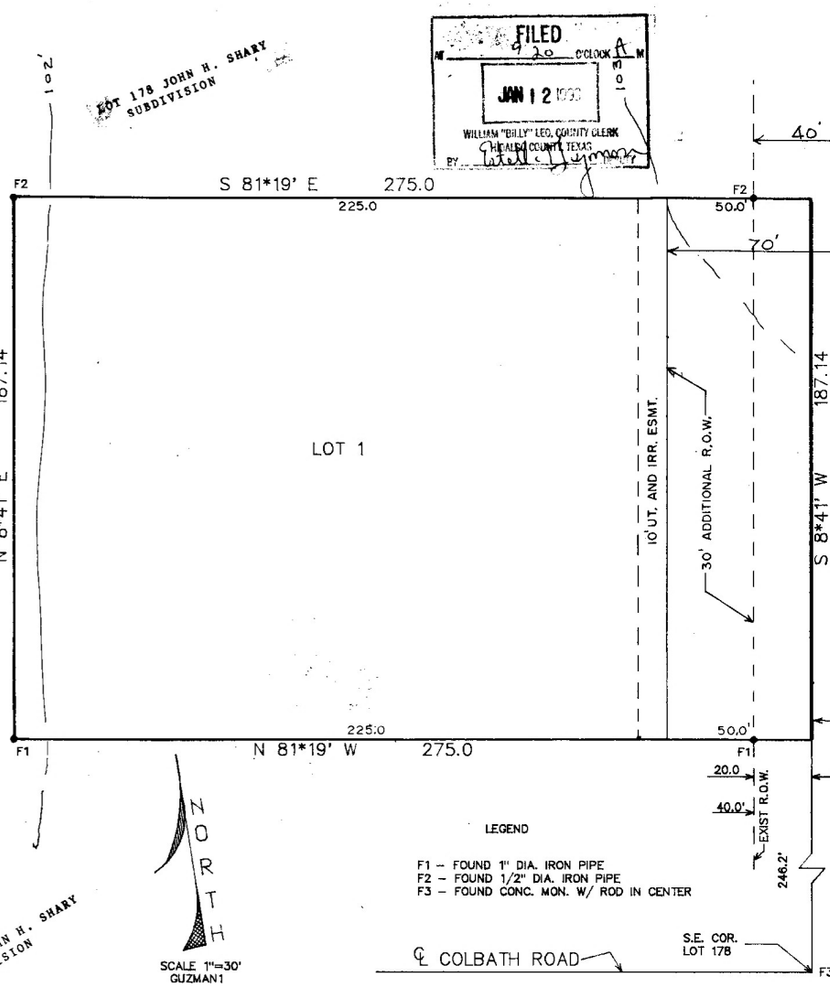
CHECKED FOR DRAINAGE
BY: 12-30-92

OWNER - FELIPE & SYLVIA A. GUZMAN
ADDRESS- RT. 1 BOX 97FF
MISSION, TEXAS 78572

300883

FILED
AT 4:20 O'CLOCK P M
JAN 12 1993
WILLIAM "BILLY" LEO, COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY Estela Lizmon

JAN 12



LEGEND

F1 – FOUND 1" DIA. IRON PIPE
F2 – FOUND 1/2" DIA. IRON PIPE
F3 – FOUND CONC. MON. W/ ROD IN CENTER

Recorded in Book 28 Page 44A of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyor

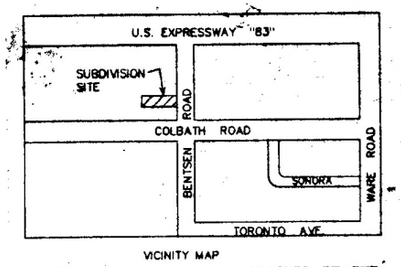
APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY:
DATE: 1-11-93

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 11th day of Jan 1993
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By Estela Ballesteros Deputy

APPROVED
HIDALGO COUNTY HEALTH DEPT.
1-12-93

GUZMAN SUB.

BEING A SUBDIVISION OF 1.18 ACRES OUT OF LOT 178 JOHN H. SHARY SUB, HIDALGO CO. TEXAS



VICINITY MAP

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT THE SUBDIVISION WILL Provide A WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES HAVE BEEN CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINE VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY. DATED THIS THE 13th DAY OF May 1992

ATTEST: PRESIDENT SECRETARY

NOTES:

1. THIS AREA IS IN FLOOD ZONE "B" COMMUNITY PANEL NO. 480343 0005 C MAP REVISED NOV. 2, 1982.
2. SETBACK LINES ARE AS FOLLOWS: FRONT-40' SIDE-10' REAR-10'
3. ONLY ONE DWELLING PER LOT.
4. ANY FUTURE CONSTRUCTION SHALL BE A MINIMUM OF T/C+12"
5. THE DEVELOPER MUST PROVIDE AN ENGINEERED DETENTION PLAN FOR APPROVAL BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION OF A BUILDING PERMIT.
6. A DETENTION OF 0.22 ACRE-FEET IS REQUIRED.
7. A 4' SIDEWALK IS REQUIRED ALONG BENTSEN ROAD.
8. A 6' BUFFER IS REQUIRED FROM ANY ADJACENT COMMERCIAL ZONE USE.
9. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN FELIPE AND SYLVIA A. GUZMAN AND THE CITY OF MCALLEN EXECUTED ON 11th DAY OF NOV 19 92 AND RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

THAT PORTION OUT OF LOT ONE HUNDRED SEVENTY-EIGHT (178) JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; SAID PORTION HEREIN CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 178, THENCE NORTH 8° 41' EAST 246.2 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING;

THENCE NORTH 81° 19' WEST 275.0 FEET TO THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 8° 41' EAST 187.14 FEET TO THE NORTHWEST CORNER HEREOF;

THENCE SOUTH 81° 19' EAST 275.0 FEET TO THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 8° 41' WEST 187.14 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE AND EIGHTEEN HUNDREDTHS (1.18) ACRES, MORE OR LESS.

PENA ENGINEERING

SHEET No.

PROJECT :

VOL.28 PG.44A

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

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

MCALLEN BUILDERS SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0137)
2017-2149 SOUTH 32ND STREET (LOTS 1-15 & LOTS 65-72)
2100-2133 SOUTH 33RD STREET (LOTS 47-64)
2100-2136 SOUTH 34TH STREET (LOTS 28-46)
3200-3404 UVALDE AVENUE (LOTS 16-27)

LOCATION: The subject properties are located along the north side of Jordan Road.





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

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

LAND USE: The properties contain single-family dwellings and are zoned R-1 (Single Family Residential-OC) District. Surrounding uses include Palm View Community Center, single-family dwellings, and apartments.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: McAllen Builders Subdivision was recorded January 9, 1978. The subject properties are comprised of 72 lots total. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

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

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

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



NOTES:

1. Sideyard set-back shall be min. 6' except sideyards adjacent to streets shall be 10'.
2. Frontyard set-back shall be a min. of 20' except at cul-de-sacs it shall be 10'.
3. Rearyard set-back shall be a min. of 20'.
4. Min. fin. floor elev. shall be the amount of inches above top of curb at middle front of each lot as denoted by +00.
5. Sidewalk to be constructed adjacent to all streets in subdivision in street R-O-W located on property line.

MAP OF McALLEN BUILDERS SUBDIVISION

McALLEN , TEXAS.

BEING A SUBDIVISION OF THE EAST 4.32 Ac. OF LOT 50, AND ALL OF LOT 53, McALLEN SECOND SUBURBAN CITRUS GROVE SUBDIVISION, OUT OF LA LOMITA IRRIG. & CONSTRUCTION CO'S. SUBDIVISION OF PORCIONES 81,82 & 83, HIDALGO COUNTY TEXAS. Containing 14.33 Ac. of land more or less.

FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 9/19/77

FILED FOR RECORD THIS DATE
At 3:30 o'clock P M.
JAN 9 1978
SANTOS [illegible], County Clerk
Hidalgo County, Texas
By: [signature] Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 9th day of Jan 1978
SANTOS [illegible], County Clerk
Hidalgo County, Texas
By: [signature] Deputy

STATE OF TEXAS:
COUNTY OF HIDALGO:

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "McALLEN BUILDERS SUBDIVISION" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

C.H.CHRISTENSEN TRUST PARTNERSHIP - Paul Deals H - TRUSTEE

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Deals, Jr. Smith 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 31st DAY OF OCTOBER, 1977

Margaret Ellis
NOTARY PUBLIC

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

Chairman, Planning Commission

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR # 215 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.

C. L. FABIAN
Registered Public Surveyor
McAllen, Texas

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 WHEREIN MY APPROVAL IS REQUIRED.

Mayor, City of McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 1st DAY OF November A.D. 1977

Secretary

William E. Rogers
Vice - President

APPROVED
FOR RECORDING
Texas Highway Dept.
By: [signature]
Date: 1-6-78

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

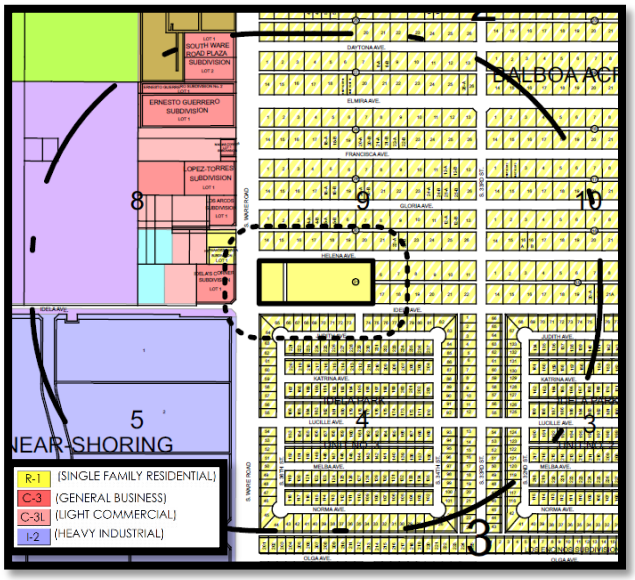
DATE: September 10, 2025

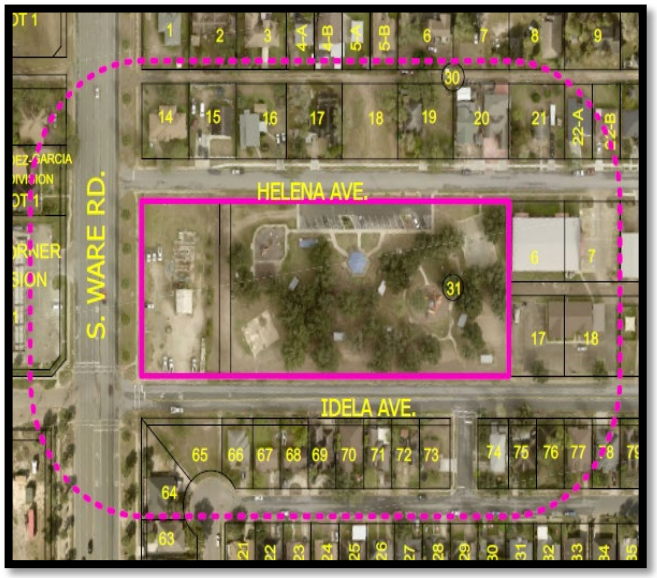
SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

Balboa Acres Subdivision Lots 1 thru 5 & 12 thru 16 Block 31, and (PID: 270338), Hidalgo County, Texas. (REZ2025-0158):
3501-3601 Helena Avenue

3612 Idela Avenue (PID: 270339), (REZ2025-0158)

LOCATION: The subject property is located at the northeast corner of South Ware Road and Idela Avenue.





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

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

LAND USE: The property contains a city park and a natural gas compressor station and is zoned R-1 (Single-Family Residential-OC) District. Surrounding uses include single family residential dwellings, Idela Park, San Juan Diego Catholic Church and a 7-Eleven Convenience store.

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

DEVELOPMENT TRENDS: The development trend along Helena Avenue is single family residences.

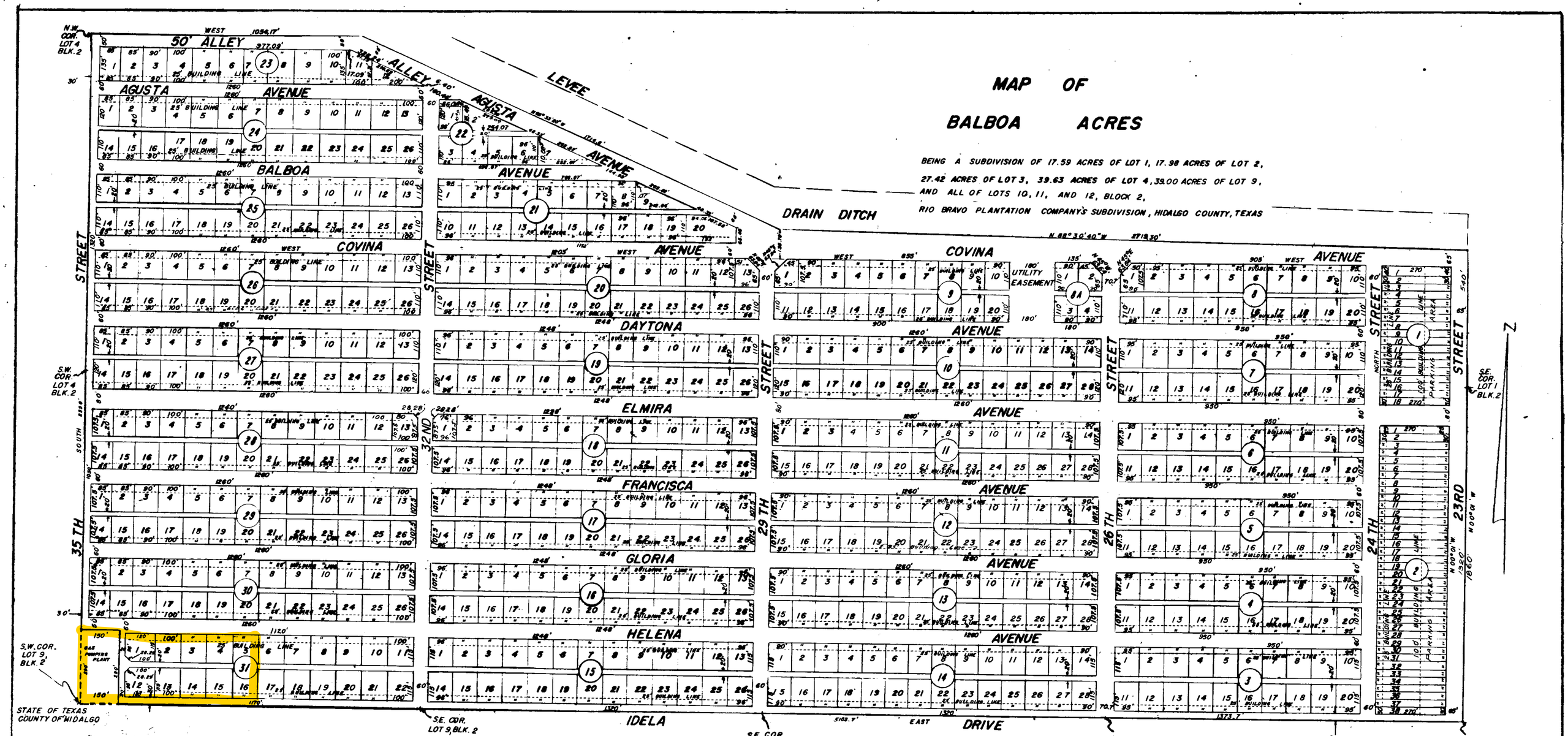
HISTORY: Balboa Acres Subdivision was recorded December 27, 1962. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

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

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

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



Dixie Mortgage Loan Co. and John M. Rowland Jr., owners of the property hereon described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the streets and alleys as hereon shown.

Dixie Mortgage Loan Co.

By [signature] EX. VICE - President

Attest [signature] ASST. Secretary

[signature] John M. Rowland Jr.

STATE OF TEXAS
COUNTY OF HIDALGO

Subscribed and sworn to before me, the undersigned authority, on this the 11TH day of Sept., 1962. [signature] Harry E. Mudge
Notary Public in and for Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO

I, Leo J. McLeod, Civil Engineer, do hereby certify that this is a true and correct plat of Balboa Acres Subdivision as prepared by me from surveys made by me upon the ground.

[signature] Leo J. McLeod, Civil Engineer, Reg. No. 5899

STATE OF TEXAS
COUNTY OF HIDALGO

Subscribed and sworn to before me, the undersigned authority, on this the 11TH day of Sept., 1962. [signature] Harry E. Mudge
Notary Public in and for Hidalgo County, Texas

This plat approved by the City Commission of the City of McAllen, Texas on the 19th day of Nov., 1962.

By [signature] Paul G. Veale
Mayor of McAllen, Texas
Pro Tem

Attest [signature] Secretary

This plat approved by Hidalgo County Water Improvement District No 3 on this 7th day of Dec. 1962.

[signature] President

Attest [signature] Kenneth Wiseham
Secretary

[signature] 12-27-62

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 1st day of January 63
PAUL GUZMAN
By [signature]

302

[signature]

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

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

Cedar Cove Subdivision Lots 1-22, Hidalgo County, Texas. (REZ2025-0152): 3316-3433 South 3rd Street

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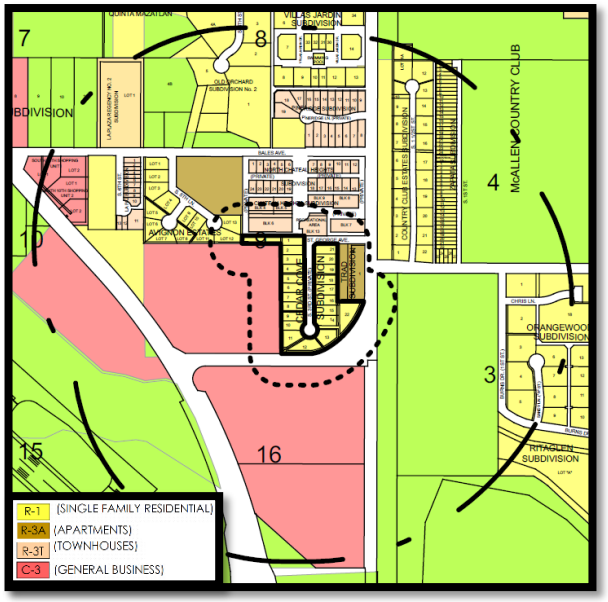
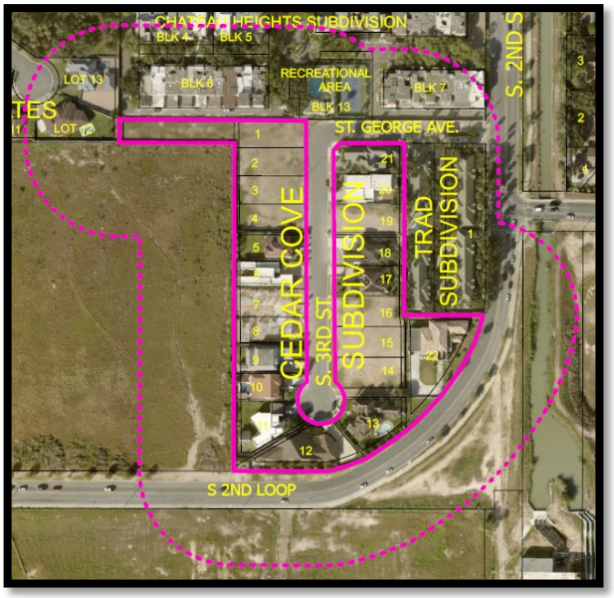
LOCATION: The subject property is located on the north side of South 2nd Loop between South 10th Street and South 2nd Street.





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

ADJACENT ZONING: The adjacent properties are zoned R-3T (Multifamily Residential Townhouse – OC) District to the north, there is R-3A (Multifamily Residential Apartment – OC) District to the east and C-3 (General Business - OC) District to the west and south.

LAND USE: The property contains single family dwellings and are zoned R-1 (Single Family Residential-OC) District. Surrounding uses include single-family residential dwellings, apartments, townhomes and McAllen Country Club golf course.

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

DEVELOPMENT TRENDS: The development trend along South 3rd Street is single-family residences.

HISTORY: Cedar Cove Subdivision was recorded August 24, 2005. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

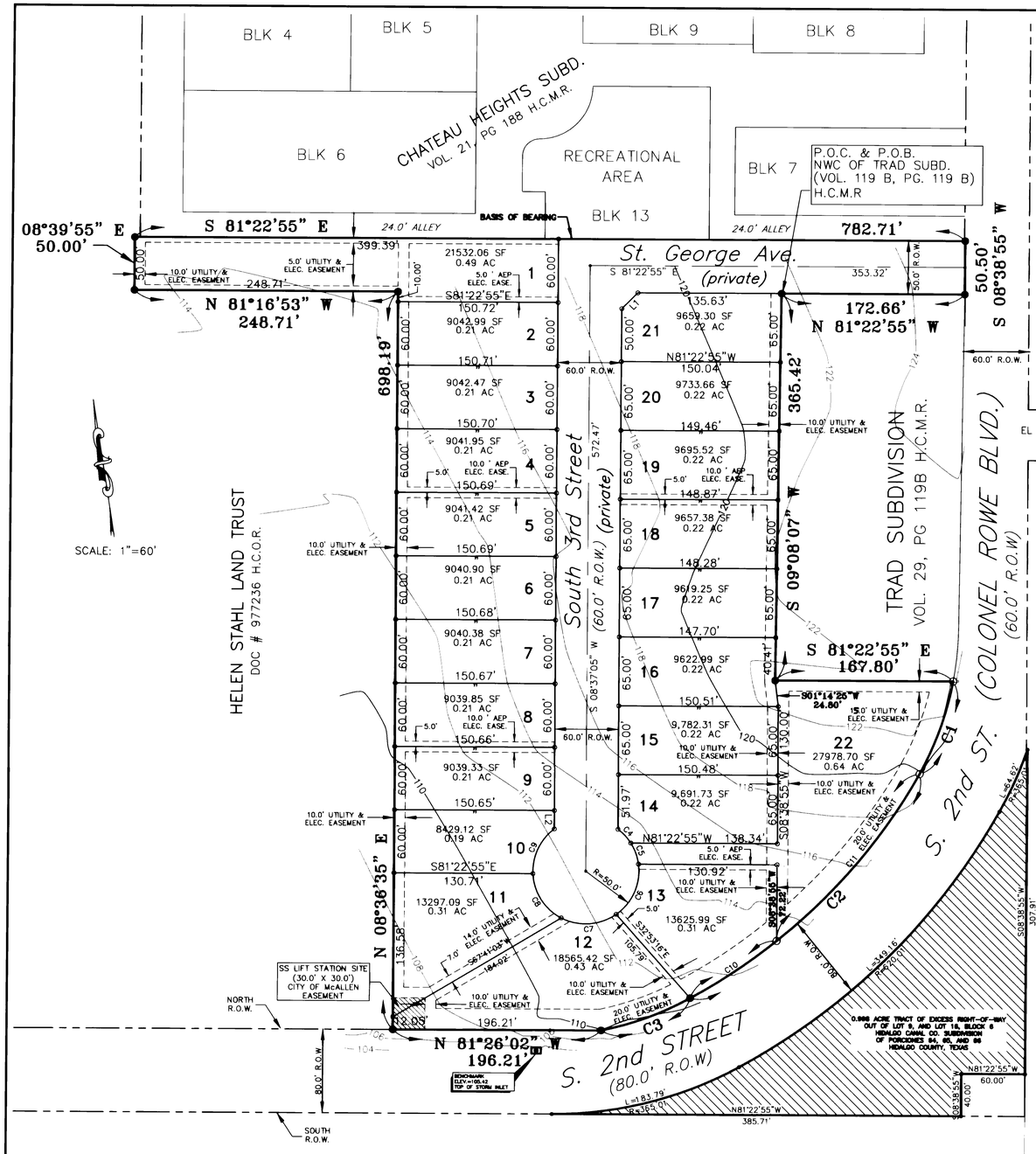
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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

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

CEDAR COVE SUBDIVISION

A 7.14 ACRE TRACT OF LAND OUT OF THE SOUTHEAST PORTION OF LOT 9, THE SOUTHEAST QUARTER SECTION 6, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY



LEGEND	
●	– FND 1/2" IRON ROD
○	– SET 1/2" IRON ROD

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.21	N53°37'05"E
L2	17.47	S08°37'05"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	290.50	93.57	47.19'	18°27'15"	93.16'	N28°21'50"E
C2	545.50	307.03	157.70'	32°14'54"	302.99'	N53°42'55"E
C3	288.43	89.36	45.04'	17°45'05"	89.00'	N78°15'08"E
C4	50.00	17.88	9.04'	20°29'21"	17.78'	N34°16'03"W
C5	50.00	21.49	10.92'	24°37'46"	21.33'	N11°42'30"W
C6	50.00	54.69	30.44'	62°39'52"	52.00'	N31°56'19"E
C7	50.00	54.49	30.31'	62°26'43"	51.84'	S85°30'23"E
C8	50.00	52.36	28.87	60°00'00"	50.00'	S24°17'02"E
C9	50.00	48.90	26.60'	56°01'55"	46.97'	S33°43'56"W
C10	545.50	98.20	49.23'	10°18'53"	98.07'	N84°40'55"E
C11	545.50	208.83	105.71'	21°56'01"	207.55'	N48°33'28"E

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE TRAD TRUST, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS CEDAR COVE SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF HIGHLANDS STREET FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN.

ANTONIO TRAD, PRESIDENT — DATE 08/16/05
2408 S. 2ND ST.
McALLEN, TX 78503

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, ANTONIO TRAD AS PRESIDENT OF THE TRAD TRUST, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF August, 2005

MERELDA GONZALEZ
Notary Public State of Texas
My Commission Expires
July 25, 2007

NOTARY PUBLIC — 7-25-07 MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF McALLEN
PLAT APPROVAL CERTIFICATE

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

CITY MAYOR — DATE 9/19/05 — ATTEST: CITY SECRETARY — DATE

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

PLANNING AND ZONING COMMISSION CHAIRMAN — DATE 8-22-05

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

BY — DATE 9/21/05

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 DATED THE 1st DAY OF August, 2005 A.D.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.W.I.D. NO. 3 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.W.I.D. NO. 3.

IRRIGATION DISTRICT PRESIDENT — DATE — VICE-PRESIDENT — DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

JOSE MARIO GONZALEZ — 8-9-05 DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 5571

STATE OF TEXAS – COUNTY OF HIDALGO

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

STATE OF TEXAS — GILBERT J. GUERRA — 90156 — LICENSED PROFESSIONAL ENGINEER

GILBERT J. GUERRA P.E. — 8/9/05 DATE
REG. PROFESSIONAL ENGINEER NO. 90156

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 8:24:05 AT 11:26 AM/PM
AS A RECORDING NUMBER 1513909
BY: DEPUTY

Recorded In Volume 48 Page 141
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

DATE OF PREPARATION: AUGUST 09, 2005

METES AND BOUNDS

A 7.14 ACRE TRACT OF LAND OUT OF THE SOUTHEAST PORTION OF LOT 9, THE SOUTHEAST QUARTER SECTION 6, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 7.14 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE TRAD SUBDIVISION (VOL. 29, PG 119B, MAP RECORDS OF HIDALGO COUNTY, TEXAS) FOR AN INNER CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 09°08'07" W, WITH THE WEST LINE OF SAID TRAD SUBDIVISION, A DISTANCE OF 365.42 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID TRAD SUBDIVISION FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 81°22'55" E WITH THE SOUTH LINE OF SAID TRAD SUBDIVISION, A DISTANCE OF 167.80 FEET TO A HALF (1/2) INCH IRON ROD SET AT THE WEST RIGHT-OF-WAY LINE OF SOUTH 2ND STREET FOR A CORNER OF THIS TRACT OF LAND;

THENCE WITH SAID WEST RIGHT-OF-WAY BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 290.50 FEET A DELTA ANGLE OF 18°27'15", AND AN ARC LENGTH OF 93.57 FEET TO A HALF (1/2) INCH IRON ROD SET FOR A POINT OF THIS TRACT OF LAND;

THENCE CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 2ND STREET, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 545.50 FEET A DELTA ANGLE OF 32°14'54", AND AN ARC LENGTH OF 307.03 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A POINT OF THIS TRACT OF LAND;

THENCE CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 2ND STREET, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 288.43 FEET A DELTA ANGLE OF 17°45'05", AND AN ARC LENGTH OF 89.36 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A POINT OF THIS TRACT OF LAND;

THENCE N 81°26'02" W, CONTINUING WITH THE RIGHT-OF-WAY LINE OF SAID SOUTH 2ND STREET, A DISTANCE OF 196.21 TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°36'35" E, A DISTANCE OF 698.19 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 81°16'53" W, A DISTANCE OF 248.71 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 08°39'55" E, A DISTANCE OF 50.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 81°22'55" E, A DISTANCE OF 782.71 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 08°38'55" W A DISTANCE OF 50.50 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

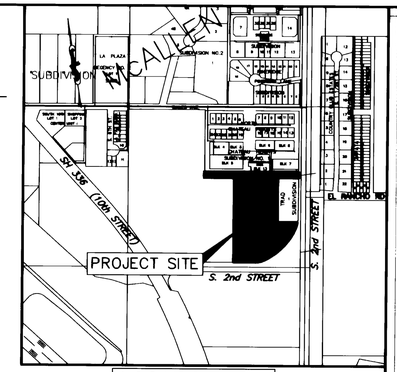
THENCE N 81°22'55" W, A DISTANCE OF 172.66 FEET TO THE POINT OF BEGINNING, CONTAINING 7.14 ACRES OF LAND MORE OR LESS.

PLAT NOTES AND RESTRICTIONS:

1. THE CEDAR COVE SUBDIVISION IS A SUBDIVISION CONSISTING OF 7.14 ACRE TRACT OF LAND OUT OF THE SOUTHEAST PORTION OF LOT 9, THE SOUTHEAST QUARTER SECTION 6, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS. THE SUBDIVISION IS LOCATED IN ZONE "B" ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0010 C, REVISED NOV 02, 1982.
2. THESE LOTS WILL BE FOR RESIDENTIAL USE ONLY.
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
4. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION.
5. MINIMUM BUILDING SETBACKS LINES:

FRONT:	25.0'	(FEET)
FRONT: (CUL-DE-SAC)	25.0'	(FEET)
REAR:	10.0'	(FEET)
REAR: (LOTS 12 AND 13)	25.0'	(FEET)
SIDE:	6.0'	(FEET)
SIDE: (NORTH OF LOT 12 AND SOUTH OF LOT 11)	7.0'	(FEET)
SIDE: (CORNER)	10.0'	(FEET)
GARAGE: (EXCEPT WHERE GREATER SETBACK IS REQUIRED)	18.0'	(FEET)

6. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
7. IN ACCORDANCE TO HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND CITY OF McALLEN, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 10,002.88 CUBIC-FEET OR 0.248 ACRE-FEET OF STORM WATER RUNOFF. AN ENGINEERED DETENTION PLAN WILL BE REQUIRED AND MUST BE APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT BEFORE ISSUANCE OF BUILDING PERMIT.
8. A DEVELOPMENT PERMIT SHALL BE REQUIRED PRIOR TO ANY CONSTRUCTION OR PLACING ANY STRUCTURE ON LOT.
9. NO CURB CUT, ACCESS, OR LOT FRONTAGE WILL BE PERMITTED ALONG COL. ROWE BLVD. (S. 2nd STREET) FOR LOTS 12, 13, AND 22.
10. BENCHMARK: 30" ALUMINUM PIPE AT THE SOUTH BOUND OF EL RANCHO ST. AND IN BETWEEN S. 2ND ST. AND S. CASA LINDA ST., ELEV.=112.96 FT., DATUM: NAVD 88, MONUMENT NAME: MC 89.
11. A 4 FOOT SIDEWALK IS REQUIRED ON COL. ROWE BLVD. (S. 2nd STREET) AND BOTH SIDES OF ALL INTERIOR STREETS.
12. A 6 FOOT BUFFER IS REQUIRED ALONG COL. ROWE BLVD. (S. 2nd STREET) AND FROM ADJACENT COMMERCIAL ZONE/USE.



LOCATION MAP
SCALE: 1" = 600'

RIO DELTA
ENGINEERING & SURVEYING
302 W. UNIVERSITY DRIVE, SUITE C
EDINBURG, TX 78539
(TEL) 956-380-5156
(FAX) 956-380-5152

PLAT

TITLE PAGE

CEDAR COVE SUBDIVISION
MCALLEN TEXAS

PROJECT

DRAWN: D.R.
DESIGNED: LALO CHAPA
CHECKED: GILBERT GUERRA
GILBERT GUERRA
DATE: AUGUST 09, 2005

PROJECT: SUB 04 021

PAGE NO

Planning Department

Memo

TO: Planning and Zoning Commission

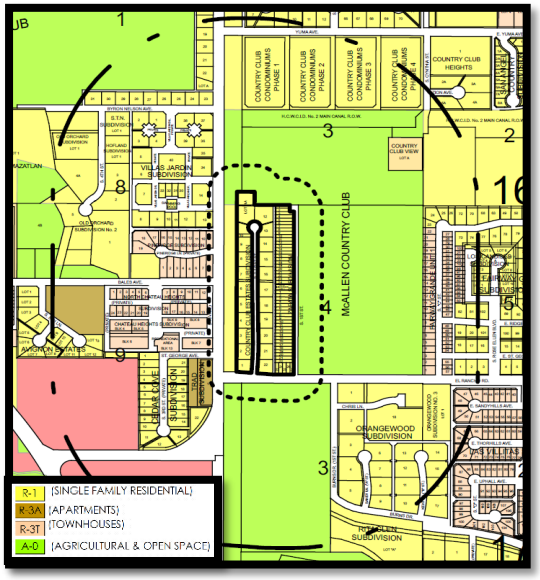
FROM: Planning Staff

DATE: September 10, 2025

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

Country Club Estates, Felix Subdivision & Zapata Subdivision, Hidalgo County, Texas. (REZ2025-0155):
2916-3217 Scenic Way Avenue (Country Club Estates Lots 1-22)
2919-3220 South 1st Street (Zapata Blk 1 Lots 1-24, Zapata Blk 2 Lots 1-22, Felix Lot 1)
100-106 El Rancho Road (Zapata Blk 2 Lots 23-27)

LOCATION: The subject properties are located north along El Rancho Road approximately 115 feet east of South 2nd Street. The properties contains single-family dwellings and are zoned R-1 (Single Family Residential-OC) District.





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

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

LAND USE: Surrounding uses include single-family residential dwellings, apartments, townhomes and McAllen Country Club golf course.

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

DEVELOPMENT TRENDS: The development trend along Scenic Way Avenue is single family residences.

HISTORY: Country Club Estates was recorded December 13, 1972, Felix Subdivision was recorded August 5, 2024 and Zapata Subdivision was recorded March 31, 1948. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

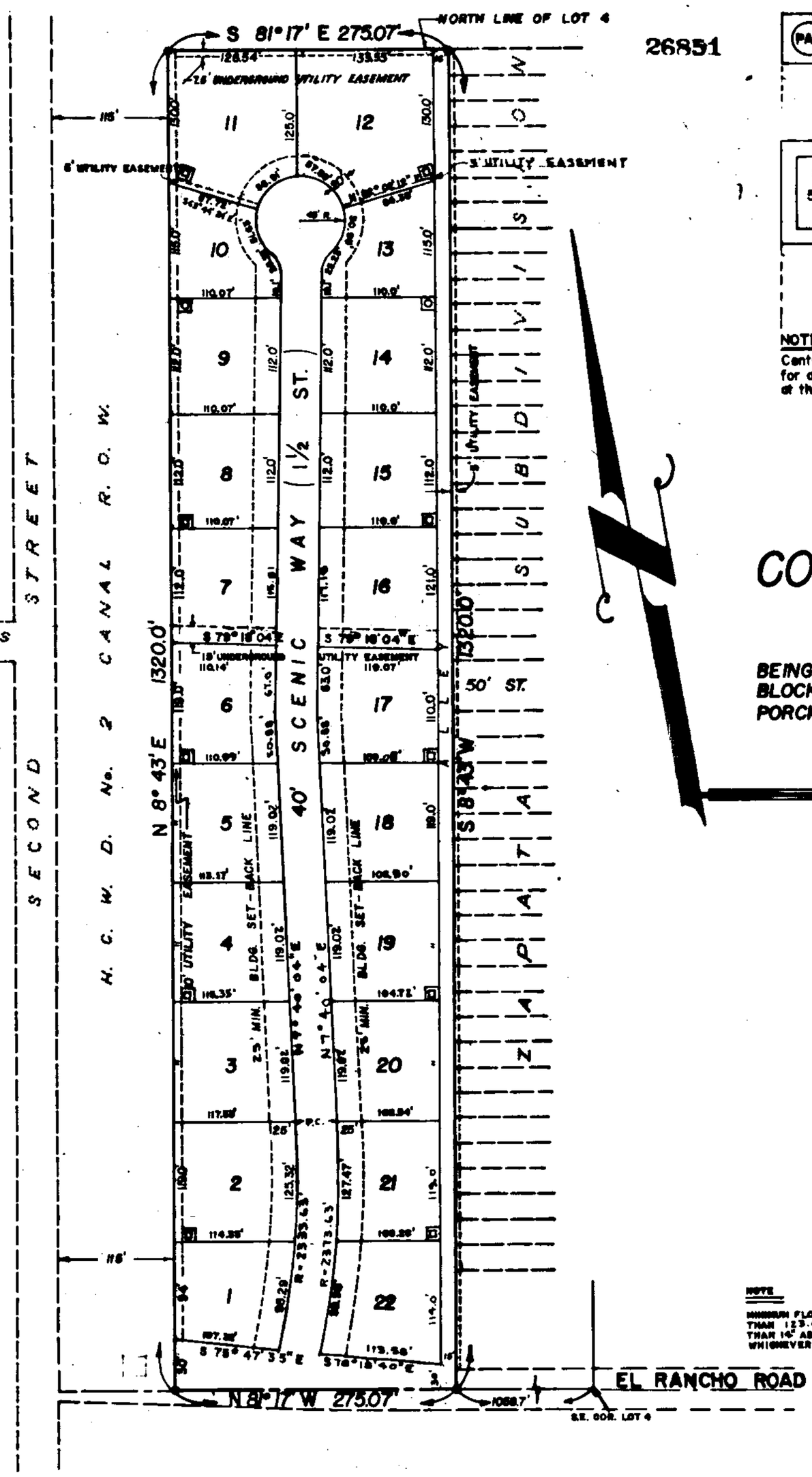
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is an equivalent zoning district to the current R-1 District zoning designation.

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

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

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

26851



PAD — 3'x3' Easement to CENTRAL POWER & LIGHT CO. for Pedestal space. Specific Location Shown on Map by this Symbol.

PAD 54"x54" — 6'x6' Easement to CENTRAL POWER & LIGHT CO. for Transformer space. Space Location Shown on Map by this Symbol.

NOTE

Central Power & Light Co. is hereby granted an easement and Right-of-way on each lot in Said Subdivision for an underground electric service lateral, together with the right of ingress and egress for such purpose at the right location where such service lateral is to be or is installed & maintained from time to time.

MAP
OF
COUNTRY CLUB ESTATES
McALLEN, TEXAS

BEING A SUBDIVISION OF 8.34 ACRES OUT OF LOT 4, BLOCK 16, STEELE & PERSHING SUBDIVISION, OF PORCIONES 66 & 67, HIDALGO COUNTY, TEXAS.

FILED FOR RECORD THIS DATE
At 9:30 o'clock A M.
DEC 13 1972
SANTOS SALDAÑA
County Clerk, Hidalgo County, Texas
By A. Vera Deputy

PREPARED BY
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 10-25-72

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 11th day of Dec. 1972
SANTOS SALDAÑA, County Clerk
Hidalgo County, Texas
By Laura De Busk Deputy

NOTE
MINIMUM FLOOR ELEVATION SHALL NOT BE LESS THAN 123.4 U.S.C. & G.S. DATUM OR NOT LESS THAN 14" ABOVE TOP OF HIGHEST ADJACENT CURB WHICHEVER IS THE HIGHER ELEVATION.

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By [signature]
Date 12-8-72

I, C.L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON SHOWN AND PLATTED BY ME FROM THE SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

C.L. FABIAN
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT I THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OF "COUNTRY CLUB ESTATES" AND DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

Richard C. Robbins

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABOVE NAMED OWNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd DAY OF November A.D. 1972

Ethel Y. Herrera
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS.

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE Oct 19th DAY OF October A.D. 1972

CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 20th DAY OF November A.D. 1972

ATTEST:
CITY CLERK

MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2 ON THIS THE 22nd DAY OF November A.D. 1972

SECRETARY

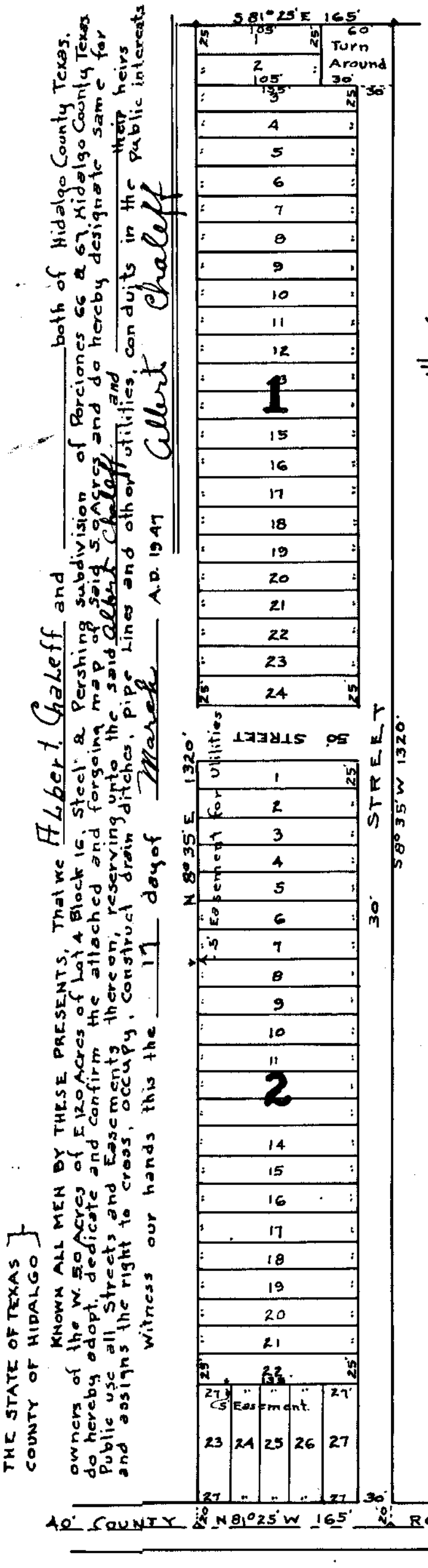
A.E. Ewing
PRESIDENT

Approved 12-1-72

MAP OF "SAPATA"

A SUBDIVISION OF THE W. 5 ACRES OF E. 12 ACRES OF THE W½ OF LOT 4 BLOCK 16, IN THE STEEL AND PERSHING SUBDIVISION OF PORCIONES 66 & 67, HIDALGO COUNTY, TEXAS.

SCALE 1 INCH = 100 FT



THE STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS, That we Albert Chaleff and _____ both of Hidalgo County Texas, owners of the W. 5.0 Acres of E 12.0 Acres of Lot 4 Block 16, Steel & Pershing subdivision of Porciones 66 & 67, Hidalgo County Texas do hereby adopt, dedicate and confirm the attached and foregoing map of said 5 acres and do hereby designate same for Public use all Streets and Easements thereon, reserving unto the said Albert Chaleff and _____ their heirs and assigns the right to cross, occupy, construct drain ditches, pipe Lines and other utilities, and duits in the public interests

Witness our hands this the 17 day of March A.D. 1947

Albert Chaleff

THE STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, a notary public in and for Hidalgo County Texas on this day personally appeared the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed and that they did not wish to retract.

Given under my hand and seal of office this the 17 day of March A.D. 1947

[signature]
Notary Public in and for Hidalgo County Texas

THE STATE OF TEXAS
COUNTY OF HIDALGO

I J.C. Wolfe, a civil Engineer and Surveyor, do hereby certify that the attached map or Plat of The W. 5.0 Acres of the E 12 Acres of W½ Lot 4 Block 16 Steel & Pershing Subdivision of Porciones 66 & 67 is a true an correct map made and Surveyed by me this 21st day of August A.D. 1947

J.C. Wolfe

Filed Mar 31, 1948 2:55 P.M.

BARTON PLACE

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

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

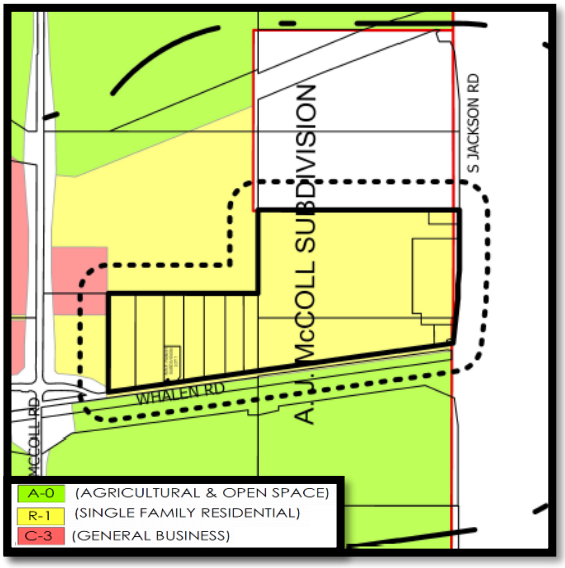
BBE RANCH SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0141)

913 EAST WHALEN ROAD

701-1109 EAST WHALEN ROAD (PIDS: 290315, 672533, 290320, 290317, 290318, 510277, 290319, 1372195 & 290316) (REZ2025-0141)

4716-6412 SOUTH JACKSON ROAD (PIDS: 231290, 508230, 231288, 231292 & 231287) (REZ2025-0141)

LOCATION: The subject properties are located along the northwest corner of East Whalen Road and South Jackson Road.





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

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

LAND USE: The properties contain single-family dwellings and are zoned R-1 (Single-Family Residential-OC) District. Surrounding uses include single-family dwellings and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

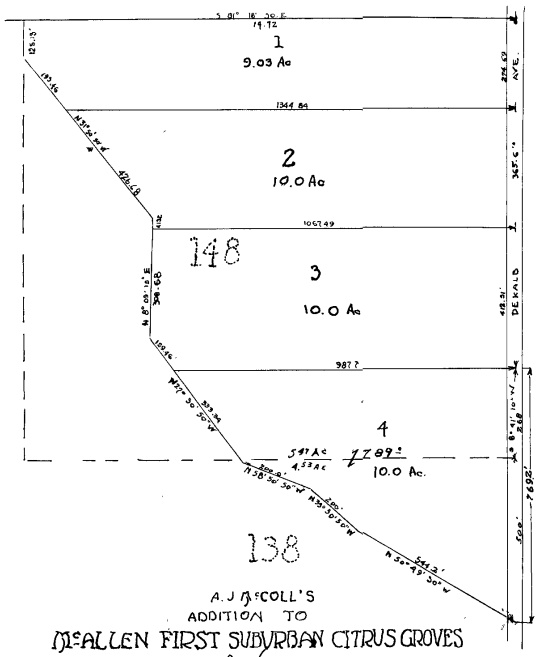
HISTORY: BBE Ranch Subdivision was recorded on May 13, 2021. The mentioned property ID's are not subdivided and are compromised of individual lots. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

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

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

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



A. J. McCOLL'S
ADDITION TO
McALLEN FIRST SUBURBAN CITRUS GROVES
Being
A RESUBDIVISION of PARTS OF LOTS 138 & 148 OF
JOHN H. SHARY SUBDIVISION OF
PORCIONES 58, 59 & 60
HIDALGO COUNTY TEXAS

I, R. I. Parks, a surveyor do hereby certify that the foregoing map of A. J. McColl's Addition to McAllen First Suburban Citrus Groves being a resubdivision of parts of Lots 138 & 148 of John H. Shary Subdivision of Porcion 58, 59 & 60 Hidalgo County Texas is a true and correct map of said tract as surveyed and subdivided by me.

R. I. Parks
Surveyor

Subscribed and sworn to before me this 24th day of June 1929

N. Frizell
Notary Public in and for Hidalgo County, Texas.

Seal

Filed July 18, 1929 at 8:00 o'clock A.M.
Recorded July 15, 1929 at 5 o'clock P.M.

THE STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS, THAT I, J. L. ERWIN THE OWNER OF THAT CERTAIN 39.03 ACRES OF LAND IN HIDALGO COUNTY, TEXAS, CONSISTING OF AND COMPRISING ALL OF LOTS 138 AND 148, LYING NORTH AND EAST OF THE NORTH LINE OF THE DRAIN DIVISION OUT OF PORCIONES 58, 59 AND 60 IN HIDALGO COUNTY, TEXAS DO HEREBY APPROVE AND ADOPT THE ATTACHED RESUBDIVISION OF SAID LAND MADE BY R. I. PARKS, ENGINEER, AND NAMED AND DESIGNED AS McCOLL ADDITION TO McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION.

THE RIGHT IS SPECIFICALLY RESERVED TO THE SAID J. L. ERWIN, HER HEIRS AND ASSIGNS, AND TO AND FOR THE BENEFIT OF THE UNITED IRRIGATION COMPANY, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT AND MAINTAIN PROPER AND NEEDFUL IRRIGATION CANALS, PIPE LINES AND STRUCTURES ON OVER AND ACROSS SAID LAND OR ANY SUBDIVISION OR PART THEREOF FOR THE CONSTRUCTION, MAINTAINANCE AND OPERATION OF SUCH IRRIGATION LINES AND STRUCTURES.

WITNESS MY HAND THIS 27TH DAY OF FEBRUARY 1929.

J. L. ERWIN

THE STATE OF TEXAS
COUNTY OF HIDALGO

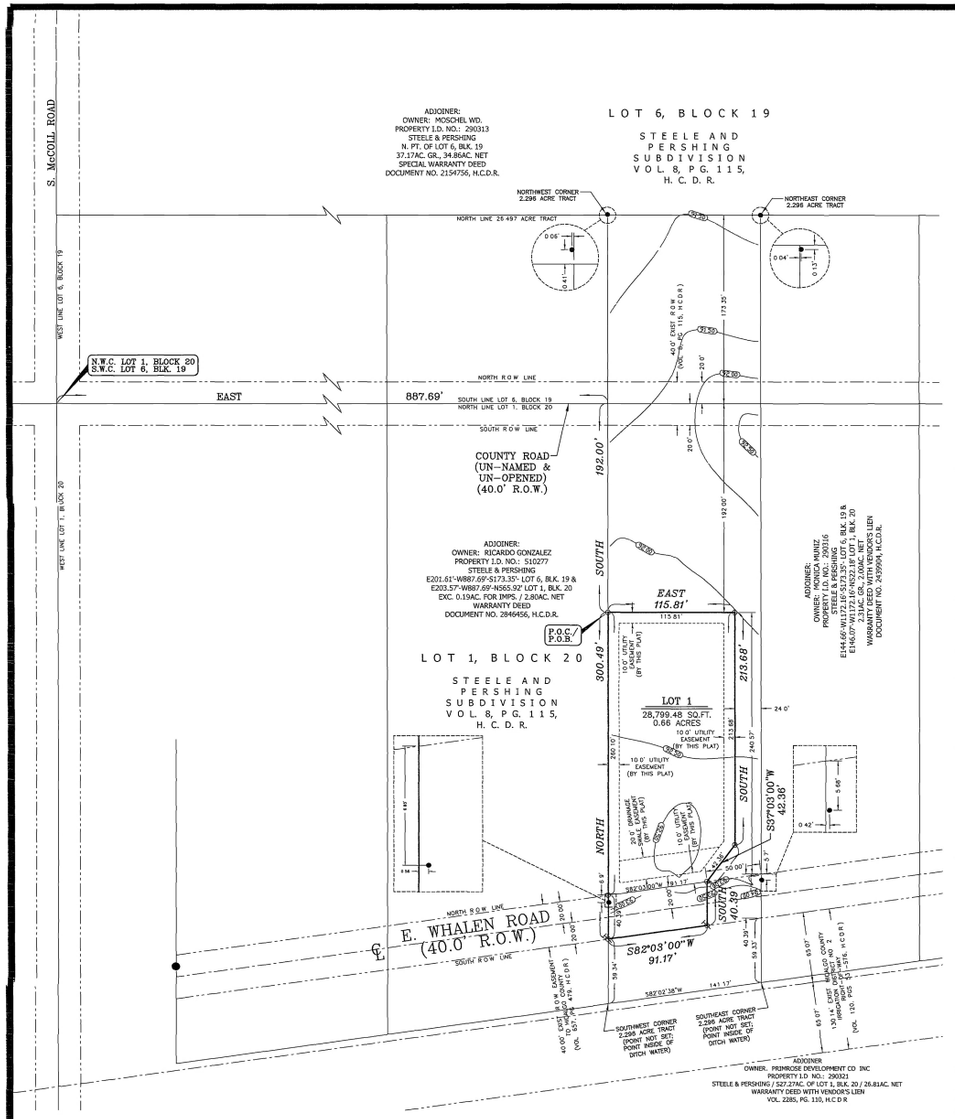
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. L. ERWIN, A FEME SOLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSRTUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5TH DAY OF JULY 1929.

Seal

F. G. MOFFETT
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS.

5-50



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- NAIL SET

R O W RIGHT OF WAY
P O C POINT OF COMMENCEMENT
P O B POINT OF BEGINNING
H C D R HIDALGO COUNTY DEED RECORDS
H C M R HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 60'

GENERAL PLAT NOTES:

1 MINIMUM SETBACK LINES = FRONT, 45.0 FT OR GREATER FOR EASEMENTS
SIDE IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
REAR IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
GARAGE 18 0 FT EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

2 LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO 480334 0425 C ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR, 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 MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM ELEVATION OF 95 32

4 MINIMUM 4 FT WIDE SIDEWALK IS REQUIRED ON WHALEN ROAD

5 THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 1,106.00 CUBIC FEET, OR, 0 03 ACRE-FEET OF DRAINAGE RUNOFF VOLUME

6 THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED

7 A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE
AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE

8 AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS

9 BENCHMARK· MCALLEN SURVEY CONTROL POINT NO 101, LOCATED AT THE WEST BOUND LANE OF JACKSON ROAD, 54 FEET WEST OF THE EDGE OF PAVEMENT OF JACKSON ROAD AND ABOUT 2 MILES SOUTH OF EL RANCHO ROAD THE MONUMENT WAS INSTALLED AT THE ENTRANCE OF AN ELEVATED LEVEE THAT RUNS EAST-WEST ELEV = 103 88

10 THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING 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 THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION

11 THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN CYNTHIA E MOLINA AND THE CITY OF McALLEN EXECUTED ON MAY 21, 2020 AND RECORDED IN THE FOLLOWING INSTRUMENT DOCUMENT NO 3117241 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

12 SUBJECT LOT IS SERVED BY A PRIVATE WATER WELL THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR ENSUPING THAT THE WATEP QUALITY MEETS ALL RELEVANT TCEQ AND TDH STANDARDS

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO 2 ON THIS, THE 26th DAY OF April, 2021

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

PRESIDENT ATTEST: SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 SAN JUAN TEXAS

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

ON 05/13/2021 AT 4:13 AM/PM

INSTRUMENT NUMBER 3223453

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY Olga Garcia DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER CYNTHIA E MOLINA
2433 LEANNA DEANE
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 26th DAY OF April, 2021

MONICA GUERRA Notary Public, State of Texas Comm Expires 08-02-2023 Notary ID 11673539

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 08/02/2023

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR 5/10/21 DATE

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN PLANNING AND ZONING COMMISSION PEPE
05/10/21 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID OMAR SALINAS, P.E. REG PROFESSIONAL ENGINEER #71973 4/26/21 DATE

STATE OF TEXAS DAVID OMAR SALINAS 71973 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O SALINAS, R P L S REG PROFESSIONAL LAND SURVEYOR #5782 4/26/21 DATE

STATE OF TEXAS DAVID OMAR SALINAS 5782 REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49 211(C) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITEPIA IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS

HIDALGO COUNTY DRAINAGE DISTRICT NO 1

PAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER 05.11.2021 DATE



LOCATION MAP SCALE 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 0.74 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THAT CERTAIN 2.296 ACRE TRACT OF LAND, OUT OF LOT 1, BLOCK 20, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.74 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT; SAID ROD IS LOCATED EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 887.69 FEET AND THENCE, SOUTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 192.0 FEET ALL FROM THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 20;

(1) THENCE, EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 115.81 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 213.68 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 37 DEGREES 03 MINUTES WEST, A DISTANCE OF 42.36 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF WHALEN ROAD FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.39 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WHALEN ROAD (AN EXISTING 40.0 FOOT ROADWAY EASEMENT DESCRIBED IN VOL. 657, PAGE 479, H.C.D.R.) AND SAME BEING THE NORTH LINE OF THAT CERTAIN HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY (DESCRIBED IN VOLUME 120, PAGES 531-576, H.C.D.R.) FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 82 DEGREES 03 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WHALEN ROAD SAME BEING THE NORTH LINE OF SAID IRRIGATION DISTRICT EASEMENT, A DISTANCE OF 91.17 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.39 FEET PASS A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID WHALEN ROAD, AT A DISTANCE OF 300.49 FEET IN ALL TO THE **POINT OF BEGINNING**, CONTAINING 0.74 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE SOUTH 40.0 FEET (OR 0.08 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID WHALEN ROAD, LEAVING 0.66 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: OWNER WARRANTY DEED.
N:\SUBDIVISIONPLATS\BBE.RANCH.SUB\0.74.030719

B.B.E. RANCH SUBDIVISION

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

BEING A 0 74 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THAT CERTAIN 2 296 ACRE TRACT OF LAND, OUT OF LOT 1, BLOCK 20, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS

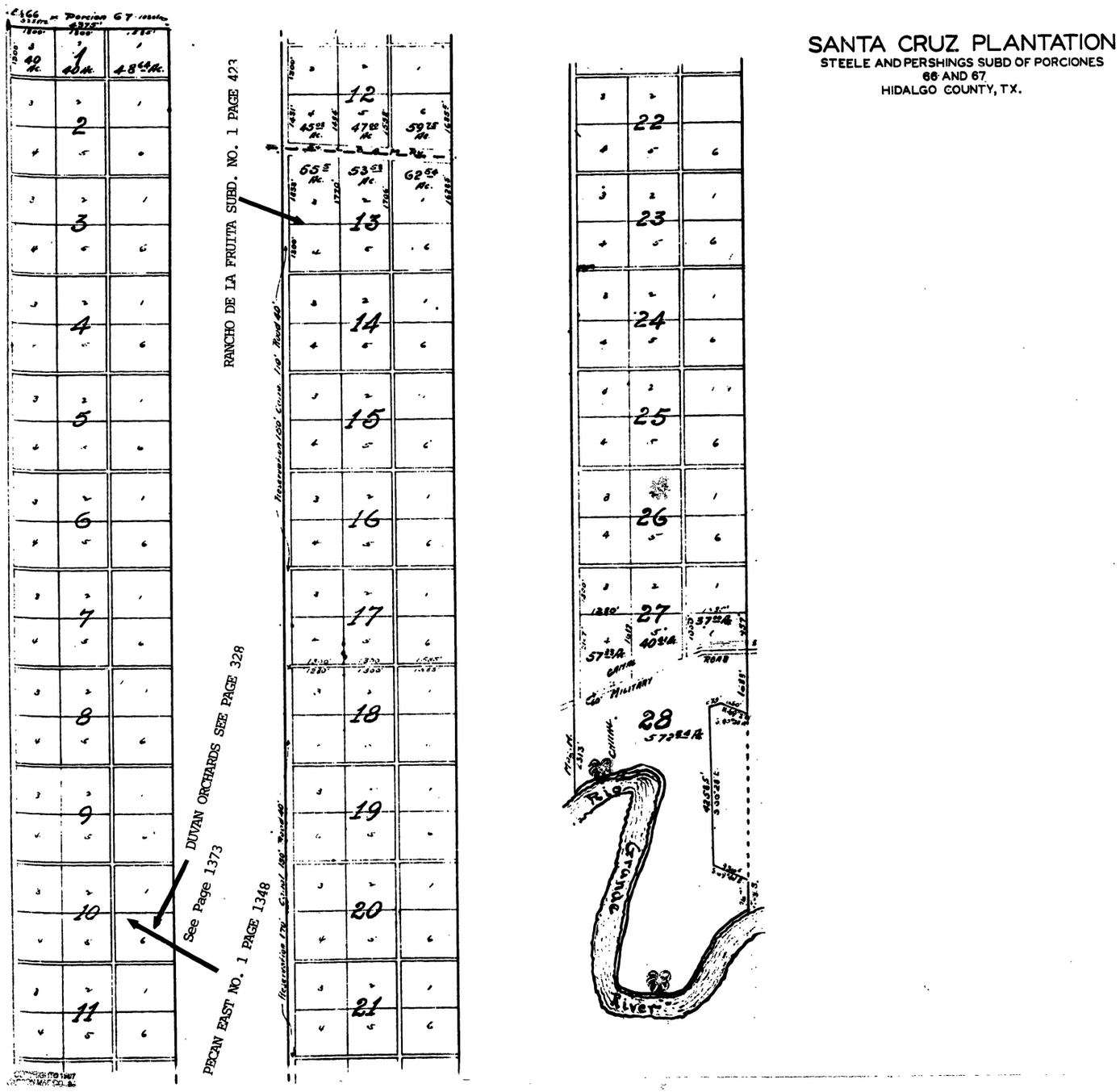
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	CYNTHIA E MOLINA	2433 LEANNA DEANE	MISSION, TEXAS 78572	(956) 739-9048	NONE
ENGINEER	DAVID O SALINAS	2221 DAFFODIL AVE	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR	DAVID O SALINAS	2221 DAFFODIL AVE	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

PREPARED BY SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION APRIL 22, 2021
JOB NUMBER SP-18-23985
OWNER CYNTHIA E. MOLINA
2433 LEANNA DEANE
MISSION, TEXAS 78572

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

SANTA CRUZ PLANTATION

STEELE AND PERSHINGS SUBD OF PORCIONES
66 AND 67
HIDALGO COUNTY, TX.



Planning Department

Memo

TO: Planning and Zoning Commission

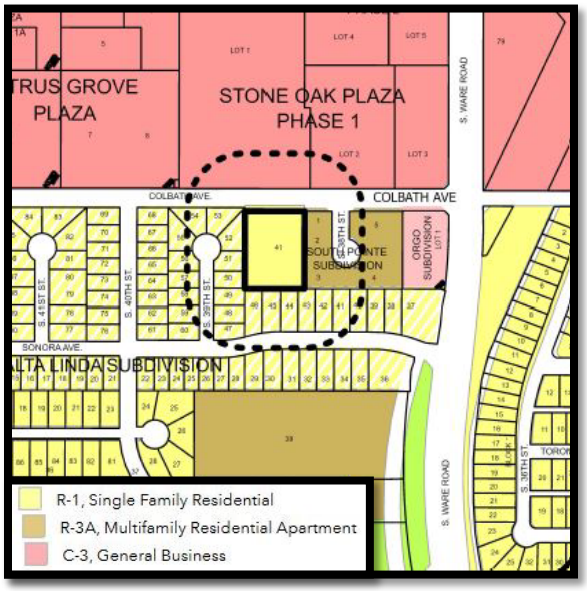
FROM: Planning Staff

DATE: September 10, 2025

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

3801 Colbath Avenue (PID: 230676) (REZ2025-0130)

LOCATION: The subject property is located along the south side of Colbath Avenue.





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

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

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: The mentioned lot is not subdivided. The subject property is comprised of one Lot. The initial zoning designation for the property was R-1 (Single Family Residential-OC) District with no rezoning since then according to our records.

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

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

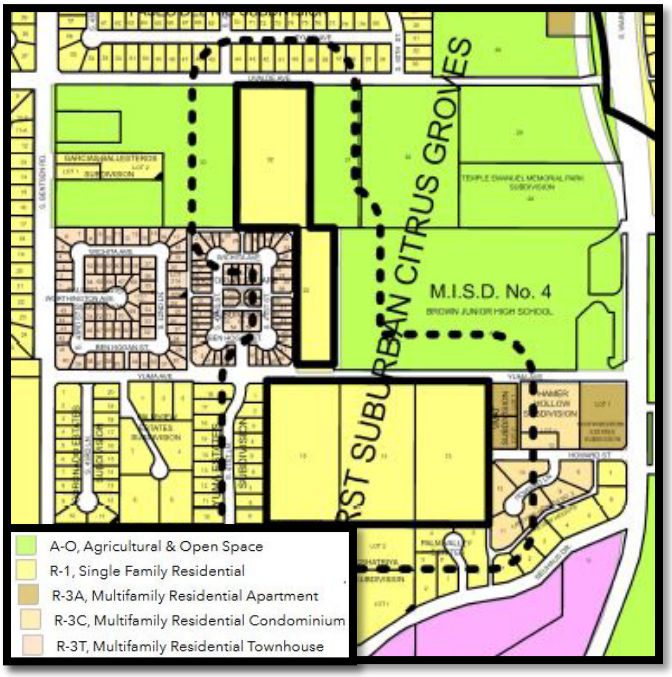
DATE: September 10, 2025

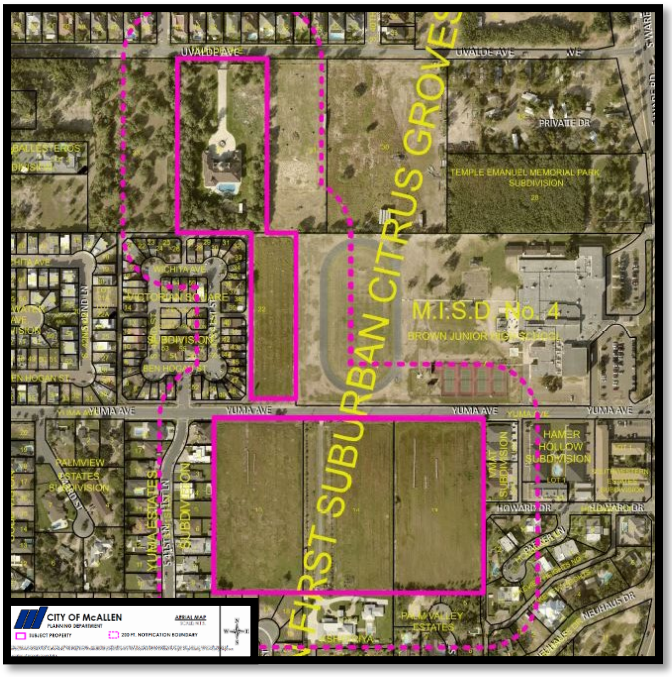
SUBJECT: **Rezoning from R-1 (Single Family Residential-OC) District under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

3901-4101 Yuma Avenue (PIDS: 230655, 230647, 230649, 230648) (REZ2025-0126)

4101 Uvalde Avenue (PID: 230662) (REZ2025-0126)

LOCATION: The subject properties are located on the west side of South Ware Road, Between Uvalde Avenue and Yuma Avenue.





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

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

LAND USE: Surrounding uses include single-family dwellings, condominiums, multifamily apartments, vacant land and a school.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: The mentioned lots are not subdivided. The subject properties are five individual Lots. The initial zoning designation for these properties was R-1 (Single Family Residential-OC) District with no rezoning since then according to our records.

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

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

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

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

WITHDRAWN

2540 SAVANNAH AVENUE

2538 SAVANNAH AVENUE

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

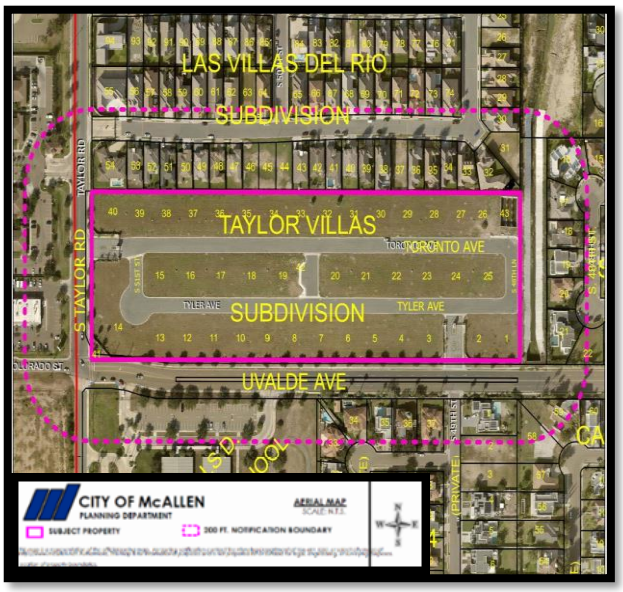
DATE: September 10, 2025

SUBJECT: **REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

TAYLOR VILLAS SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0157)
4800-5112 TORONTO AVENUE (LOT CA-C & LOTS 26-40)
4800-5105 TYLER AVENUE (LOTS 1-13 & LOTS 15-25)
2002 SOUTH 51ST LANE (LOT 14)

LOCATION: The subject properties are located on the north east corner of Uvalde Avenue and Taylor Road.





PROPOSAL: The City of McAllen is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-3T (Multi-family Residential Townhouse-OC) District to the north. R-1 (Single-Family Residential-OC) District and R-1 (Low Density Residential-UDC) District to the east and south. Extra Territorial Jurisdiction to the west.

LAND USE: The properties consist of vacant land and are zoned R-2 (Duplex-Fourplex Residential-OC) District. Surrounding uses include Lloyd & Dolly Bentsen Elementary, vacant land, commercial uses, single-family and multifamily townhome residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is single-family residential and multi-family townhome residential.

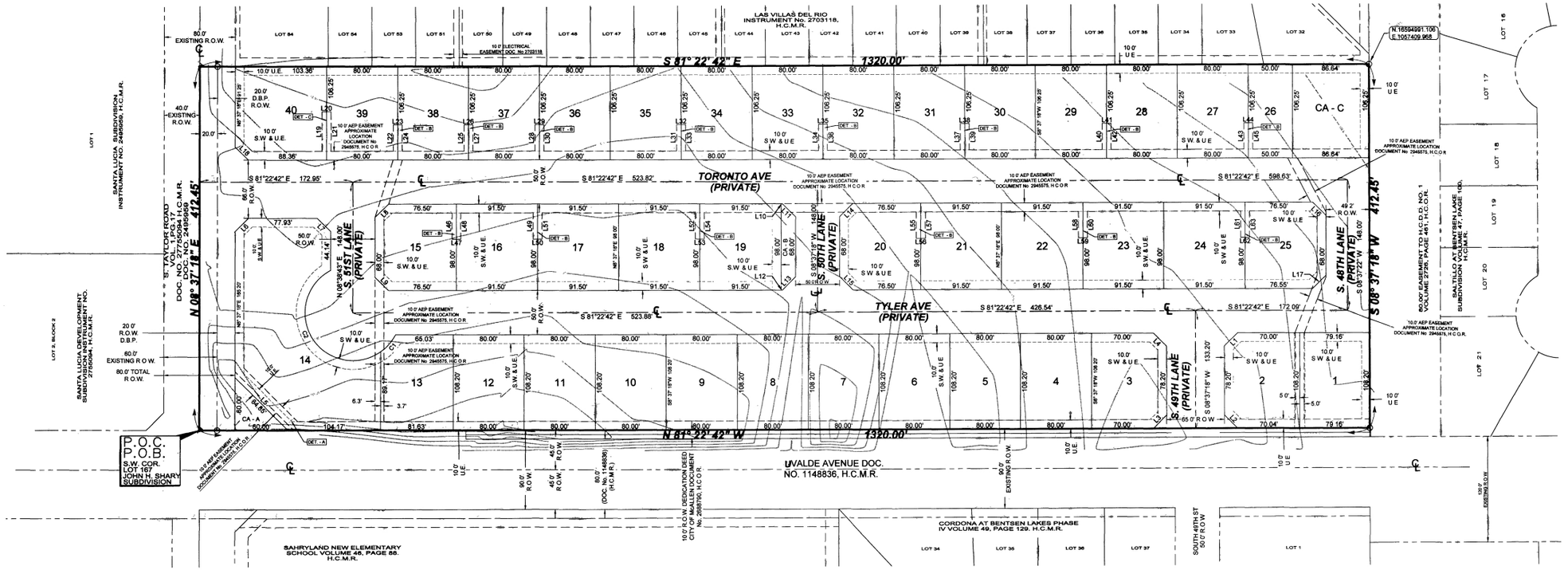
HISTORY: Taylor Villas Subdivision was recorded June 27, 2025 and consists of 41 lots. The initial zoning designation for this property was R-2 (Duplex-Fourplex Residential-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium Density Residential-UDC) District is an equivalent zoning district to the current R-2 District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District.



PLAT OF

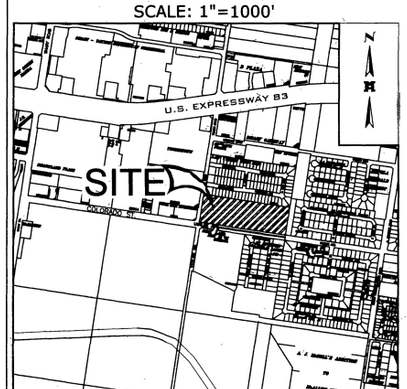
TAYLOR VILLAS SUBDIVISION

(PRIVATE SUBDIVISION)

A SUBDIVISION OF 12.498 ACRES OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION,
ACCORDING TO THE PLAT, THERE OF RECORDED IN VOLUME 1, PAGE 17,
HIDALGO COUNTY MAP RECORDS, CITY OF MCALLEN, HIDALGO COUNTY TEXAS.

LOCATION MAP

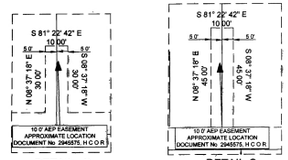
SCALE: 1"=1000'



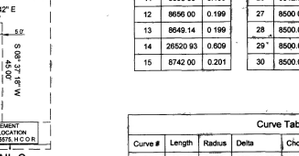
LEGEND

○	SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
⚹	SET NAIL
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R	HIDALGO COUNTY DEED RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
℄	- ROAD CENTER LINE
S.W.COR	- SOUTHWEST CORNER
S.W. & U.E.	- SIDEWALK & UTILITY EASEMENT
D.B.P.	- DEDICATED BY PLAT
D.R.H.C.	- DEED RECORDS HIDALGO COUNTY
DET.	- DETAIL

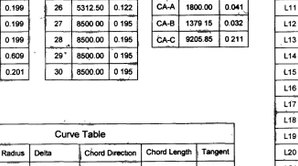
DETAIL-A N.T.S.



DETAIL - B N.T.S.



DETAIL-C N.T.S.



Lot Area Table		
Lot #	SQ. FT.	Area
1	8564.83	0.197
2	8976.46	0.206
3	8971.78	0.206
4	8656.00	0.199
5	8656.00	0.199
6	8656.00	0.199
7	8656.00	0.199
8	8656.00	0.199
9	8656.00	0.199
10	8656.00	0.199
11	8656.00	0.199
12	8656.00	0.199
13	8649.14	0.199
14	26520.93	0.609
15	8742.00	0.201

Lot Area Table		
Lot #	SQ. FT.	Area
16	8967.00	0.206
17	8967.00	0.206
18	8967.00	0.206
19	8967.00	0.206
20	8742.00	0.201
21	8967.00	0.206
22	8967.00	0.206
23	8967.00	0.206
24	8967.00	0.206
25	8744.25	0.201
26	5312.50	0.122
27	8500.00	0.195
28	8500.00	0.195
29	8500.00	0.195
30	8500.00	0.195

Lot Area Table		
Lot #	SQ. FT.	Area
31	8500.00	0.195
32	8500.00	0.195
33	8500.00	0.195
34	8500.00	0.195
35	8500.00	0.195
36	8500.00	0.195
37	8500.00	0.195
38	8500.00	0.195
39	8500.00	0.195
40	10869.15	0.250
CA-A	1800.00	0.041
CA-B	1379.15	0.032
CA-C	9205.85	0.211

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	25.49'	54.00'	027° 02' 37"	N49° 43' 49"E	25.25'	12.99
C2	176.99'	54.00'	187° 47' 44"	S22° 51' 31"E	107.75'	792.55

Lot Line Table		
Line #	Length	Direction
L1	21.25'	N53° 41' 50"E
L2	21.21'	S36° 22' 42"E
L3	21.21'	S53° 37' 18"W
L4	21.21'	S36° 22' 42"E
L5	84.85'	N36° 22' 42"W
L6	21.21'	S53° 37' 18"W
L7	21.21'	S36° 22' 42"E
L8	21.21'	N53° 37' 18"E
L9	21.21'	S36° 22' 42"E
L10	1.37'	S81° 22' 42"E
L11	21.21'	S36° 22' 42"E
L12	1.37'	S81° 22' 42"E
L13	21.21'	S53° 37' 18"W
L14	21.21'	N53° 37' 18"E
L15	21.21'	S36° 22' 42"E
L16	21.21'	N36° 22' 42"W
L17	21.21'	N53° 36' 11"E
L18	21.21'	N36° 22' 42"W
L19	45.00'	N08° 37' 18"E
L20	10.00'	S81° 22' 42"E
L21	45.00'	S08° 37' 18"W
L22	30.00'	N08° 37' 18"E
L23	10.00'	S81° 22' 42"E
L24	30.00'	S08° 37' 18"W
L25	30.00'	N08° 37' 18"E
L26	10.00'	S81° 22' 42"E
L27	30.00'	S08° 37' 18"W
L28	30.00'	N08° 37' 18"E
L29	10.00'	S81° 22' 42"E
L30	30.00'	S08° 37' 18"W
L31	30.00'	N08° 37' 18"E
L32	10.00'	S81° 22' 42"E

Lot Line Table		
Line #	Length	Direction
L33	30.00'	S08° 37' 18"W
L34	30.00'	N08° 37' 18"E
L35	10.00'	S81° 22' 42"E
L36	30.00'	S08° 37' 18"W
L37	30.00'	N08° 37' 18"E
L38	10.00'	S81° 22' 42"E
L39	30.00'	S08° 37' 18"W
L40	30.00'	N08° 37' 18"E
L41	10.00'	S81° 22' 42"E
L42	30.00'	S08° 37' 18"W
L43	30.00'	N08° 37' 18"E
L44	10.00'	S81° 22' 42"E
L45	30.00'	S08° 37' 18"W
L46	30.00'	N08° 37' 18"E
L47	10.00'	N81° 22' 42"W
L48	30.00'	S08° 37' 18"W
L49	30.00'	N08° 37' 18"E
L50	10.00'	N81° 22' 42"W
L51	30.00'	S08° 37' 18"W
L52	30.00'	N08° 37' 18"E
L53	10.00'	N81° 22' 42"W
L54	30.00'	S08° 37' 18"W
L55	30.00'	N08° 37' 18"E
L56	10.00'	N81° 22' 42"W
L57	30.00'	S08° 37' 18"W
L58	30.00'	N08° 37' 18"E
L59	10.00'	N81° 22' 42"W
L60	30.00'	S08° 37' 18"W
L61	30.00'	N08° 37' 18"E
L62	10.00'	N81° 22' 42"W
L63	30.00'	S08° 37' 18"W

DRAWN BY: AA DATE: 02-27-2025
REVISED BY: AA DATE: 05-22-2025
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

TBPE FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE EDINBURG, TX 78541 PH: (956) 381-0981 FAX: (956) 381-1839 ESTABLISHED 1947
227 N. F.M. 3167 RIO GRANDE CITY, TX 78582 PH: (956) 487-8256 FAX: (956) 488-8591
www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	SYNERGY A REAL ESTATE ALLIANCE, LLC C/O SERGIO GOVELA	4001 S. SHARY RD. SUITE 550-47	McALLEN, TEXAS 78572		
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR	ROBERTO N. TAMEZ R.P.L.S	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

METES AND BOUNDS DESCRIPTION

A tract of land containing 12.498 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Lot 167, John H. Shary Subdivision, according to the plat thereof recorded in Volume 1, Page 17, Hidalgo County Map Records, which said 12.498 acres were conveyed to Synergy a Real Estate Alliance LLC, a Texas Limited Liability Company, by virtue of a Warranty Deed recorded under Document Number 3544408, Hidalgo County Official Records, said 12.498 acres also being more particularly described as follows:

BEGINNING at a Nail set at the Southwest corner of said Lot 167, for the Southwest corner of this herein described tract;

1. THENCE, N 08° 37' 18" E along the West line of said Lot 167 and within the existing right-of-way of S. Taylor Road, a distance of 412.45 feet to a Nail set at the Southwest corner of Las Villas Del Rio, according to the plat thereof recorded in Instrument Number 2703118, Hidalgo County Map Records, for the Northwest corner of this tract;
2. THENCE, S 81° 22' 42" E along the South line of said Las Villas Del Rio, at a distance of 20.00 feet pass a No. 4 rebar found at the Southwest corner of Lot 54, of said Las Villas Del Rio, continuing a total distance of 1,320.00 feet to a No. 4 rebar set on the East line of said Lot 167 and at the Southeast corner of said Las Villas Del Rio, for the Northeast corner of this tract;
3. THENCE, S 08° 37' 18" W along the East line of said Lot 167, a distance of 412.45 feet to a No. 4 rebar set for the Southeast corner of this tract;
4. THENCE, N 81° 22' 42" W along the South line of said Lot 167, at a distance of 1,255.34 feet pass an "X" mark on concrete found in line, at a distance of 1,300.00 feet pass a No. 4 rebar set on the existing East right-of-way line of S. Taylor Road, continuing a total distance of 1,320.00 feet to the POINT OF BEGINNING and containing 12.498 acres gross, of which 0.189 of one acre lies within the existing right-of-way of S. Taylor Road, leaving an existing net of 12.309 acres of land, more or less.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

SUBJECT: **REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

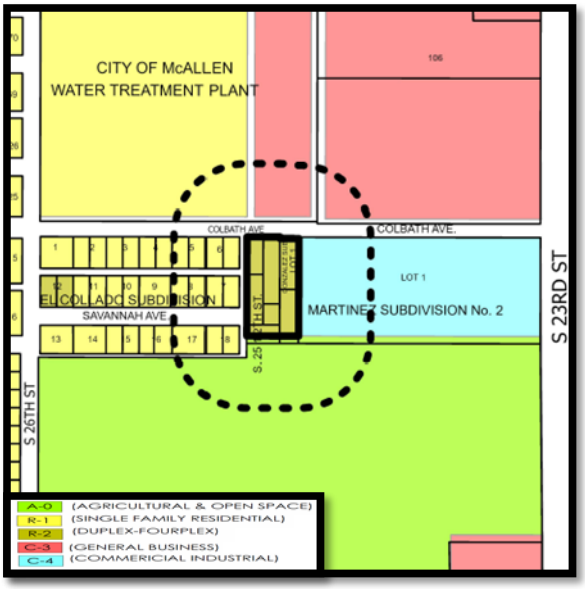
GONZALEZ SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0140) 2505 COLBATH ROAD

1817-1901 SOUTH 25TH ½ STREET (PIDS: 211102, 211103, 211097 & 211098) (REZ2025-0140)

2509 COLBATH ROAD (PIDS: 211095) (REZ2025-0140)

2513 COLBATH ROAD (PID: 211096) (REZ2025-0140)

LOCATION: The subject properties are located between South 25th ½ Street and South 23rd Street, south of Colbath Avenue. The properties consist of multi-family and single-family residential. The properties are zoned R-2 (Duplex-Fourplex Residential-OC) District.





PROPOSAL: The City of McAllen is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential–OC) District to the west. C-3 (General Business–OC) District to the north. C-4 (Commercial Industrial–OC) District to the east and A-O (Agricultural & Open Space–OC) District to the south.

LAND USE: Surrounding uses include single-family residential dwellings, multi-family residentials, McAllen Water Treatment Plant, commercial businesses and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend in this area are single-family residences, multi-family residences, and commercial businesses.

HISTORY: Gonzalez Subdivision was recorded May 6, 1975 and consists of one lot only. The other mentioned property ID's are not subdivided and are compromised of individual lots. The initial zoning designation for this property was R-2 (Duplex-Fourplex Residential-OC) District with no rezoning since then according to our records.

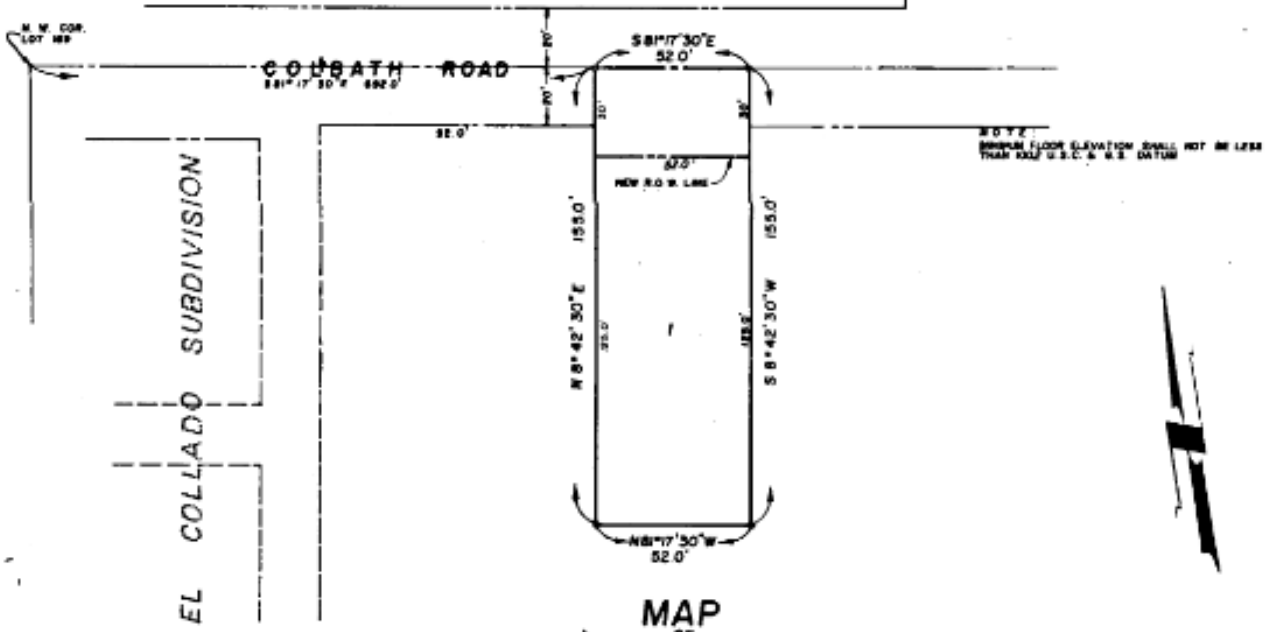
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium Density Residential-UDC) District is an equivalent zoning district to the current R-2 District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District.

FILED FOR RECORD THIS DATE
At 11:45 o'clock P M.
MAY 6 - 1975
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [signature] Deputy



MAP OF GONZALEZ SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF 0.19 AC. TRACT OF LAND OUT OF THE EAST 52.0 FT. OF THE WEST 744.0 FT. OF THE NORTH 155.0 FT. OF LOT 169, LA LOMITA IRRIG. & CONST. COS. SUB'D, OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS

Recorded in Book 19 Page 70 of the map records of Hidalgo County, Texas
Charles L. Madden
Deputy Surveyor

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This the 5th day of May, 1975
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By [signature] Deputy

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 30' DATE: 4-8-75

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "GONZALEZ SUBDIVISION" TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

[signature]

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 PERSONING 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 11th DAY OF April, 1975

[signature]
NOTARY PUBLIC

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

[signature]
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR 1530 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.

[signature]
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

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 WHEREIN MY APPROVAL IS REQUIRED.

[signature]
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 2nd DAY OF April A.D. 1975

[signature]
ASSISTANT SECRETARY

[signature]
PRESIDENT

APPROVED
FOR RECORDING
By [signature]
Date 5-5-75

File 22-3

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

SUBJECT: **REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

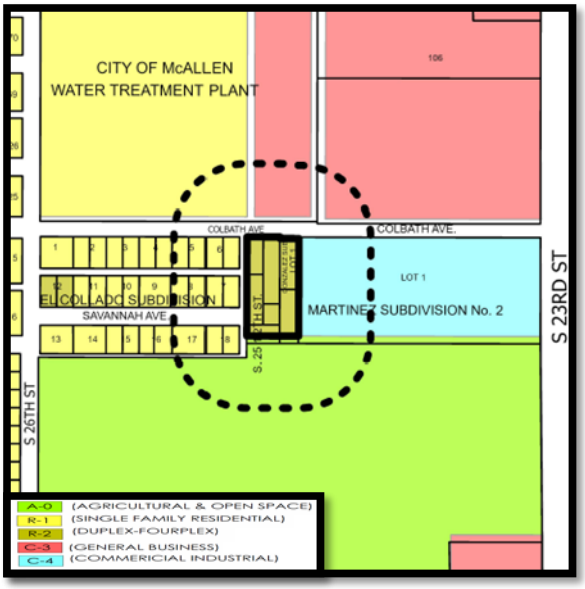
GONZALEZ SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0140) 2505 COLBATH ROAD

1817-1901 SOUTH 25TH ½ STREET (PIDS: 211102, 211103, 211097 & 211098) (REZ2025-0140)

2509 COLBATH ROAD (PIDS: 211095) (REZ2025-0140)

2513 COLBATH ROAD (PID: 211096) (REZ2025-0140)

LOCATION: The subject properties are located between South 25th ½ Street and South 23rd Street, south of Colbath Avenue. The properties consist of multi-family and single-family residential. The properties are zoned R-2 (Duplex-Fourplex Residential-OC) District.





PROPOSAL: The City of McAllen is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential–OC) District to the west. C-3 (General Business–OC) District to the north. C-4 (Commercial Industrial–OC) District to the east and A-O (Agricultural & Open Space–OC) District to the south.

LAND USE: Surrounding uses include single-family residential dwellings, multi-family residentials, McAllen Water Treatment Plant, commercial businesses and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend in this area are single-family residences, multi-family residences, and commercial businesses.

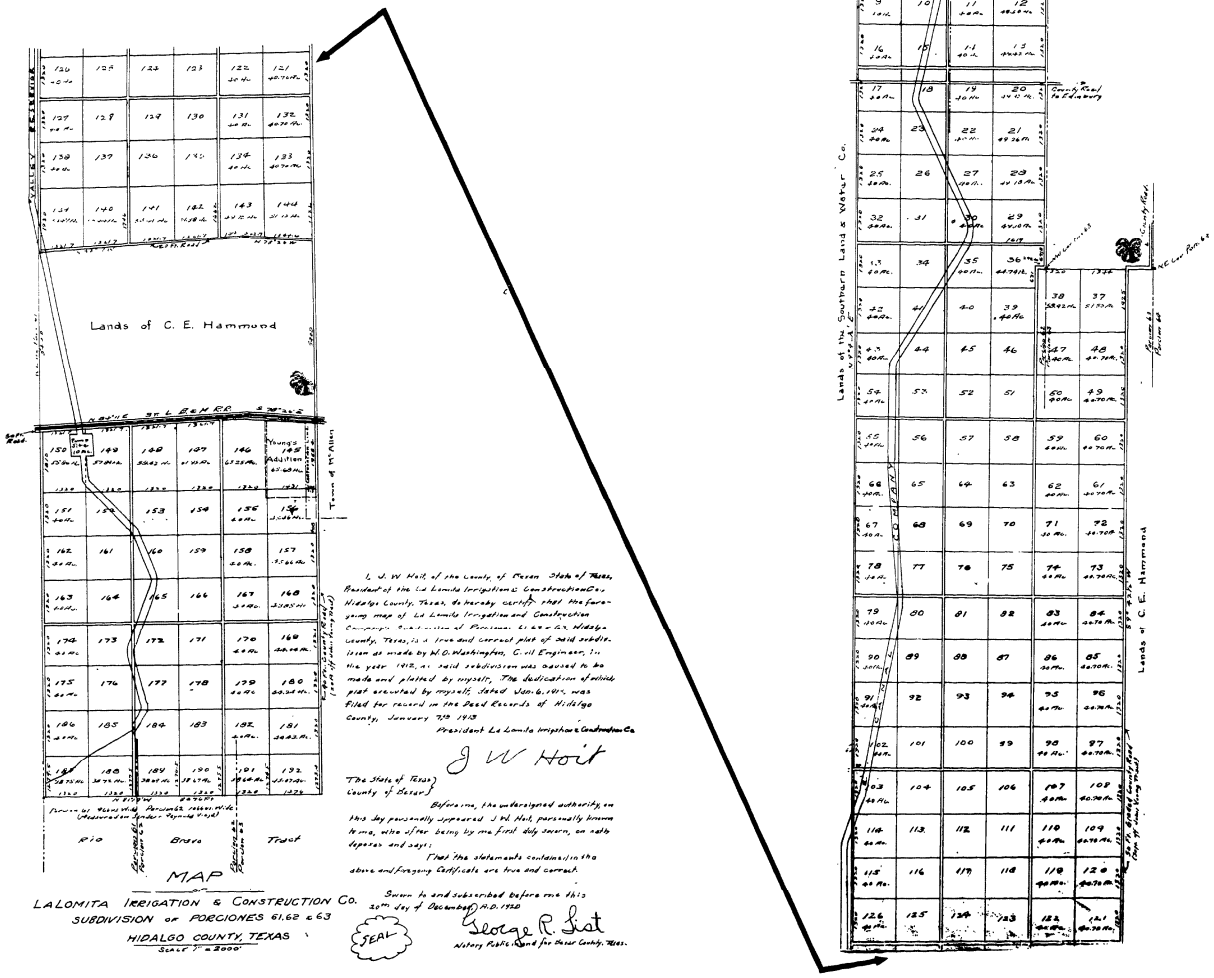
HISTORY: Gonzalez Subdivision was recorded May 6, 1975 and consists of one lot only. The other mentioned property ID's are not subdivided and are compromised of individual lots. The initial zoning designation for this property was R-2 (Duplex-Fourplex Residential-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium Density Residential-UDC) District is an equivalent zoning district to the current R-2 District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District.


Lands of C. E. Hammond
Lands of the Southern Land & Water Co.
Lands of C. E. Hammond
Young's Addition
Town of McAllen
Valley Floodway
Levee
Levee
Levee

Planning Department

Memo

TO: Planning and Zoning Commission

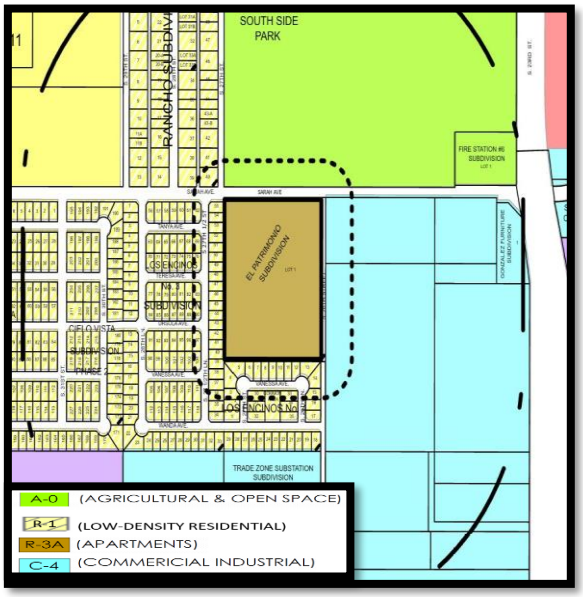
FROM: Planning Staff

DATE: September 10, 2025

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

EL PATRIMONIO SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0139)
2601 SARAH AVENUE

LOCATION: The subject property is located on the south west corner of Sarah Avenue and South 26th Street.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low Density Residential-UDC) District to the south and west. A-O (Agricultural & Open Space-OC) District to the north. C-4 (Commercial Industrial-OC) to the east.

LAND USE: The property consists of apartments and are zoned R-3A (Multifamily Residential Apartment-OC) District. Surrounding uses include City of McAllen Fire Station, Southside Park, vacant land, commercial uses, single-family and multifamily apartment residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is single-family residential and multi-family apartment residential.

HISTORY: El Patrimonio Subdivision was recorded February 7, 2001 and the subject property is comprised of one lot only. The initial zoning designation for this property was R-3A (Multi-family Residential Apartment-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed use for R-3 (High Density Residential-UDC) District is an equivalent zoning district to the current R-3A (Multi-family Residential Apartment-OC) District zoning designation.

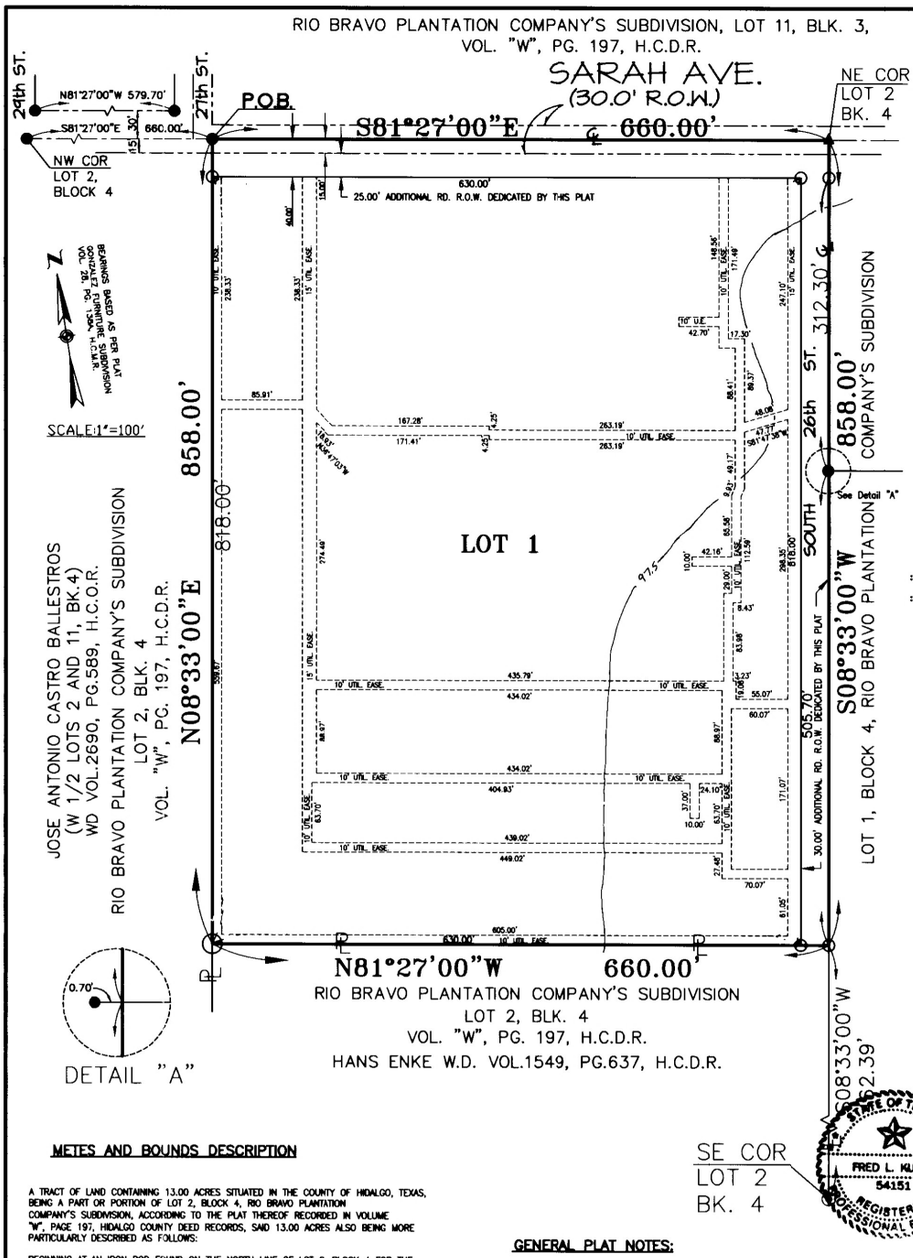
Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

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

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

MAP OF
EL PATRIMONIO SUBDIVISION

BEING A RESUBDIVISION OF 13 AC. BEING
THE NORTH 13.00 ACRES OF
THE EAST 1/2 OF LOT 2, BLOCK 4
RIO BRAVO PLANTATION COMPANY'S SUBDIVISION
AS RECORDED IN VOLUME "W", PAGE 197, H.C.D.R.
LOCATED IN McALLEN, HIDALGO COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

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

EL PATRIMONIO APARTMENTS, L.P.
P. ROWAN SMITH, JR., MANAGER
16420 PARK TEN PLACE, SUITE 220
HOUSTON, TEXAS 77084

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *P. ROWAN SMITH, JR.* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10 DAY OF January, 2000.

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

LYDIA FLORES
NOTARY PUBLIC
State of Texas
Comm. Exp. 09/01/2002

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

CHAIRMAN, PLANNING COMMISSION

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

MAYOR, CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

STATE OF TEXAS
FRED L. KURTH
54151
REGISTERED PROFESSIONAL ENGINEER

1-11-01

FRED L. KURTH, RPE # 54151 RPLS #4750
DATE SURVEYED: 8-11-00
DATE PREPARED: 9-14-00
V-568, PG. 25-27
JOB No. 00133

STATE OF TEXAS
REGISTERED
FREDERICK L. KURTH
4760
PROFESSIONAL
LAND SURVEYOR

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY:
2/02/01

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 13.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 2, BLOCK 4, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, HIDALGO COUNTY DEED RECORDS, SAID 13.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE NORTH LINE OF LOT 2, BLOCK 4 FOR THE NORTHWEST CORNER OF THIS TRACT, SAID IRON ROD BEARS S 81° 27' 00" E A DISTANCE OF 660.00 FEET FROM AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2;

THENCE, S 81° 27' 00" E ALONG THE NORTH LINE OF LOT 2, BLOCK 4 AND WITHIN SARAH AVENUE, A DISTANCE OF 660.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THIS TRACT;

THENCE, S 08° 33' 00" W ALONG THE EAST LINE OF LOT 2, BLOCK 4, AT A DISTANCE OF 15.00 FEET PASS AN IRON ROD SET FOR THE SOUTH RIGHT-OF-WAY OF SARAH AVENUE, AND CONTINUING A TOTAL DISTANCE OF 858.00 FEET TO AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

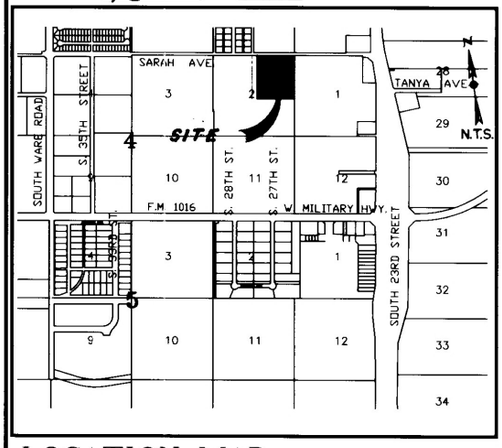
THENCE, N 81° 27' 00" W A DISTANCE OF 660.00 FEET TO AN IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 33' 00" E AT A DISTANCE OF 843.00 FEET PASS AN IRON ROD SET FOR THE SOUTH RIGHT-OF-WAY OF SARAH AVENUE, AND CONTINUING A TOTAL DISTANCE OF 858.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.00 ACRES, OF WHICH 0.23 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SARAH AVENUE, LEAVING A NET OF 12.77 ACRES OF LAND, MORE OR LESS.

DRAWN BY: R. DEJESUS DATE: 11-16-00
SURVEYED, CHECKED: DATE: 12-6-00
FINAL CHECK: DATE: 1-11-01

GENERAL PLAT NOTES:

1. MINIMUM SETBACKS SHALL BE AS FOLLOW:
   SARAH AVE. : 40 FEET
   S. 26TH. ST. 15 FEET
   OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR SITE PLAN OR EASEMENT.
2. MINIMUM PERMISSIBLE FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT THE MID POINT OF THE LOT OR NATURAL GROUND +12", WHICHEVER IS GREATER.
3. BENCH MARK: TOP OF SET C.P.S. LOCATE AT THE NORTHEAST CORNER OF PROPERTY ELEV.= 97.83
4. AREAS OF THE 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 99, BUT NO FLOOD FLOOD HAZARD FACTORS ARE DETERMINED. AND THIS SUBDIVISION IS LOCATED IN ZONE "AH" ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 480334 0400 C, REVISED NOVEMBER 16, 1982.
5. THE LOT WILL BE REQUIRED TO DETAIN 75,158 C.F. OF STORM SEWER RUNOFF, AS PER (See DRAINAGE REPORT).
6. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS.
7. 6' BUFFER REQUIRED FROM ADJACENT COMMERCIAL AND SINGLE FAMILY RESIDENTIAL ZONE USE.
8. ADDITIONAL NOTES AS NEEDED DURING REVIEW.
9. 25' X25' CORNER CLIP EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
10. 4' SIDE WALK REQUIRED ON SARAH AVENUE AND SOUTH 26TH. STREET
11. DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR A BUILDING PERMIT.



LOCATION MAP

Recorded in Volume 37 Page 46A of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.

941507

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 2-07-01 AT 8:44 AM/PM
AS A RECORDING NUMBER 941507
BY: DEPUTY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78539
E-MAIL: mhieng@aol.com
OFF: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

Planning Department

Memo

TO: Planning and Zoning Commission

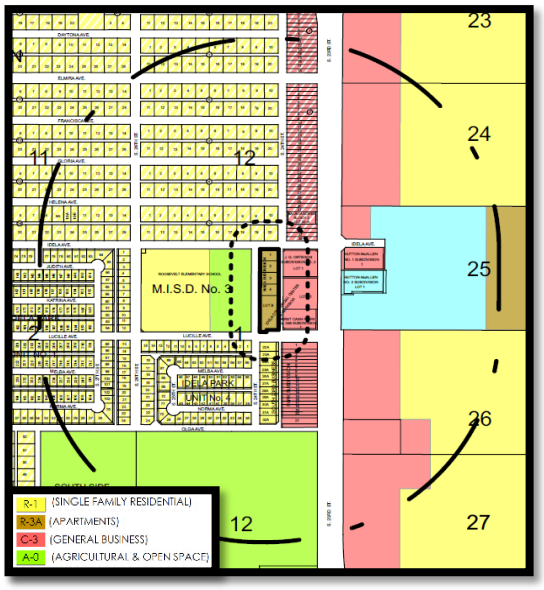
FROM: Planning Staff

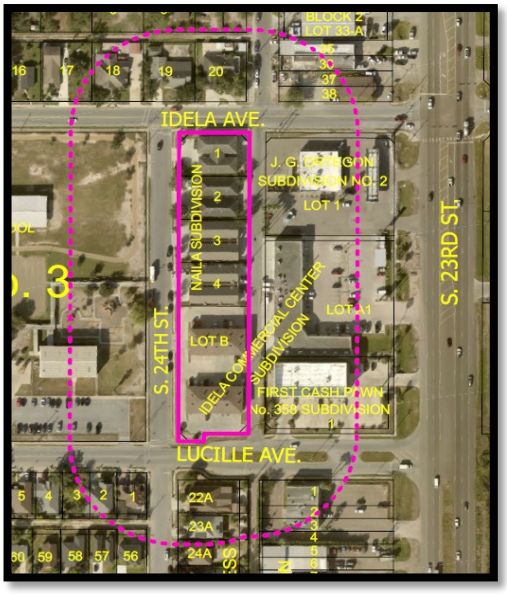
DATE: September 10, 2025

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

Naila Subdivision, (PIDS:195901 & 196731), Hidalgo County,Texas.(REZ2025-0151)
4601-4815 South 24th Street

LOCATION: The subject property is located at the northeast corner of South 24th Street and Lucille Avenue.





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

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

LAND USE: The properties contain multi-family apartment dwellings and are zoned R-3A (Multi-family Residential Apartment-OC) District. Surrounding uses include single-family residential dwellings, apartments, commercial businesses, and Roosevelt Elementary School.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category although multi-family apartments are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend along South 24th Street is multi-family apartments.

HISTORY: Naila Subdivision was recorded December 13, 1995. The earliest zoning record for the property, indicating an R-3A zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is equivalent to the current R-3A District zoning designation.

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

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

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

VOL.30 PG.165A

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NAILA SUBDIVISION TO THE CITY OF MCALLEN TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO HEREBY DEDICATE TO THE USE OF PUBLIC ALL STREETS ALLEYS PARKS SEWER LINES WATER COURSES 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 OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN

ARNOLDO PENA OWNER
ADDRESS 1502 ANITA
MISSION TEXAS 78572

NOTARY PUBLIC STATE OF TEXAS
HAZEL ZEPEDA
NOTARY PUBLIC
State of Texas
Comm. Exp 12 14-98

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARNOLDO PENA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13 DAY OF Dec A D 1995

NOTARY PUBLIC TEXAS

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

CITY OF MCALLEN, TEXAS

MAYOR CITY OF MCALLEN

THIS PLAT OF NAILA SUBDIVISION
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. _____

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I JAIME ENRIQUEZ THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT

11-1-95

JAIME ENRIQUEZ REGISTERED PROFESSIONAL ENGINEER
P E REGISTRATION NO 76767

STATE OF TEXAS
JAIME ENRIQUEZ
76767
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, JESUS A GARZA THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR NO 4739 IN THE STATE OF TEXAS CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

JESUS A GARZA REGISTERED PROFESSIONAL
LAND SURVEYOR MCALLEN TEXAS
RPLS NO 4739 11-1-1995

STATE OF TEXAS
JESUS A GARZA
4739
REGISTERED PROFESSIONAL LAND SURVEYOR

METES AND BOUNDS DESCRIPTION

BEING A 1.0 ACRE OF LAND OUT OF THE NORTH 337.0 FEET OF LOT "B" IDELA COMMERCIAL CENTER SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 22 PAGE 9 MAP RECORDS HIDALGO COUNTY TEXAS. SAID 1.0 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT "B" AND BEING THE NORTHWEST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING

THENCE EAST WITH AND ALONG THE NORTH LINE OF LOT "B" A DISTANCE OF 130.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER

THENCE SOUTH WITH AND ALONG THE EAST LINE OF LOT "B" A DISTANCE OF 337.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER

THENCE WEST PARALLEL TO THE NORTH LINE OF OF LOT "B" A DISTANCE OF 130.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER

THENCE NORTH WITH AND ALONG THE WEST LINE OF LOT "B" A DISTANCE OF 337.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING

SAID TRACT OF LAND CONTAINING 1.0 ACRE OF LAND MORE OR LESS

491898

Filed For Record In:
Hidalgo County, Texas
By Jose Eloy Pulido
County Clerk

On: Dec 13, 1995 at 02:35P

As a
Map - Small

Document Number: 491898
Total Fees : 48.50

Receipt Number - 10880
By,
Olga Torres

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT
BY: Dora Salinas
DATE: 12-18-95

ENRIQUEZ CONSTRUCTION GROUP
315 Nolana Avenue, Suite 'C'
McAllen, Texas 78501
(210) 687-8677
FAX (210) 687-8641

SCALE 1"=60'
○ FND 1/2" R.
● SET 1/2" R.

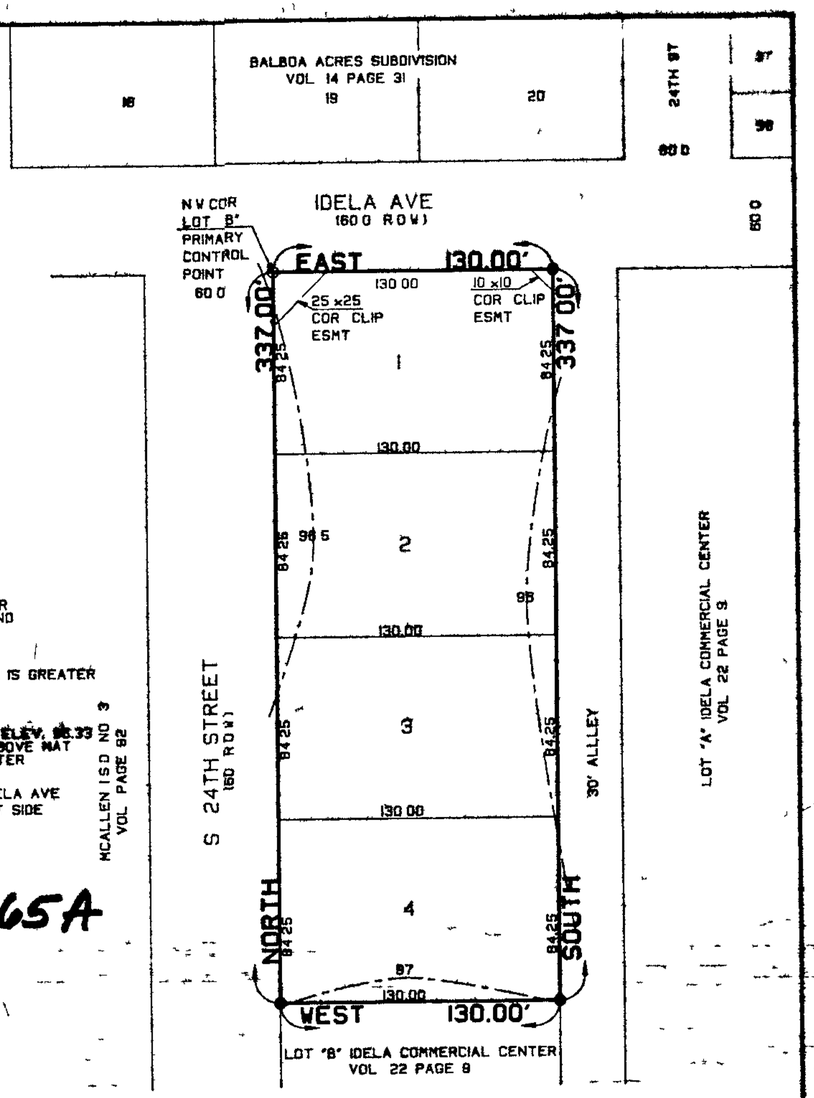
APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 11th day of Dec 1995
JOSÉ ELOY PULIDO, County Clerk
Hidalgo County, Texas
By Dora Salinas Deputy

GENERAL PLAT NOTES

1 THIS AREA IS IN FLOOD ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN 1 AND 3 FEET COMMUNITY PANEL NO 480343 0010 C MAP REVISED NOV 2 1982
2 MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS
FRONT 20' OR IN LINE WITH EXIST BLDGS WHICHEVER IS GREATER
SIDE 6'
CORNER 10'
REAR 10'
3 BENCHMARK IS LOCATED AT NE COR OF SUB. PLAT ELEV. 86.33
4 MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE MAT GRND OR ELEVATION NGVD 988 WHICHEVER IS GREATER
5 A DETENTION OF 0.04 AC FT IS REQUIRED
6 A 4' SIDEWALK IS REQUIRED ALONG S 24TH ST & IDELA AVE
7 A 6' BUFFER (LANDSCAPE) IS REQUIRED ON THE WEST SIDE OF ALLEY AT THE REAR OF THE LOTS

MCALLEN ISD NO 3
VOL PAGE 82

Recorded in Volume 30 Page 165A
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.
County Surveyors



CHECKED FOR EXCEPTIONS
BY
12/1/95

NAILA SUBDIVISION

"McALLEN TEXAS"

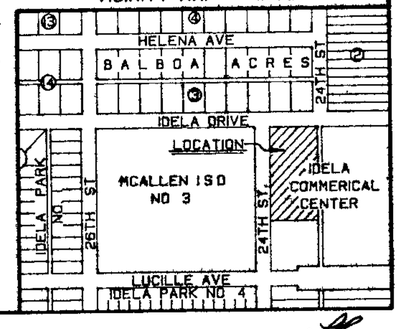
BEING A RESUBDIVISION PLAT OF 1.0 ACRE BEING THE NORTH 337.0 FEET OF LOT "B" IDELA COMMERCIAL CENTER AS RECORDED IN VOLUME 22 PAGE 9 HIDALGO COUNTY MAP RECORDS

APPROVED
Dora Walker 11-27-95
Hidalgo County ROW DEPT
and HCDD 1

J. A Garza Associates
315 Nolana Avenue, Suite 'C'
McAllen, Texas 78501
(210) 687-8677
FAX (210) 687-8641

PREPARATION DATE JUNE 5 1995

VICINITY MAP (NTS)



Planning Department

Memo

TO: Planning and Zoning Commission

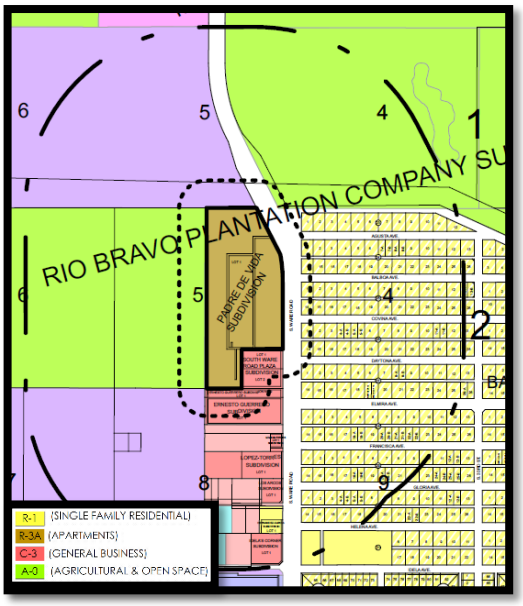
FROM: Planning Staff

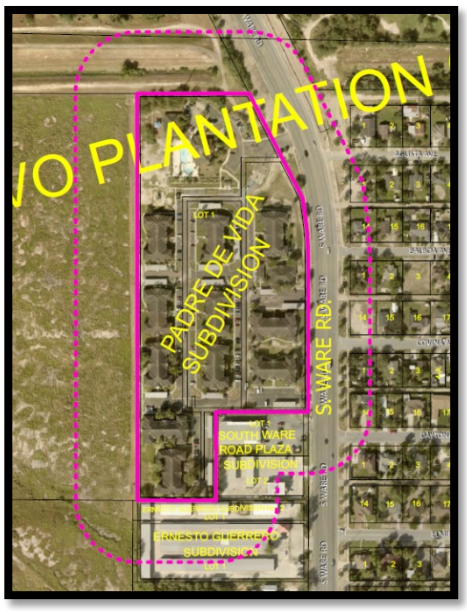
DATE: September 10, 2025

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

Padre De Vida Subdivision, Hidalgo County, Texas. (REZ2025-0150)
3900 South Ware Road

LOCATION: The subject property is located on the west side of South Ware Road just south of McAllen Palmview golf course.





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

ADJACENT ZONING: The adjacent property is R-1 (Single-Family Residential-OC) District to the east, C-3 (General Business-OC) District to the south, A-O (Agricultural and Open Space-OC) District to the west and I-1 (Light Industrial-OC) District to the north.

LAND USE: The property contains multi-family apartment dwellings and are zoned R-3A (Multi-family Residential Apartment-OC) District. Surrounding uses include single-family residential dwellings, apartments, commercial businesses, and McAllen Palmview golf course.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single family homes make up the majority of the land use category although multifamily apartments are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend along South Ware Road is multi-family apartments, single family homes and commercial businesses.

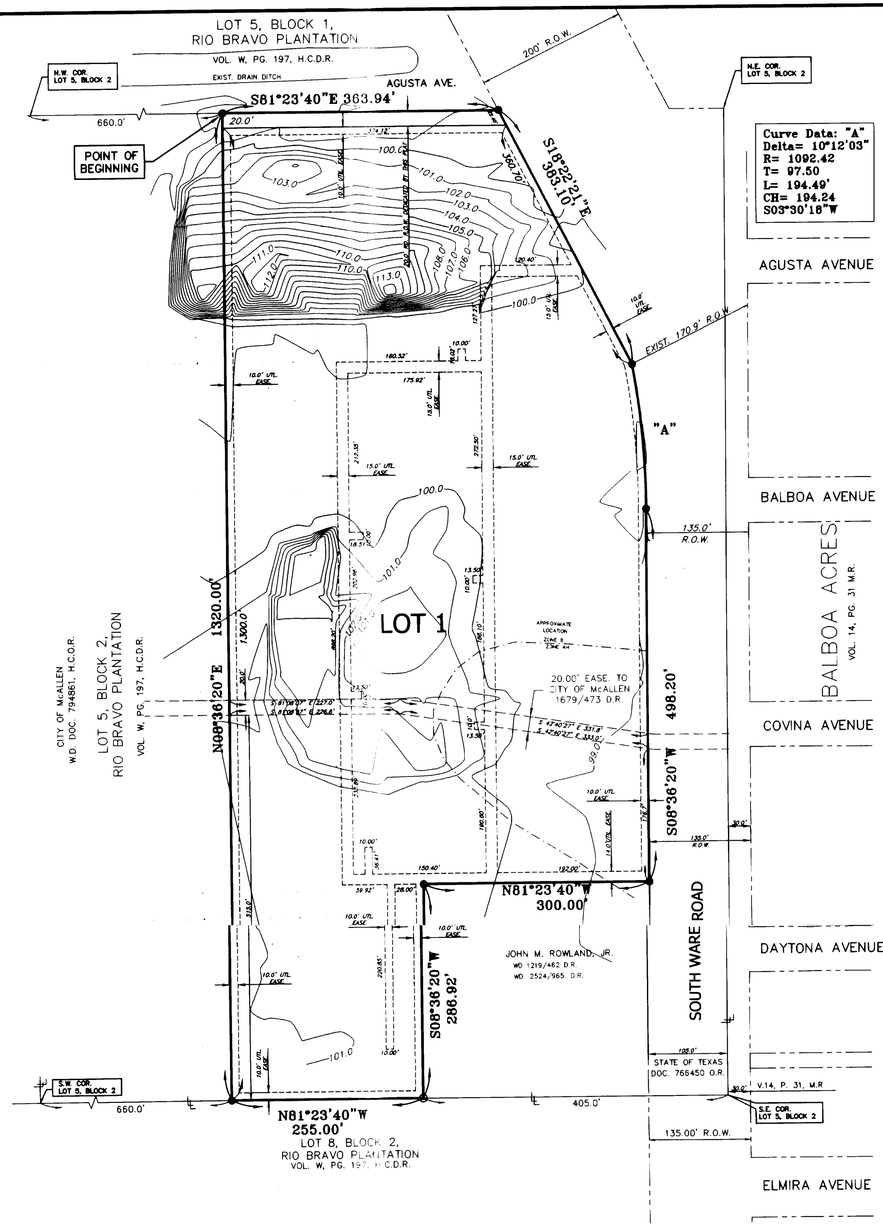
HISTORY: Padre De Vida Subdivision was recorded June 3, 2003. The earliest zoning record for the property, indicating an R-3A zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is equivalent to the current R-3A District zoning designation.

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

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

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



BEARING BASIS AS PER PLAT OF RIO BRAVO PLANTATION SUBD. VOL. W, PG. 197, H.C.M.R.

SCALE:1"=100'

LEGEND

- ○ SET IRON ROD WITH PLASTIC STAMPED MELDEN & HUNT, INC.
- ● FOUND IRON ROD

MAP OF
PADRE DE VIDA SUBDIVISION

BEING A SUBDIVISION OF 14.00 ACRES, OUT OF LOT 5, BLOCK 2, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION AS RECOREDED IN VOL. W, PG. 197, H.C.D.R. AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

KNOWN ALL MEN BY THESE PRESENTS:

THAT PADRE DE VIDA APARTMENTS, L. P. OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN "AS PADRE DE VIDA SUBDIVISION" TO THE CITY OF McALLEN, TEXAS WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT HOLD FRANCHISE UNDER SAID CITY, THE EASEMENT SHALL BE FOR THE USE OF THE STREETS, ALLEYS, EASEMENTS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES, OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWNERSHIP AND MAINTENANCE OF ALL STREETS AND DRAINAGE IMPROVEMENTS SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE PADRE DE VIDA APARTMENTS, L.P.

PADRE DE VIDA APARTMENTS, L.P.
P. ROWAN SMITH, JR., MANAGER
16420 PARK TEN PLACE, SUITE 220
HOUSTON, TEXAS 77084

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED P. ROWAN SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF May, 2003.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

5-14-03

FRED L. KURTH, RPE # 54151 RPLS #4750
DATE SURVEYED: 12-21-01
DATE PREPARED: 9-21-02
F-619, PG. 34-38, JOB No. 01205
PREPARED BY: R. DJ. \R. N.

STATE OF TEXAS — REGISTERED — FREDERICK L. KURTH — 54151 — PROFESSIONAL ENGINEER
STATE OF TEXAS — REGISTERED — FREDERICK L. KURTH — 4750 — PROFESSIONAL — LAND SURVEYOR

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.

5/23/03

CHAIRMAN, PLANNING COMMISSION

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

GENERAL NOTES:

1. SETBACK AS FOLLOWS:
   WARE ROAD: 40 FEET OR GREATER FOR EASEMENT
   AGUSTA AVENUE: 40 FEET OR GREATER FOR EASEMENT
   OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR SITE PLAN OR EASEMENT.
2. MINIMUM PERMISSIBLE FLOOR ELEVATION SHALL BE 101.50
   ELEVATION FOR APPROVED GRADING PLAN AS FOLLOWS:
   DAYCARE & CLUB HOUSE = 109.00'
   TRELLIS = 108.85' OR (108'-10")
   BUILDINGS NO.1 THRU NO.5, NO.7, MAIL RM. & LAUNDRY RM. = 101.50' OR (101'-6")
   BUILDINGS NO.6 = 101.60' OR (101'-7")
   BUILDINGS NO.8 THRU NO. 12 = 102.50' OR (102'-6")
3. *BENCH MARK: 1. SOUTHWEST BOLT OF FIRE HYDRANT AT SOUTHEAST CORNER OF 37TH ST. (WARE ROAD) AND FRANCISCA AVE. ELEV.=102.09*
   2. MC 92 3 1/4"BRASS MONUMENT CAP IS LOCATED IDELA PARK. 50 FT. NORTH FROM THE BACK OF CURB OF IDELA STREET AND 162 FT. EAST FROM THE CENTERLINE OF WARE ROAD. ELEV.=98.55
4. *THIS SUBDIVISION IS LOCATED MOSTLY IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0010 B MAP REVISED: JUNE 15, 1981*
   THIS SUBDIVISION IS ALSO LOCATED PARTIALLY IN ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. COMMUNITY-PANEL NUMBER: 480343 0010 B MAP REVISED: JUNE 15, 1981
5. THE LOT WILL BE REQUIRED TO DETAIN 54,711 C.F. OF STORM SEWER RUNOFF, AS PER (See DRAINAGE REPORT). DRAINAGE DETENTION OF 1.26 ACRE-FEET REQUIRED.
6. A 25'x25' CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
7. DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
8. 6' BUFFER REQUIRED FROM ADJACENT COMMERCIAL AND SINGLE FAMILY RESIDENTIAL ZONE/USE, AND ALONG S. WARE ROAD.
9. A 4 FT. SIDEWALK REQUIRED ON S. WARE ROAD AND AGUSTA AVE.
10. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS.
11. NO STRUCTURES OR BUILDINGS MAY BE BUILT OVER EASEMENTS.
12. DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ONSITE DRAINAGE SYSTEM.

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:

6/2/03

STATE OF TEXAS
COUNTY OF HIDALGO

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

KEN L. OVERSHINER, VICE-PRESIDENT
J. P. MORGAN CHASE BANK

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN L. OVERSHINER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF May, 2003.

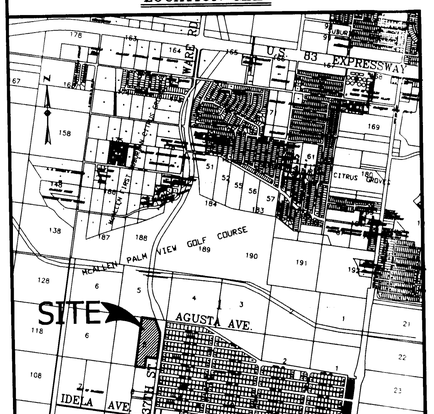
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9/23/06

JEAN MOORE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 9-23-2006

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: [illegible] AT [illegible] AM/PM
AS A RECORDING NUMBER [illegible]
BY: [illegible] DEPUTY

Recordea In Volume [illegible] Page [illegible]
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

LOCATION MAP



DRAWN BY: R.D.J./R.N. DATE: 1-27-03
SURVEYED CHECKED DATE:
IRRIGATION CHECKED DATE:
FINAL CHECK DATE:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78539
E-MAIL: mhengr@aol.com
OFF: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 14.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF THE EAST ONE-HALF (1/2) OF LOT 5, BLOCK 2, RIO BRAVO PLANTATION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, HIDALGO COUNTY DEED RECORDS, SAID 14.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE EAST ONE-HALF (1/2) OF LOT 5, BLOCK 2, FOR THE NORTHWEST CORNER OF THIS TRACT, SAID CORNER BEARS S 81° 23' 40" E A DISTANCE OF 660.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5;

1. THENCE, S 81° 23' 40" E ALONG THE NORTH LINE OF LOT 5, A DISTANCE OF 363.94 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 18° 22' 21" E ALONG THE WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. 2220), A DISTANCE OF 383.10 FEET TO AN IRON ROD FOUND NEXT TO A RIGHT-OF-WAY POST;

3. THENCE, IN A SOUTHEASTERLY DIRECTION CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. 2220), AND ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 10° 12' 03", A RADIUS OF 1092.42 FEET, AN ARC LENGTH OF 194.49 FEET, A TANGENT OF 97.50 FEET, AND A CHORD THAT BEARS S 03° 30' 18" W A DISTANCE OF 194.23 FEET TO AN IRON ROD FOUND;

4. THENCE, S 08° 36' 20" W CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. 2220), A DISTANCE OF 498.20 FEET TO AN IRON ROD FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF THIS TRACT;

5. THENCE, N 81° 23' 40" W A DISTANCE OF 300.00 FEET TO AN IRON ROD FOUND FOR AN INSIDE CORNER OF THIS TRACT;

6. THENCE, S 08° 36' 20" W A DISTANCE OF 286.92 FEET TO AN IRON ROD FOUND ON THE SOUTH LINE OF LOT 5, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;

7. THENCE, N 81° 23' 40" W ALONG THE SOUTH LINE OF LOT 5, A DISTANCE OF 255.00 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF LOT 5, BLOCK 2, FOR THE SOUTHWEST CORNER OF THIS TRACT;

8. THENCE, N 08° 36' 20" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF LOT 5, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.00 ACRES OF LAND, MORE OR LESS.

J:\Projects\McAllen\PADRE DE VIDA\PLAT\PLAT2.dwg, 03/14/2003 02:03:26 PM, DJ

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

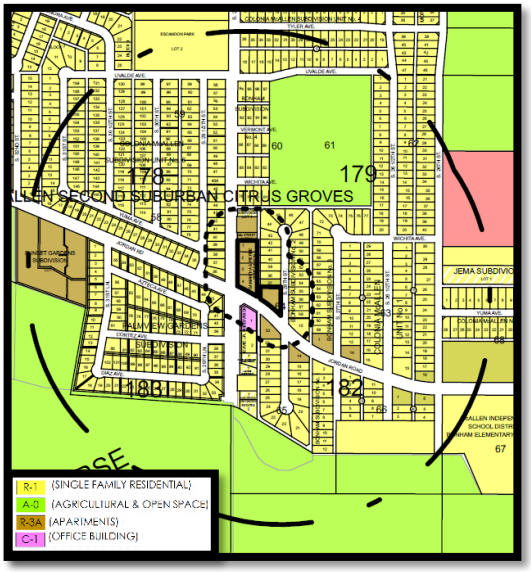
DATE: September 10, 2025

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

Samantha & Pierre Subdivision Lots 1-4, Hidalgo County, Texas. (REZ2025-0153)
2401-2413 South 29th Street

2420 South 28th Street (PID: 230693), (REZ2025-0153)

LOCATION: The subject property is located at the northeast corner of South 29th Street and Jordan Road.





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

ADJACENT ZONING: The adjacent property is R-1 (Single Family Residential – OC) District to the east and west, C-1 (Office Building – OC) Distrcit to the south and R-3A (Multi-family Residential Apartment – OC) District to the north.

LAND USE: The property contains multi-family apartment dwellings and is zoned R-3A (Multi-family Residential Apartment-OC) District. Surrounding uses include single-family residential dwellings, apartments, offices, and Uvalde Park.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single family homes make up the majority of the land use category although multifamily apartments are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend along South 29th Street is multifamily apartments and single family homes.

HISTORY: Samantha & Pierre Subdivision was recorded July 24, 1998. The earliest zoning record found for the property, indicating an R-3A zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is an equivalent zoning district to the current R-3A District zoning designation.

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

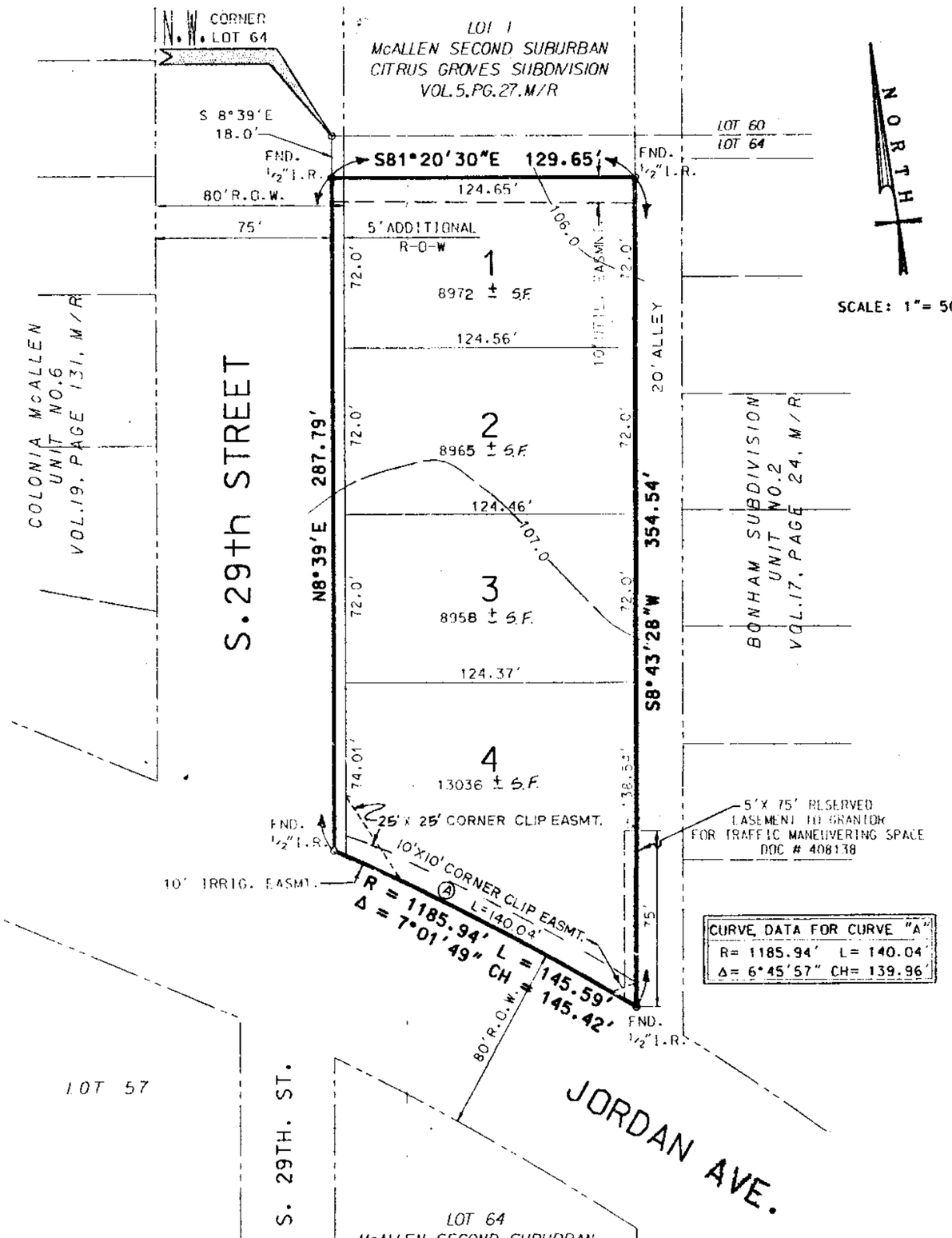
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

SAMANTHA & PIERRE SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF 0.95 OF ONE ACRE OUT OF LOT 64, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION OUT OF LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, RECORDED IN VOL.5, PG.27, M/R OF HIDALGO COUNTY, TEXAS.



NORTH

SCALE: 1"= 50'

NOTES

1. MINIMUM BUILDING SET BACK LINE:
   - JORDAN AVE: 20' OR ACCORDING TO ZONING ORDINANCE, APPROVED SITE PLAN OR TO BUILDING ALIGNMENT, WHICHEVER IS GREATER
   - S. 29TH ST.: 25' FRONT SETBACK OR GREATER IN LINE WITH EXISTING BUILDINGS, WHICHEVER IS GREATER.
   - REAR: 10'
   - INTERIOR SIDES: ACCORDING TO ZONING ORDINANCE.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
3. BY GRAPHICAL PLOTTING THE PROPERTY IN THIS SUBDIVISION FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480343 0010C AS REVISED NOVEMBER 2, 1982.
4. STORM WATER DETENTION OF 0.05 AC /FT. IS REQUIRED FOR THIS SUBDIVISION.
5. A 4 FOOT SIDEWALK IS REQUIRED ON JORDAN AVENUE AND SOUTH 29TH STREET.
6. A 6 FOOT BUFFER IS REQUIRED FROM SINGLE FAMILY RESIDENTIAL ZONE/USE.
7. DEVELOPER MUST PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY ENGINEERING DEPARTMENT, PRIOR TO APPLICATION FOR A BUILDING PERMIT.
8. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED BY 1/2 (ONE-HALF) INCH IRON ROD.

METES AND BOUNDS DESCRIPTION

BEING A 0.95 OF ONE ACRE, OUT OF LOT 64, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION OUT OF LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF LOT 64;

THENCE, SOUTH 8 DEGREES 39 MINUTES WEST, WITH AND ALONG THE WEST LINE OF LOT 64, A DISTANCE OF 18.0 FEET TO A ONE-HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS DESCRIPTION AND **POINT OF BEGINNING;**

THENCE, SOUTH 81 DEGREES 20 MINUTES 30 SECONDS EAST, PARALLEL TO THE NORTH LOT LINE OF LOT 64, A DISTANCE OF 129.65 FEET TO A ONE-HALF (1/2) INCH IRON ROD FOUND AT THE WEST LINE OF A 20 FOOT ALLEY FOR THE NORTHEAST CORNER HEREOF;

THENCE, SOUTH 8 DEGREES 43 MINUTES 28 SECONDS WEST, WITH AND ALONG THE WEST LINE OF A 20 FOOT ALLEY, A DISTANCE OF 354.54 FEET TO A ONE-HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY OF JORDAN RD. FOR THE SOUTHEAST CORNER AND POINT OF CURVATURE;

THENCE, WITH AND ALONG THE NORTH RIGHT-OF-WAY OF JORDAN RD., A CURVE TO THE LEFT HAVING A RADIUS OF 1185.94 FEET, A CURVE DISTANCE OF 145.59 FEET, A CHORD BEARING OF NORTH 54 DEGREES 1 MINUTE 8 SECONDS WEST, AND A CHORD DISTANCE OF 145.42 FEET TO A ONE-HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF;

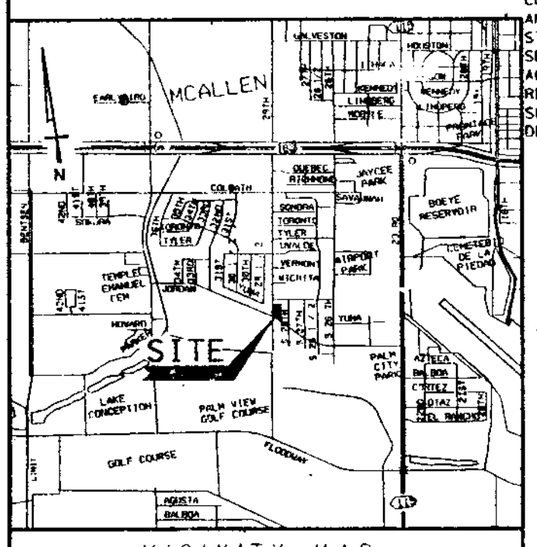
THENCE, NORTH 8 DEGREES 39 MINUTES EAST, WITH AND ALONG THE WEST LINE OF LOT 64 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH 29TH ST. A DISTANCE OF 287.79 FEET TO A ONE-HALF (1/2) INCH IRON ROD FOUND AND POINT OF BEGINNING CONTAINING 0.95 OF ONE ACRE MORE OR LESS.

695699
Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk
On: Jul 24, 1998 at 12:08P
As a Small Map
Document Number:
695699
Fees: 48.50
Receipt Number - 164460
By,

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 S49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THIS SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITIREA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____
District Mgr.



VICINITY MAP

STATE OF TEXAS
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SAMANTHA & PIERRE SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I(WE), WILL CAUSE TO BE INSTALLED 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: RAFAEL AYALA
516 N. 16th
McALLEN, TEXAS 78501

OWNER: YOLANDA AYALA
516 N. 16th
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED PERSONS 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 24th DAY OF April, 1997.

DELMA R. FERNANDEZ
Notary Public,
State of Texas
My Comm. Exp. 3-31-98

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFFSSIONAL LAND SURVEYOR #4739 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT, THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS REGISTERED JESUS A. GARZA 4739 PROFESSIONAL LAND SURVEYOR

5-22-97

JESUS A. GARZA R.P.L.S.
J.A. GARZA ASSOCIATES L.L.C.
309 NOLANA AVE. SUITE 2-E
McALLEN, TEXAS 78504

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 7th THE DAY April, 1997.

SECRETARY

PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICER(S) 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 SAMANTHA & PIERRE SUBDIVISION SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREDY 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 DESCRIVED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

Recorded In Volume 33 Page 108B of Official Records of Hidalgo County, Texas. Date Filed: Jun

ANN DEVELOPMENT, INC.

DALLAS M. NELSON, JR., PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DALLAS M. NELSON 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 30th DAY OF May, 1997.

DELMA R. FERNANDEZ
Notary Public,
State of Texas
My Comm. Exp. 3-31-98

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

5/30/97

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 62477

STATE OF TEXAS GILBERTO A. GRACIA 62477 LICENSED PROFESSIONAL ENGINEER

BASIS OF BEARING: FOUND 1/2" IRON ROD 18' SOUTH OF N.W. CORNER OF LOT 64 AND FOUND 1/2" IRON ROD 305.79' SOUTH OF LOT 64.

SURVEY DATE: 12-17-96
DATE PREPARED: 11-11-96
JOB NO. 961153

PREPARED BY:

ALPHAMERICAN ENGINEERING

701 E. ESPERANZA AVE., SUITE B
McALLEN, TEXAS 78502

TEL. (210) 687-6300
FAX (210) 687-6305

Planning Department

Memo

TO: Planning and Zoning Commission

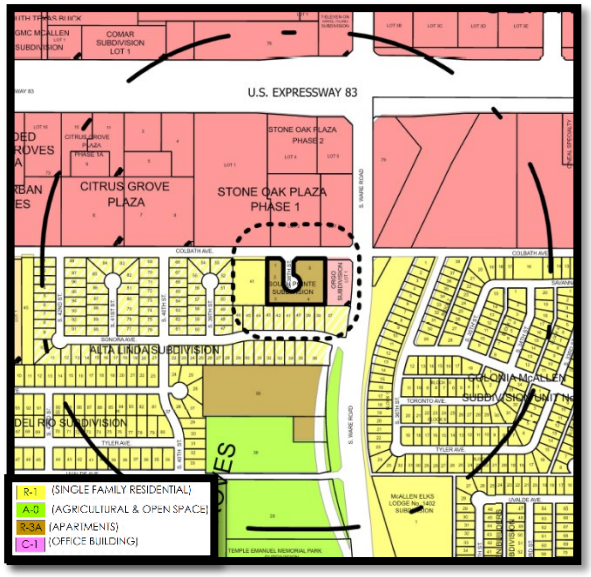
FROM: Planning Staff

DATE: September 10, 2025

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

South Pointe Subdivision Lots 1-5, Hidalgo County, Texas. (REZ2025-0143)
1900-1912 South 38th Street

LOCATION: The subject property is located south along Colbath Avenue west of South Ware Road.





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

ADJACENT ZONING: The adjacent property is R-1 (Single-Family Residential-OC) District to the west and south, C-3 (General Business-OC) to the north and C-3L (Light Commercial-OC) District to the east.

LAND USE: The property contains multi-family apartment dwellings and is zoned R-3A (Multi-family Residential Apartment-OC) District. Surrounding uses include single-family residential dwellings, apartments, commercial businesses, and Escandon Park.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category although multi-family apartments are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend along South 38th Street is multi-family apartments and single-family homes.

HISTORY: South Pointe Subdivision was recorded February 1, 1994. The earliest zoning record for the property, indicating an R-3A zoning designation, dates back to 1979.

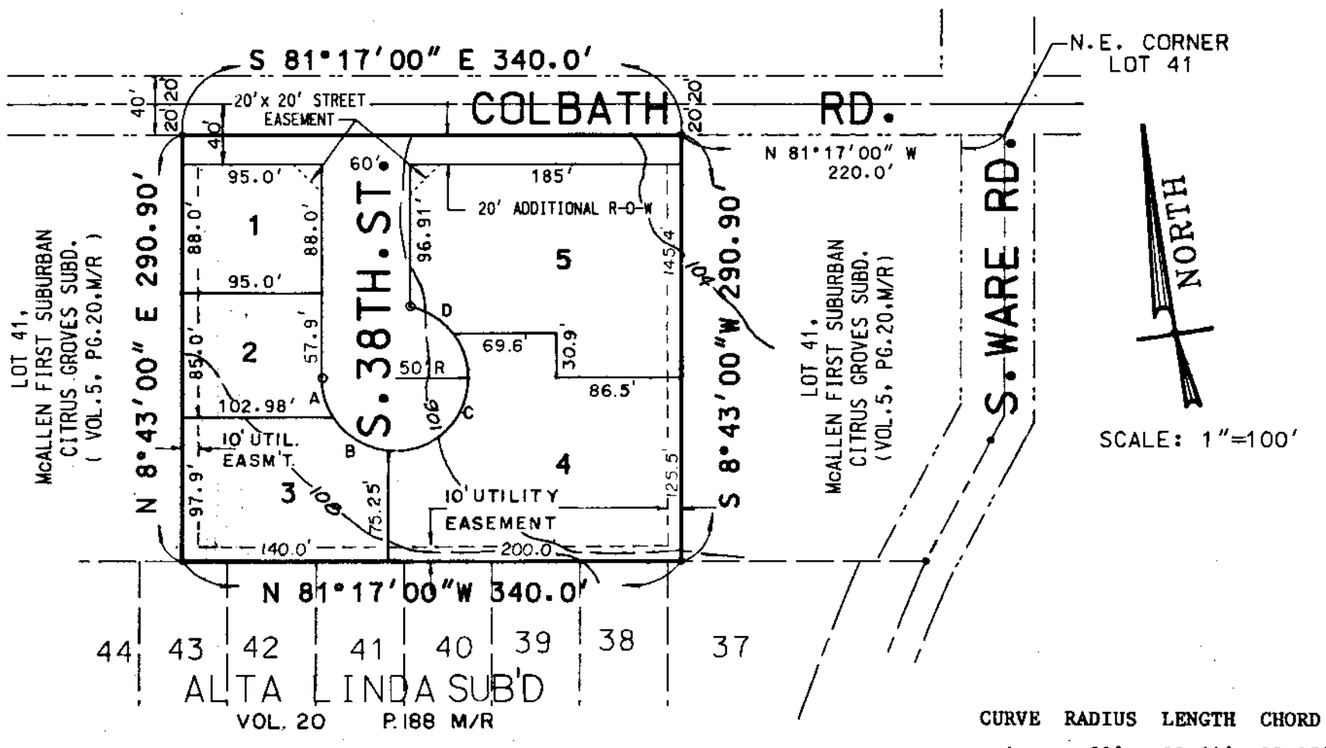
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is equivalent to the current R-3A District zoning designation.

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

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

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

R.E. HORN ADDITION



59-B:227prov.1d

METES AND BOUNDS

2.27 ACRE TRACT OUT OF LOT 41, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS.

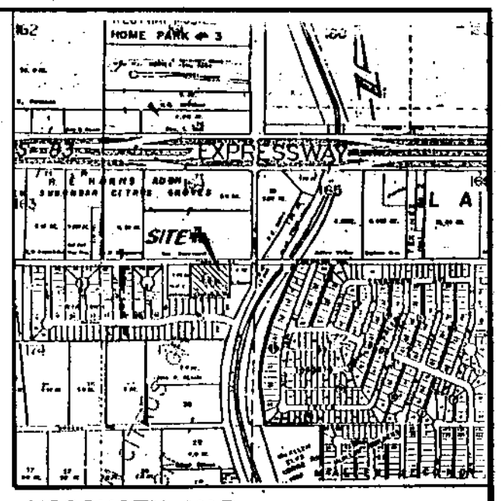
BEGINNING at a point on the North line of Lot 41, North 81 Deg. 17 Min. West, 220.0 feet from the Northeast corner of Lot 41, for the Northeast corner of the following described tract of land; said point being on the South line of Colbath Road;

THENCE, parallel to the West line of Lot 41, South 8 Deg. 43 Min. West, 290.90 feet to a point on the South line of Lot 41, for the Southeast corner hereof;

THENCE, with the South line of Lot 41, North 81 Deg. 17 Min. West, 340.0 feet to a point, for the Southwest corner hereof;

THENCE, parallel to the West line of Lot 41, North 8 Deg. 43 Min. East, 290.9 feet to a point on the North line of Lot 41, for the Northwest corner hereof; said point being on the South line of Colbath Road;

THENCE, with the North line of Lot 41, and the South line of Colbath Road, South 81 Deg. 17 Min. East, 340.0 feet to the POINT OF BEGINNING. Containing 2.27 acre of land, more or less, of which 0.06 acre lies in Ware Road.



VICINITY MAP

CURVE	RADIUS	LENGTH	CHORD	ANGLE
A	50'	28.64'	28.25'	32°49'12"
B	50'	44.89'	43.40'	51°26'27"
C	50'	117.50'	92.27'	134°38'31"
D	50'	34.52'	33.84'	39°33'37"

STATE OF TEXAS
COUNTY OF HIDALGO

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

Gilberto A Gracia 8/23/93
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 62477

STATE OF TEXAS — GILBERTO A. GRACIA — 62477 — REGISTERED PROFESSIONAL ENGINEER

NOTES:

1. MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE NUMBER OF INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT AS FOLLOWS:
   LOT 1 TC + 25 INCHES
   LOT 2 TC + 21.5 INCHES
   LOT 3 TC + 24 INCHES
   LOT 4 TC + 20.5 INCHES
   LOT 5 TC + 24 INCHES
2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT - 20 FEET
   SIDE - 6 FEET, EXCEPT ADJACENT TO STREET, IT SHALL BE 10 FEET OR TO THE EASEMENT LINE, WHICHEVER IS GREATER
   REAR - 10 FEET, OR TO THE EASEMENT LINE, WHICHEVER IS GREATER
   18 FOOT GARAGE SETBACK EXCEPT WHERE GREATER IS REQUIRED
3. NO LOT FRONTAGE OR CURB CUTS PERMITTED ON COLBATH ROAD.
4. 4 FOOT SIDEWALK REQUIRED ON COLBATH RD & BOTH SIDES OF S. 38TH ST.
5. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, OF THE CITY OF MCALLEN, REVISED 11-2-82.
6. STORM WATER DETENTION OF 0.157 AC-FT IS REQUIRED FOR THIS SUB'D.
7. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT.
8. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. 6 FOOT BUFFER REQUIRED ON COLBATH ROAD AND FROM ADJACENT SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL ZONE/USES.
10. THE PARKING AREA FOR LOTS 5 & 6 SHALL BE HELD IN COMMON FOR THE BENEFIT OF BOTH OWNERS, EACH TO HAVE THE RIGHT OF ACCESS, INGRESS AND EGRESS ON, OVER, AND ACROSS THE OTHER.

367703

MAP OF SOUTH POINTE SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF 2.27 ACRE TRACT OF LAND OUT OF LOT 41, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS

WILLIAM "BILLY" LEO, COUNTY CLERK, HIDALGO COUNTY, TEXAS

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 NORTH 15th. STREET
McALLEN, TEXAS 78501.

SCALE: 1"= 100' DATE: 5-26-93

Recorded in Volume 29 Page 5A of the map records of Hidalgo County, Texas
Melden and Hunt, Inc
County Surveyors

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This the 1st day of Feb. 1994
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "SOUTH POINTE SUBDIVISION" 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 PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Carol K. Saylor
CAROL K. SAYLOR
P. O. BOX 3854
McALLEN, TEXAS 78502

Robert K Saylor
ROBERT SAYLOR
P.O.BOX 3854
McALLEN, TEXAS 78502

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT SAYLOR & CAROL K. SAYLOR, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTAND ACKNOLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF August, 1993.

Jane Ellen Rios
NOTARY PUBLIC

JANE ELLEN RIOS — MY COMMISSION EXPIRES December 5, 1994

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

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR # 1590 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.

PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS — REGISTERED — PLINIO C. MEDINA — 1590 — PROFESSIONAL LAND SURVEYOR

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 WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

CITY OF McALLEN

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY:
DATE: 2-1-94

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS 5th DAY OF August, A.D., 1993

R.F. Bell acting Sec
SECRETARY

William Fish
PRESIDENT

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSBILE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.

CHECKED FOR DRAINAGE
BY:
12-13-94

Planning Department

Memo

TO: Planning and Zoning Commission

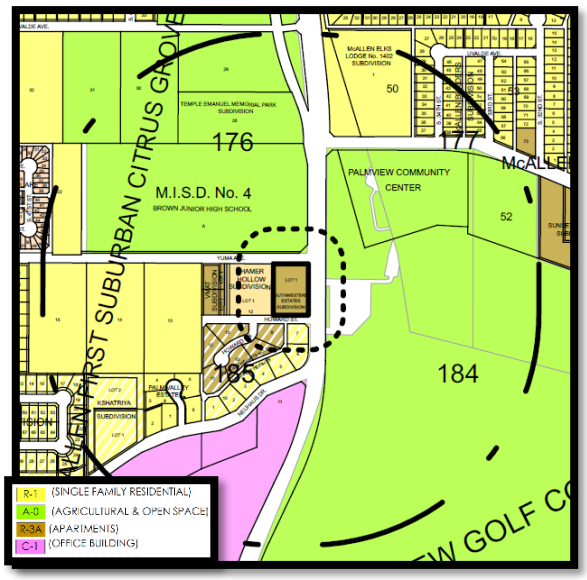
FROM: Planning Staff

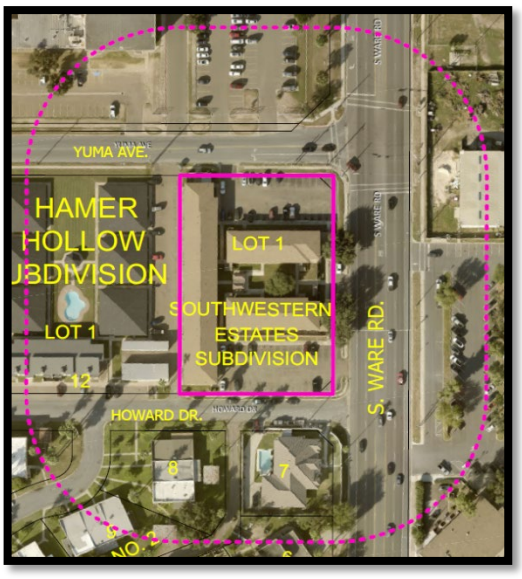
DATE: September 10, 2025

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

Southwestern Estates Lot 1, Hidalgo County, Texas. (REZ2025-0144)
2500 South Ware Road

LOCATION: The subject property is located at the southwest corner of Yuma Avenue and South Ware Road.





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

ADJACENT ZONING: The adjacent property is R-1 (Single-Family Residential-OC) District to the south, R3-C (Multi-family Residential Condominium-OC) to the west and A-O (Agricultural & Open space-OC) District to the east and north.

LAND USE: The property contains multi-family apartment dwellings and is zoned R-3A (Multi-family Residential Apartment-OC) District. Surrounding uses include single-family residences, apartments, condominiums, Palmview Community Center and Champions Lake golf course.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category although multi-family apartments are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend along South Ware Road is multi-family apartments and single-family homes.

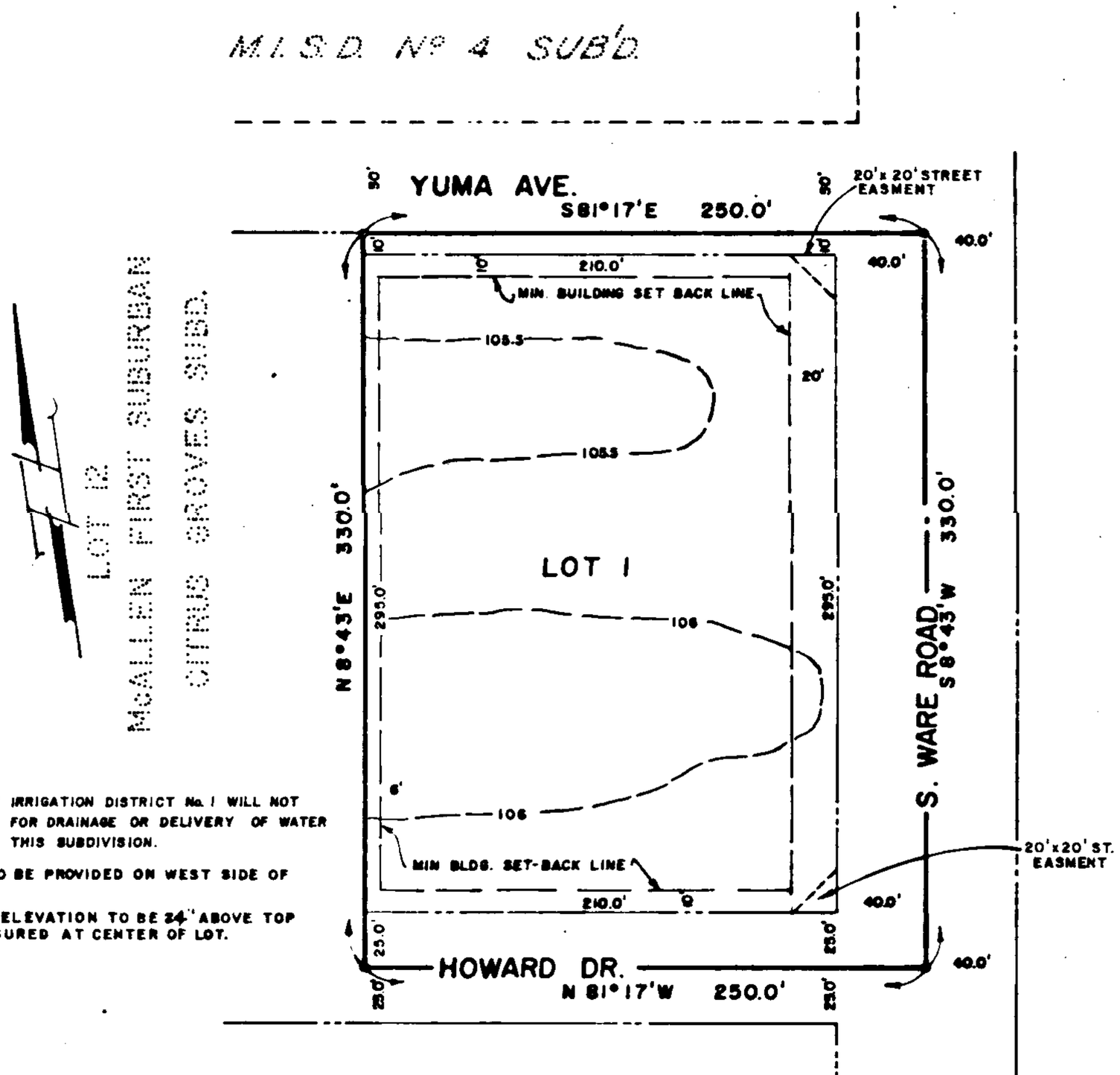
HISTORY: Southwestern Estates was recorded December 22, 1981. The earliest zoning record for the property, indicating an R-3A zoning designation, dates back to 2014.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is equivalent to the current R-3A District zoning designation.

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

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

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



NOTES:

1- HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

2- 4' SIDEWALK TO BE PROVIDED ON WEST SIDE OF WARE RD.

3- FINISH FLOOR ELEVATION TO BE 24" ABOVE TOP OF CURB, MEASURED AT CENTER OF LOT.

LAKEVIEW HEIGHTS 43841

MAP OF SOUTHWESTERN ESTATES

McALLEN , TEXAS.

BEING A SUBDIVISION OF THE EAST 250.0 FT. OF LOT 12, McALLEN FIRST SUBURBAN CITRUS GROVES SUB'D. OF LA LOMITA IRRIG. & CONST. CO'S. SUBDIVISION OF PORCIONES 61,62 & 63, HIDALGO COUNTY, TEXAS. Containing 1.89 Ac. of land more or less.

PREPARED BY
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 50' DATE: 10-7-81

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Vona Walker
Date 12-22-81

Recorded in Book 22 Page 44 of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors

FILED FOR RECORD THIS DATE
At 2:30 o'clock P M.
DEC 22 1981
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By _____ Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 21st day of December 1981
SANTOS SALDANA County Clerk
Hidalgo County, Texas
By Yolanda Esquivel D

STATE OF TEXAS:
COUNTY OF HIDALGO:

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "SOUTHWESTERN ESTATES" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

James W. Southwell
JAMES W. SOUTHWELL

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES W. SOUTHWELL 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 1st DAY OF October, 1981

Sandra Byrd
NOTARY PUBLIC

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

John O Wilson
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR # 1590 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

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 WHEREIN MY APPROVAL IS REQUIRED.

Othal E. Brand
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 1st DAY OF October A.D. 1981

R. Pool
SECRETARY

William Fish
PRESIDENT

Planning Department

Memo

TO: Planning and Zoning Commission

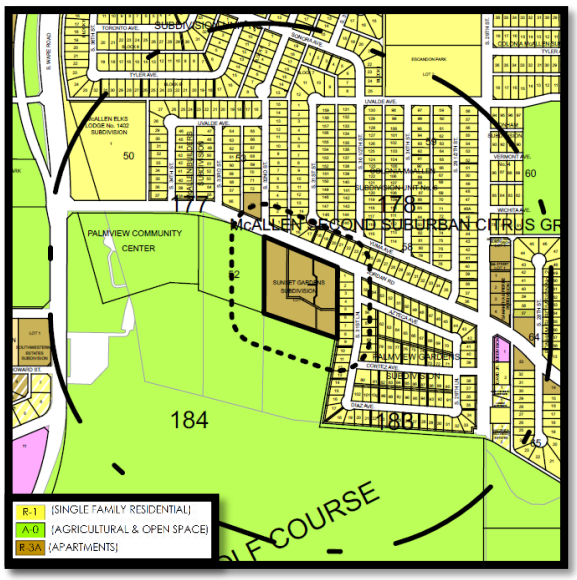
FROM: Planning Staff

DATE: September 10, 2025

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

Sunset Gardens Subdivision Lot 1, Hidalgo County, Texas. (REZ2025-0145)
3101 Jordan Road

LOCATION: The subject property is located on the south side of Jordan Road west of South 31st Lane.





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

ADJACENT ZONING: The adjacent property is R-1 (Single-Family Residential-OC) District to the east and north, and A-O (Agricultural & Open space-OC) District to the west and south.

LAND USE: The property contains multi-family apartment dwellings and is zoned R-3A (Multi-family Residential Apartment-OC) District. Surrounding uses include single-family residences, apartments, Palmview Community Center and Champions Lake golf course.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category although multi-family apartments are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend along Jordan Road is multi-family apartments and single-family homes.

HISTORY: Sunset Gardens Subdivision was recorded September 11, 2002. The earliest zoning record for the property, indicating an R-3A zoning designation, dates back to 1979.

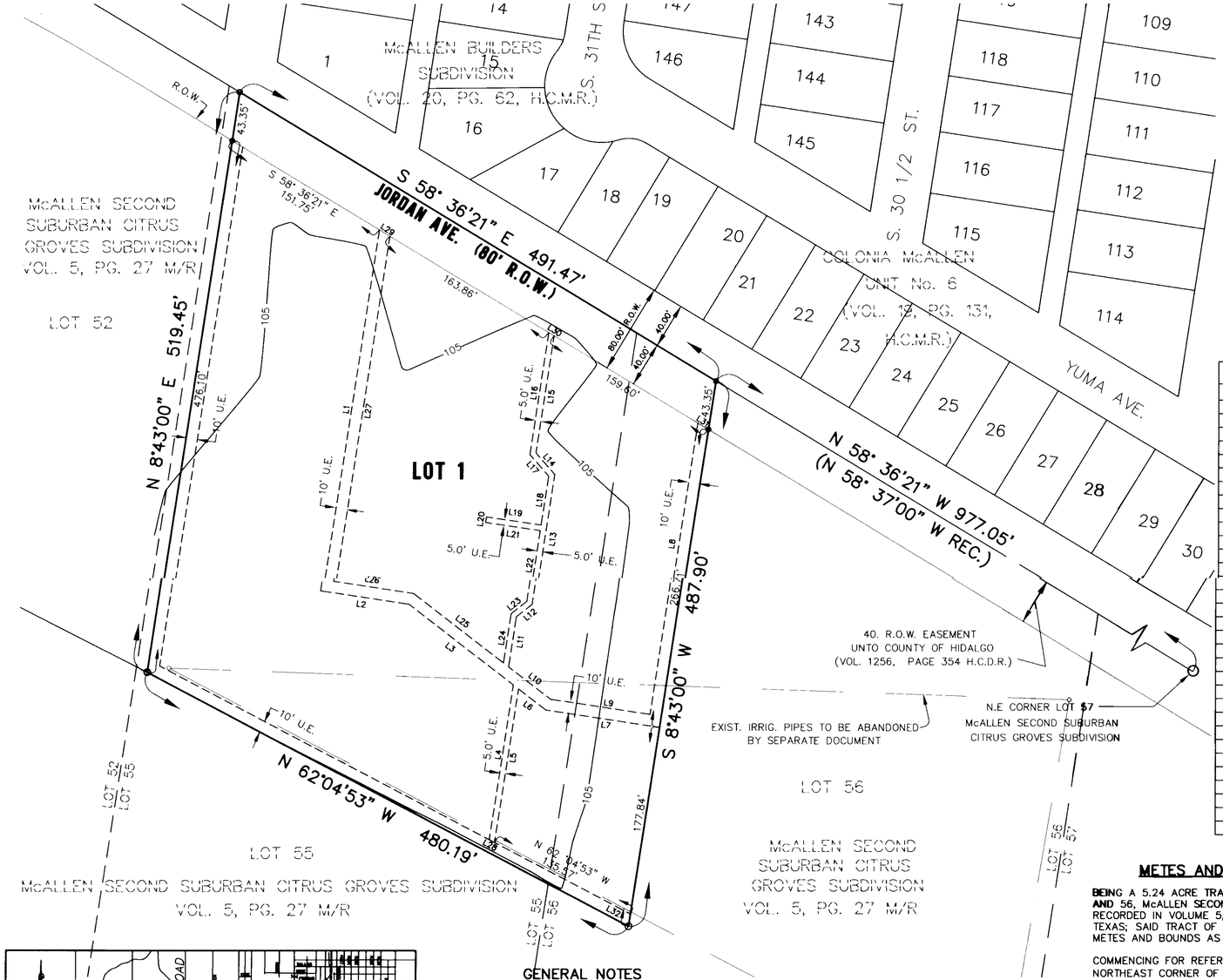
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is equivalent to the current R-3A District zoning designation.

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

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

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

SUBDIVISION PLAT OF SUNSET GARDENS



FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 9-11-02 AT 1:47 AM/PM
AS A RECORDING NUMBER 1120311
BY, Bea Cruz, DEPUTY

Recorded In Volume 40 Page 147 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

SCALE: 1" = 60'

○ = 1/2" IRON FND.
● = 1/2" IRON SET
◎ = 60-D NAIL FND
⊙ = 60-D NAIL SET

LINE TABLE		
LINE	LENGTH	BEARING
L1	323.65	S08°43'00"W
L2	78.71	S81°17'00"E
L3	116.33	S52°15'01"E
L4	138.58	S08°42'49"W
L5	137.47	N08°42'49"E
L6	30.44	S52°15'01"E
L7	101.29	S81°01'42"E
L8	260.88	S08°43'00"E
L9	88.83	N81°17'00"W
L10	46.64	N52°15'01"W
L11	44.73	N08°42'49"E
L12	17.68	N51°31'07"E
L13	116.52	N08°34'50"E
L14	25.22	N40°40'52"W
L15	104.95	N08°34'50"E
L16	109.34	S08°34'50"W
L17	25.22	S40°40'52"E
L18	43.83	S08°34'50"W
L19	48.50	N81°25'10"W
L20	5.00	S08°34'50"W
L21	48.50	S81°25'10"E
L22	63.44	S08°34'50"W
L23	17.67	S51°31'07"W
L24	43.91	S08°42'49"W
L25	100.15	N52°15'01"W
L26	71.29	N81°17'00"W
L27	309.47	N08°43'00"E
L28	5.29	S62°04'53"E
L29	10.84	S58°35'39"E
L30	5.42	S58°36'04"E
L31	10.90	S58°35'03"E
L32	10.81	S08°43'00"W

A 5.24 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 55, AND 56, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS;

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED, AUTHORIZED AGENT OF THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SUNSET GARDENS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES IS SUBSCRIBED HERETO, HEREBY DEDICATE 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 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 OFFICAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

PEDRO MORALES
PRESIDENT, McALLEN HOUSING FACILITY CORPORATION
2301 JASMINE AVE.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS THE 26th DAY OF August A.D. 2002

RIGOBERTO REYES
Notary Public, State of Texas
My Commission Expires
February 13, 2006

NOTARY PUBLIC, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I 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 SUNSET GARDENS SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER
TEXAS STATE BANK, TRUSTEE
TEXAS STATE BANK, TRUST DIVISION
3900 NORTH 10TH ST.
McALLEN, TX. 78501

SIGNATURE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Yvonne A. Trevino KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND INTHE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE 26th DAY OF August A.D. 2002.

MELISSA CARMEN ACEVEDO
Notary Public State of Texas
My Comm. Exp. 02-04-2004

NOTARY PUBLIC, TEXAS

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

THIS PLAT OF SUNSET GARDENS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1 DAY OF 9 A.D.

CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE 3rd DAY OF Sept A.D. 2002.

PRESIDENT

ATTEST:
SECRETARY

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAY AND OR EASEMENTS.

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

GODFREY GARZA
MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE: 09-09-02

STATE OF TEXAS
COUNTY OF HIDALGO

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

LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE No. 85567

PILAR RODRIGUEZ
85567
LICENSED PROFESSIONAL ENGINEER

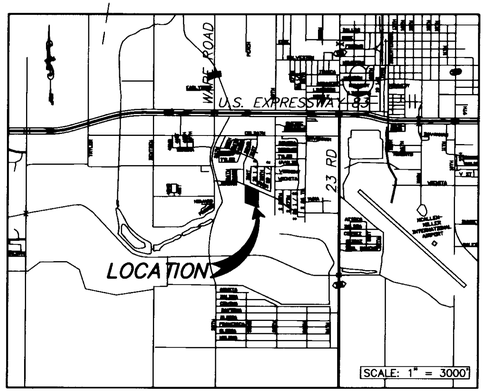
STATE OF TEXAS
COUNTY OF HIDALGO

I, JESUS A. GARZA, A REGISTERED PROFESSIONAL LAND SURVEYOR No. 4739 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS
REGISTERED
JESUS A. GARZA
4739
LAND SURVEYOR

8-28-02

J.A. GARZA ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4739
3319 N. WARE RD. STE. "A"
McALLEN, TEXAS 78501
TEL. (956) 687-8677



LOCATION MAP

GENERAL NOTES

1. MINIMUM FLOOR ELEVATION SHALL BE 108.00 OR 12" ABOVE TOP OF CURB, WHICHEVER IS GREATER.
2. MINIMUM BUILDING FRONT SETBACK SHALL BE 20 FEET.
3. SIDE AND REAR SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF McALLEN ZONING ORDINANCE OR GREATER FOR EASEMENTS.
4. A 6' BUFFER SHALL BE REQUIRED FROM ADJACENT COMMERCIAL AND SINGLE-FAMILY RESIDENTIAL ZONES/USES.
5. BY GRAPHICAL PLOTTING, THIS SUBDIVISION IS ZONE "B" WITH A BASE FLOOD ELEVATION OF 99.0 ACCORDING TO A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0010C, REVISED NOVEMBER 2, 1982.
6. REQUIRED STORM WATER DETENTION SHALL BE 0.44 ac.-ft. STORAGE. AN ENGINEERED DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO APPLICATION FOR A BUILDING PERMIT.
7. BENCH MARK - R.R. SPIKE FOUND AT A POWER POLE AT THE S.E. CORNER OF THE INTERSECTION OF 29TH STREET AND JORDAN AVENUE. ELEVATION = 108.34
8. A 4' SIDEWALK IS REQUIRED ALONG JORDAN AVENUE.

DEVELOPER:

CITY OF McALLEN
ENGINEERING DEPARTMENT

1300 HOUSTON AVE. McALLEN, TEXAS (956) 972-7070

DATE PREPARED: APRIL 1, 2002

BASIS OF BEARING: (N 58°36'21" W) A 60-D NAIL FOUND AT THE NORTHEAST CORNER OF LOT 57 & A 60-D NAIL FOUND AT ANGLE POINT BETWEEN LOTS 52 & 53. McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION.

SURVEY DATE: MAY 3, 2001

METES AND BOUNDS DESCRIPTION

BEING A 5.24 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 55, AND 56, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 60-D NAIL FOUND AT THE NORTHEAST CORNER OF LOT 57, THENCE, NORTH 58°36'21" WEST, (NORTH 58°37'00" WEST RECORD) WITH AND ALONG THE NORTH LINE OF LOTS 57, AND 56, AND ALSO BEING THE CENTERLINE OF JORDAN AVENUE, A DISTANCE OF 977.05 FEET TO A 60-D NAIL SET FOR THE NORHTEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING:

THENCE, SOUTH 08°43'00" WEST, PARALLEL TO THE WEST LINE OF LOT 56, A DISTANCE OF 43.35 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE SOUTH R.O.W. LINE OF JORDAN AVENUE, A TOTAL DISTANCE OF 487.90 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER;

THENCE, NORTH 62°04'53" WEST, A DISTANCE OF 74.29 FEET PASS THE WEST LINE OF LOT 56, A TOTAL DISTANCE OF 480.19 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER;

THENCE, NORTH 08°43'00" EAST, PARALLEL TO THE WEST LINE OF LOT 55, A DISTANCE OF 476.10 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE SOUTH R.O.W. LINE OF JORDAN AVENUE, A TOTAL DISTANCE OF 519.45 FEET TO A 60-D NAIL SET ON THE NORTH LINE OF LOT 55, FOR THE NORTHWEST CORNER;

THENCE, SOUTH 58°36'21" EAST, (SOUTH 58°37'00" EAST RECORD) WITH AND ALONG THE NORTH LINE OF LOT S 55, AND 56, AND ALSO BEING THE CENTERLINE OF JORDAN AVENUE, A DISTANCE OF 491.47 FEET TO A 60-D NAIL SET FOR THE NORHTEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 5.24 ACRE GROSS, MORE OR LESS.

BASIS OF BEARING: NORTH 58°36'21" WEST, FOUND A 60-D NAIL AT THE NORTHEAST CORNER OF LOT 57, AND 60-D NAIL FOUND AT ANGLE POINT BETWEEN LOTS 52, AND 53, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION.

ACAD Rel 15.06 User: ENGR06
J:\TECH\PROJECTS_CONSTRUCTION\HUD_SUBD_PROJECT\HUD_SUBD.DWG
APR 12, 2002 8:45:29 A.M. LTSCALE: 1.00 PSLTSCALE: 1

Planning Department

Memo

TO: Planning and Zoning Commission

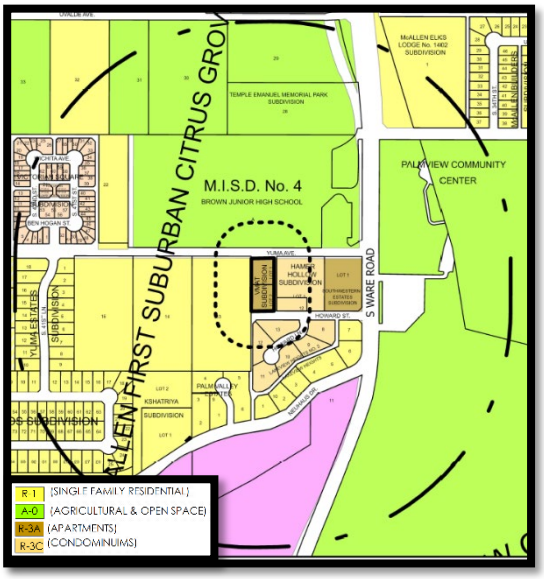
FROM: Planning Staff

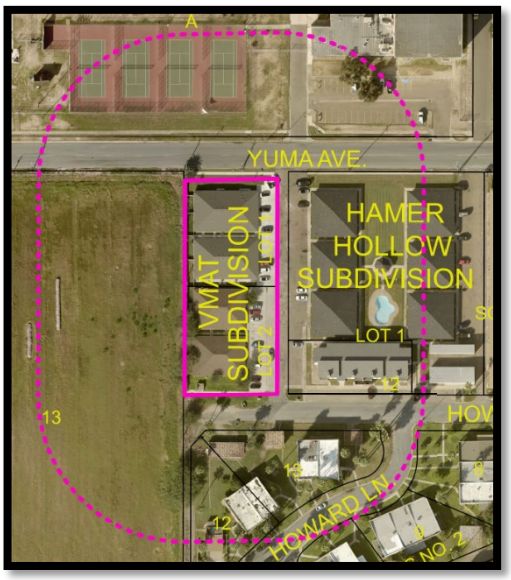
DATE: September 10, 2025

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

VMAT Subdivision Lots 1-2, Hidalgo County, Texas. (REZ2025-0142)
3717 Yuma Avenue (Lot 1)
3716 Howard Drive (Lot 2)

LOCATION: The subject property is located south side of Yuma Avenue west of South Ware Road.





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

ADJACENT ZONING: The adjacent property is R-1 (Single-Family Residential-OC) District to the west, A-O (Agricultural & Open space-OC) District to the north, R-3C (Multi-family Residential Condominium-OC) District to the east and south.

LAND USE: The property contains multi-family apartment dwellings and is zoned R-3A (Multi-family Residential Apartment-OC) District. Surrounding uses include single-family residences, apartments, condominiums, Palmview Community Center and Champions Lake golf course.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category although multi-family apartments are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend along Yuma Avenue is multi-family apartments and single-family homes.

HISTORY: VMAT Subdivision was recorded November 28, 2005. The earliest zoning record for the property, indicating an R-3A zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is equivalent to the current R-3A District zoning designation.

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

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

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



SCALE: 1" = 50'
BEARING BASES OF RECORDED
PLAT OF McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION
RECORDED IN VOLUME 5, PAGE 20, H.C.M.R.

METES AND BOUNDS DESCRIPTION

A 0.97 ACRE TRACT OF LAND OUT OF LOT TWELVE (12), McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 5, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.97 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

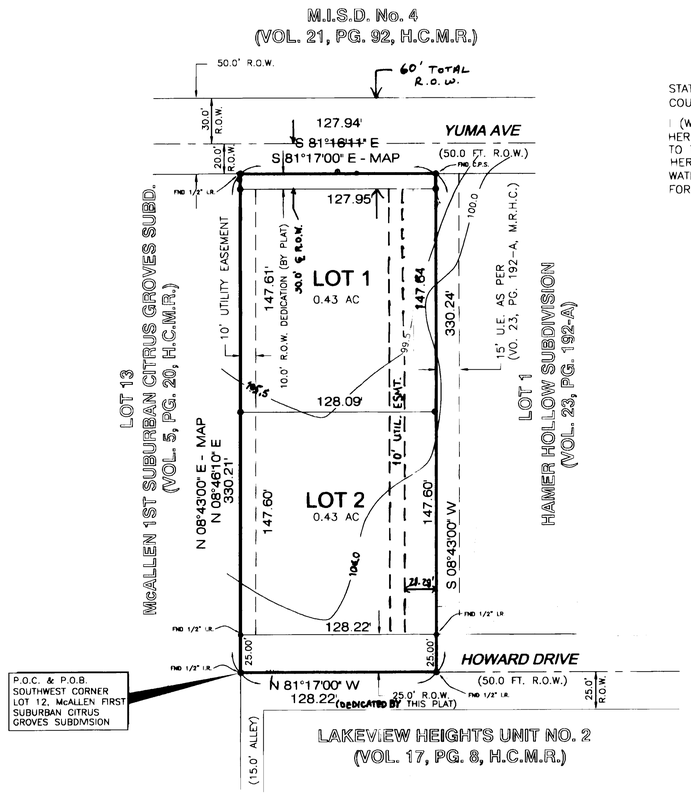
COMMENCING AT A HALF (½) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 12 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08°46'10" EAST (DEED N 08°43' E), WITH THE WEST BOUNDARY LINE OF SAID LOT 12, AT 25.00 FEET PASS A HALF (½) INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF HOWARD DRIVE, AT 330.21 FEET IN ALL TO A HALF (½) INCH IRON ROD FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF YUMA AVENUE FOR THE NORTHWEST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°16'11" EAST (DEED S 81°17' E), WITH THE NORTH BOUNDARY LINE OF SAID LOT 12 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID YUMA AVENUE, A DISTANCE OF 127.94 FEET TO A COTTON-PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°43'00" WEST, AT 305.24 FEET PASS A HALF (½) INCH PIPE FOUND AT THE NORTH RIGHT-OF-WAY OF SAID HOWARD DRIVE, AT 330.24 FEET IN ALL TO THE THE SOUTH BOUNDARY LINE OF SAID LOT 12 FOR SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°17'00" WEST, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 12, A DISTANCE OF 128.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.97 OF AN ACRE OF LAND MORE OR LESS.



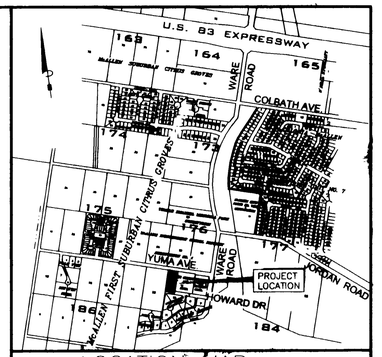
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VMAT SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Martin C. Trevino P.
OWNER: MARTIN ALEJANDRO TREVIÑO PEREZ

Victoria Silva Palacios
OWNER: VICTORIA SILVA PALACIOS

VMAT PROPERTIES AND INVESTMENTS
1905 HERON STREET
MCALLEN, TEXAS 78504



LOCATION MAP
N.T.S.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: 2507 CORNERSTONE BLVD.
DATE SURVEYED: EDINBURG, TEXAS 78539
956-624-4985

06-25-03
06-22-03

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF October, 2004.

LYNNE SUSANNE COSTNER
MY COMMISSION EXPIRES
June 21, 2008

Lynne Susanne Costner
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: 6/21/08

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

11-22-05
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.

Richard F Cortez
MAYOR
CITY OF MCALLEN

11-22-05
DATE

GENERAL PLAT NOTES:

1. SETBACK LINES SHALL BE AS FOLLOWS:
   FRONTING ON YUMA AVE. & HOWARD DR. : 20.0'
   SIDE : 6.0' OR EASEMENT WIDTH, WHICHEVER IS GREATER
   BACK: 10.0' OR EASEMENT WIDTH, WHICHEVER IS GREATER
2. LANDS CONTAINED WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "B" AREAS BETWEEN THE 500-YEAR AND 100-YEAR FLOOD, AS PER THE FEMA – FIRM DATED NOVEMBER 02, 1982, COMMUNITY PANEL NO. 480343 0010 C.
3. BENCHMARK: STATION NAME-MC 86 (LOCATED INSIDE THE PALM VIEW GOLF COURSE, APPROX. 1 MILE SOUTH OF EXP. 83) (NAVD 88)(ELEV.=96.99)
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 20 INCHES ABOVE THE TOP OF THE CONCRETE CURB LOCATED ON INTERSECTION WITH THE EAST LINE OF THIS SUBDIVISION.
5. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN APPROXIMATELY 0.073 AC-FT OF STORM WATER RUNOFF.
6. A SITE AND GRADING PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF MCALLEN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. A 6' HIGH OPAQUE BUFFER SHALL BE REQUIRED FROM ADJACENT SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL USES/ZONES.
8. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. A 4.0' SIDEWALKALONG HOWARD DR. AND YUMA AVE. SHALL BE REQUIRED.
11. ALL CORNERS MARKED WITH SET HALF (½) INCH IRON RODS UNLESS OTHERWISE NOTED.

NO.	SHEET	REVISION	DATE	APPROVED

SUBDIVISION PLAT OF

VMAT SUBDIVISION

BEING 0.97 ACRE TRACT OF LAND BEING THE WEST 128.0 FEET OF LOT TWELVE (12), McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS IN VOLUME 5, PAGE 20 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS VMAT SUBDIVISION AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

11/18/04
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862

STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, 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.

9-29-05
JOSE MARIO GONZALEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5571

STATE OF TEXAS
5571
REGISTERED
JOSE MARIO GONZALEZ
SURVEYOR

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ~~J.D. SALINAS, III~~ ENDY TREVIÑO
COUNTY CLERK
ON: 11-23-05 AT 3:11 AM/PM
AS A RECORDING NUMBER 1540922
BY: DEPUTY

Recorded in Volume 49 Page 70
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 15th DAY OF November, 2005

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

PRESIDENT

SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEX. WATER CODE SECTION 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: 11/22/05

BIG ENGINEERING
CONSULTING CIVIL ENGINEERS

2507 CORNERSTONE BOULEVARD
EDINBURG, TEXAS 78539
956-624-4985, FAX: 956-618-3840

SUB03-003 REVISED: 07/17/03

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

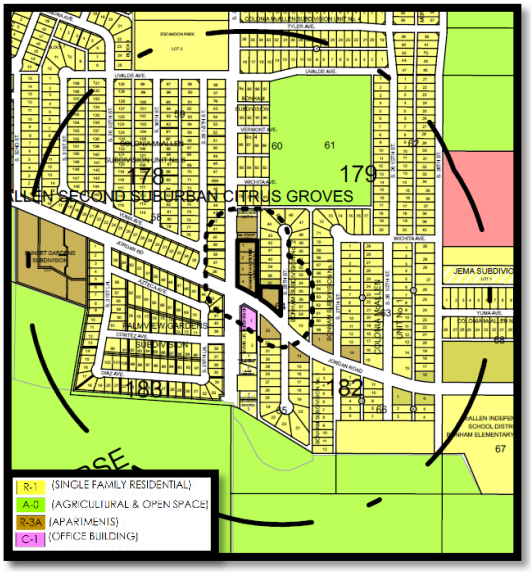
DATE: September 10, 2025

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

Samantha & Pierre Subdivision Lots 1-4, Hidalgo County, Texas. (REZ2025-0153)
2401-2413 South 29th Street

2420 South 28th Street (PID: 230693), (REZ2025-0153)

LOCATION: The subject property is located at the northeast corner of South 29th Street and Jordan Road.





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

ADJACENT ZONING: The adjacent property is R-1 (Single Family Residential – OC) District to the east and west, C-1 (Office Building – OC) Distrcit to the south and R-3A (Multi-family Residential Apartment – OC) District to the north.

LAND USE: The property contains multi-family apartment dwellings and is zoned R-3A (Multi-family Residential Apartment-OC) District. Surrounding uses include single-family residential dwellings, apartments, offices, and Uvalde Park.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single family homes make up the majority of the land use category although multifamily apartments are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend along South 29th Street is multifamily apartments and single family homes.

HISTORY: Samantha & Pierre Subdivision was recorded July 24, 1998. The earliest zoning record found for the property, indicating an R-3A zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is an equivalent zoning district to the current R-3A District zoning designation.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

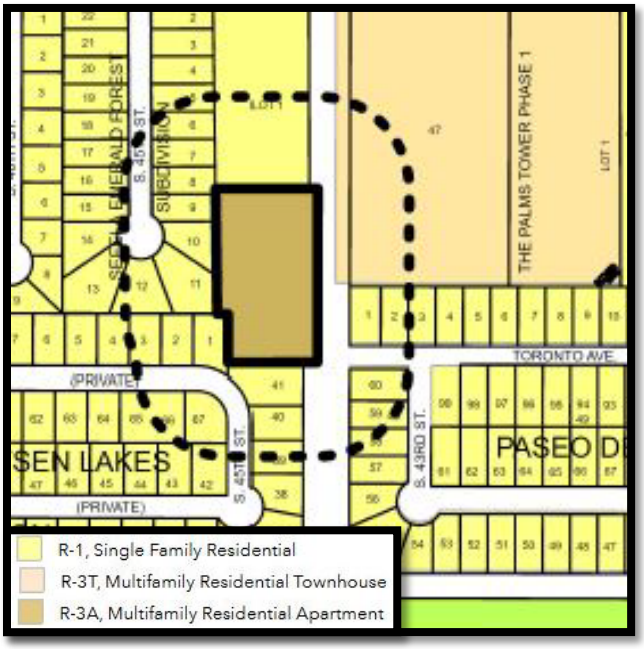
FROM: Planning Staff

DATE: September 10, 2025

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

1940 South Bentsen Road (PID: 280857) (REZ2025-0124)

LOCATION: The subject property is located along the west side of South Bentsen Road.





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

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

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: The mentioned lot is not subdivided. The subject property is comprised of one individual Lot. The initial zoning designation for this property was R-3A (Multifamily Residential Apartments-OC) District with no rezoning's since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High Density Residential-UDC) District is an equivalent zoning district to the current R-3A (Multifamily Residential Apartments-OC) District zoning designation.

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

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

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

WITHDRAWN

2132 SOUTH 32ND STREET

WITHDRAWN

2221-2311 SOUTH 29TH STREET

Planning Department

Memo

TO: Planning and Zoning Commission

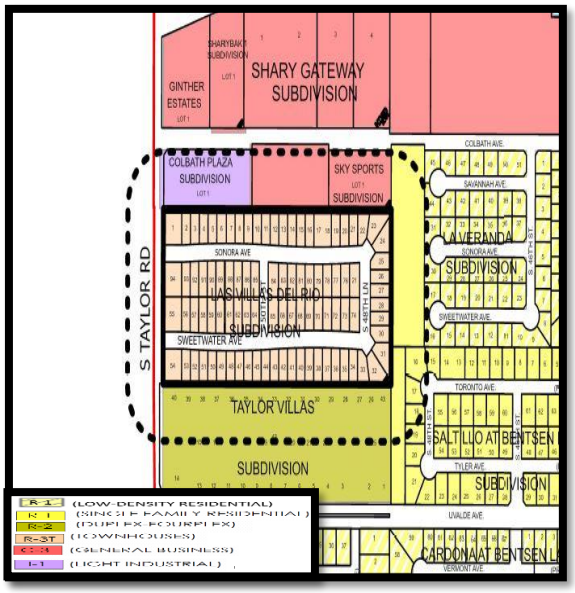
FROM: Planning Staff

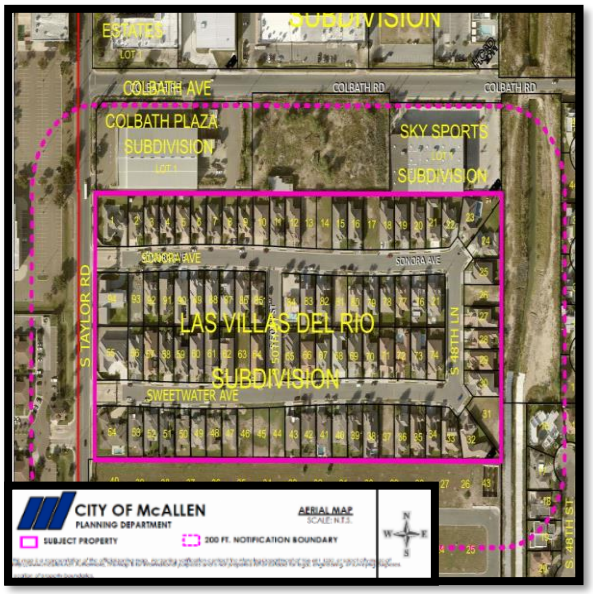
DATE: September 10, 2025

SUBJECT: **REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

LAS VILLAS DEL RIO SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0134)
4800-5121 SONORA AVENUE (LOTS 1-22 AND LOTS 75-94)
1903-1939 SOUTH 48TH LANE (LOTS 23-32)
4800-5121 SWEETWATER AVENUE (LOTS 33-74)

LOCATION: The subject properties are located south of Colbath Avenue and east of Taylor Road.





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

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

LAND USE: The properties consist of townhome residential and are zoned R-3T (Multifamily Residential Townhouse-OC) District. Surrounding uses include Lloyd & Dolly Bentsen Elementary, vacant land, commercial uses, single-family and multifamily townhome residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is single-family residential and multi-family townhome residential.

HISTORY: Las Villas Del Rio Subdivision was recorded April 12, 2016 and the subject properties are comprised of 94 lots. The initial zoning designation for this property was R-3T (Multi-family Residential Townhouse-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed use for R-3 (High Density Residential-UDC) District would align with the development trend of single-family residential and multi-family townhome residential in the area.

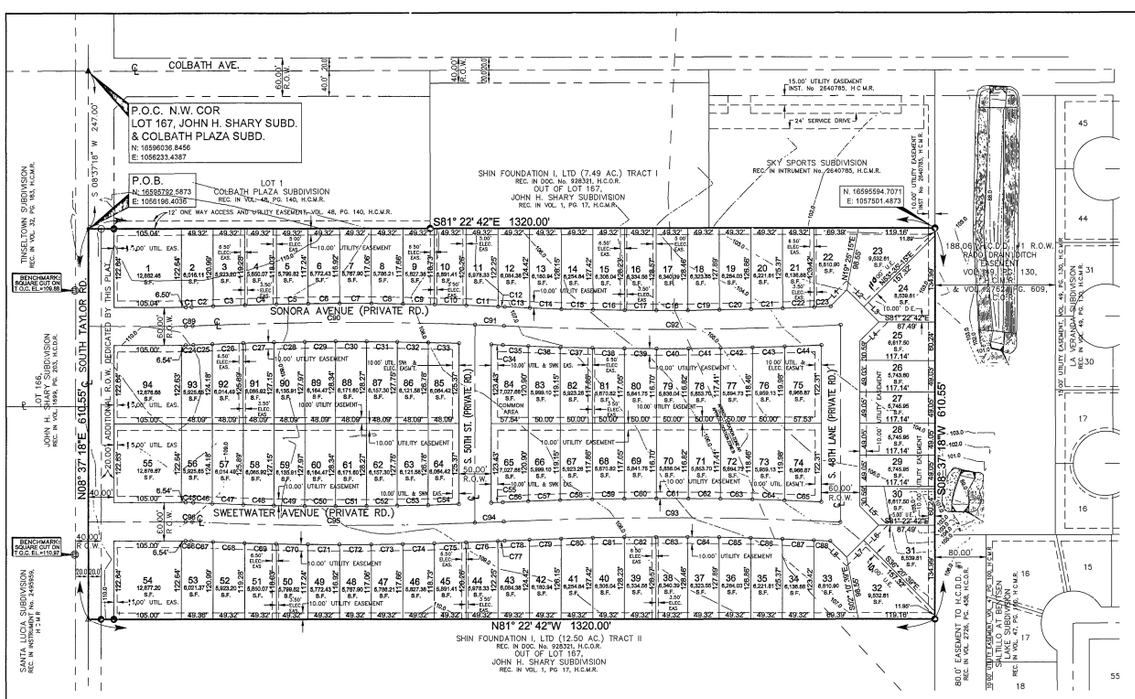
Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

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

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

MAP OF
LAS VILLAS DEL RIO
(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF 18.50 ACRES
OUT OF LOT 167, JOHN H. SHARY SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 17,
HIDALGO COUNTY, MAP RECORDS,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 18.50 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 18.50 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND (NORTHING: 16596036.8456, EASTING: 1056233.4387) ON THE ORIGINAL NORTHWEST CORNER OF SAID LOT 167, NOW BEING THE NORTHWEST CORNER OF COLBATH PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48, PAGE 140, HIDALGO COUNTY MAP RECORDS;

THENCE, S 08°37'18" W, WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD AND ALONG THE WEST LINE OF SAID LOT 167 AND THE WEST LINE OF SAID COLBATH PLAZA SUBDIVISION, A DISTANCE OF 247.00 FEET TO A 60D NAIL FOUND [NORTHING: 16595792.5873, EASTING: 1056196.4036] ON THE WEST LINE OF SAID LOT 167 AND ON THE SOUTHWEST CORNER OF SAID COLBATH PLAZA SUBDIVISION, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

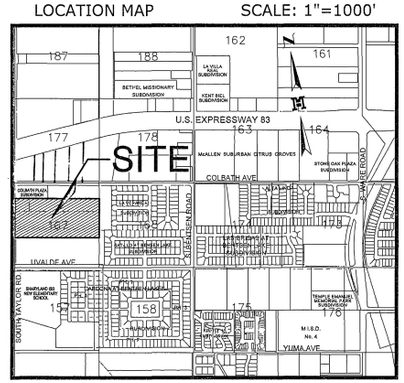
1. THENCE, S 81° 22' 42" E, ALONG THE SOUTH LINE OF SAID COLBATH PLAZA SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET FOR THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF LOT 1, OF SAID COLBATH PLAZA SUBDIVISION, AND ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, AT A DISTANCE OF 532.68 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 1; ALSO BEING THE SOUTHWEST CORNER OF (TRACT I) A TRACT OF LAND CONVEYED TO SHIN FOUNDATION I, LTD BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 928321, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 957.56 FEET PASS THE SOUTHEAST CORNER OF SAID (TRACT I) AND THE SOUTHWEST CORNER OF SKY SPORTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2640785, HIDALGO COUNTY MAP RECORDS, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16595594.7071, EASTING: 1057501.4873] ON THE SOUTHEAST CORNER OF SAID SKY SPORTS SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 37' 18" W, ALONG THE EAST LINE OF SAID LOT 167, AND THE WEST LINE OF A 188.06 FOOT EASEMENT TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49, PAGE 130, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 478.74 FEET PASS THE SOUTHWEST CORNER OF SAID 188.06 FOOT EASEMENT, AND THE NORTHWEST CORNER OF AN 80.00 FOOT EASEMENT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, ACCORDING TO A DOCUMENT RECORDED IN VOLUME 2726, PAGE 458, HIDALGO COUNTY OFFICIAL RECORDS, CONTINUING A TOTAL DISTANCE OF 610.55 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 22' 42" W, ALONG THE NORTH LINE OF (TRACT II) OF SAID TRACT OF LAND CONVEYED TO SHIN FOUNDATION I, LTD, AT A DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR FOUND ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, CONTINUING A TOTAL OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF SAID LOT 167, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 37' 18" E, WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD AND ALONG THE WEST LINE OF SAID LOT 167, A DISTANCE OF 610.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.50 ACRES OF LAND, MORE OR LESS.

Lot Line Table		
Line #	Length	Direction
L1	35.95'	N53° 37' 18"E
L2	37.41'	S36° 22' 42"E
L3	33.50'	S36° 22' 42"E
L4	41.94'	S53° 37' 18"W
L5	41.94'	N36° 22' 42"W
L6	33.50'	N53° 37' 18"E
L7	37.41'	N53° 37' 18"E
L8	35.95'	S36° 22' 42"E

LEGEND & ABBREVIATIONS

- ▲ FOUND COTTON PICKER SPINDLE
- ★ FOUND NO. NAIL
- △ SET COTTON PICKER SPINDLE
- ● FOUND No. 4 REBAR
- ○ SET No. 4 REBAR
- Ⓜ MELDEN & HUNT ON-SITE BENCH MARK
- ◦ CURVE PC AND PT
- P.O.B - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- R.O.W. - RIGHT-OF-WAY
- S.E. COR. - SOUTHEAST CORNER
- N.W. COR. - NORTHWEST CORNER
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- T.O.C. - TOP OF CURB
- SWK. - SIDEWALK

LOCATION MAP SCALE: 1"=1000'



Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	002° 37' 40"	200.00'	9.17'	4.59'	S82° 41' 32"E	9.17'
C2	000° 22' 03"	5,250.33'	33.68'	16.84'	N83° 49' 21"W	33.68'
C3	000° 32' 19"	5,250.33'	49.35'	24.68'	N83° 22' 10"W	49.35'
C4	000° 32' 18"	5,250.33'	49.34'	24.67'	N82° 49' 51"W	49.34'
C5	000° 32' 18"	5,250.33'	49.33'	24.66'	N82° 17' 33"W	49.33'
C6	000° 32' 18"	5,250.33'	49.32'	24.66'	N81° 45' 16"W	49.32'
C7	000° 32' 18"	5,250.33'	49.32'	24.66'	N81° 12' 58"W	49.32'
C8	000° 32' 19"	5,250.33'	49.32'	24.66'	N80° 40' 40"W	49.32'
C9	000° 32' 19"	5,250.33'	49.33'	24.67'	N80° 08' 22"W	49.33'
C10	000° 32' 19"	5,250.33'	49.34'	24.67'	N79° 36' 04"W	49.34'
C11	000° 32' 19"	5,250.33'	49.35'	24.68'	N79° 03' 45"W	49.35'
C12	000° 06' 45"	5,250.34'	10.31'	5.16'	N78° 44' 13"W	10.31'
C13	000° 25' 23"	5,290.33'	39.05'	19.53'	S78° 53' 32"E	39.05'
C14	000° 32' 04"	5,290.33'	49.35'	24.68'	S79° 22' 15"E	49.35'
C15	000° 32' 04"	5,290.33'	49.34'	24.67'	S79° 54' 19"E	49.34'
C16	000° 32' 03"	5,290.33'	49.33'	24.66'	S80° 26' 23"E	49.33'
C17	000° 32' 03"	5,290.33'	49.32'	24.66'	S80° 58' 26"E	49.32'
C18	000° 32' 03"	5,290.33'	49.32'	24.66'	S81° 30' 29"E	49.32'
C19	000° 32' 03"	5,290.33'	49.32'	24.66'	S82° 02' 32"E	49.32'
C20	000° 32' 03"	5,290.33'	49.33'	24.67'	S82° 34' 35"E	49.33'
C21	000° 32' 04"	5,290.33'	49.34'	24.67'	S83° 06' 38"E	49.34'
C22	000° 32' 04"	5,290.33'	49.36'	24.69'	S83° 38' 43"E	49.36'
C23	000° 16' 26"	5,250.33'	25.14'	12.77'	S84° 03' 07"E	25.54'
C24	002° 37' 40"	260.00'	11.92'	5.96'	S82° 41' 32"E	11.92'
C25	000° 19' 38"	5,190.33'	29.65'	14.83'	N83° 50' 33"W	29.65'
C26	000° 32' 03"	5,190.33'	48.12'	24.06'	N83° 24' 48"W	48.12'
C27	000° 31' 52"	5,190.33'	48.10'	24.05'	N82° 52' 56"W	48.10'
C28	000° 31' 51"	5,190.33'	48.09'	24.05'	N82° 21' 05"W	48.09'
C29	000° 31' 51"	5,190.33'	48.09'	24.04'	N81° 49' 14"W	48.09'
C30	000° 31' 51"	5,190.33'	48.09'	24.04'	N81° 17' 22"W	48.09'
C31	000° 31' 51"	5,190.33'	48.09'	24.04'	N80° 45' 31"W	48.09'
C32	000° 31' 51"	5,190.33'	48.10'	24.05'	N80° 13' 40"W	48.10'
C33	000° 31' 52"	5,190.33'	48.11'	24.06'	N79° 41' 49"W	48.11'
C34	000° 11' 54"	5,190.33'	17.96'	8.98'	N78° 46' 47"W	17.96'
C35	000° 25' 25"	5,350.33'	39.64'	19.82'	S78° 53' 39"E	39.64'
C36	000° 32' 09"	5,350.33'	50.03'	25.02'	S79° 22' 23"E	50.03'
C37	000° 32' 08"	5,350.33'	50.02'	25.01'	S79° 54' 32"E	50.02'
C38	000° 32' 08"	5,350.33'	50.01'	25.00'	S80° 26' 40"E	50.01'
C39	000° 32' 08"	5,350.33'	50.00'	25.00'	S80° 58' 47"E	50.00'
C40	000° 32' 08"	5,350.33'	50.00'	25.00'	S81° 30' 55"E	50.00'
C41	000° 32' 08"	5,350.33'	50.00'	25.00'	S82° 03' 03"E	50.00'
C42	000° 32' 08"	5,350.33'	50.01'	25.01'	S82° 35' 11"E	50.01'
C43	000° 32' 08"	5,350.33'	50.02'	25.01'	S83° 07' 19"E	50.02'
C44	003° 37' 40"	260.00'	16.45'	8.23'	S83° 41' 53"E	16.45'
C45	002° 37' 40"	260.00'	11.92'	5.96'	N80° 02' 52"W	11.92'
C46	000° 19' 38"	5,190.33'	29.65'	14.83'	S78° 54' 51"E	29.65'
C47	000° 31' 52"	5,190.33'	48.12'	24.06'	S79° 24' 36"E	48.12'
C48	000° 31' 52"	5,190.33'	48.10'	24.05'	S79° 52' 28"E	48.10'

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C49	000° 31' 51"	5,190.33'	48.09'	24.05'	S80° 24' 19"E	48.09'
C50	000° 31' 51"	5,190.33'	48.09'	24.04'	S80° 56' 10"E	48.09'
C51	000° 31' 51"	5,190.33'	48.09'	24.04'	S81° 28' 02"E	48.09'
C52	000° 31' 51"	5,190.33'	48.09'	24.00'	S81° 59' 53"E	48.09'
C53	000° 31' 51"	5,190.33'	48.10'	24.05'	S82° 31' 44"E	48.10'
C54	000° 31' 52"	5,190.33'	48.11'	24.05'	S83° 03' 35"E	48.11'
C55	000° 11' 54"	5,190.33'	17.96'	8.98'	S83° 58' 37"E	17.96'
C56	000° 25' 25"	5,350.33'	39.64'	19.82'	N83° 51' 49"W	39.64'
C57	000° 32' 09"	5,350.33'	50.03'	25.02'	N83° 23' 01"W	50.03'
C58	000° 32' 08"	5,350.33'	50.02'	25.01'	N82° 50' 52"W	50.02'
C59	000° 32' 08"	5,350.33'	50.01'	25.00'	N82° 18' 44"W	50.01'
C60	000° 32' 08"	5,350.33'	50.00'	25.00'	N81° 46' 37"W	50.00'
C61	000° 32' 08"	5,350.33'	50.00'	25.00'	N81° 14' 29"W	50.00'
C62	000° 32' 08"	5,350.33'	50.00'	25.00'	N80° 42' 21"W	50.00'
C63	000° 32' 08"	5,350.33'	50.01'	25.01'	N80° 10' 13"W	50.01'
C64	000° 32' 08"	5,350.33'	50.02'	25.01'	N79° 38' 05"W	50.02'
C65	000° 37' 00"	5,350.33'	57.58'	28.79'	N79° 03' 31"W	57.58'
C66	002° 37' 41"	200.00'	9.17'	4.59'	N80° 03' 52"W	9.17'
C67	000° 22' 03"	5,250.33'	33.68'	16.84'	S78° 56' 03"E	33.68'
C68	000° 32' 19"	5,250.33'	49.35'	24.68'	S79° 23' 14"E	49.35'
C69	000° 32' 18"	5,250.33'	49.34'	24.67'	S79° 55' 33"E	49.34'
C70	000° 32' 18"	5,250.33'	49.33'	24.66'	S80° 27' 51"E	49.33'
C71	000° 32' 18"	5,250.33'	49.32'	24.66'	S81° 00' 08"E	49.32'
C72	000° 32' 18"	5,250.33'	49.32'	24.66'	S81° 32' 26"E	49.32'
C73	000° 32' 18"	5,250.33'	49.32'	24.66'	S82° 04' 44"E	49.32'
C74	000° 32' 19"	5,250.33'	49.33'	24.67'	S82° 37' 02"E	49.33'
C75	000° 32' 19"	5,250.33'	49.34'	24.67'	S83° 09' 20"E	49.34'
C76	000° 32' 19"	5,250.33'	49.36'	24.68'	S83° 41' 39"E	49.36'
C77	000° 06' 45"	5,250.34'	10.31'	5.16'	S84° 01' 11"E	10.31'
C78	000° 25' 23"	5,290.33'	39.05'	19.53'	N83° 51' 52"W	39.05'
C79	000° 32' 04"	5,290.33'	49.35'	24.68'	N83° 23' 00"W	49.35'
C80	000° 32' 04"	5,290.33'	49.34'	24.67'	N82° 51' 05"W	49.34'
C81	000° 32' 03"	5,290.33'	49.33'	24.66'	N82° 19' 01"W	49.33'
C82	000° 32' 03"	5,290.33'	49.32'	24.66'	N81° 46' 58"W	49.32'
C83	000° 32' 03"	5,290.33'	49.32'	24.66'	N81° 14' 55"W	49.32'
C84	000° 32' 03"	5,290.33'	49.32'	24.66'	N80° 42' 52"W	49.32'
C85	000° 32' 03"	5,290.33'	49.33'	24.67'	N80° 10' 49"W	49.33'
C86	000° 32' 04"	5,290.33'	49.34'	24.67'	N79° 38' 46"W	49.34'
C87	000° 32' 04"	5,290.33'	49.35'	24.68'	N79° 06' 41"W	49.35'
C88	000° 16' 26"	5,290.33'	25.54'	12.77'	N78° 42' 21"W	25.54'
C89	002° 37' 41"	230.00'	10.55'	5.28'	S82° 41' 32"E	10.55'
C90	004° 50' 19"	5,220.33'	440.83'	220.50'	N81° 35' 14"W	440.70'
C91	000° 29' 14"	5,220.33'	44.39'	22.20'	N78° 55' 26"W	44.39'
C92	005° 39' 50"	5,320.33'	525.94'	263.18'	S81° 30' 46"E	525.72'
C93	005° 39' 50"	5,320.33'	525.94'	263.18'	N81° 14' 36"W	525.72'
C94	000° 29' 14"	5,220.33'	44.39'	22.20'	S83° 49' 56"E	44.39'
C95	004° 50' 19"	5,220.33'	440.83'	220.50'	S81° 10' 10"E	440.70'
C96	002° 37' 41"	230.00'	10.55'	5.28'	N80° 03' 52"W	10.55'

GENERAL NOTES:

1. THIS SUBDIVISION LIES IN ZONES "B" AND "AH", AREAS IN ZONE "B" ARE DESCRIBED 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). AREAS IN ZONE "AH" ARE DESCRIBED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN (105.00), BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480334 0400 C, MAP REVISED NOVEMBER 16, 1982.

THE LINE DIVIDING FLOOD ZONES "B" AND "AH", AS DEPICTED HEREIN, IS APPROXIMATE.

2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR LOTS OUTSIDE FLOOD ZONE "AH" SHALL BE 18" ABOVE TOP OF CURB MEASURED FROM THE FRONT-CENTER OF EACH RESIDENTIAL LOT.

3. THE MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR LOTS INSIDE FLOOD ZONE "AH" SHALL BE 105.00 (B.F.E.)

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

FRONT SETBACK LINE:	10 FEET OR EASEMENT, WHICHEVER IS GREATER.
GARAGE SETBACK LINE:	18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
REAR SETBACK LINE:	IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
SIDE CORNER SETBACK:	10 FEET.
SIDE INTERIOR SETBACK LINES:	
LOTS 1 THROUGH 22 AND 33 THROUGH 94:	3.5 FEET WEST SIDE, AND 6.5 FEET EAST SIDE OR GREATER FOR EASEMENT
LOT 23:	3.5 FEET WEST SIDE, AND 8.5 FEET SOUTHEAST SIDE OR GREATER FOR EASEMENT
LOT 24:	3.5 FEET NORTHWEST SIDE, AND 6.5 FEET SOUTH SIDE OR GREATER FOR EASEMENT.
LOTS 25 THROUGH 30:	6.5 FEET NORTH SIDE, AND 3.5 FEET SOUTH SIDE OR GREATER FOR EASEMENT.
LOT 31:	6.5 FEET NORTH SIDE, AND 3.5 FEET SOUTHWEST SIDE OR GREATER FOR EASEMENT.
LOT 32:	6.5 FEET NORTHEAST SIDE, AND 3.5 FEET WEST SIDE OR GREATER FOR EASEMENT.

5. REQUIRED DETENTION FOR STORM RUNOFF PER APPROVED DRAINAGE REPORT SHALL BE 1.45 AC-FT. DETENTION WILL BE PROVIDED WITHIN THE EXISTING DRAIN DITCH LOCATED ON THE EAST SIDE OF THIS SUBDIVISION. SAID DRAIN DITCH WILL BE WIDENED/RE-EXCAVATED ON BOTH EAST AND WEST SIDES TO ACHIEVE DETENTION REQUIRED. THE APPROXIMATE STORM RUNOFF DETENTION, AFTER DRAIN DITCH WIDENING/RE-EXCAVATION IS: 125,000 CUBIC FEET (SEE DETAIL/EXHIBIT IN APPROVED DRAINAGE REPORT PACKAGE).

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

7. ON-SITE BENCHMARK(S): SQUARE CUTS ON TOP OF CURB ON WEST SIDE OF TAYLOR ROAD (AS INDICATED HEREIN).

CITY OF McALLEN BENCHMARK: MC 80
LOCATION: SOUTH SIDE OF THE SOUTH FRONTAGE ROAD OF EXPRESSWAY 83, 80 FEET SOUTH FROM THE EDGE OF PAVEMENT OF SAID FRONTAGE ROAD, AND 16 FEET NORTH FROM THE END OF A CANAL. THE MONUMENT IS SET APPROXIMATELY 500 FEET EAST OF TAYLOR ROAD.
GRID ZONE: TEXAS SOUTH (4205). HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 88
ELEVATION: 104.41

8. NO BUILDING ALLOWED OVER ANY EASEMENT.

9. NO LOT ACCESS, CURB CUT OR LOT FRONTAGE ALONG SOUTH TAYLOR ROAD

10. THIS SUBDIVISION HAS A TOTAL OF 94 LOTS, OF WHICH LOT 84 SHALL BE UTILIZED AS A "COMMON AREA" ONLY, AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. NO DWELLING(S) SHALL BE PERMITTED ON SAID LOT 84.

11. THIS SUBDIVISION IS SUBJECT TO THE HOME OWNERS ASSOCIATION RESTRICTION DOCUMENT RECORDED IN DOC. 2890899, RECORDED IN HIDALGO COUNTY, DEED RECORDS.

12. MAINTENANCE OF COMMON AREAS, PRIVATE STREETS, ALLEYS, SIDEWALKS AND PRIVATE DRAINAGE SYSTEMS MUST BE THE RESPONSIBILITY OF THE LOTS OWNERS, AND NOT THE CITY OF McALLEN

13. A 6-FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG SOUTH TAYLOR ROAD.

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

15. A 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON THE EAST SIDE OF TAYLOR ROAD AND ON BOTH SIDES OF ALL INTERIOR STREETS.

16. A 25'x25' SITE OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

17. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN, SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS.

18. AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAS VILLAS DEL RIO SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2703065, HIDALGO COUNTY, MAP RECORDS. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

19. Unless otherwise noted, all easements shown are dedicated by this Plat.

TBPE FIRM # F-1435

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

227 N. F.M. 3167
RIO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8591

www.meldenandhunt.com

DRAWN BY: J. d Z	DATE 02-15-2016
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSEPH W. HOLAND	P.O. BOX 610	McALLEN, TEXAS 78505	(956) 213-8244	(956) 213-8247
ENGINEER:	FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TEXAS 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TEXAS 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS VILLAS DEL RIO, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREA(S) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE LAS VILLAS DEL RIO HOMEOWNER'S ASSOCIATION.

LAS VILLAS DEL RIO DEVELOPMENT CO., LLC
JOSEPH W. HOLAND, MANAGER
1308 JASMINE
McALLEN, TX 78501

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH W. HOLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1st DAY OF February, 2016.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER: TEXAS REGIONAL BANK

SIGNATURE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Laura Flores KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF March, 2016.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10/19/19

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

3-16-16

FRED L. KURTH, PE # 54151
RPLS # 4750
DATE SURVEYED: 07-27-2015
SURVEY JOB # 15098.08
DATE PREPARED: 08-06-2015
ENGINEERING JOB # 15098.00
PREPARED BY: J. d Z.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
FRED L. KURTH
54151
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
FRED L. KURTH
4750
PROFESSIONAL
LAND SURVEYOR

Planning Department

Memo

TO: Planning and Zoning Commission

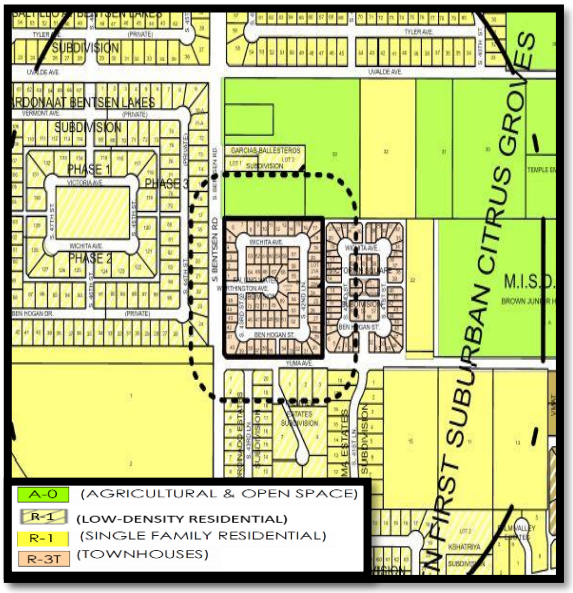
FROM: Planning Staff

DATE: September 10, 2025

SUBJECT: **REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

FALLING WATER SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0156)
2300-2408 SOUTH 43RD STREET (LOTS 1-6 & LOTS 40-45)
4200-4236 WICHITA AVENUE (LOTS 7-16 & LOTS 58-63)
2302-2411 SOUTH 42ND LANE (LOTS 17-20 & LOTS 21A-22A & LOTS 24-30 & LOTS 52-57 & COMMON AREA)
4201-4233 BEN HOGAN AVENUE (LOTS 31-39 & LOTS 46-51)
4200-4217 WORTHINGTON AVENUE (LOTS 64-73)

LOCATION: The subject properties are located on the northeast corner of South Bentsen Road and Yuma Avenue.





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

ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural & Open Space–OC) District to the north. R-1 (Low Density Residential–UDC) District and R-1 (Single Family Residential-OC) District to the south and east. R-3T (Multi-family Residential Townhouse-OC) District to the east.

LAND USE: The properties consist of townhome residential and are zoned R-3T (Multi-family Residential Townhouse-OC) District. Surrounding uses include Brown Junior High School, vacant land, single-family and multi-family townhome residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is single-family residential and multi-family townhome residential.

HISTORY: Falling Water Subdivision was recorded September 19, 2007 and the subject properties are comprised of 72 lots. Falling Water Lots 21A & 22A Subdivision was recorded March 15, 2019 and the subject properties are comprised of two lots. The initial zoning designation for this property was R-3T (Multi-family Residential Townhouse-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed use for R-3 (High Density Residential-UDC) District would align with the development trend of single-family residential and multi-family townhome residential along Yuma Avenue.

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

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

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

PLAT OF

FALLING WATER, LOTS 21A & 22A SUBDIVISION

McALLEN, TEXAS

A TRACT OF LAND CONTAINING 0.247 ACRES (10,800.00 S. FT.), OUT OF LOT 21, LOT 22 AND LOT 23, OUT OF FALLING WATER SUBDIVISION, AS PER MAP RECORDED IN VOLUMR 53, PAGE 192, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE FALLING WATER, LOTS 21A & 22A SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

2/12/19
Enrique Alejandro Blanco DATE
(LOTS 21 & 22)
501 N. BRIDGE PMB 582
HIDALGO TX 78557

2-12-19
OWNER: BLANCO ENTERPRISES, LTD (LOT 23) DATE ← By: BLANCO PROPERTIES & CONSTRUCTION, LLC ITS GENERAL PARTNER
BY: Enrique Blanco Fuentes, Manager

2/14/19
BY: Maria D. Maldonado, Manager DATE

2/12/19
BY: Enrique A. Blanco, Manager DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Enrique Blanco Fuentes, Maria D. Maldonado & Enrique A. Blanco, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF February, 2019.

SANDRA LIZA MARTINEZ
Notary Public, State of Texas
ID # 311-2020
My Commission Expires
1-15-2019

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: 11-15-2019

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 Pepe
05/03/19
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.

James E. Darling
MAYOR
CITY OF MCALLEN
2/28/19
DATE

CITY OF MCALLEN
McALLEN, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, LEO LOZANO RODRIGUEZ JR., RPLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

2/19/19
LEO LOZANO RODRIGUEZ JR., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830 EDINBURG, TEXAS 78540
FIRM NO. 101702-00

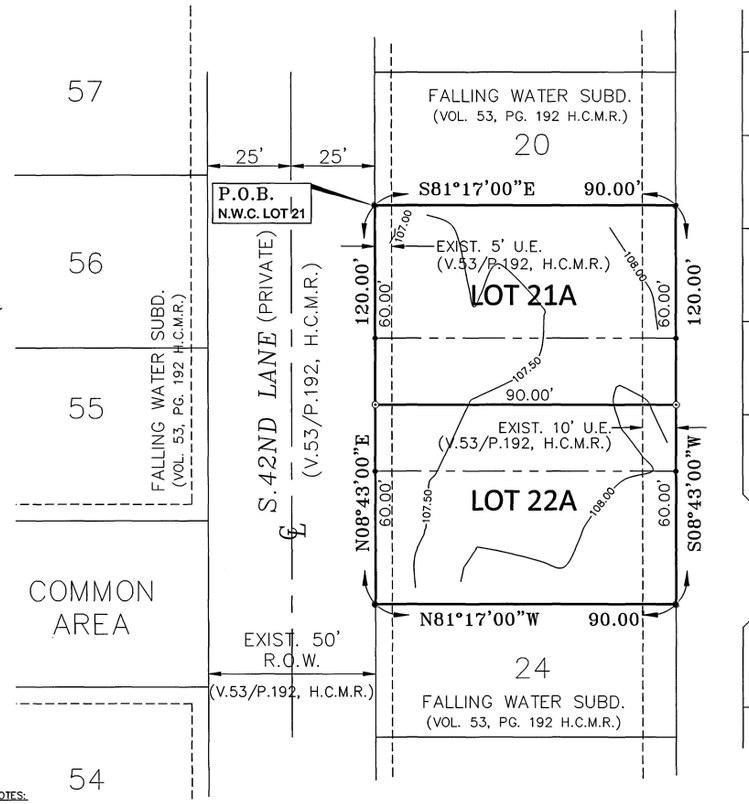
STATE OF TEXAS OF TEXAS REGISTERED LEO L. RODRIGUEZ, JR. 2448 PROFESSIONAL LAND SURVEYOR

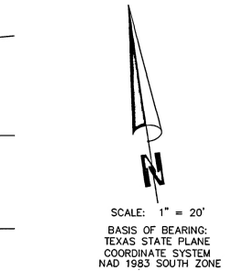
STATE OF TEXAS
COUNTY OF HIDALGO

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.

2/8/19
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862

STATE OF TEXAS RENE BARRERA 86862 LICENSED PROFESSIONAL ENGINEER







LEGEND
● = DENOTES FOUND 1/2" ROD
⊙ = DENOTES SET 1/2" ROD
○ = DENOTES NO MONUMENT

FALLING WATER, LOTS 21A & 22A SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE EAST SIDE OF S. 42ND STREET APPROXIMATELY 350 FEET NORTH OF YUMA AVE.

DATE OF PREPARATION: 3/1/17

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 0.247 ACRES (10,800.00 S. FT.), OUT OF LOT 21, LOT 22 AND LOT 23, OUT OF FALLING WATER SUBDIVISION, AS PER MAP RECORDED IN VOLUME 53, PAGE 192, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 0.247 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING, AT A FOUND HALF INCH (1/2) IRON ROD, FOUND AT THE NORTHWEST CORNER OF SAID LOT 21, SAID POINT BEING THE POINT OF BEGINNING OF THIS TRACT OF LAND;

THENCE, SOUTH 81°17'00" EAST, ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 90.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE NORTHEAST CORNER OF SAID LOT 21 AND THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08°43'00" WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 21, AT 40.00 FEET PASS THE SOUTH LINE OF LOT 21, AT 80.00 FEET PASS THE SOUTH LINE OF LOT 22, A TOTAL DISTANCE OF 120.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE SOUTHEAST CORNER OF SAID LOT 23 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81°17'00" WEST, ALONG THE SOUTH LOT LINE OF SAID LOT 23, A DISTANCE OF 90.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08°43'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF N. 42nd. LANE (A 50.00 FOOT PRIVATE STREET), AT 40.00 FEET PASS THE SOUTH LINE OF SAID LOT 22M AT 80.00 FEET PASS THE SOUTH LINE OF SAID LOT 21, A TOTAL DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.247 ACRES OF LAND (10,800 S.F.), MORE OR LESS.

GENERAL PLAT NOTES:

1. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
2. SETBACK AS FOLLOWS:
   FRONT ..... 10 FEET
   REAR ..... 10 FEET OR GREATER FOR EASEMENT
   COMMON SIDE ... AS PER ZONING ORDINANCE OR GREATER FOR EASEMENT
   GARAGE ..... 18 FEET EXCEPT WHERE GREATER SETBACK APPLIES, GREATER SETBACK REQUIRED
3. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NO. 480343 0400 C; REVISED NOVEMBER 16, 1982.
4. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. DRAINAGE DETENTION REQUIRED OF 0.005 ACRE FEET OR 217 CUBIC FEET FOR THIS SUBDIVISION
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT
7. BENCHMARK: ELEVATION =106.84
   CURB CUT ON EXISTING CURB INLET LOCATED AT THE NORTHEAST CORNER OF S. BENTSEN ROAD AND YUMA AVENUE.
   CITY OF MCALLEN BENCH MARK NUMBER MC-80 (ELEVATION 104.41)
   LOCATED ALONG THE SOUTH FRONTAGE ROAD OF EXPRESSWAY 83, APPROXIMATELY 500 FT. EAST OF TAYLOR RD. ALONG THE NORTH SIDE OF A DRAINAGE DITCH.
8. A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON S. 42ND LANE (PRIVATE).
9. A ½" DIAMETER IRON ROD SHALL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON THIS PLAT.
10. ALL STORMWATER DETENTION FOR THIS SUBDIVISION IS PROVIDED WITHIN THE STREET RIGHT OF WAYS AND COMMON AREA AS REQUIRED BY THE CITY OF McALLEN.
11. COMMON AREAS, PRIVATE STREETS, ALLEYS, DETENTION AREAS AND SIDEWALKS TO BE MAINTAINED BY LOT OWNERS AND/OR HOMEOWNERS ASSOCIATION, NOT THE CITY OF MCALLEN.
12. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
13. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES/USES.
14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FALLING WATER SUBDIVISION, RECORDED AS DOCUMENT NUMBER 1788208 (69 SINGLE FAMILY LOTS, HIDALGO COUNTY DEED RECORDS), THE DEVELOPMENT/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID. LOTS 21A AND 22A ON THIS PLAT ARE THE SAME LOTS LISTED AS LOTS 21 AND 22 AND 23 IN DOCUMENT #1807620. HIDALGO COUNTY MAP RECORDS.

LIENHOLDER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE FALLING WATER, LOTS 21A & 22A SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER:
BANK OF SOUTH TEXAS

BY: JOE GUZMAN, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF February, 2019.

MARIA DE LEON
My Notary ID # 11794481
Expires December 1, 2022

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: 12/1/2022

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
05/08/19
DATE

HOMEOWNERS' ASSOCIATION ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID RODRIGUEZ, PRESIDENT/MANAGER OF FALLING WATER SUBDIVISION HOMEOWNER'S ASSOCIATION (DOCUMENT NUMBER 1788208, HIDALGO COUNTY OFFICIAL RECORDS), AGREE TO THE CONDITIONS STATED IN NOTE #14 OF THE PLAT NOTES.

SAMPSON PROPERTY MANAGEMENT
BY: DAVID RODRIGUEZ, PRESIDENT
2720 N. 10TH STREET, SUITE C
MCALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13th DAY OF February, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: December 22, 2020

JESSICA GONZALEZ
Notary ID # 130941347
My Commission Expires
December 22, 2020

HIDALGO COUNTY CLERK

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

ON: 3-15-19 AT 2:44 AM/PM
INSTRUMENT NUMBER 2995852
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

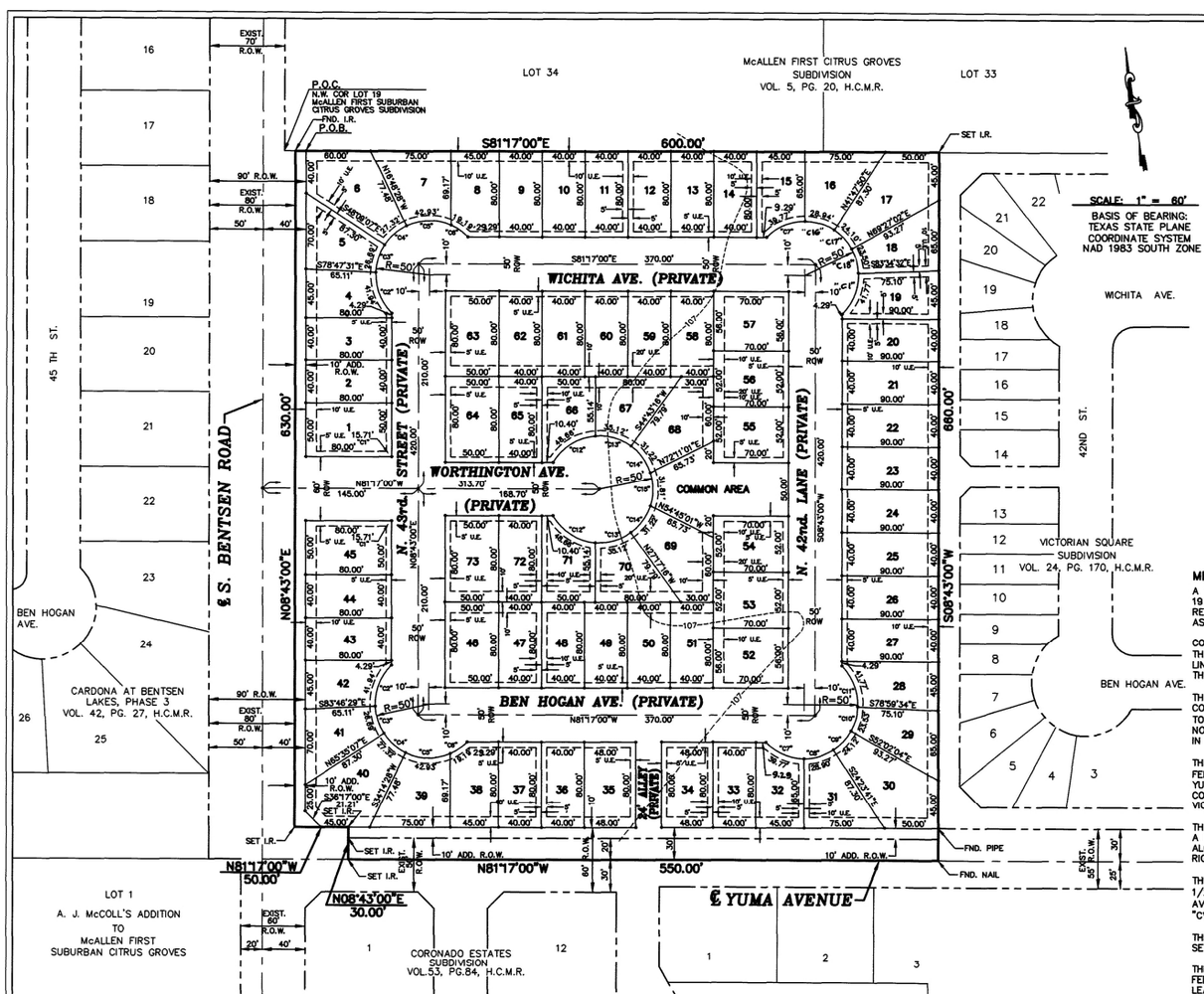
BY: _____ DEPUTY

PRINCIPAL CONTACTS:				FIRM REG. NO. 6435
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	BLANCO ENTERPRISES LTD	501 N. BRIDGE PMB 582	HIDALGO, TX 7885	
ENGINEER:	RENE BARRERA, P.E.	6521 N. 10TH ST.	McALLEN, TX. 78501	956-687-3355
SURVEYOR:	LEO RODRIGUEZ, R.P.L.S.	P.O. BOX 1830	EDINBURG, TX. 78540	956-491-1013

BARRERA ENGINEERING, INC. INFRASTRUCTURE CONSULTING CIVIL ENGINEERS
6521 N. 10TH ST., STE. "C"
McALLEN, TX 78504
956-687-3355, FAX: 956-992-8801

SUBDIVISION PLAT OF
FALLING WATER SUBDIVISION

A TRACT OF LAND CONTAINING 9.056 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING ALL OF LOTS 19 AND 20, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, MAP REFERENCE: VOLUME 5, PAGE 20, HIDALGO COUNTY MAP RECORDS.



GENERAL NOTES

1. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
2. SETBACK AS FOLLOWS:
   FRONT ..... 10 FEET
   REAR ..... 10 FEET OR GREATER FOR EASEMENT
   COMMON SIDE ..... AS PER ZONING ORDINANCE OR GREATER FOR EASEMENT
   SIDE CORNER ..... 10 FEET INCLUDING THE WEST SIDE OF LOT 34 AND THE EAST SIDE OF LOT 35 OR GREATER FOR EASEMENT
   GARAGE ..... 18 FEET EXCEPT WHERE GREATER SETBACK APPLIES
3. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NO. 480343 0010 C; REVISED NOVEMBER 02, 1982.
4. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO AN APPLICATION FOR A BUILDING PERMIT.
5. DRAINAGE DETENTION REQUIRED OF 1.079 ACRE FEET OR 42,756 CUBIC FEET FOR THIS SUBDIVISION
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT FOR LOTS 1–13, 34–51 AND 58–73. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB AT MID POINT OF EACH LOT FOR LOTS 14–33 AND 52–57.
7. BENCHMARK: ELEVATION =106.84
   CURB CUT ON EXISTING CURB INLET LOCATED AT THE NORTHEAST CORNER OF S. BENTSEN ROAD AND YUMA AVENUE.
   CITY OF McALLEN BENCH MARK NUMBER MC–80 (ELEVATION 104.41)
   LOCATED ALONG THE SOUTH FRONTAGE ROAD OF EXPRESSWAY 83 APPROXIMATELY 500 EAST OF TAYLOR ROAD ALONG THE NORTH SIDE OF A DRAINAGE DITCH.
8. A 25 x 25 FOOT SITE OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
9. A 4 FOOT WIDE SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF BENTSEN ROAD, ON THE NORTH SIDE OF YUMA AVENUE, AND ON BOTH SIDES OF ALL INTERIOR STREETS.
10. A ½" IRON ROD WITH PLASTIC CAP STAMPED "CVQ" SET ON ALL CORNERS.
11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. BENTSEN ROAD AND YUMA AVE.
12. ALL STORMWATER DETENTION REQUIRED FOR THIS SUBDIVISION IS PROVIDED WITHIN THE DESIGNATED COMMON AREA.
13. A 6 FOOT BUFFER IS REQUIRED ALONG S. BENTSEN ROAD AND YUMA AVENUE, AND FROM ADJACENT COMMERCIAL AND SINGLE FAMILY ZONE/USES.
14. COMMON AREAS, PRIVATE STREETS, ALLEYS, DETENTION AREAS AND SIDEWALKS TO BE MAINTAINED BY LOT OWNERS AND/OR HOMEOWNERS ASSOCIATION, NOT THE CITY OF McALLEN.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 9.056 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING ALL OF LOTS 19 AND 20, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, MAP REFERENCE: VOLUME 5, PAGE 20, H.C.M.R., AND SAID 9.056 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE NORTHWEST CORNER OF SAID LOT 19 AND THE EAST RIGHT–OF–WAY LINE OF BENTSEN ROAD, THENCE S 81°17'00" E, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND ON THE NEW EAST RIGHT–OF–WAY LINE OF SAID BENTSEN ROAD AS RECORDED IN DOCUMENT NO. 1127488, H.C.D.R., FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE S 81°17'00" E, ALONG THE NORTH LINE OF SAID LOT 19, AT A DISTANCE OF 270.00 FEET TO PASS THE COMMON NORTH CORNER OF SAID LOTS 19 AND 20, AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 20, A TOTAL DISTANCE OF 600.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET THE NORTHEAST CORNER OF SAID LOT 20 AND THE NORTHWEST CORNER OF VICTORIAN SQUARE SUBDIVISION, RECORDED IN VOLUME 24, PAGE 170, H.C.M.R., FOR THE NORTHEAST CORNER OF THIS TRACT;

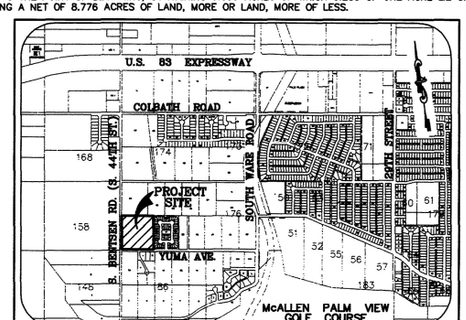
THENCE S 08°43'00" W, ALONG THE WEST LINE OF SAID VICTORIA SQUARE SUBDIVISION, AT A DISTANCE OF 640.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTH RIGHT–OF–WAY LINE OF YUMA AVENUE, AND CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID LOT 20, THE CENTER LINE OF SAID YUMA AVENUE AND THE SOUTHWEST CORNER OF SAID VICTORIAN SQUARE SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81°17'00" W, ALONG THE CENTER LINE OF SAID YUMA AVENUE AND THE SOUTH LINE OF SAID LOT 20, AT A DISTANCE OF 330.00 FEET PASS THE COMMON SOUTH CORNER OF SAID LOTS 19 AND 20, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 19 A TOTAL DISTANCE OF 550.00 FEET TO A NAIL SET THE EAST RIGHT–OF–WAY LINE OF SAID BENTSEN ROAD, FOR THE SOUTHERN MOST SOUTHWEST CORNER OF THIS TRACT;

THENCE S 08°43'00" W, ALONG THE EAST LINE OF SAID BENTSEN ROAD, AT A DISTANCE OF 20.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTH RIGHT–OF–WAY LINE OF SAID YUMA AVENUE, AND CONTINUING A TOTAL DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AND INSIDE CORNER OF THIS TRACT;

THENCE N 81°17'00" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE WESTERN MOST SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08°43'00" E, ALONG THE EAST RIGHT–OF–WAY LINE OF SAID BENTSEN ROAD, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.056 ACRES OF WHICH 0.280 OF ONE ACRE LIE ON YUMA AVENUE, LEAVING A NET OF 8.776 ACRES OF LAND, MORE OR LAND, MORE OF LESS.



LOCATION MAP
N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"C1"	47°51'40"	50.00'	22.19'	41.77'	40.56'
"C2"	48°03'36"	50.00'	22.29'	41.94'	40.72'
"C3"	30°35'21"	50.00'	13.67'	26.69'	26.38'
"C4"	31°18'30"	50.00'	14.01'	27.32'	26.98'
"C5"	49°11'36"	50.00'	22.89'	42.93'	41.62'
"C6"	21°59'41"	50.00'	9.72'	19.19'	19.08'
"C7"	45°24'23"	50.00'	21.00'	39.77'	38.73'
"C8"	33°06'41"	50.00'	14.86'	28.90'	28.49'
"C9"	27°38'23"	50.00'	12.30'	24.12'	23.89'
"C10"	26°57'30"	50.00'	11.98'	23.53'	23.31'
"C11"	47°51'49"	50.00'	22.19'	41.77'	40.56'
"C12"	55°45'20"	50.00'	26.45'	48.66'	46.76'
"C13"	40°14'56"	50.00'	18.32'	35.12'	34.41'
"C14"	35°46'16"	50.00'	16.14'	31.22'	30.71'
"C15"	36°26'57"	50.00'	16.46'	31.81'	31.27'
"C16"	33°09'54"	50.00'	14.89'	28.94'	28.54'
"C17"	27°37'06"	50.00'	12.29'	24.10'	23.87'
"C18"	26°55'43"	50.00'	11.97'	23.50'	23.28'

IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
4	3064	0.07
5	3356	0.08
6	5066	0.12
7	3934	0.09
8	3503	0.08
15	3231	0.07
16	3592	0.08
17	5084	0.12
18	3473	0.08
19	3493	0.08
28	3493	0.08
29	3474	0.08
30	5084	0.12
31	3590	0.08
32	3231	0.07
38	3503	0.08
39	3934	0.09
40	4953	0.11
41	3356	0.08
42	3064	0.07
66	3325	0.08
67	3424	0.08
68	4221	0.10
69	4221	0.10
70	3424	0.08
71	3325	0.08

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, THIS THE 10th DAY OF July, 2007 A.D. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT–OF–WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

Rusty McEland
ass SECRETARY

Robert L Kelly
PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS FALLING WATER SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTIONS OF BENTSEN ROAD AND YUMA AVENUE FOR USE AS STREET RIGHT–OF–WAY DEDICATED TO THE CITY OF MCALLEN.

McALLEN 73 LLC, A DELAWARE LIMITED LIABILITY COMPANY,
DBA McALLEN 73 OF TEXAS, LLC
3805 PLANTATION GROVE BLVD., SUITE 27
MISSION, TEXAS 78572
BY: GAYLE C. KING, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, GAYLE C. KING, KNOWN TO ME TO BE THE INDIVIDUAL WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 14th DAY OF August, 2007 A.D.

Claudia M. Ybarra
NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES: 03-23-08

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

Richard Cortez 9/4/07
MAYOR, CITY OF McALLEN DATE

THIS SUBDIVISION PLAT FALLING WATER SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 12 DAY OF Sept, 2007 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

8/14/07
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74806

STATE OF TEXAS
COUNTY OF HIDALGO

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

8/14/07
CARLOS VASQUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
517 BEAUMONT AVENUE
McALLEN, TEXAS 78501
(956) 618–1551 DATE SURVEYED: 11–27–06

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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: _____

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: 9/18/07 AT 2:33 AM/PM
AS A RECORDING NUMBER 1507620

BY Loretta Leal DEPUTY

Recorded in Volume 53 Page 192 of the map records of Hidalgo County, Texas
Arturo Guajardo, Jr.
County Clerk

DATE OF PREPARATION: NOVEMBER, 2006 DRAWN BY: P.GONZALEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668–1588
javhin@rgv.rr.com

M:\2006\McALLEN\SUBDIVISION\FALLING WATER SUBDIVISION\dwg\FW-PLAT.dwg, Model, 7/9/2007 11:03:00 AM

061202

Planning Department

Memo

TO: Planning and Zoning Commission

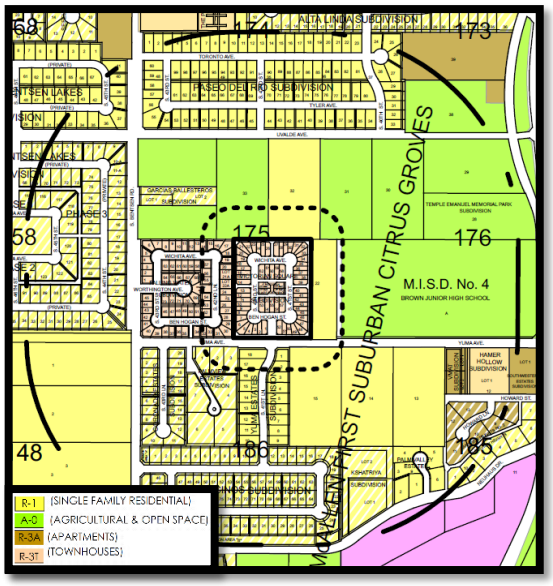
FROM: Planning Staff

DATE: September 10, 2025

SUBJECT: **REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

Victorian Square Subdivision, Hidalgo County, Texas. (REZ2025-0148)
4100-4121 Ben Hogan Avenue (Lots 1-6 and Lots 48-57)
2300-2412 South 42nd Street (Lots7-20 and Lots 63A-63B)
4100-4122 Wichita Avenue (Lots 21-32 and Lots 58-62)
2301-2415 South 41 Street (Lots 33-47 and Lots 63C-63D)

LOCATION: The subject property is located north along Yuma Avenue, east of South Bentsen Road.





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

ADJACENT ZONING: The adjacent property is R-1 (Single-Family Residential-OC) District to the north, south and east, R-3T (Multi-family Residential Townhouse-OC) District to the west and R-1 (Low Density Residential-UDC) to the south.

LAND USE: The property contains multi-family townhouses and is zoned R-3T (Multi-family Residential Townhouse-OC) District. Surrounding uses include single-family residences, townhomes, and Brown Middle School.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category although multi-family townhomes are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend south along Colbath Road is multi-family dwellings and single-family homes.

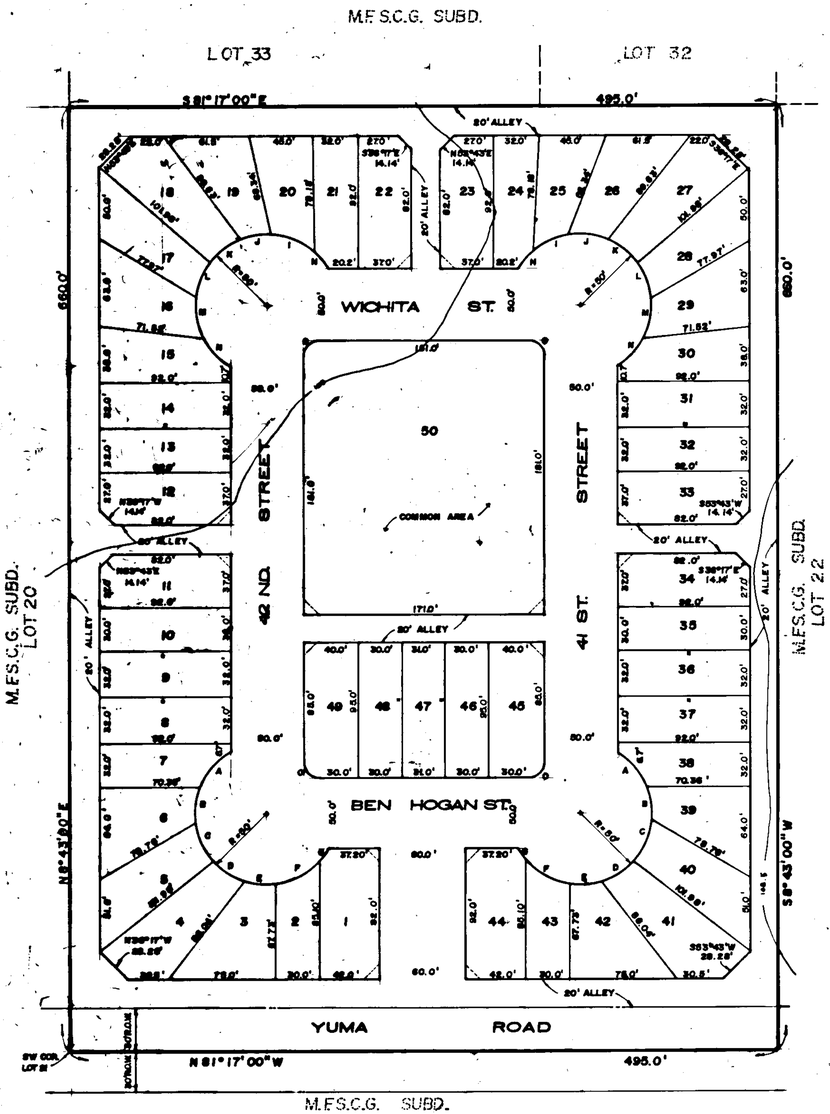
HISTORY: Victorian Square Subdivision was recorded April 1, 1986. The earliest zoning record for the property, indicating an R-3A zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is equivalent to the current R-3A District zoning designation.

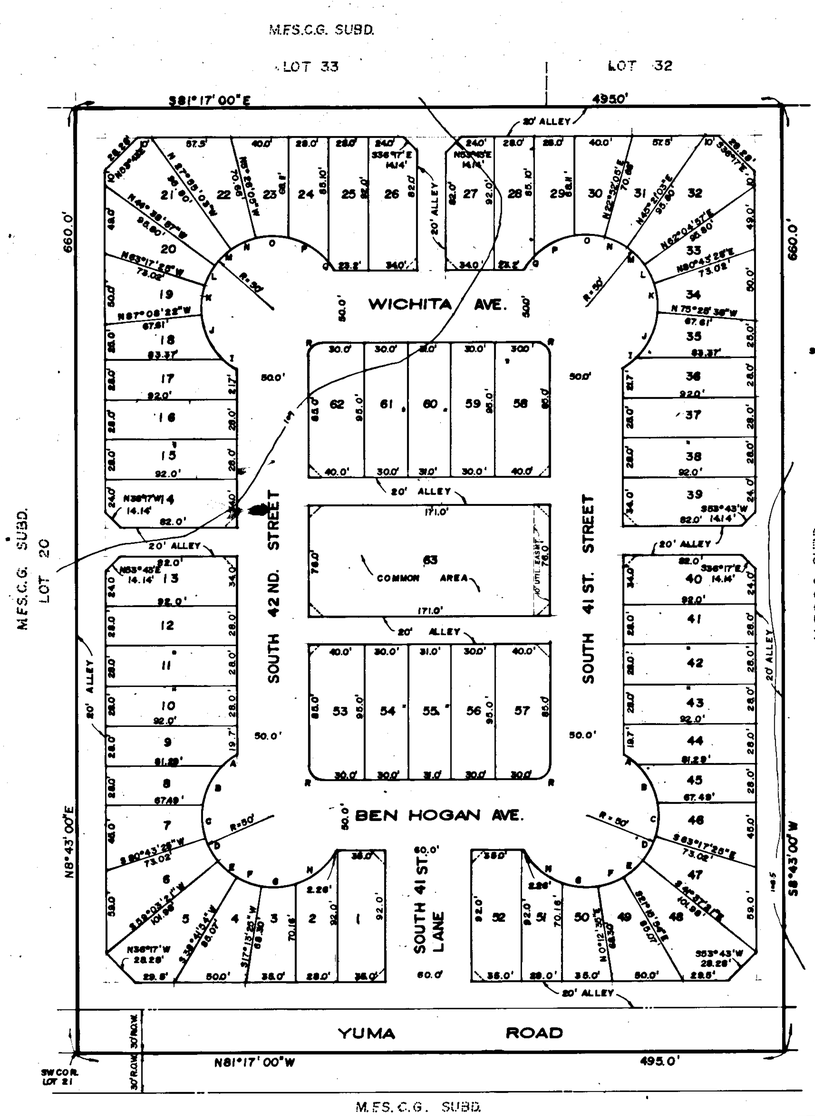
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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

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



M.F.S.C.G. SUBD.



M.F.S.C.G. SUBD.

CURVE DATA

A ∠ = 15°34'23" R= 50.0' L= 13.59'

B ∠ = 36°22'45" R= 50.0' L= 31.75'

C ∠ = 26°02'27" R= 50.0' L= 22.73'

D ∠ = 21°40'04" R= 50.0' L= 18.91'

E ∠ = 20°21'27" R= 50.0' L= 17.76'

F ∠ = 21°28'29" R= 50.0' L= 18.74'

G ∠ = 28°59'39" R= 50.0' L= 25.30'

H ∠ = 39°30'46" R= 50.0' L= 34.48'

I ∠ = 12°16'07" R= 50.0' L= 10.71'

J ∠ = 41°52'31" R= 50.0' L= 36.54'

K ∠ = 23°50'57" R= 50.0' L= 20.81'

L ∠ = 18°38'28" R= 50.0' L= 16.27'

M ∠ = 16°43'54" R= 50.0' L= 14.60'

N ∠ = 22°28'58" R= 50.0' L= 19.62'

O ∠ = 26°16'26" R= 50.0' L= 22.93'

P ∠ = 38°13'54" R= 50.0' L= 33.36'

Q ∠ = 9°38'46" R= 50.0' L= 8.42'

R ∠ = 90°00' R= 10.0' L= 15.70'

SCALE: 1" = 80'

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER, RAFAEL CORNELAS.

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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF OCTOBER A.D. 1984

Jack Headley
JACK HEADLEY NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

APPROVAL BY WATER DISTRICT
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
ON THIS 13th DAY OF February A.D. 1986

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.

PRESIDENT
SECRETARY

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

MAYOR, CITY OF McALLEN

THIS PLAT OF VICTORIAN SQUARE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 20th DAY OF March A.D. 1986

Vice - CHAIRMAN

STATE OF TEXAS
COUNTY OF TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPREVISION ON THE GROUND.

REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL SURVEYOR # 3296

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24th DAY OF OCTOBER A.D. 1984

JACK HEADLEY NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

CHECKED FOR DRAINAGE
BY:

CURVE DATA

A- R= 50.0' L= 38°33'39" ARC= 33.49'

B- R= 50.0' L= 26°50'39" ARC= 23.42'

C- R= 50.0' L= 39°15'39" ARC= 34.26'

D- R= 50.0' L=27°14'43" ARC= 24.04'

E- R= 50.0' L= 27°14'43" ARC= 23.78'

F- R= 60.0' L= 40°34'10" ARC= 85.40'

G- R= 50.0' L= 9°38'34" ARC= 8.41'

H- R= 50.0' L= 20°10' ARC= 17.60'

I- R= 50.0' L= 39°50' ARC= 34.76'

J- R= 50.0' L= 20° 5' ARC= 22.03'

K- R= 50.0' L= 25° 5' ARC= 22.03'

L- R= 30.0' L= 30° 5' ARC= 26.40'

M- R= 50.0' L= 35° 5' ARC= 30.61'

N- R= 50.0' L= 34°/10' ARC= 29.81'

O- R= 10.0' L= 90° 0' ARC= 15.70'

VACATING PLAT OF
VICTORIAN SQUARE SUBD.

PLAT OF 7.50 AC. OUT OF LOT 21, AND THE WEST 1 1/2 OF LOT 22, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION McALLEN HIDALGO COUNTY, TEXAS.

NOTE
1. MIN. FRONT SETBACK 10' FT.
2. MIN. REAR SET BACK 10 FT.
3. MIN. SIDE SET BACK 6 FT. ALONG ALLEYS
4. GARAGE DOOR 18' SETBACK
5. 6' OPAQUE BUFFER REQUIRED ALONG YUMA RD.
6. COMMON AREA SHALL BE MAINTAINED BY OWNER
7. 10' X 10' CLIP EASEMENT AT ALL INTERSECTIONS.
8. SIDEWALKS ALONG NORTH SIDE OF YUMA RD. & BOTH SIDES OF ALL INTERIOR STREETS BY OWNER.
9. ALL STREETS & ALLEYS ARE DEDICATED
10. CORNER LOT SETBACK ALONG STREET SHALL BE 10'
11. NO DRIVEWAY OR GARAGE ACCESS FROM YUMA AVE.
12. MINIMUM FLOOR ELEVATION 18" ABOVE CURB

NOTE
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.

157947

FILED
AT 2:34 o'clock P M
APR 1
EDGAR RUIZ
County Clerk, Hidalgo County, Texas
By [illegible] Deputy

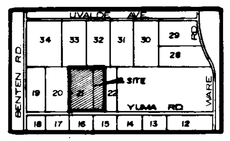
APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This the 1st day of April 19 86
EDGAR RUIZ, County Clerk
By [illegible] Deputy

RESUBDIVISION PLAT OF
VICTORIAN SQUARE SUBD.

BEING A RESUBDIVISION OF VICTORIAN SQUARE SUBDIVISION (7.50 ACRES), AS PER MAP RECORDED IN VOL. 22, PAGE 97, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

NOTE
1. MIN. FRONT SETBACK 10' FT.
2. MIN. REAR SET BACK 10 FT.
3. MIN. SIDE SET BACK 6 FT. ALONG ALLEYS
4. GARAGE DOOR 18' SETBACK
5. 6' OPAQUE BUFFER REQUIRED ALONG YUMA RD.
6. COMMON AREA SHALL BE MAINTAINED BY OWNER
7. 10' X 10' CLIP EASEMENT AT ALL INTERSECTIONS.
8. SIDEWALKS ALONG NORTH SIDE OF YUMA RD. & BOTH SIDES OF ALL INTERIOR STREETS BY OWNER.
9. ALL STREETS & ALLEYS ARE DEDICATED
10. CORNER LOT SETBACK ALONG STREET SHALL BE 10'
11. NO DRIVEWAY OR GARAGE ACCESS FROM YUMA AVE.
12. MINIMUM FLOOR ELEVATION 18" ABOVE CURB

NOTE
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.



LOCATION MAP

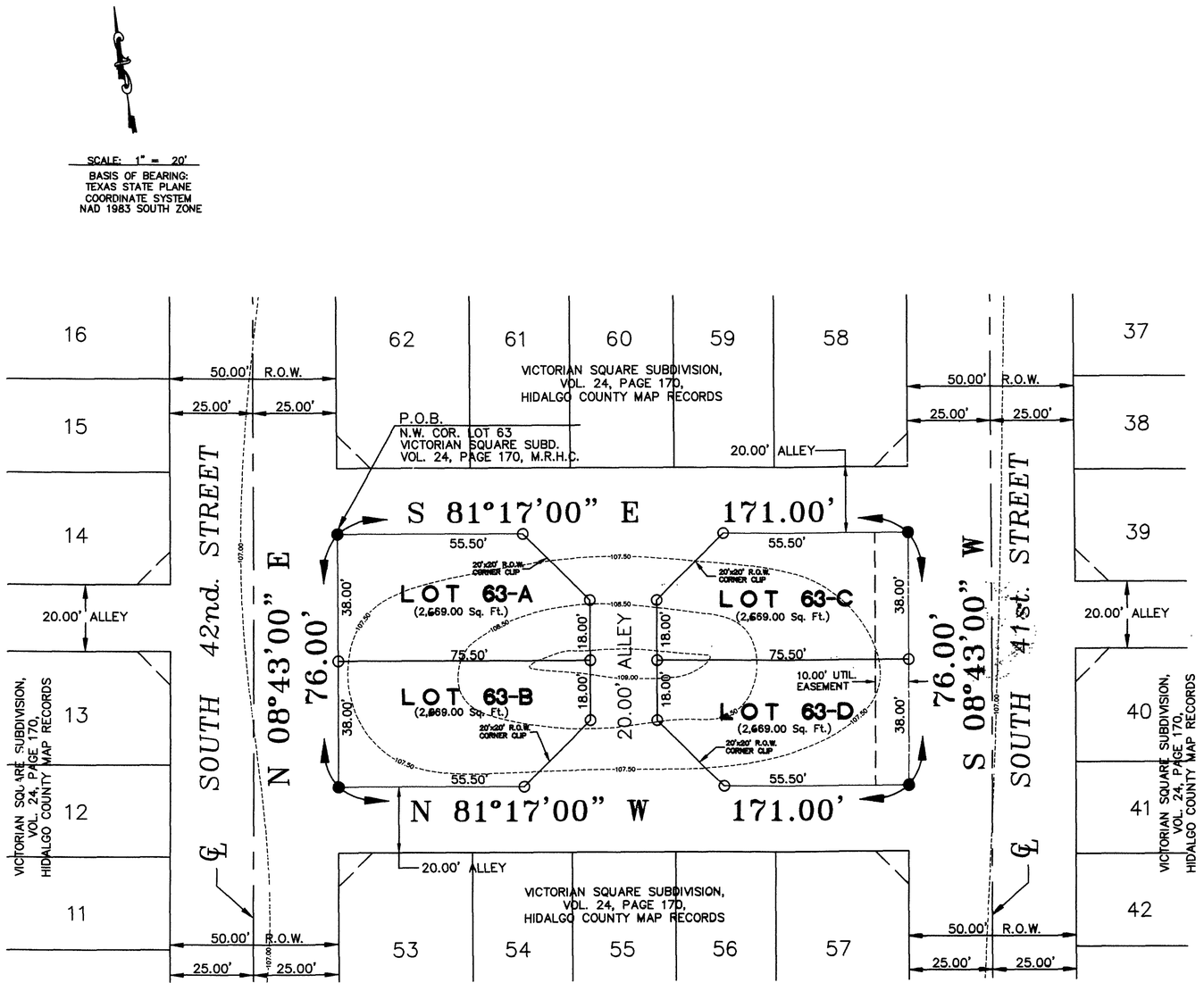
APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Vona Walker
Date April 1, 1986

Recorded In Book 24 Page 170
of the map records of Hidalgo
County, Texas
Weldon and Hunt, Inc.
County Surveyors

DRAWN 10-01-84

AGK

DATE OF PREPARATION: JULY 18, 2008 DRAWN BY: H.H.G.



LOTS 63A, 63B, 63C, 63D, VICTORIAN SQUARE SUBDIVISION

BEING ALL OF LOT 63, OUT OF VICTORIAN SQUARE SUBDIVISION, AS PER MAP RECORDED IN VOL. 24, PAGE 170, HIDALGO COUNTY MAP RECORDS, AN ADDITION TO 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 HEREIN AS THE LOTS 63A, 63B, 63C, 63D, VICTORIAN SQUARE SUBDIVISION, 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 McALLEN.

SYLVIA HERNANDEZ
4300 WEST EXPRESSWAY 83
MISSION, TEXAS 78572

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: Aug 29 AT 2:50 AM/PM
INSTRUMENT NUMBER 1993323
ON THIS DAY RECORDS OF HIDALGO COUNTY, TEXAS
BY: M.L. Castro DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, SYLVIA HERNANDEZ, KNOWN TO ME TO BE THE INDIVIDUAL WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 28th DAY OF August, 2008 A.D.

NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES: MARCH 21, 2010

NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES: March 21, 2010

I, THE UNDERSIGNED, THE 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 11/03/08

THIS SUBDIVISION PLAT LOTS 63A, 63B, 63C, 63D, VICTORIAN SQUARE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS 4th DAY OF November, 2008 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

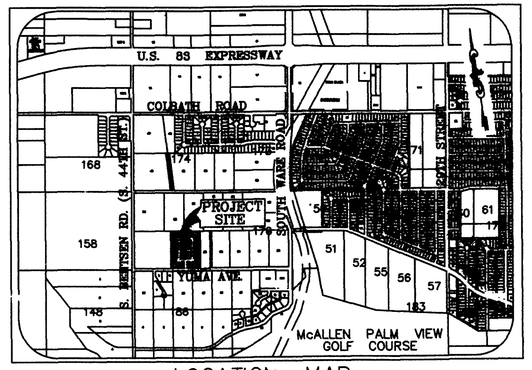
I, LEO L. RODRIGUEZ A REGISTERED PROFESSIONAL ENGINEER IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LEO L. RODRIGUEZ, JR., P.E. AND R.P.L.S.
REGISTERED PROFESSIONAL ENGINEER NO. 34928
8/26/08

STATE OF TEXAS
COUNTY OF HIDALGO

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

LEO L. RODRIGUEZ, JR., P.E. AND R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2448
DATE SURVEYED: 04-06-07
8/26/08



LOCATION MAP
SCALE: 1" =1250'

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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: Gabby Garcia Jones 4/1/08

METES AND BOUNDS

A TRACT OF LAND CONTAINING 0.298 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING ALL OF LOT 63, VICTORIAN SQUARE SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, MAP REFERENCE: VOLUME 24, PAGE 170, H.C.M.R., AND SAID 0.298 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ON THE NORTHWEST CORNER OF SAID LOT 63, AND THE EAST RIGHT-OF-WAY LINE OF SOUTH 42nd. STREET, THENCE S 81°17'00" E, A DISTANCE OF 171.00 FEET TO AN IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 41st. STREET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08°43'00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 41st. STREET A DISTANCE OF 76.00 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 63, AND FOR THIS TRACT;

THENCE, N 81°17'00" W, ALONG THE SOUTH LOT LINE OF LOT 63, A DISTANCE OF 171.00 FEET TO AN IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF SOUTH 42nd. STREET AND FOR A CORNER OF THIS TRACT;

THENCE, N 08°43'00" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 42nd. STREET AND THE WEST LOT LINE OF SAID LOT 63, A DISANCE OF 76.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.298 ACRES OF LAND, MORE OF LESS.

GENERAL NOTES

1. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
2. SETBACK AS FOLLOWS:
   FRONT ..... 10 FEET
   REAR ..... 10 FEET OR GREATER FOR EASEMENT
   COMMON SIDE ... IN ACCORDINANCE WITH ZONING ORDINANCE
   SIDE ALLEY..... 10 FEET OR GREATER FOR EASEMENT
   GARAGE ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUERED
3. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NO. 480334 0425 C; REVISED NOVEMBER 02, 1982.
4. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO AN APPLICATION FOR A BUILDING PERMIT.
5. DRAINAGE DETENTION REQUIRED OF 0.03 ACRE FEET OR 1,306.80 CUBIC FEET FOR THIS SUBDIVISION.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT FOR LOTS 63A, 63B, 63C, 63D
7. BENCH MARK: (MC81) MONUMENT IS LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF EXPRESSWAY 83 AND WARE ROAD. THE MONUMENT IS LOCATED 5 FEET SOUTH FROM THE BACK OF CURB OF THE FRONTAGE ROAD AND 50 FEET EAST FROM THE CENTER LINE OF WARE ROAD. ELEV.=106.50 (NAVD 88).
8. A 20' x 20' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL ALLEYS AND STREET INTERSECTIONS.
9. A 4.0' WIDE MINIMUM SIDEWALK IS REQUIRED ALONG SOUTH 41ST. STREET AND SOUTH 42ND. STREET.
10. A ½" DIAMETER IRON ROD SHALL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON THIS PLAT.
11. NO CURB CUT ACCESS WILL BE PERMITTED ALONG SOUTH 41ST. STREET AND SOUTH 42ND. STREET, AS PER DEVELOPER.
12. A 6.0' MINIMUM HEIGHT BUFFER REQUIRED FROM ADJACENT COMMERCIAL ZONE USES.

RODRIGUEZ ENGINEERING
CONSULTING ENGINEER • SURVEYOR
P.O. BOX 1830 • EDINBURG, TEXAS • 78540
PHONE (956) 491-1013

WITHDRAWN

1820 SOUTH BENTSEN ROAD

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

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

The Palms Tower Phase I Lot 1, (PID:20406865), Hidalgo County, Texas. (REZ2025-0159)

4217-4301 Colbath Avenue

LOCATION: The subject property is located at the southeast corner of Colbath Road and South Bentsen Road.





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

ADJACENT ZONING: The adjacent property is R-1 (Single-Family Residential-OC) District to the east, west and south, C-3 (General Business-OC) District to the north and R-3A (Multi-family Residential Apartment-OC) District to the west.

LAND USE: The property contains multi-family condominiums and is zoned R-3C (Multi-family Residential Condominium-OC) District. Surrounding uses include single-family residences, apartments, condominiums, and commercial businesses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category although multi-family condominiums are appropriate in this development type.

DEVELOPMENT TRENDS: The development trend south along Colbath Road is multi-family dwellings and single-family homes.

HISTORY: The Palms Tower Subdivision was recorded November 16, 2009. The earliest zoning record for the property, indicating an R-3A zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential) District is equivalent to the current R-3A District zoning designation.

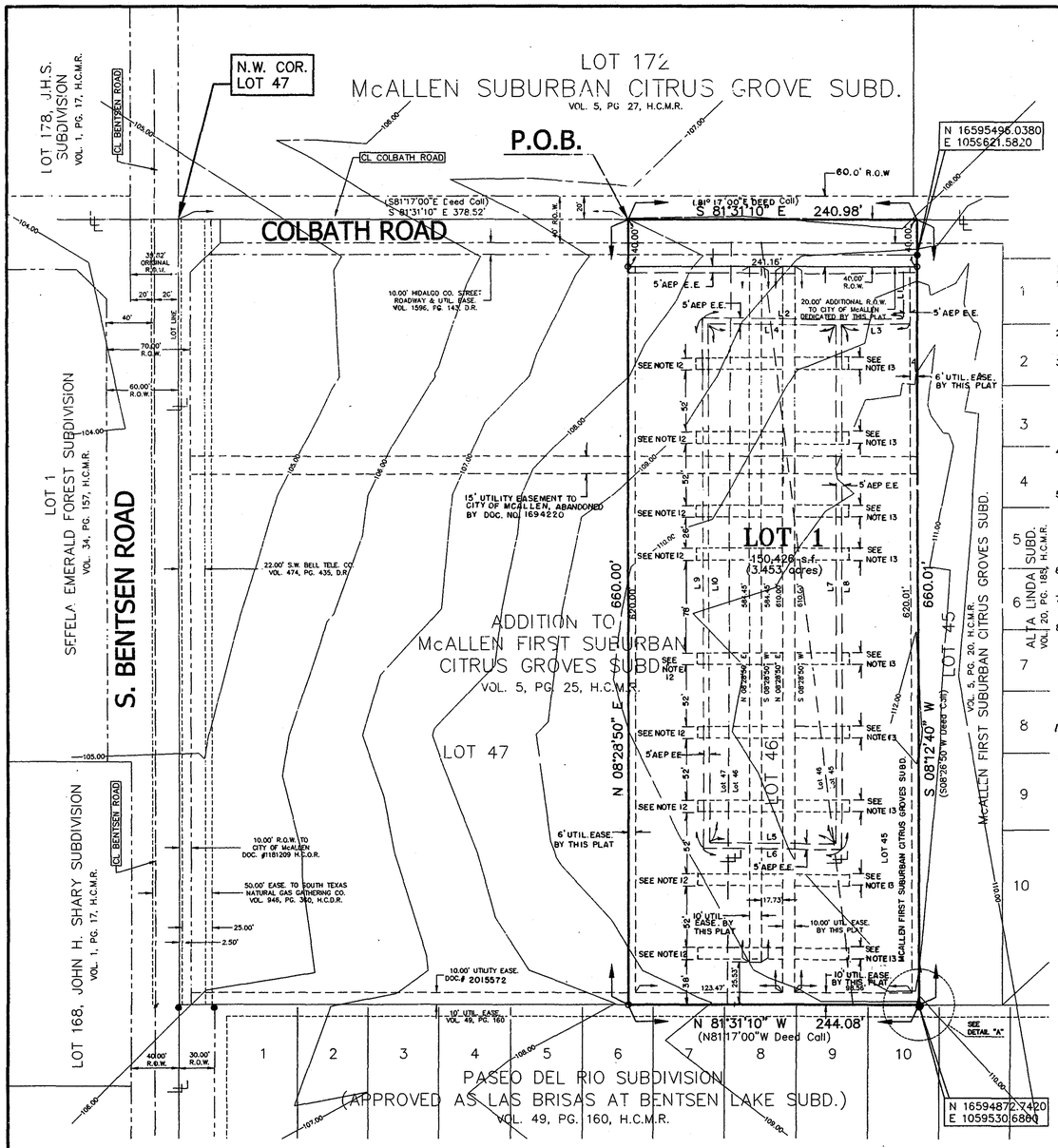
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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

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

MAP OF
THE PALMS TOWER Phase I

BEING A SUBDIVISIOIN OF 3.67 ACRES OF LAND
CONSISTING OF THE WEST 1.42 ACRES OF LOT 45,
McALLEN FIRST SUBURBAN CITRUS GROVES SUBD.,
VOL. 5, PG. 20, H.C.M.R.
0.98 OF ONE ACRE BEING ALL OF LOT 46
AND THE EAST 1.27 ACRES OF LOT 47,
ADDITION TO McALLEN FIRST SUBURBAN CITRUS GROVES SUBD.,
VOL. 5, PG. 25, H.C.M.R.
CITY OF McALLEN, HIDALGO COUNTY, TEXAS



SCALE: 1 = 60'

GENERAL NOTES:

1. BUILDING SET BACK LINES
FRONT..... 40 Feet OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. OTHER SETBACK LINES IN COMPLIANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE LOT.

3. THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS ZONE "B" AND 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. AND THIS SUBDIVISION IS LOCATED IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 480343 0010 C, REVISED NOV. 2, 1982.

4. TOTAL RUNOFF DETENTION REQUIRED IS 22,558 C.F. (0.51 AC. FT.) AND SHALL BE DETAINED WITHIN DETENTION PONDS LOCATED WITHIN THIS PROPERTY.

5. BENCH MARK: MC80
CITY OF McALLEN BENCH MARK INFORMATION
TYPE: ALUM. DISC IN CONC.
LOCATION: SOUTH SIDE OF EXPWY. 83 & EAST SIDE OF TAYLOR RD.
ELEVATION: 104.41
NORTHING: 16596556.417
EASTING: 1057762.931

6. NO TEMPORARY OR PERMANENT STRUCTURES SHALL BE BUILT ON TOP OF ANY EASEMENTS.

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

8. 4 FT. SIDEWALK RECUIRED ALONG THE SOUTH SIDE OF COLBATH ROAD.

9. A 6 FT. BUFFER IS REQUIRED BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG COLBATH ROAD, AN 8 FT. HIGH MASONRY BUFFER REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

10. CURB CUT AND ACCESS DESIGN FROM COLBATH ROAD TO BE REVIEWED AT TIME OF SITE PLAN APPROVAL.

11. THE PARKLAND DEDICATION FEE OF 44,800 DOLLARS BASED ON 64 UNITS AT 700 DOLLARS PER UNIT WAS PAID PRIOR TO PLAT RECORDING BASED ON THE SITE PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 7, 2009. SHOULD THE NUMBER OF UNITS INCREASE, THEN A PARK FEE OF 700 DOLLARS PER UNIT MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.

12. A 10'x 72.3' UTILITY EASE. DEDICATED TO CITY OF MCALLEN BY THIS PLAT.

13. A 10'x 44.7' UTILITY EASE. DEDICATED TO CITY OF MCALLEN BY THIS PLAT.

METES AND BOUNDS DESCRIPTION

A tract of land containing 3.67 acres, situated in the City of McAllen, Hidalgo County, Texas, consisting of the west 1.42 acres of LOT 45, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, according to the plat thereof recorded in Volume 5, Page 20, Hidalgo County Map records, 0.98 of one acre being all of LOT 46, and the east 1.27 acres of LOT 47, ADDITION TO McALLEN FIRST SUBURBAN GROVES SUBDIVISION, according to the plat thereof recorded in Volume 5, Page 25, Hidalgo County Map Records, said 3.67 acres also being more particularly described as follows:

BEGINNING at a point on the North line of said Lot 47 for the Northwest corner of this tract, said point bears S 81° 31' 10" E a distance of 378.52 feet from the Northwest corner of said Lot 47;

1. THENCE, S 81° 31' 10" E (S 81° 17' 00" E deed call) along the North lines of said Lots 47, 46, & 45 and within the right-of-way of Colbath Road, a distance of 240.98 feet to the Northeast corner of this tract;

2. THENCE, S 08° 12' 40" W (S 08° 26' 50" W deed call) at a distance of 20.00 feet pass the original South right-of-way line of Colbath Road, at a distance of 30.00 feet pass a No. 4 rebar found for the existing South right-of-way line of a 10.00 foot Hidalgo County Street Roadway & Utility Easement VOL. 1546, PG. 143, H.C.O.R. of Colbath Road, continuing a total distance of 660.01 feet to a No. 4 rebar found on the South line of said Lot 45 for the Southeast corner of this tract;

3. THENCE, N 81° 31' 10" W (N 81° 17' 00" W deed call) along the South lines of said Lots 45, 46, & 47, a distance of 244.08 feet to a No. 4 rebar set for the Southwest corner of this tract;

4. THENCE, N 08° 28' 50" E at a distance of 630.00 feet pass the existing South right-of-way line of Colbath Road, at a distance of 640.00 feet pass the original South right-of-way line of Colbath Road, continuing a total distance of 660.00 feet to the POINT OF BEGINNING and containing 3.67 acres, of which 0.11 of one acre lies in the right-of-way of Colbath Road, leaving a net of 3.56 acres of land, more or less.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICER OF THE HOLDER) OF A SECURITY INTEREST IN THE HEREIN DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "THE PALMS TOWER Phase I" 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 HEREIN DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SONIA FALCON, SENIOR VICE PRESIDENT
INTERNATIONAL BANK OF COMMERCE:
ONE SOUTH BROADWAY
P.O. BOX 579
McALLEN, TX 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sonia A Falcon, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2 DAY OF Nov, 2009.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISS.ON EXPIRES:

BELINDA G. LEAL
Notary Public, State of Texas
My Comm. Exp. 11-07-2010

STATE OF TEXAS
COUNTY OF TEXAS

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "THE PALMS TOWER Phase I" SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, 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 AND REQUIRED OTHER- WISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

AJ3 DEVELOPMENTS, LLC
ESTANISLAO MARTINEZ, MEMBER
2100 SHARY ROAD, SUITE 3
MISSON, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ESTANISLAO MARTINEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF June 2009

NOTARY PUBLIC, FOR THE STATE OF Texas
MY COMMISSION EXPIRES: 8-26-2009

CELESTINE STEWART
Notary Public, State of Texas
My Commission Expires
08-26-2009

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, P.E. # 54151 RPLS #4750
DATE SURVEYED: 1-25-08
DATE PREPARED: 6-18-08
T-843, PG. 44-47, ENG. JOB # 07151.06; SURVEY JOB # 08001.69
PREPARED BY: R. N.

STATE OF TEXAS REGISTERED FRED L. KURTH 4750 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS FRED L. KURTH 54151 LICENSED PROFESSIONAL ENGINEER

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
BY: Godley Garza Jr. /sw
11/16/09

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

CHAIRMAN, PLANNING COMMISSION 11/13/09

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 11/10/09

CITY SECRETARY McALLEN, TEXAS

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1
ON THIS THE 28th DAY OF May, 2009

ATTEST:
SECRETARY
PRESIDENT

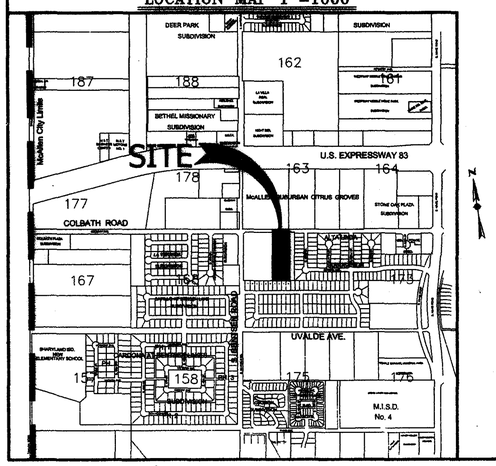
NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

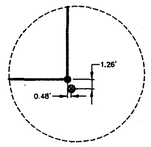
THE COUNTY OF HIDALGO TEXAS

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

ON: November 16, 2009 AT 3:16 AM/PM
DOCUMENT NUMBER 2052244
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: DEPUTY

LOCATION MAP 1"=1000'





DETAIL "A"
N.T.S.

LEGEND:
- FOUND #5 REBAR
- FOUND #4 REBAR
- FOUND NAIL
- SET #4 REBAR W/PLASTIC CAP STAMPED: "MELDEN AND HUNT"

5' AEP E.E. (AEP ELECTRICAL EASEMENT)

LINE TABLE

LINE	LENGTH	BEARING
L1	43.75	S 08°12'40" W
L2	167.70	S 81°31'10" E
L3	56.73	S 81°31'10" E
L4	108.00	S 81°31'10" E
L5	108.00	S 81°31'10" E
L6	116.00	S 81°31'10" E
L7	436.21	N 08°28'50" E
L8	441.21	N 08°28'50" E
L9	446.21	N 08°28'50" E
L10	436.21	N 08°28'50" E

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE, EDINBURG, TX 78541, PH: (956) 381-0981, FAX: (956) 381-1839, ESTABLISHED 1947
227 N. F.M. 3167, RIO GRANDE CITY, TX 78582, PH: (956) 487-8256, FAX: (956) 488-8591
www.meldenandhunt.com

DRAWN BY: R.N. DATE: 01-09-09
SURVEYED CHECKED DATE: 4-21-09
FINAL CHECK FL DATE: 6-3-09

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

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

Gunter Subdivision Lot 1, Hidalgo County, Texas. (REZ2025-00133)

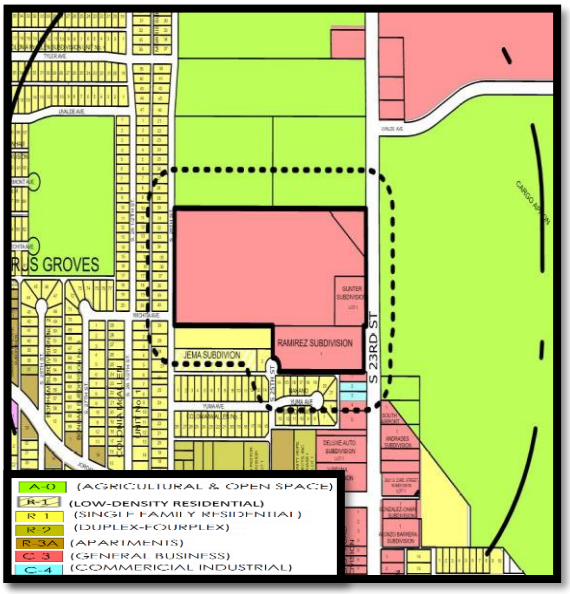
2416 South 23rd Street

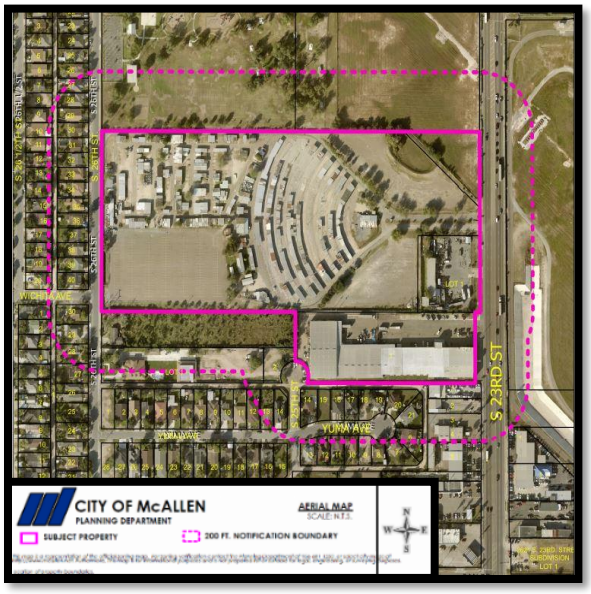
Ramirez Subdivision Lot 1, Hidalgo County, Texas. (REZ2025-00133)

2424 South 23rd Street

2400 South 23rd Street (PID: 211108) (REZ2025-00133)

LOCATION: The subject properties are located between South 26th Street and South 23rd Street.





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

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

LAND USE: Surrounding uses include vacant land, single-family and multifamily residential dwellings, commercial uses, Airport Park and McAllen Miller International Airport.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for a portion of these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses. The other portion along South 23rd Street as Mixed Use Corridors which consist of residential and nonresidential land uses, putting housing nearby jobs and services, and specifically access to public transit options.

DEVELOPMENT TRENDS: The development trend around this area is single-family residential and commercial businesses.

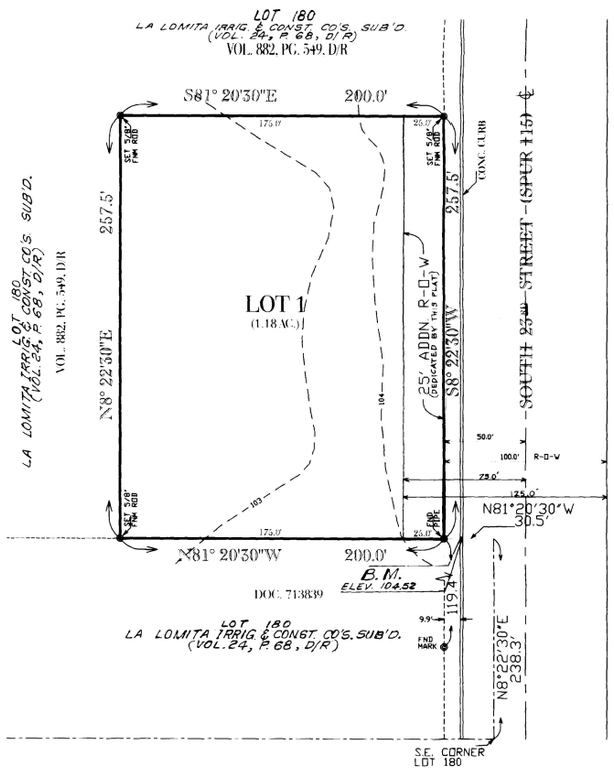
HISTORY: Gunter Subdivision was recorded September 3, 2004 and the subject property is comprised of one lot. Ramirez Subdivision was recorded October 31, 2006 and the subject property is comprised of one lot. The mentioned PID is not subdivided and are two individual lots. The initial zoning designation for this property was C-3 (General Business-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed use for C-2 (Regional Commercial-UDC) District would align with the development trend of commercial uses along South 23rd Street.

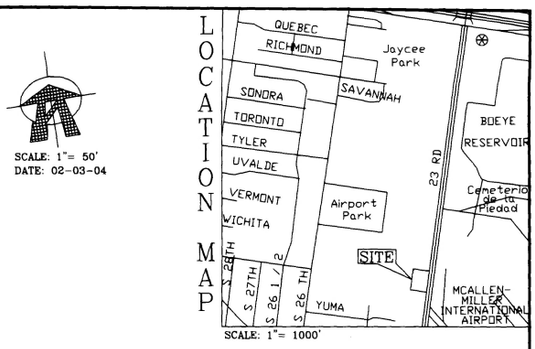
Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

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

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



SCALE: 1"= 50'
DATE: 02-03-04



SCALE: 1"= 1000'

LOT 17, BLOCK 3,
C. E. HAMMOND'S SUBDIVISION
(VOL. 21, P. 299, D/R)
(VOL. 18, P. 439, D/R)

MAP OF GUNTER SUBDIVISION

McAllen Texas.

BEING A SUBDIVISION OF A 1.18 AC.
TRACT OF LAND, OUT OF THE NORTH 603.5 FT.
OF THE SOUTH 841.5 FT. OF LOT 180,
LA LOMITA IRRIG. & CONST. CO. SUB'D,
HIDALGO COUNTY, TEXAS
ACCORDING TO PLAT AS RECORDED IN VOL. 24, PG. 68, D/R
HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 1.18 ACRE TRACT OF LAND OUT OF THE NORTH 603.2 FEET OF THE SOUTH 841.5 FEET OF LOT 180, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS.

BEGINNING at a point on the West line of South 23 Street (Spur 115), for the Southeast corner of the following described tract of land; said point located North 8 Deg. 22 Min. 30 Sec. East, 238.3 feet and North 81 Deg. 20 Min. 30 Sec. West, 30.5 feet from the Southeast corner of Lot 180;

THENCE, parallel to the South line of Lot 180, North 81 Deg. 20 Min. 30 Sec. West, 200.0 feet to an iron rod, for the Southwest corner hereof;

THENCE, parallel to the West line of South 23 Street, North 8 Deg. 22 Min. 30 Sec. East, 257.5 feet to an iron rod, for the Northwest corner hereof;

THENCE, parallel to the South line of Lot 180, South 81 Deg. 20 Min. 30 Sec. East, 200.0 feet to an iron rod on the West line of South 23 Street, for the Northeast corner hereof;

THENCE, with the West line of South 23 Street, South 8 Deg. 22 Min. 30 Sec. West, 257.5 feet to the PLACE OF BEGINNING. Containing 51,500 square feet or 1.18 acres of land, more or

NOTES:

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2. THIS PROPERTY FALLS IN ZONE " B " OF THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 480343 0010 C, REVISED NOV. 2, 1982.
3. STORM WATER DETENTION OF 0.15 AC.-FT. IS REQUIRED FOR THIS SUBDIVISION.
4. 4 FT. SIDEWALK IS REQUIRED ALONG SOUTH 23RD STREET. (SPUR 115)
5. 6 FT. BUFFER REQUIRED FROM ADJACENT RESIDENTIAL ZONE/USE
6. MINIMUM BUILDING SETBACK LINE SHALL BE AS FOLLOWS.
   S. 23RD ST. – 75.0 FT. OR GREATER FOR APPROVED SITE PLAN
   ALL OTHER SETBACK SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN. REAR- 0' SUBJECT TO COMPLIANCE W/ BUILDING CODE.
7. BENCHMARK– STARTING POINT AQUA. SET □ IN TOP CURB SE COR SITE ELEV. 104.52 NAVD 1988 (AQUA-110.38)
8. SITE PLAN– MUST BE APPROVED PRIOR TO BUILDING PERMIT ISSUANCE BY THE PLANNING AND ZONING COMMISSION.
9. AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY CITY'S ENGINNERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT IS REQUIRED.
10. OWNER WILL BE RESPONSIBLE FOR MAINTAINING O.S.S.F.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 9-8-04 AT 2:59 AM/PM
AS A RECORDING NUMBER 1397704
BY, _____ DEPUTY

Recorder Volume 45 Page 190
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "GUNTER SUBDIVISION" 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 PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

McALLEN FLEA MARKET, L.L.C.
HARRISON C. GUNTER
P.O. BOX 1170
ALICE, TX. 78333

FIESTA LAND, L.L.C.
HARRISON C. GUNTER
P.O. BOX 1170
ALICE, TX. 78333

BILL TIDBALL, a/k/a
BILLY WAYNE TIDBALL
INDIVIDUALLY AND AS INDEPENDENT
CO-EXECUTOR OF THE ESTATE OF
FRANK H. TIDBALL, DECEASED

NELDA JEAN HANNES,
INDIVIDUALLY AND AS INDEPENDENT
CO-EXECUTOR OF THE ESTATE OF
FRANK H. TIDBALL, DECEASED

STATE OF TEXAS:
COUNTY OF CAMERON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL TIDBALL, 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 9th DAY OF February, 2004.

PATSY HINOJOSA
MY COMMISSION EXPIRES
November 3, 2004

NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF JIM WELLS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HARRISON C. GUNTER, 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 27th DAY OF February, 2004.

JOYCE SPANIEL
NOTARY PUBLIC
STATE OF TEXAS
My Comm Exp 06-10-2005

NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NELDA JEAN HANNES, 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 27 DAY OF February, 2004.

LORI A. COX
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires
MAY 05, 2006

NOTARY PUBLIC

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

8/26/04

CHAIRMAN, PLANNING COMMISSION

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: 8/26/04

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4893 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.

MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

PREPARED BY:
MICHAEL FABIAN SURVEYING, INC.
320 NORTH 15TH STREET
McALLEN, TEXAS 78501
TEL. (956)-630-1432 FAX (956)-687-4660

PREPARED BY:
ALPHAMERICAN ENGINEERING
CONSULTANTS
317 E. PARK AVENUE TEL.(956) 782-2567
PHARR, TEXAS 78577 FAX.(956) 782-2558

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

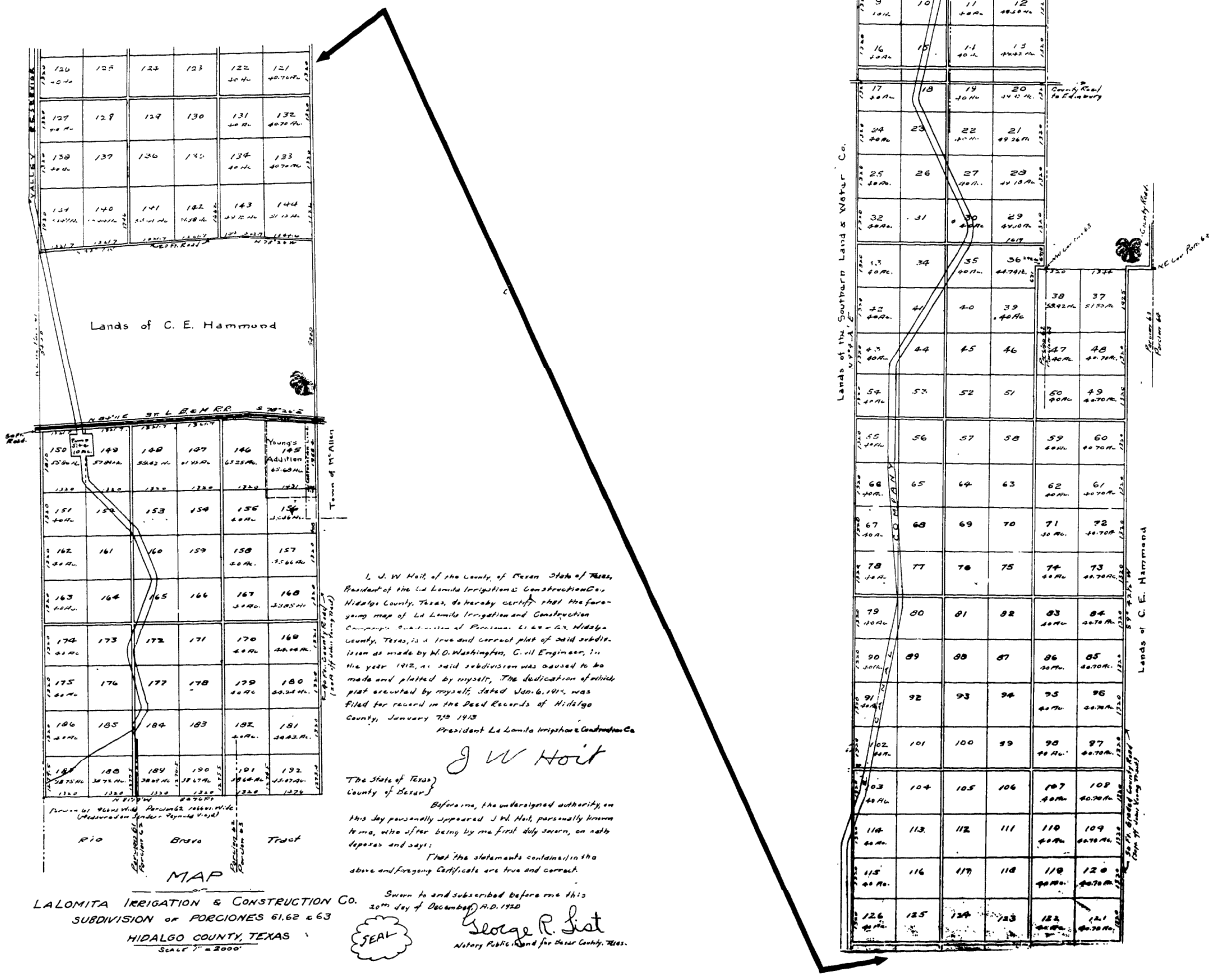
6/29/04

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 62477

STATE OF TEXAS
GILBERTO A. GRACIA
62477
PROFESSIONAL ENGINEER

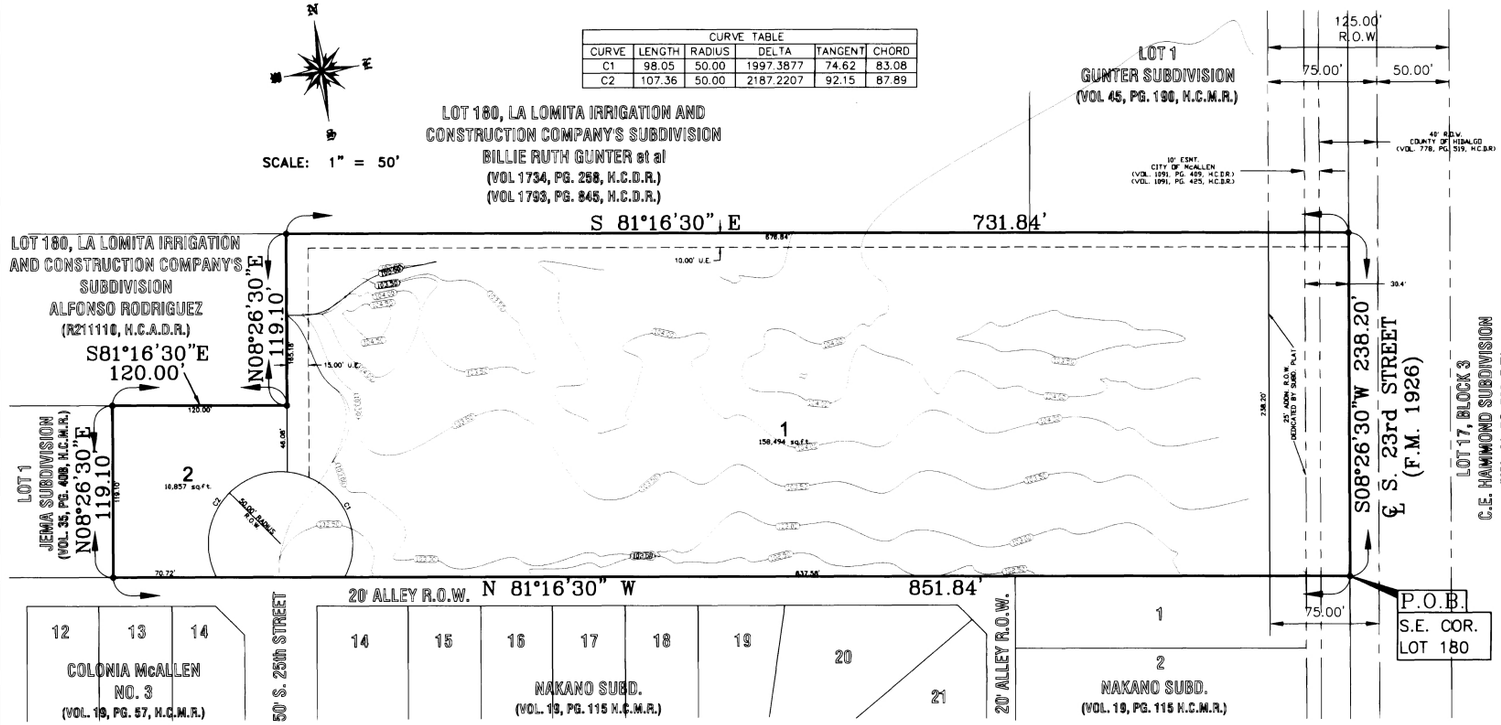
I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN


Lands of C. E. Hammond
Lands of the Southern Land & Water Co.
Lands of C. E. Hammond
Young's Addition
Town of McAllen
Valley Floodway
Levee
Levee
Levee

LEGEND

○	SET 1/2" IRON ROD
●	FOUND 1/2" IRON ROD
●	FOUND 1/2" IRON PIPE
U.E.	UTILITY EASEMENT
E.E.	ELETRICAL EASEMENT

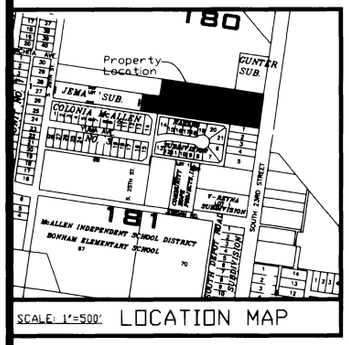


RAMIREZ SUBDIVISION

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

A tract of land containing 4.33 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 180, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	98.05	50.00	1997.3877	74.62	83.08
C2	107.36	50.00	2187.2207	92.15	87.89



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
JEMA ENTERPRISES, L.L.C.	2424 S. 23rd STREET	McALLEN, TX 78503		
MANUEL & JUANA RAMIREZ	2013 S. 26TH STREET	McALLEN, TX 78503		
JAIME ENRIQUEZ, P.E.	405 W. OWASSA RD.	McALLEN, TX 78504	(956) 668-8885	(956) 668-8887
CARLOS VASQUEZ, R.P.L.S.	1410 S. 23rd STREET	McALLEN, TX 78503	(956) 682-4608	(956) 682-4609

FILED FOR RECORD IN: HIDALGO COUNTY BY EDDY TREVINO COUNTY CLERK ON: 10/31/06 AT 5:01 A.M./P.M. AS A RECORDING NUMBER 1168404 BY: Linda Leal DEPUTY

Recorded in Volume 51 Page 150 of the map records of Hidalgo County, Texas Eddy Trevino County Clerk

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **RAMIREZ SUBDIVISION** ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JEMA ENTERPRISES, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
2424 S. 23rd STREET
McALLEN, TX 78503

MANUEL & JUANA RAMIREZ
2013 S. 26TH STREET
McALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER: MARIO YSAGUIRRE
McALLEN NATIONAL BANK
1801 S. McCOLL RD.
McALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF October, 2006.

ESTHER E. HERNANDEZ MY COMMISSION EXPIRES April 19, 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 4-19-2008

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
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 AND ZONING COMMISSION

10.25.06.
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAIME ENRIQUEZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 76767, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS **RAMIREZ SUBDIVISION** AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) IS NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONE "A OR AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

10.17.06
JAIME ENRIQUEZ, P.E.
REG. PROFESSIONAL ENGINEER #76767

STATE OF TEXAS JAIME ENRIQUEZ 76767 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE ABOVE FORGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED ON THE GROUND ON 9/06 UNDER MY DIRECTION.

10/18/06
CARLOS VASQUEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #4608
CVQ LAND SURVEYORS

STATE OF TEXAS REGISTERED CARLOS I. VASQUEZ 4608 PROFESSIONAL LAND SURVEYOR

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE: 10/20/06

A tract of land containing 4.33 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 180, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, map reference: Volume 24, Page 67- 68, H.C.D.R., and said 4.33 acres of land also being more particularly described as follows;

BEGINNING on the Southeast corner of Lot 180 and in the right-of-way of S. 23rd Street (F.M. 1926) and the Northeast corner of Nakano Subdivision recorded in Volume 19, Page 115, H.C.M.R., for the southeast corner of this tract;

THENCE, N 81°16'30" W, along the North line of said Nakano Subdivision at a distance of 30.00 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the West right-of-way line of said S. 23rd Street (F.M. 1926) recorded in Volume 778, Page 519, H.C.D.R., continuing a total distance of 851.84 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the Southeast corner of Jema Subdivision recorded in Volume 35, Page 408, H.C.M.R. for the southwest corner of this tract;

THENCE, N 08°26'30" E, a distance of 119.10 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the common line of said Jema Subdivision and a tract of land deeded to Alfonso Rodriguez recorded in Document No. R211110, H.C.A.D.R., for the western most northwest corner of this tract;

THENCE, S 81°16'30" E, along the south line of said Rodriguez Tract, a distance of 120.00 feet to a ½" iron rod found on the Southeast corner of said Rodriguez Tract, for an inside corner of this tract;

THENCE, N 08°26'30" E, along the East line of said Rodriguez Tract, a distance of 119.10 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the Northeast corner of said Rodriguez Tract and the South line of a tract of land deeded to Billie Ruth Gunter et al recorded in Volume 1734, Page 258, H.C.D.R. and Volume 1793, Page 845, H.C.D.R., for the northern most northwest corner of this tract;

THENCE, S 81°16'30" E, at a distance of 512.49 feet pass the common South corner of said Gunter et al Tract and Gunter Subdivision recorded in Volume 45, Page 190, H.C.M.R., at a distance of 701.84 feet pass an iron pipe found on the West right-of-way line of said S. 23rd Street, continuing a total distance of 731.84 feet to the east line of said Lot 180, for the northeast corner of this tract;

THENCE, S 08°26'30" W, along the East line of said Lot 180 and the right-of-way of said S. 23rd Street, a distance of 238.20 feet to the POINT OF BEGINNING, containing 4.33 acres of land of which 0.16 of one acre lies in said S. 23rd Street, leaving a net of 4.17 acres more or less

GENERAL PLAT NOTES:

1. THE PROPERTY HEREON LIES IN ZONE "B" . ZONE "B" AREAS LIE BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN ARES SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA 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. 480343-0010-C DATED 11-02-82

2. SETBACK LINES TO BE AS PER CITY OF McALLEN ORDINANCE.

LOT 1 :
S. 23rd STREET - 75' OR GREATER FOR APPROVED SITE PLAN
S. 25th STREET - 25' OR GREATER FOR APPROVED SITE PLAN
OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, 10' SETBACK ALONG ALLEY.

LOT 2:
S. 25th STREET - 25', REAR 10', EAST SIDE 6', GARAGE 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED, SOUTH SIDE 10' ALONG ALLEY.

EXISTING BUILDINGS REMAIN AS NOW EXIST. IF THE BUILDINGS ARE REMOVED OR IF ADDITIONS ARE PROPOSED, COMPLIANCE WITH SETBACKS AS NOTED ON THE PLAT WILL BE REQUIRED.

3. MINIMUM FINISHED FLOOR ELEVATION = 18" ABOVE THE TOP OF THE CURB AS MEASURED AT THE CENTER OF EACH LOT, UNLESS, OTHERWISE SHOWN.

4. BENCHMARK: STATION NAME-AQUA, COUNTY-HIDALGO, CODE-PM#7, LOCALITY-INSIDE THE CITY OF McALLEN SOUTHWEST WATER PLANT, GRID ZONE-TEXAS SOUTH (4205), HORIZONTAL DATUM-NAD 83, VERTICAL DATUM-NAVD 88,

GEODETRIC DATA: LATITUDE-26°11'30.58433", LONGITUDE-98°15'01.70395", ORTHOMETRIC HEIGHT-110.38 FT.

5. ONLY ONE SINGLE FAMILY DWELLING UNIT PER LOT SHALL BE PERMITTED.

6. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 0.267 ACRE-FEET OF DRAINAGE RUNOFF.

7. THERE ARE NO POTABLE WATER WELLS LOCATED WITHIN A 150.0 FOOT RADIUS FROM THE SUBDIVISION.

8. ALL CORNER 1/2" IRON ROD SET W/CAP STAMPED CVQ LS.

9. NO STRUCTURE PERMITTED OVER 500 FEET OF FIRE HYDRANT.

10. CIRCULAR DRIVEWAYS ARE PROHIBITED, EXCEPT WITHIN LOTS GREATER THAN 100' IN WIDTH.

11. 4' SIDEWALK REQUIRED ON N. 23rd STREET AND N. 25th STREET .

12. 6' BUFFER REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL ZONE/USES.

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

14. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

RAMIREZ SUBDIVISION
PREPARED BY: ENRIQUEZ GROUP
DATE OF PREPARATION: 8-3-05
OWNER: MANUEL & JUANA RAMIREZ
P.O. BOX 2961
McALLEN, TEXAS 78502

ENRIQUEZ GROUP
CONSULTING ENGINEER
405 W. OWASSA RD.
McALLEN, TEXAS 78504
(956) 668-8885
FAX (956) 668-8887

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

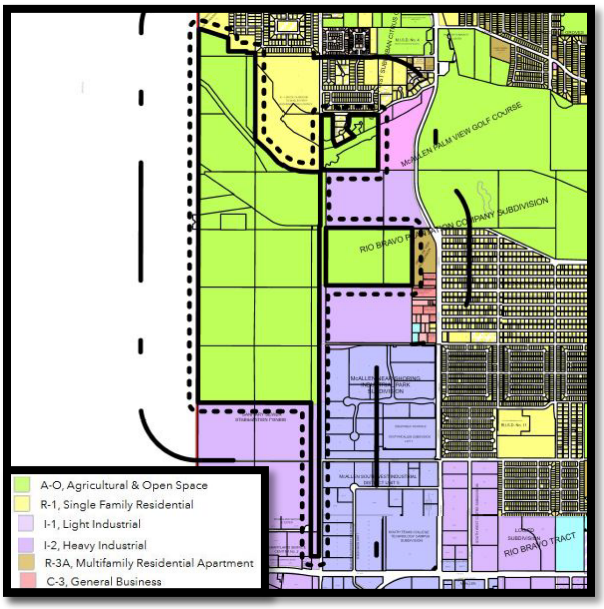
SUBJECT: **Rezoning from I-1 (Light Industrial-OC) District and A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

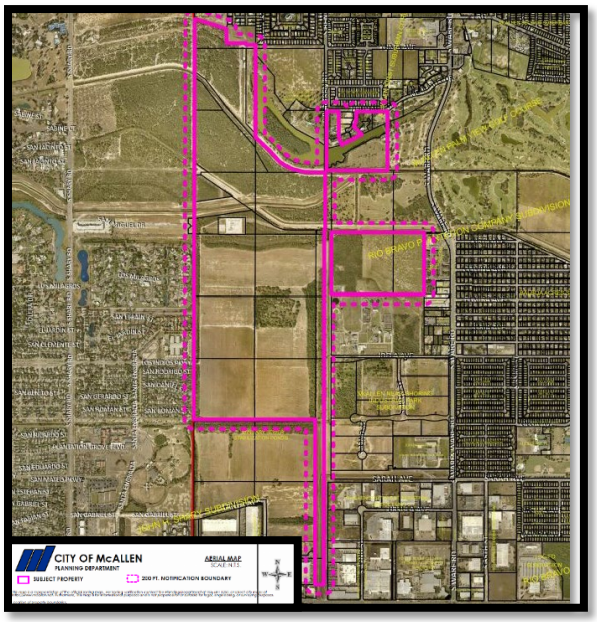
4101-4303 Neuhaus Drive (PIDS: 230626, 230625, 230628, 211115, 1131554, 964899, and 230627) (REZ2025-0123)

2301-5001 South Taylor Road (PIDS: 280835, 280836, 280821, 702765, 280808, 270311, 270311, 270308, 607729, 516681, 638591, 642614, 638589, 690181, 270310, 517342, 280809, 280822, 623826, 280802, 623832, 280810, 280813, 1076370, 280801, 623831, 623829) (REZ2025-0123)

4450 Military Highway (PID: 639129) (REZ2025-0123)

LOCATION: The subject properties are located along the west side of South Ware Road and north of Military Highway.





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 initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the north I-1 (Light Industrial-OC) District and I-2 (Heavy Industrial-OC) to the east and south, and C-3 (General Business-OC) and R-3A (Multifamily Residential Apartments-OC) District to the east.

LAND USE: Surrounding uses include single-family and multi-family residential dwellings, vacant land, school and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial and Mixed Density Complete Neighborhood, and Parks and Open Space. These areas are majority open spaces as well as single and multifamily residences.

DEVELOPMENT TRENDS: The development trend around this area is vacant land.

HISTORY: The mentioned lots are not subdivided. The subject properties are thirty-five individual Lots. The initial zoning designation for these properties was A-O (Agricultural and Open Space-OC) and I-1 (Light Industrial-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning conforms to the existing land use. The proposed A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to A-O (Agricultural and Open Space-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

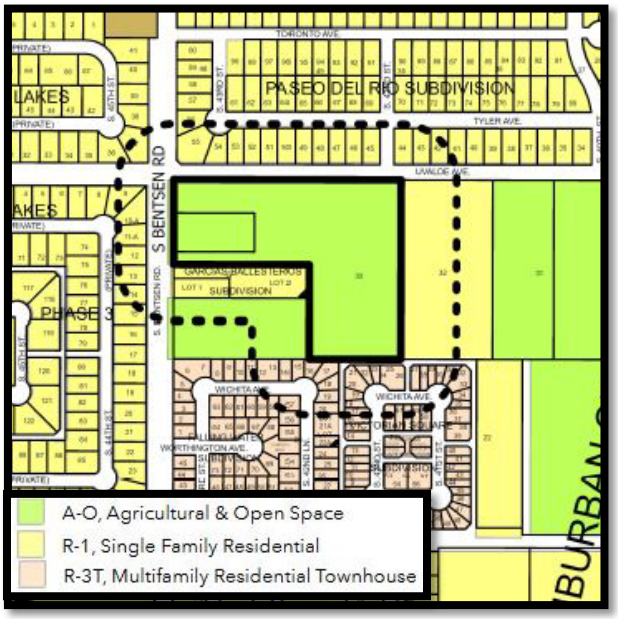
DATE: September 10, 2025

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

2113 South Bentsen Road (PID: 230663) (REZ2025-0132)

4201 Uvalde Avenue (PID: 230665) (REZ2025-0132)

LOCATION: The subject properties are located on the southeast corner of Uvalde Avenue and South Bentsen Road.





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 intiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the north, east and west and R-3T (Multi-family Residential Townhomes-OC) District to the south, and A-O (Agricultural and Open Space-OC) District to the southwest.

LAND USE: Surrounding uses include single-family and multi-family residential dwellings and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: The mentioned lots are not subdivided. The subject properties are two individual Lots. The initial zoning designation for these properties was A-O (Agricultural and Open Space-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to A-O (Agricultural and Open Space-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

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

2700 South Ware Road (PID: 230412) (REZ2025-0125)

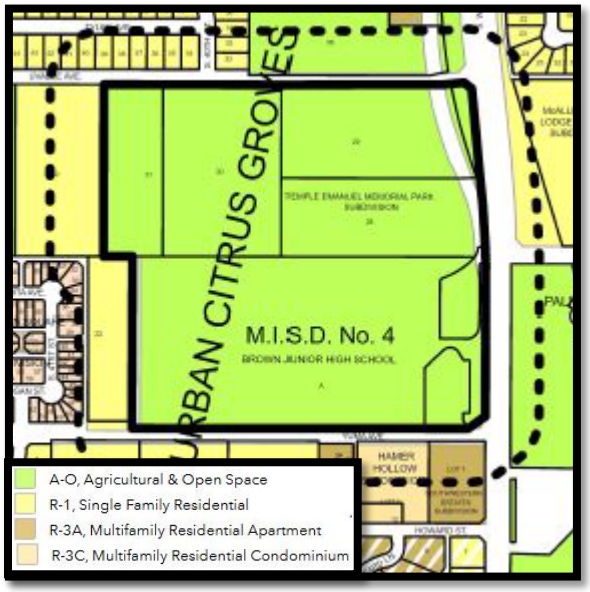
3901 Uvalde Avenue (PIDS: 230661, 1313977) (REZ2025-0125)

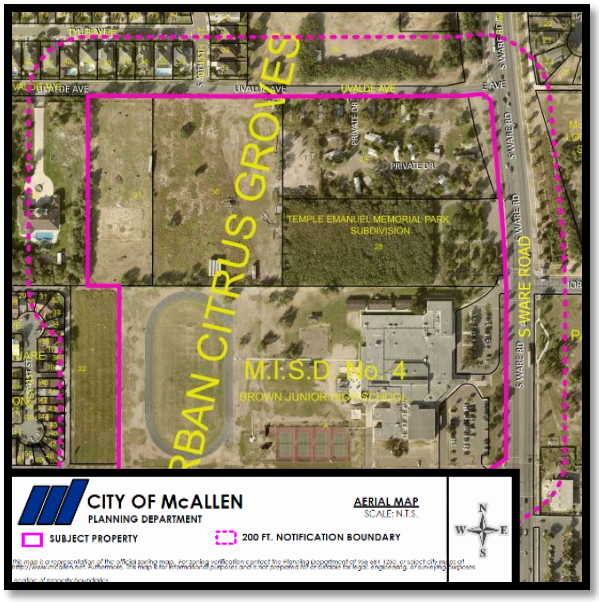
2200 South Ware Road (PID: 294425) (REZ2025-0125)

3701 Uvalde Avenue (PID: 230658) (REZ2025-0125)

2024 South Ware Road (PID: 230670) (REZ2025-0125)

LOCATION: The subject properties are located along the north and south side of Uvalde Avenue, West of South Ware Road and are zoned A-O (agricultural and open space-OC) District.





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 initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District in all directions and R-3A (Multifamily Residential-OC) District to the south, and A-O (Agricultural and Open Space-OC) District to the north and east.

LAND USE: Surrounding uses include single-family dwellings, vacant land, a church and a school.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: The mentioned lots are not subdivided. The subject properties are five individual Lots. The initial zoning designation for these properties was A-O (Agricultural and Open Space-OC) District with no rezoning is since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to A-O (Agricultural and Open Space-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

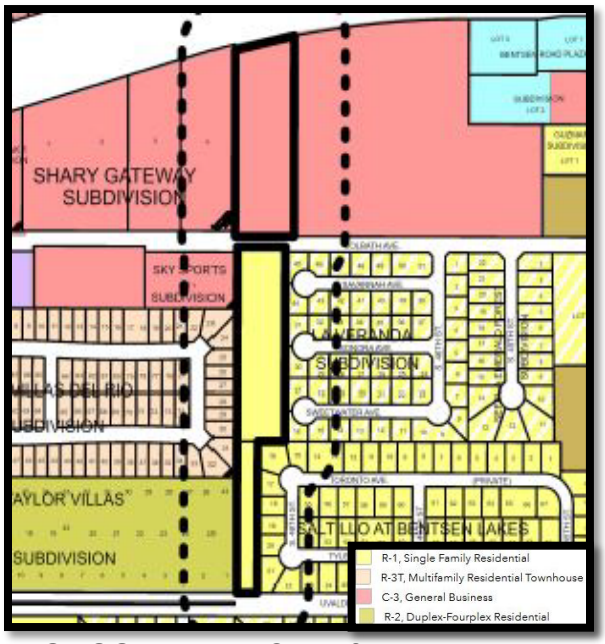
DATE: September 10, 2025

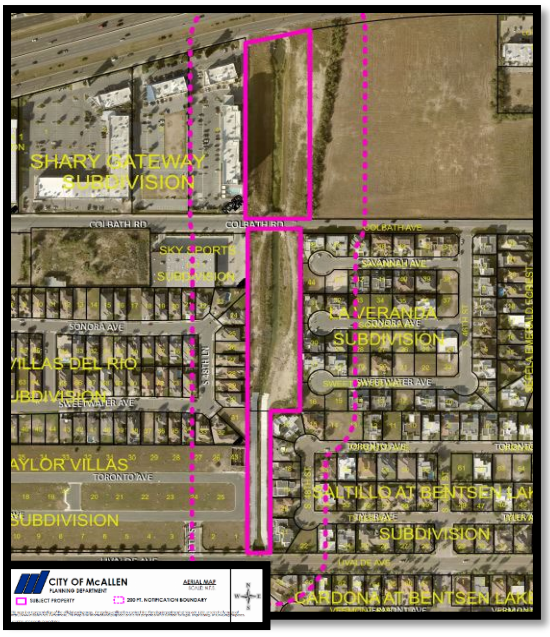
SUBJECT: **Rezoning from R-1 (single Family Residential-OC) District under the Old Code (OC) and C-3 (General Business District-OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

4720 Uvalde Avenue (PID: 346136) (REZ2025-0129)

4721 Colbath Avenue (PID: 346135) (REZ2025-0129)

LOCATION: The subject properties are located south of Expressway 83 and North of Uvalde Avenue between South Bentsen Road and Taylor Road.





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 initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the south and east and R-3T (Multifamily Residential Townhomes-OC) District and R-2 (Duplex Fourplex Residential-OC) District to the west, and C-3 (General Business-OC) District to the North and west.

LAND USE: Surrounding uses include single-family and multi-family residential dwellings, vacant land and commercial businesses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: The mentioned lots are not subdivided. The subject properties are two individual Lots. The initial zoning designation for these properties was A-O (Agricultural and Open Space-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to A-O (Agricultural and Open Space-UDC) District.

Planning Department

Memo

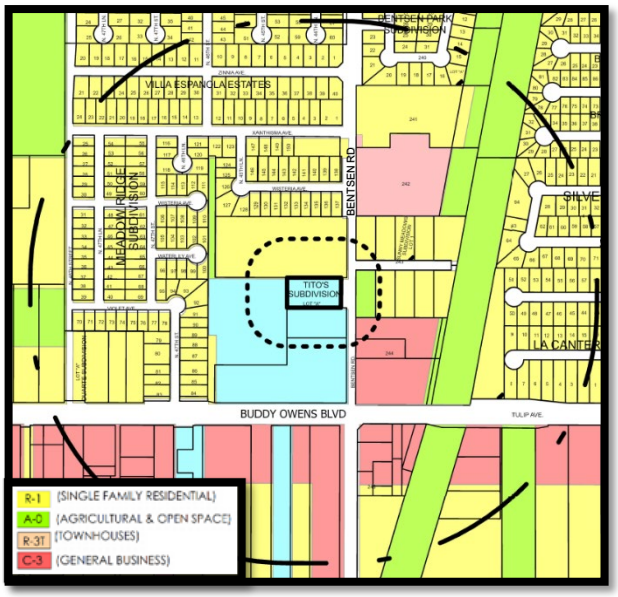
TO: Planning and Zoning Commission

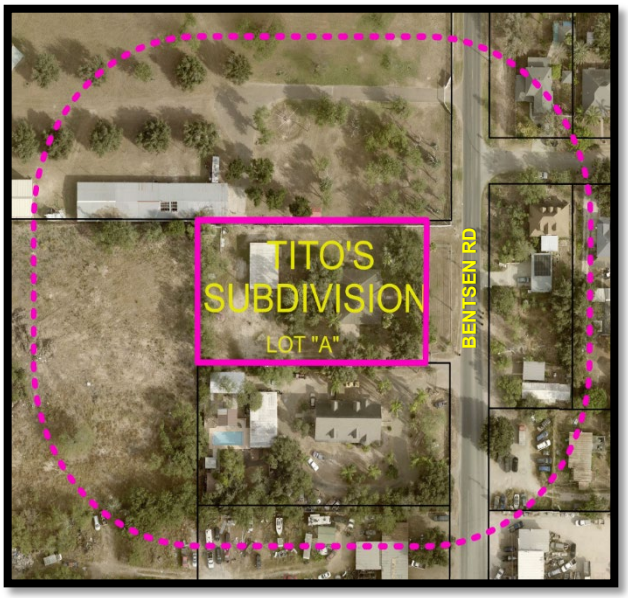
FROM: Planning Staff

DATE: September 10, 2025

SUBJECT: REZONE FROM C-4 (COMMERCIAL INDUSTRIAL-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: LOT A, TITO'S SUBDIVISION HIDALGO COUNTY, TEXAS; 4721 NORTH BENTSEN RD. (REZ2025-0121)

LOCATION: The subject property is located on the west side of North Bentsen Road, approximately 950 feet north of of Buddy Owens Boulevard and is currently zoned C-4 (Commercial Industrial-OC) District.





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

ADJACENT ZONING: The adjacent zoning is C-4 (Commercial Industrial-OC) District to the west and south, R-1 (Single-Family Residential-OC) District to the north and A-O (Agricultural and Open Space-OC) to the east.

LAND USE: There is a single family home is on the property. Surrounding land uses include single-family dwellings, auto service, and vacant land.

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

residential properties.

DEVELOPMENT TRENDS: The development trend of this area along Bentsen Boulevard is single-family residential and commercial.

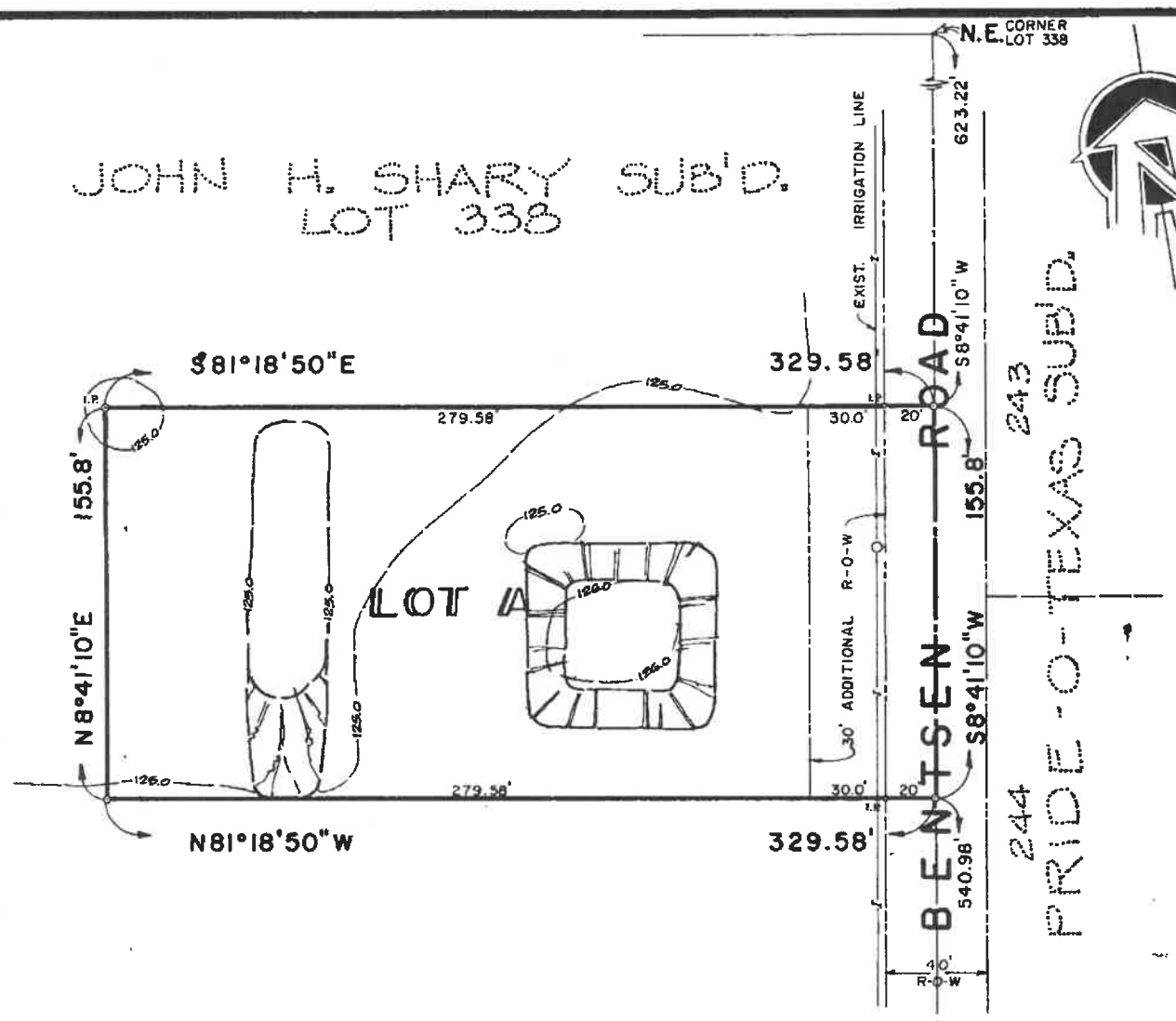
HISTORY: The tract was zoned R-1 (Single-Family Residential-OC) District upon annexation into the city in April of 1999. A single-family residence was built in 1992, as per the Hidalgo County Appraisal records. A CUP for a home occupation (day care) for this property was approved for one year in October 2000. In September 2002, a rezoning request for this property was approved to C-4 (Commercial Industrial-OC) District for storage for a used car lot. A CUP for a single-family dwelling in a commercial zone for this property was approved in August 19, 2003.

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

If the zoning change is approved, any future development must comply with requirements and conditions of the zoning district in which it is located.

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

RECOMMENDATION: Staff recommends approval of the downzoning request to R-1 (Low Density Residential-UDC) District since the rezoning request conforms to the future land use and follows the development trend in this area.





253172

9:30 A.M.

Ethel Dyer

MAP
OF
TITO'S SUB'D.
McALLEN TEXAS

BEING A SUBDIVISION OF
1.18 AC. OF LAND OUT
OF THE SOUTH 5.0 AC.
OF THE NORTH 15.0 AC.
OF THE EAST 21.18 AC.
OF LOT 338,
JOHN H. SHARY SUBDIVISION
PORCIONES 58,59 & 60,
HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

1.18 ACRES OF LAND OUT OF THE SOUTH 5.0 ACRES OF THE NO
15.0 ACRES OF THE EAST 21.18 ACRES OF LOT 338, JOHN H.
SUBDIVISION, OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY
TEXAS.

BEGINNING at the Northeast corner of the South 5.0
of the North 15.0 acres of the East 21.18 acres of Lot
for the Northeast corner of the following described tr
land; said point being in the Bentsen Road and located
8 Deg. 41 Min. 10 Sec. West, 623.22 feet from the North
corner of said Lot 338;

THENCE, with the East line of Lot 338, in Bentsen
South 8 Deg. 41 Min. 10 Sec. West, 155.8 feet to a poi
the Southeast corner hereof;

THENCE, parallel to the North line of Lot 338, No
Deg. 18 Sec. 50 Min. West, at 20.0 feet pass an iron p
the West line of Bentsen Road, and at 329.58 feet an i
for the Southwest corner hereof;

THENCE, parallel to the East line of Lot 338, Nor
Deg. 41 Min. 10 Sec. East, 155.8 feet to an iron pin o
North line of the South 5.0 acres of the North 15.0 ac
the East 21.28 acres of Lot 338, for the Northwest cor
hereof;

THENCE, with the North line of the South 5.0 acre
the North 15.0 acres of the East 21.18 acres of Lot 33
South 81 Deg. 18 Min. 50 Sec. East, at 309.58 feet pas
iron pin on the West line of Bentsen Road and at 329.5
the PLACE OF BEGINNING. Containing 1.18 acres of land
or less, of which the East 20.0 feet, comprising 0.07
lies in Bentsen Road.

NOTES:

1. FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER-LINE OF PAVEMENT AND MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT - 40 FT.
   REAR - 10 FT.
   SIDE - 6 FT.
3. THIS PROPERTY IS LOCATED IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL 480334 0400 C, DATED NOVEMBER 16, 1982.
4. DRAINAGE DETENTION OF 0.026 AC-FT IS REQUIRED ON THIS PROPERTY.
5. 4 FT. SIDEWALK REQUIRED ON BENTSEN ROAD (CONTRACTUAL AGREEMENT).
6. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT.
7. PROPERTY INCLUDED IN THIS SUBDIVISION IS SUBJECT TO A CONTRACTUAL AGREEMENT BETWEEN THE OWNER(S), DESIGNATED HEREON, AND THE CITY OF MCALLEN EXECUTED ON 6-21-91 AND RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
8. 6 FT. BUFFER REQUIRED BETWEEN COMMERCIAL/RES. ZONE USES.
9. ONE SINGLE FAMILY DWELLING PER LOT
10. OWNER TO PROVIDE CULVERT UNDER DRIVEWAY.

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 50' DATE: FEB-6-1991

STATE OF TEXAS
COUNTY OF HIDALGO

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

Gilberto A. Gracia
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 62477

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 24th day of March 1992
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy

27

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

ELOY PALACIOS
RURAL RT. 1, BOX 1560
McALLEN, TX. 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELOY PALACIOS 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 _____, 19____

JANE ELLEN R
MY COMMISS ON EXPI
December 5, 19

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR # 1590 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.

PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

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 WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY, SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY.

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY
DATE: 3-24-92

_____, A.D., 1991 April 11th

LK


NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0121
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

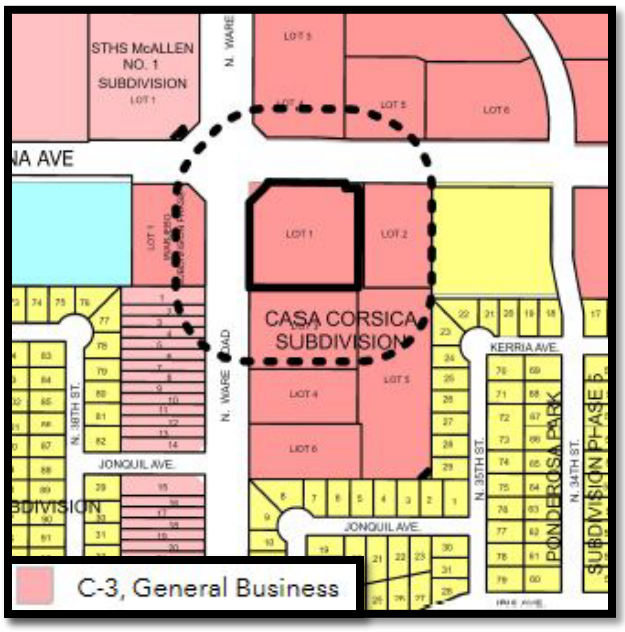
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2025

SUBJECT: **Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 1.16 Acres out of Lot 1, Casa Corisca Subdivision, Hidalgo County, Texas; 3601 Nolana Avenue. (REZ2025-0122)**

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





PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a gas station. The property is currently vacant.

ADJACENT ZONING: The adjacent properties are C-3 (General Business-OC) District in all directions.

LAND USE: Surrounding land uses include, Starbucks, Dutch Bros Coffee, Peter Piper Pizza, and a Stripes store.

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

are majority retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

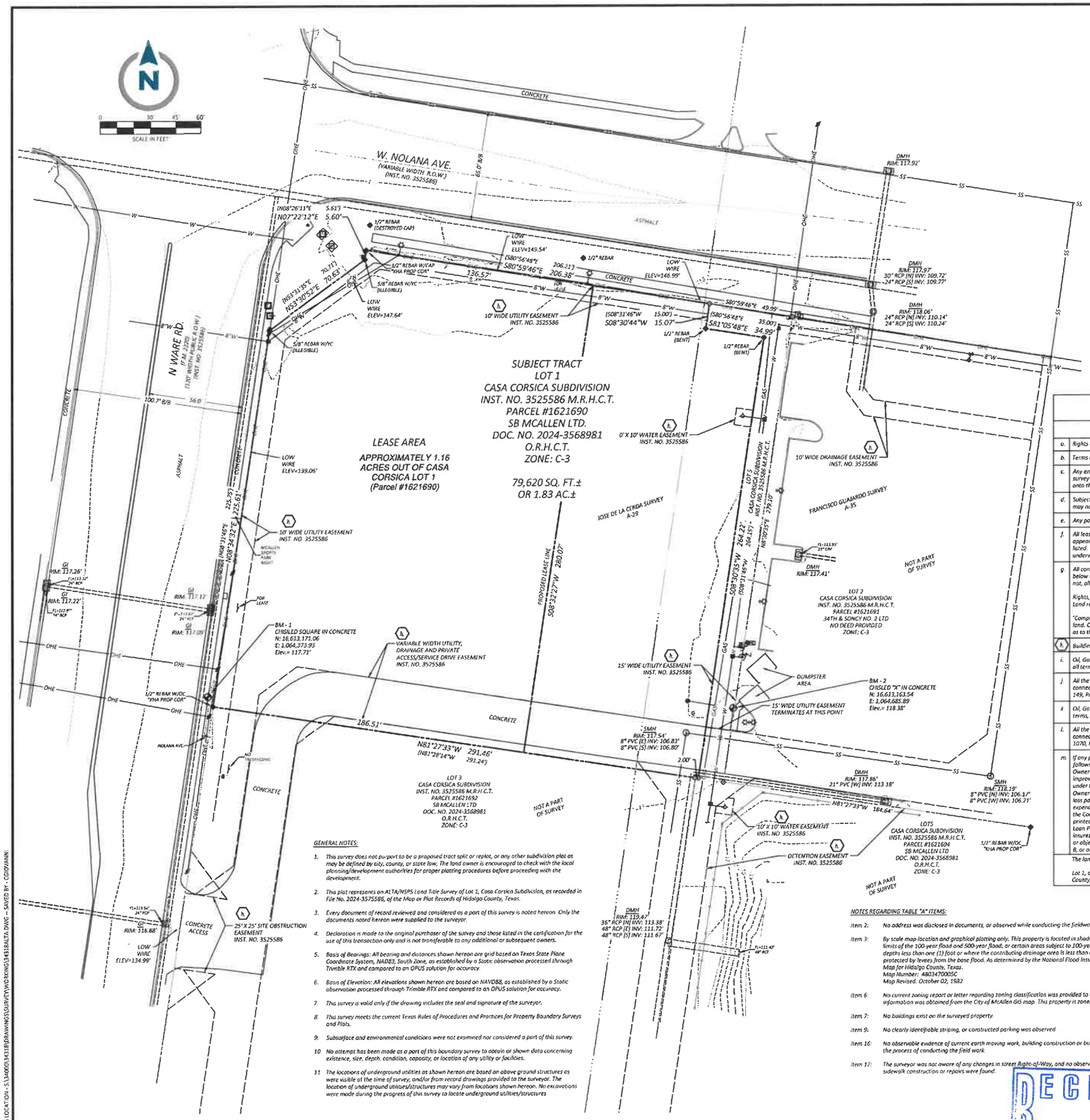
HISTORY: This is the initial application for a rezoning at this location.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial-UDC) District is an equivalent zoning district to the current C-3 (General Business-OC) District zoning designation.

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

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

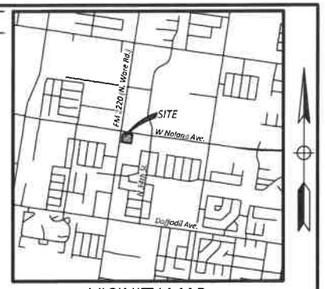
RECOMMENDATION: Staff recommends approval of the rezoning request to C-2 (Regional Commercial-UDC) District.



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Break Line
- OHE — Overhead Electric Line
- SS — Sanitary Sewer Line
- (Size) — Storm Drainage Pipe
- W — Water Line
- GAS — Gas Line
- Benchmark (BM)
- Found Monument (As Noted)
- Set 5/8" Rebar "CEI ENG ASSOC INC"
- Water Meter
- Fire Hydrant
- Water Valve
- Sewer Manhole (SMH)
- Sewer Clean Out
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Light Pole Overhanging
- Light Pole (2 Lamps)
- Electric Riser
- Guy Wire / Anchor
- Utility Pole
- Fiber Optic Vault
- Fiber Optic Riser
- Warning Fiber Optic Line Sign
- Traffic Signal Riser
- Traffic Signal Vault
- Traffic Sign (Type of Sign)
- Traffic Light (Walking)
- Gas Valve
- Stump
- (XXXX) — Record Bearing & Distance per Plat Inst. No. 3525586

FL	Flow Line
PVC	Polyvinyl Chloride Pipe
RCP	Reinforced Concrete Pipe
YC	Yellow Cap
OC	Orange Cap



VICINITY MAP

NOT TO SCALE

Latitude: 26°14'30"N
Longitude: 98°15'18"W

Title Commitment provided by: Old Republic National Title Insurance Company, Commitment No. 782402842-1, Countersigned by National Title Group, LLC Effective Date: December 1, 2024, Issued Date: December 12, 2024.

	Exceptions	Effect on Survey
a.	Rights of parties in possession. (Owners Policy Only)	Not survey related
b.	Terms and provisions of any and all leases, together with rights of Lessees thereunder.	Not survey related
c.	Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.	None presented to Surveyor
d.	Subject to any and all visible and apparent easements and/or right of ways traversing on, over, under or across the subject property and which its existence may not necessarily appear of record.	None presented to Surveyor
e.	Any portion of subject property that lies within the boundaries of any public or private roadway or used in connection therewith.	None presented to Surveyor
f.	All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (Pursuant to Procedural Rule P-50.1 the above exception must appear on any corresponding policy issued if a T-19.2 or T-19.3 endorsement that meets underwriting standards is requested by the proposed insured.)	Not survey related
g.	All conveyances, contracts, deeds, reservations, exceptions, limitations, leases, and similar interests in or to any geothermal energy and associated resources below the surface of land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not, all as provided by Section 2703.056 (a) of the Texas Insurance Code. Rights, if any, to use the surface of the Land for the extraction or development of any geothermal energy and associated resources below the surface of the Land resulting in damage to an improvement located on the Land on or after Date of Policy (said rights). "Company insures the insured against loss, if any, sustained by the insured under the terms of this Policy by reason of the enforcement of said rights as to the land. Company agrees to provide defense to the insured in accordance with the terms of this Policy if suit is brought against the insured to enforce said rights as to the land."	Not survey related
h.	Building lines and easements as set forth on plat recorded in Hidalgo County Clerk's File (No. 2024-3575586)	As shown hereon
i.	Oil, Gas and Mineral Lease(s) granted January 25, 1934 in instrument recorded in Volume 28, Page 189, of the Deed Records of Hidalgo County, Texas, and all terms, conditions and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof.	The location cannot be determined from the record document
j.	All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 149, Page 19, of the Deed Records of Hidalgo County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.)	The location cannot be determined from the record document
k.	Oil, Gas and Mineral Lease(s) granted July 10, 1989 in instrument recorded in Volume 234, Page 119, of the Deed Records of Hidalgo County, Texas, and all terms, conditions and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof.	Subject Tract is referenced in document
l.	All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 1070, Page 484, of the Deed Records of Hidalgo County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.)	Subject Tract is referenced in document
m.	If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated: Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof. Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy. Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.	Not survey related

The land referred to in this Commitment is described as follows:

Lot 1, of Casa Corsica, an addition in Hidalgo County, Texas, according to the map or plat thereof recorded in County Clerk's File No. 2024-3575586, of the Map or Plat Records of Hidalgo County, Texas.

GENERAL NOTES:

1. This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.
2. This plat represents an ALTA/NSPS Land Title Survey of Lot 1, Casa Corsica Subdivision, as recorded in File No. 2024-3575586, of the Map or Plat Records of Hidalgo County, Texas.
3. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
4. Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
5. Basis of Bearings: All bearing and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, South Zone, as established by a Static observation processed through Trimble RTX and compared to an OPUS solution for accuracy.
6. Basis of Elevation: All elevations shown hereon are based on NAVD88, as established by a Static observation processed through Trimble RTX and compared to an OPUS solution for accuracy.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets the current Texas Rules of Procedures and Practices for Property Boundary Surveys and Plats.
9. Subsurface and environmental conditions were not examined nor considered a part of this survey.
10. No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
11. The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures

NOTES REGARDING TABLE "A" ITEMS:

Item 2: No address was disclosed in documents, or observed while conducting the fieldwork.

Item 3: By scale map location and graphical plotting only. This property is located in shaded Zone "A", 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. As determined by the National Flood Insurance, Flood Insurance Rate Map for Hidalgo County, Texas.
Map Number: 48047C0005C
Map Revised: October 02, 1982

Item 6: No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of McAllen GIS map. This property is zoned C-3 (General Business).

Item 7: No buildings exist on the surveyed property.

Item 9: No clearly identifiable striping, or constructed parking was observed.

Item 16: No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the field work.

Item 17: The surveyor was not aware of any changes in street Right-of-Way, and no observed evidence of street or sidewalk construction or repairs were found.

Lease area is described as follows:

Being a portion of Lot 1, Casa Corsica Subdivision, an addition in Hidalgo County, Texas, according to the map or plat thereof recorded in County Clerk's File No. 2024-3575586, of the Map or Plat Records of Hidalgo County, Texas and being more particularly described by metes and bounds from an on-the-ground survey using Grid NAD83 State Plane Coordinates in the Texas South Zone as a Basis of Bearings, performed on December 03, 2024 by CEI Engineering Associates, Inc., under the supervision of James Barnett, RPLS 6596 as follows:

BEGINNING at a found 1/2-inch rebar with yellow cap for the most northerly northwest corner of the herein described tract, also being a point on the south Right-of-Way (ROW) line of W. Nolana Ave. a public ROW;
THENCE continuing along said south ROW line, South 80°59'46" East, a distance of 136.57 feet to a point for corner from which the most northerly northeast corner of aforementioned Lot 1 bears South 80°59'46" East, 69.81 feet;
THENCE departing said south ROW line and through said Lot 1, South 08°32'27" West, a distance of 280.07 feet to a point for corner, also being a point on the common line of Lots 1 and 3 from which the most southeastern corner of said Lot 1 bears South 81°27'33" West, 104.95 feet;
THENCE along said common line North 81°27'33" West, a distance of 186.51 feet to a found 1/2-inch rebar with orange cap stamped "KHA PROP COR", also being a point on the east ROW line of N. Ware Rd., a public ROW;
THENCE continuing along said east ROW line, North 08°34'32" East, a distance of 225.61 feet to a found 5/8-inch rebar with yellow cap;
THENCE North 03°30'52" East, a distance of 70.63 feet to a found 5/8-inch rebar with yellow cap;
THENCE North 07°22'12" East, a distance of 5.60 feet to the POINT OF BEGINNING containing 50,818 square feet or 1.16 acres of land, more or less.

SURVEYOR'S CERTIFICATION TO:

Murphy Oil USA, Inc. a Delaware corporation
Old Republic National Title Insurance Company
National Title Group, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b(1), 7c, 8, 9, 10, 11b, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on December 3, 2024.

James Barnett, RPLS, TX #6596

2025.02.20 12:41:23-06'00'
Date of Plat or Map:

RECEIVED
AUG 01 2025
By OC

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

ALTA/NSPS Land Title Survey
Murphy Oil USA, Inc.
SE corner of W. Nolana & N. Ware Rd.
City of McAllen, Hidalgo County, Texas

STATE OF TEXAS
REGISTERED
JAMES BARNETT
6596
LICENSED
PROFESSIONAL
LAND SURVEYOR

PROFESSIONAL OF RECORD	JKB
DESIGNER	CDG
FIELD WORK	RA
CEI PROJECT NUMBER	3431B
DATE	2/17/2025
REVISION	REV-0

ALTA
SHEET TITLE

SHEET NUMBER
1 OF 1

DRAWING LOCATION - S:\3400\3431B\DRAWINGS\SURVEY\WORKING\3431BALTA.DWG — SAVED BY - CGIOVANNI

© 2025 CEI ENGINEERING ASSOCIATES, INC

Planning Department

Memo

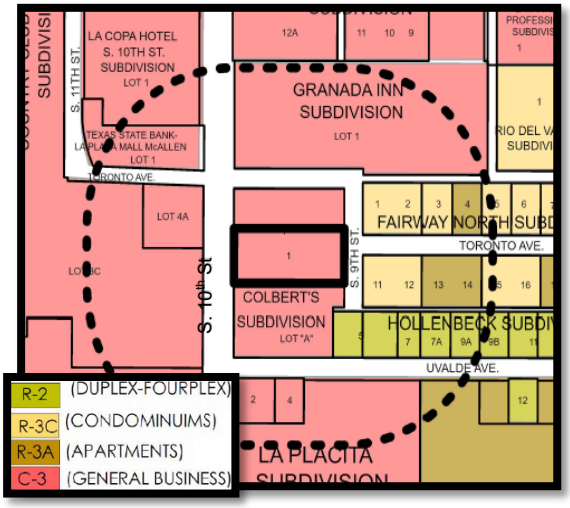
TO: Planning and Zoning Commission

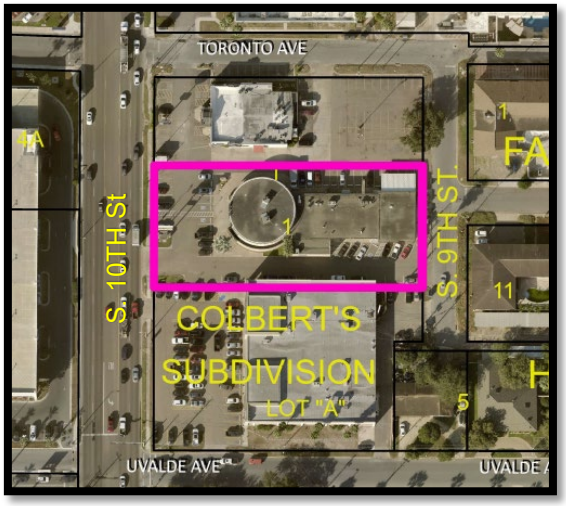
FROM: Planning Staff

DATE: September 11, 2025

SUBJECT: **REQUEST OF JESUS F. DAVILA ON BEHALF OF OAK TEXAS BAR & GRILL FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (RESTAURANT/BAR) AT S'136.02' – N234.52' LOT 1 BLOCK 1, FAIRWAY NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS; 2011 SOUTH 10TH STREET. (CUP2025-0077)**

DESCRIPTION:
The property is located on the east side of South 10th Street, North of Uvalde Avenue. The subject property is zoned C-3 (general business-OC) District. The contiguous zoning is C-3 District to the north, south, and west and R-3C (multifamily residential condominiums-OC) to the east. Surrounding land uses include Tamayo's Jewelry, Verizon, Liquor 101, Suerte Bar, and La Plaza Mall. A bar is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.





HISTORY: A Conditional Use Permit request for a bar for this property was disapproved by City Commission on February 13, 2023 with concerns regarding location, violations, number of owners, and type of operation. Another Conditional Use Permit application for this property was approved by City Commission on July 12, 2023 for one year. The permit expired on August 14, 2024. Applicant applied for this permit on June 27, 2025.

ANALYSIS: There are approximately 4,600 square feet of usable floor area that will be utilized by the proposed establishment. The hours of operation will be Monday through Sunday from 11:00 AM to 2:00 AM. Based on the proposed square footage of the bar and grill, 4 parking spaces are required and 46 parking spaces are provided on site as per the submitted site plan.

The Police Activity Report for service calls is pending.

The Fire Department and Health Department is pending the necessary inspection to verify that the establishment is in compliance. Staff has not received any phone calls, emails, or letters in opposition to the Conditional Use Permit request. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and maintained free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and other requirements as outlined in the report provided as follows:

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

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

3. The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar and grill is proposing to operate, 46 parking spaces are required; 46 parking spaces are provided on site;

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

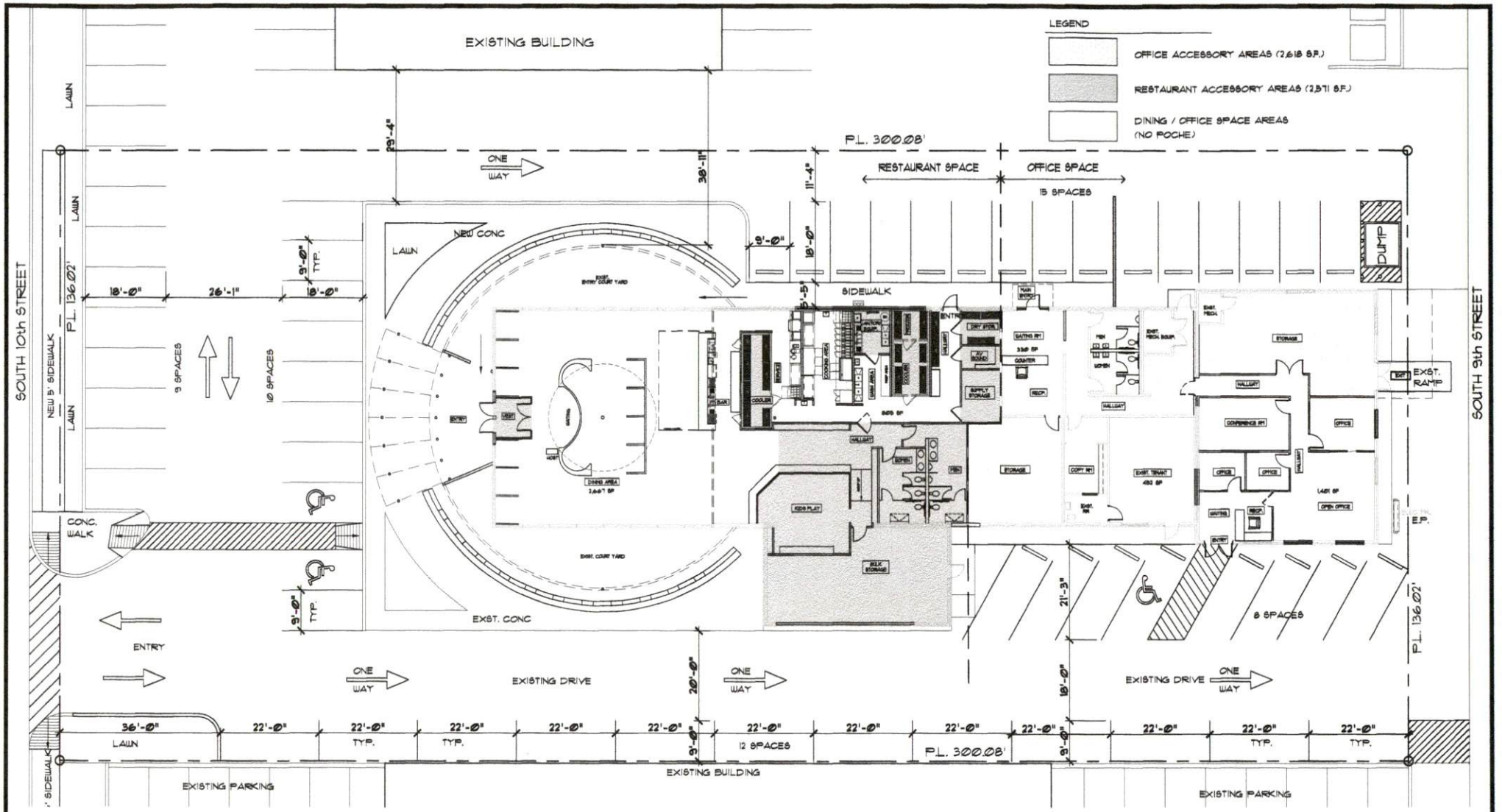
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building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

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

7. The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

RECOMMENDATION:

Staff recommends disapproval of the re-quest based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.



PARKING SPACES COUNT (TOTAL BLDG. 10,844 S.F.) - REVISED PARKING SPACES PROVIDED = 54 SPACES (3 H.C. INCLUDED)

RESTAURANT PARKING 3,472 S.F. / 75 S.F. (1 parking space) = 46 SPACES

OFFICE PARKING 2,183 S.F. - 200 S.F. (4 parking spaces) = 1,983 S.F. / 200 S.F. (1 space) = 10 spaces, = 14 SPACES

TOTAL REQUIRED PARKING SPACES 46 + 14 = 60 SPACES (INCLUDING 3 ACCESSIBLE SPACES PER TAS) - 6 ADDITIONAL SPACES NEEDED

1" = 20'-0"

RECEIVED
JUN 01 2023

NEW SITE PLAN 11.09.12
SANBORN'S BUILDING
2009 S. 10th St.
McAllen, Tx

LUNA ARCHITECTURE +DESIGN

OAK
TEXAS BAR & GRILL
2011
OPEN
TUNDRA
GLE 53
TEXAS
WDC-0662
KIA
K5
TEXAS
WRG-2850
BERT OGDEN
NOTICE
BAR
FOR
THIS PROPERTY
CUP2025-0077
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

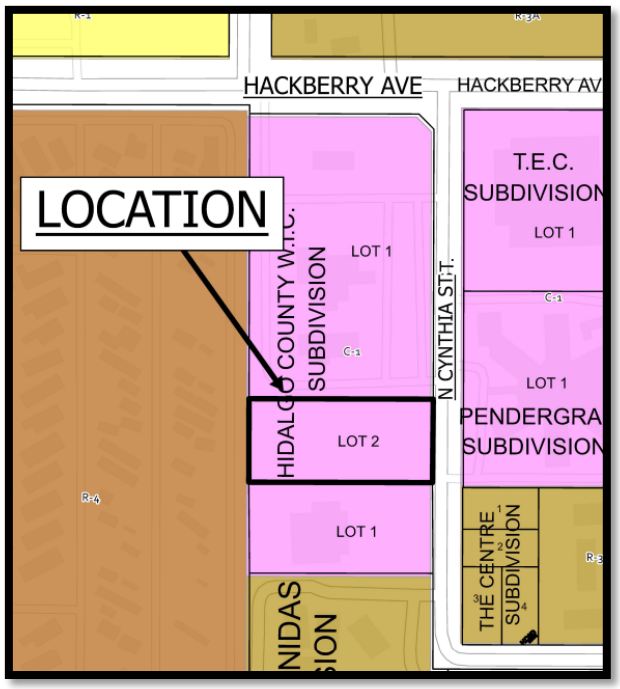
FROM: Planning Staff

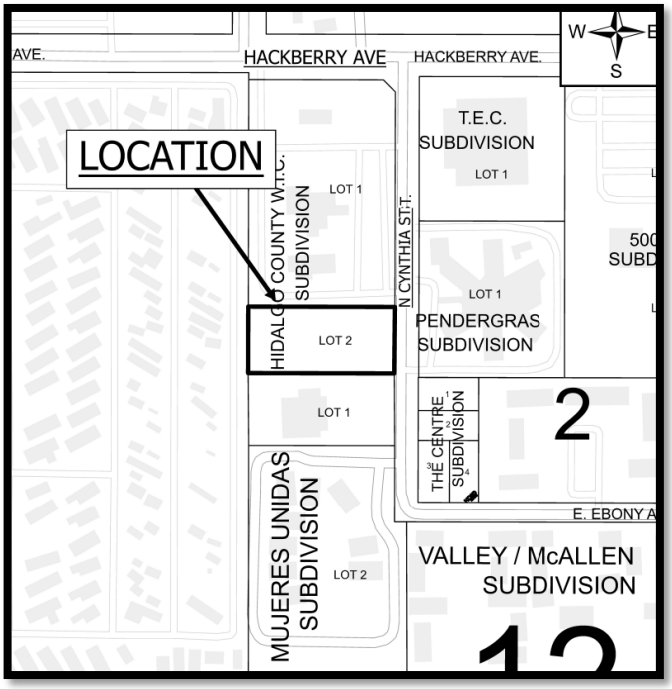
DATE: September 4, 2025

SUBJECT: **SITE PLAN APPROVAL FOR LOT 2, HIDALGO COUNTY W.I.C. SUBDIVISION, HIDALGO COUNTY, TEXAS; 529 NORTH CYNTHIA STREET. (SPR2025-0017)**

LOCATION: The property is located on the west side of North Cynthia Street approximately 500 feet south of East Hackberry Avenue. The property is zoned C-1 (Office Building-OC) District. The adjacent zonings are C-1 (Office Building-OC) District to the north, east and south and R-4 (Mobile Home & Modular Home-OC) District to the west.

PROPOSAL: The applicant is proposing to develop a clinic for the Hidalgo County Health department. A plat note on the recorded subdivision requires the site plan to be approved by the Planning and Zoning Commission prior to building permit issuance.





ANALYSIS: Access to this lot is through a 25 feet access through North Cynthia Street. Based on the square feet of the retail and office suites, 25 parking spaces are required for the site and 31 parking spaces are being proposed. One of the proposed parking spaces must be van accessible with an 8-foot-wide accessible aisle. The applicant is meeting parking requirements for the new development.

The required green are for the development is 4227 square feet. The tree requirement is as follows: 14 two-and-a half-inch caliper trees, or 7 four-inch caliper trees, or 4- six-inch caliper trees. A

minimum 10-foot wide landscaped strip is required inside the front property line along North Cynthia Street. Fifty percent of the required green area must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree.

Based on the recorded plat note, there is a 60-foot front yard setback. The rear yard setback is 25 feet. Side and rear yard setback are 15 feet. No structures are permitted to be built over any easements. The proposed development complies with all required setbacks for the property.

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

RECOMMENDATION: Staff recommends item be table pending submittal of revise site plan.

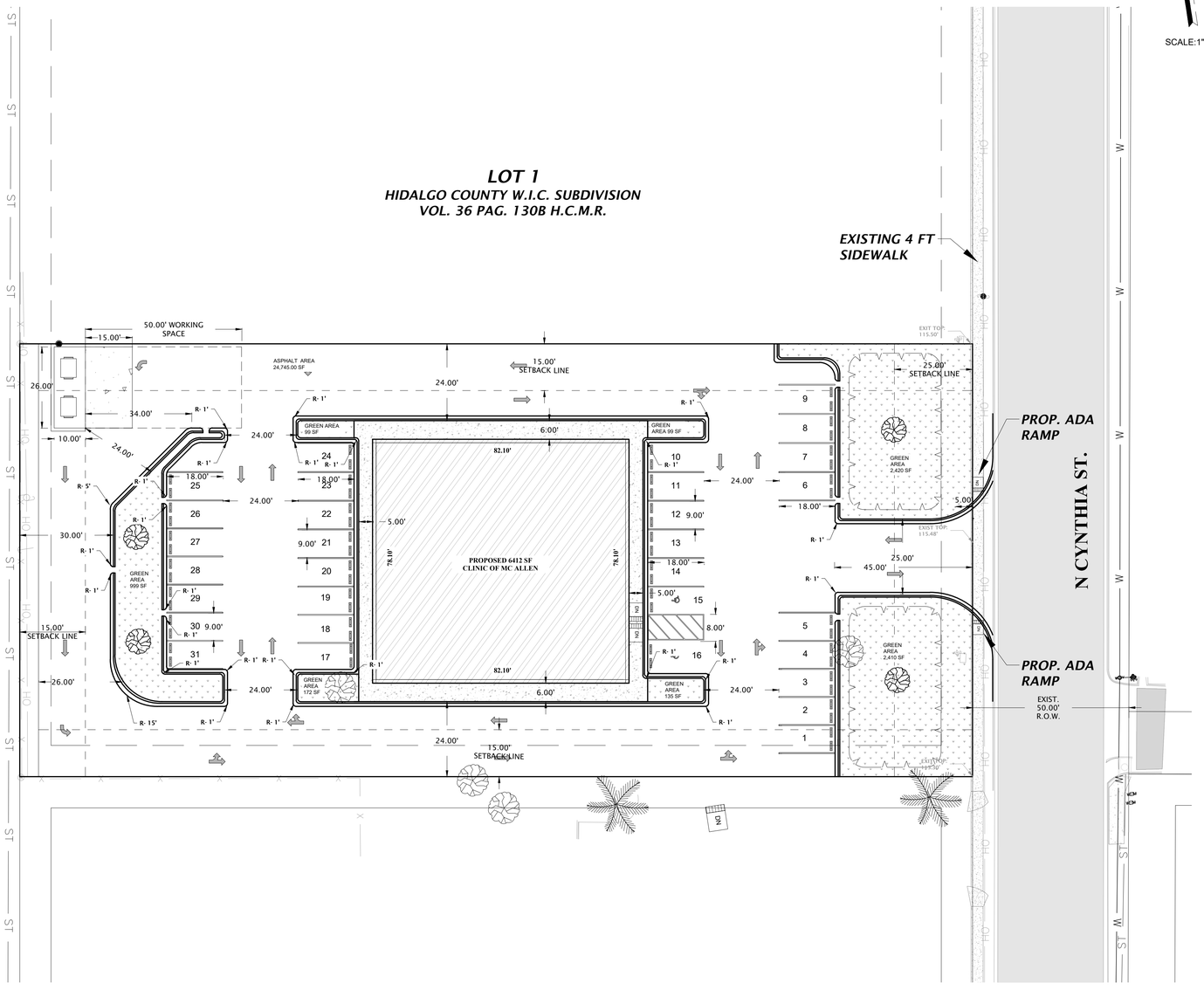
LEGEND

- Exist. Palm
- Exist. Tree
- SSMH (Sanitary sewer manhole)
- STMH (Storm manhole)
- Power pole
- FH (Fire hydrant)
- WM (Water meter)
- WV (Water valve)
- LP (Light Pole)
- Phmkr (Telephone marker)
- Metal Pipe
- Gv (Gas valve)
- Prop. Tree (6 in Caliper)

- EDGE OF DETENTION POND LINE
- FOC — UNDER GROUND FIBER OPTIC LINE
- UG/C — UNDER GROUND CABLE LINE
- UG/ELE — UNDER GROUND ELECTRICAL LINE
- UG/TEL — UNDER GROUND TELEPHONE LINE
- GAS — GAS LINE
- STR — STORM SEWER LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- OH — OVERHEAD POWER LINE
- WOODEN FENCE LINE
- CHAIN LINK FENCE LINE
- ASPHALT AREA
- CONCRETE AREA
- EXIST. — EXISTING
- H.C.M.R. — HIDALGO COUNTY MAP RECORDS
- CONC. — CONCRETE
- GREEN AREA

2 HANDICAP PARKING SPACES
30 REGULAR PARKING SPACES

32 TOTAL PARKING SPACES



N

SCALE:1" = 20'

B2Z ENGINEERING
TBPE FIRM NO. F-11187

STATE OF TEXAS
JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER

This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.
Rev. 6/6/25

JOSE N. SALDIVAR-P.E. No. 94076

HIDALGO COUNTY HEALTH
CLINIC CITY OF McALLEN
DIMENSION SITE PLAN & LANDSCAPE SITE PLAN

PROJECT NO.	S2-C-24-1
SCALE:	1" = 20'
DRAWN BY:	L.M.
CHECKED BY:	N.S.
TOPO BY:	M.P.
SHEET:	3 OF 12

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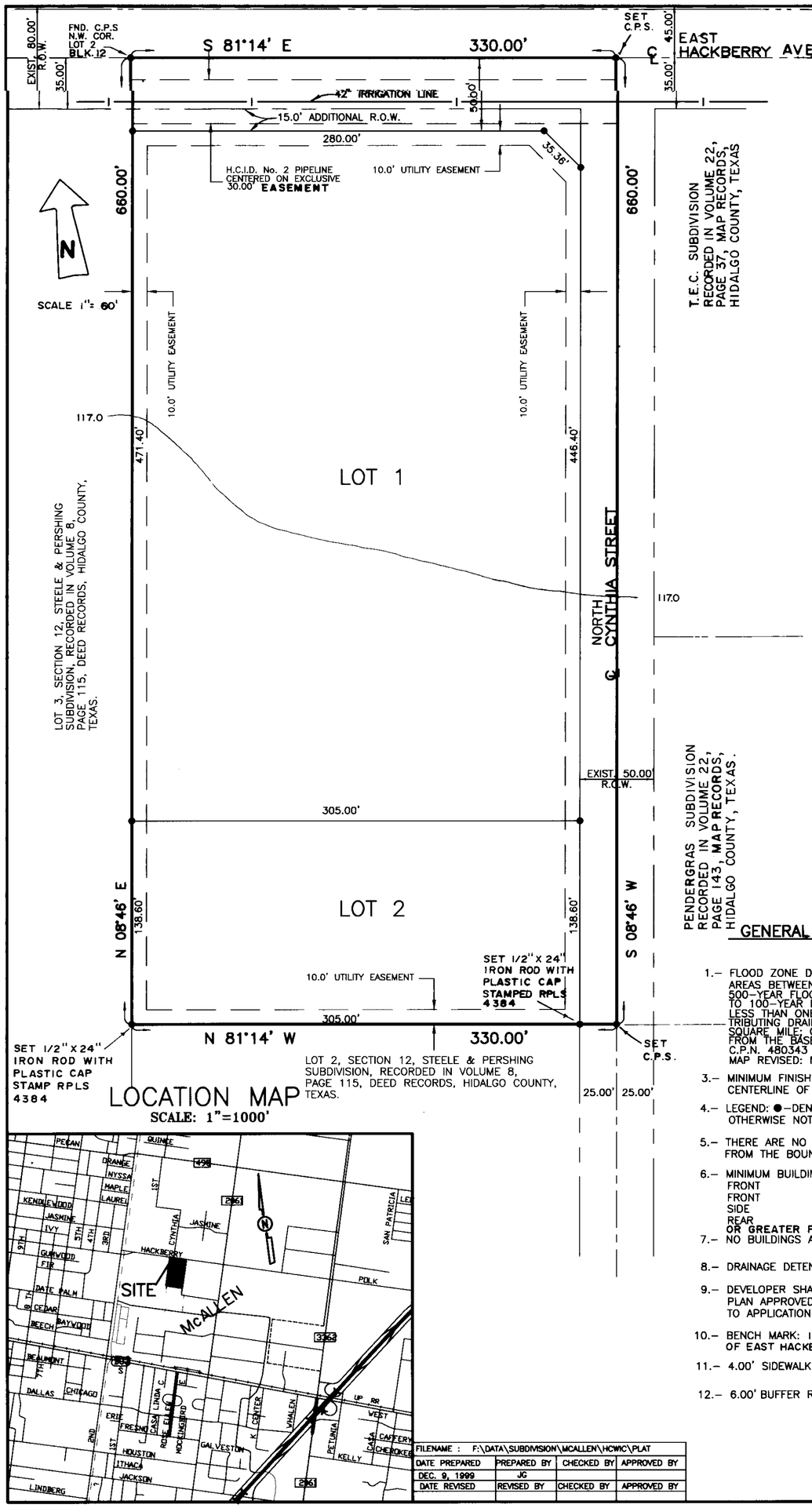
All Rights Reserved.

HIDALGO COUNTY W.I.C. SUBDIVISION

THE NORTH 5.00 ACRE TRACT OF LAND OUT OF THE WEST 10.00 ACRES OUT OF LOT TWO (2), BLOCK TWELVE (12), STEELE & PERSHING SUBDIVISION OF PORCIONES 66 & 67, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION MAP
SCALE: 1"=1000'

FILENAME : F:\DATA\SUBDIVISION\MCALLEN\HCWIC\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
DEC. 9, 1999	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

GENERAL NOTES

1.– FLOOD ZONE DESIGNATION: ZONE "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.
C.P.N. 480343 0005 C
MAP REVISED: NOVEMBER 16, 1982

3.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE CENTERLINE OF STREET.

4.– LEGEND: ●–DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

5.– THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

6.– MINIMUM BUILDING SETBACK LINES

FRONT	25.00 ALONG CYNTHIA ST.
FRONT	40.00 ALONG E. HACKBERRY AVE.
SIDE	15.00'
REAR	15.00'

OR GREATER FOR APPROVED SITE PLAN.

7.– NO BUILDINGS ARE PERMITTED ON ANY EASEMENTS.

8.– DRAINAGE DETENTION REQUIRED IS 0.483 ACRE–FEET.

9.– DEVELOPER SHALL PROVIDE AN ENGINEERED SITE PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.

10.– BENCH MARK: 117.27 C.P.S. IN POWER POLE AT SOUTHWEST CORNER OF EAST HACKBERRY ST. & NORTH CYNTHIA ST.

11.– 4.00' SIDEWALK REQUIRED ALONG HACKBERRY STREET AND CYNTHIA ST.

12.– 6.00' BUFFER REQUIRED FROM ADJACENT PROPERTIES.

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

THE NORTH 5.00 ACRE TRACT OF LAND OUT OF THE WEST 10.00 ACRES OUT OF LOT TWO (2), BLOCK TWELVE (12), STEEL & PERSHING SUBDIVISION OF PORCIONES 66 & 67, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE NORTHWEST CORNER OF LOT 2, THE NORTHEAST EAST CORNER LOT 3, BLOCK 12, STEELE 7 PERSHING SUBDIVISION, ACCORDING TO VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND THE CENTERLINE OF HACKBERRY ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S81°14'E, ALONG THE NORTH LINE OF LOT 2 AND THE CENTERLINE OF HACKBERRY ROAD, A TOTAL DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S08°46'W, PASSING AT 35.00 FEET THE SOUTH RIGHT OF WAY LINE OF HACKBERRY ROAD, ALONG THE CENTERLINE OF CYNTHIA STREET, A TOTAL DISTANCE OF 660.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N81°14'W, PASSING AT 25.00 FEET THE WEST RIGHT OF WAY LINE OF CYNTHIA STREET, A 1/2" IRON ROD 24" IN LENGTH SET WITH PLASTIC CAP STAMPED RPLS 4384, A TOTAL DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET WITH PLASTIC CAP STAMPED RPLS 4384 FOR THE SOUTHEAST CORNER TO THIS TRACT.

THENCE; N08°46'E, ALONG THE WEST LINE OF LOT TWO (2), THE EAST LINE OF LOT THREE (3), BLOCK TWELVE (12), PASSING AT 625.00 FEET THE SOUTH RIGHT OF WAY LINE HACKBERRY ROAD, A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS

COUNTY OF HIDALGO

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

STATE OF TEXAS · REGISTERED · JACK A. HEADLEY · 4384 · PROFESSIONAL LAND SURVEYOR

JACK A. HEADLEY
R.P.L.S. No. 4384

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____
8/22/2000

STATE OF TEXAS

COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIDALGO COUNTY W.I.C. 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, WATERLINES, SEWERLINES, 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.

Norma L. Longoria

DIRECTOR WIC PROGRAM
NORMA L. LONGORIA
HIDALGO COUNTY W.I.C. PROGRAM
3105 W. UNIVERSITY DRIVE
EDINBURG, TX 78539
(956) 381–4632

STATE OF TEXAS

COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20 DAY OF June, 2000

SUSAN J. CISNEROS
MY COMMISSION EXPIRES
June 26, 2001

Susan J. Cisneros
SUSAN J. CISNEROS– NOTARY PUBLIC

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 6th DAY OF April, 2000.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 2 RIGHT–OF WAYS EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 2

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 · SAN JUAN · TEXAS

Bert Portlumber
SECRETARY

PRESIDENT

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

CHAIRMAN PLANNING COMMISSION

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

CITY OF McALLEN · McALLEN, TEXAS

MAYOR

STATE OF TEXAS

COUNTY OF HIDALGO

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

STATE OF TEXAS · EULALIO RAMIREZ · 77062 · REGISTERED PROFESSIONAL ENGINEER

EULALIO RAMIREZ
P.E. No. 77062

901007

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956–381–6480
FAX 956–381–0527

Recorded in Volume 36 Page 130B
of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.

Filed for Record in:
Hidalgo County
by Juan D. Salinas III
County Clerk
On: Aug 30, 2000 at 08:41A
As a
Map - Small
Document Number: 901007
Total Fees : 48.50
Receipt Number - 300741
By,
Flo Chavez

SUB2023-0084

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Bright Woods Subdivision

Location: North side of Sprague St W, Approximately 300 feet east of N 29th St

City Address or Block Number: 2700 SPRAGUE RD

Number of Lots: ~~99~~ 97 Gross Acres: 19.94 Net Acres: 18.09 ETJ ☐Yes ☒No

Existing Zoning: R-3A Proposed Zoning: R-3A Rezoning Applied for ☐Yes ☐No Date: N/A

MULTI-FAMILY + 1 COMMON AREA BY 01-22-24

Existing Land Use: OPEN LAND Proposed Land Use: DUPLEX Irrigation District #: HCID1

Replat ☐Yes ☒No Commercial ____ Residential ____

Agricultural Exemption ☒Yes ☐No Estimated Rollback Tax Due: N/A

Parcel #: 297743 Tax Dept. Review: ~~6~~ Not in city Limits N/R

Water CCN ☒MPU ☐Sharyland Water SC Other: ____

Legal Description: A 19.946-ACRE (20.0 ACRES RECORDED) OF LAND, BEING OUT OF THE WEST HALF OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

Owner

Name: Christina Sifuentes as Independent Executrix for the Estate of Teresa L. Medrano Phone: 956-648-1367

Address: 4935 E. IOWA RD. E-mail: hummingbird72@aol.com

City: Edinburg State: TX Zip: 78542

Developer

Name: Star Trail Holdings, LLC Phone: 956-207-4913

Address: 1007 Sycamore Ave. E-mail: ireneuribe00@yahoo.com

City: McAllen State: TX Zip: 78501

Contact Person: ____

Engineer

Name: S2 ENGINEERING PLLC Phone: 956-403-9787

Address: 2020 E GRIFFIN PKWY E-mail: S2ENGINEERING.NS@GMAIL.COM

City: MISSION State: TEXAS Zip: 78574

Contact Person: JOSE NOE SALDIVAR P.E., C.F.M.

Surveyor

Name: HOMERO GUTIERREZ R.P.L.S. Phone: 956-369-0988

Address: P.O. BOX 548 E-mail: homero_gutierrez@sbcglobal.net

City: MCALLEN State: TEXAS Zip: 78505

RECEIVED
AUG 08 2023
By GMM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

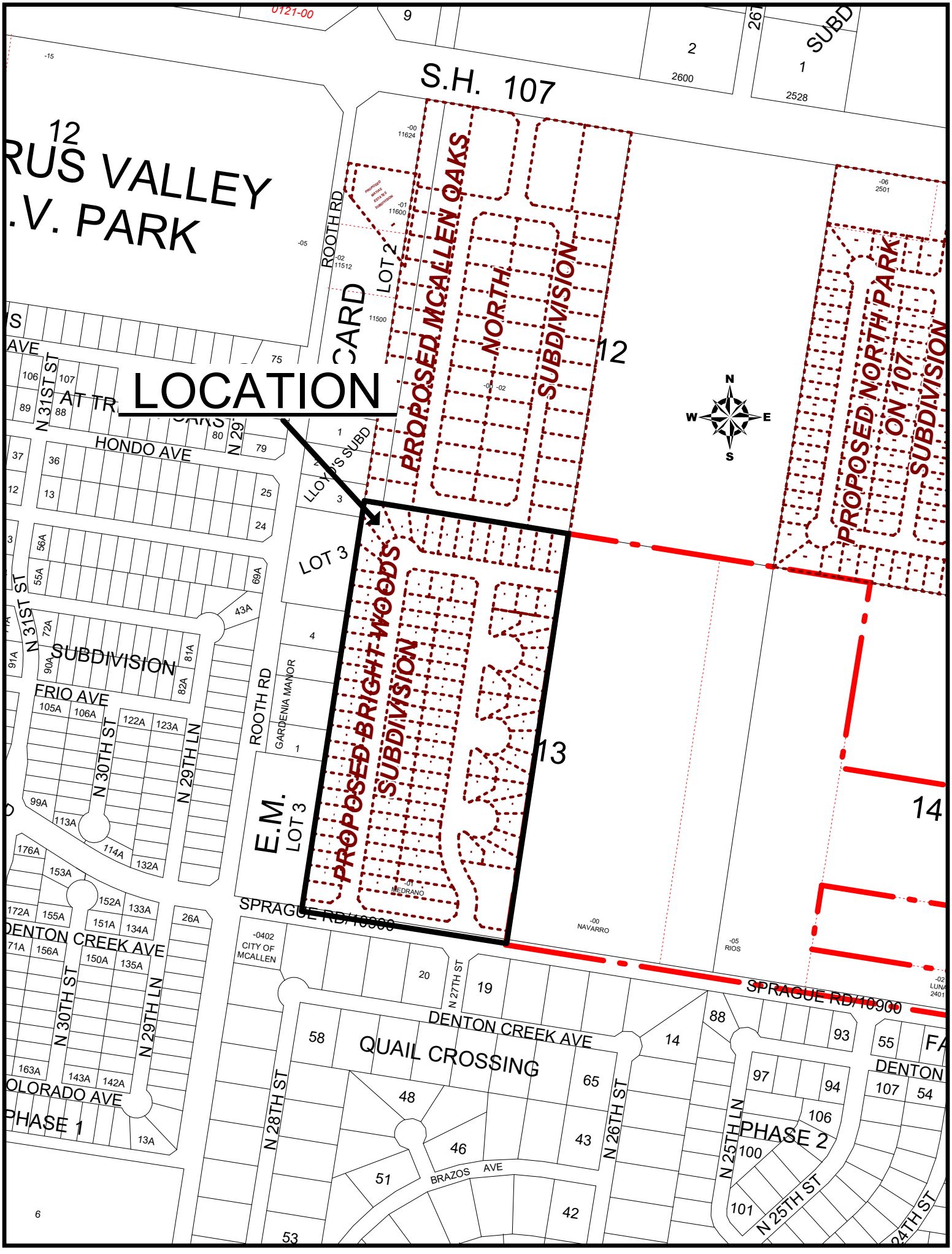
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 8/4/23

Print Name Jose Luis Salinas, PE

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application


LOCATION
S.H. 107
PROPOSED MCALLEN OAKS NORTH SUBDIVISION
PROPOSED NORTH PARK ON 107 SUBDIVISION
PROPOSED BRIGHT WOODS SUBDIVISION
ROOTH RD
LOT 2
LOT 3
E.M. LOT 3
GARDENIA MANOR
HONDO AVE
FRIO AVE
SUBDIVISION
N 31ST ST
N 30TH ST
N 29TH LN
N 29
DENTON CREEK AVE
COLORADO AVE
PHASE 1
SPRAGUE RD/10900
N 27TH ST
N 28TH ST
N 26TH LN
N 25TH LN
N 25TH ST
QUAIL CROSSING
BRAZOS AVE
PHASE 2
DENTON
CITY OF MCALLEN
MEDRANO
NAVARRO
RIOS
12
13
14
N
S
E
W

SUBDIVISION PLAT OF:

BRIGHT WOODS SUBDIVISION

A 19.946-ACRE TRACT (20.0 ACRES RECORDED) OF LAND, BEING OUT OF THE WEST HALF OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168 – 171, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1"=50'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM NAD 1983 SOUTH ZONE

AROCARPA & KRYSTAL LUXURY HOMES LLC TEX-MEX SURVEY LOT 13 SEC 280 14.5 AC DOC. 3593534 H.C.O.R.

S08°45'01"W 1319.91'

657.30'

659.97'

N80°56'13"W 1320.00'

S80°55'41"E 1320.00'

N08°52'05"E 1320.00'

1010.01'

860.75'

1,160.00'

COMMON LOT "A" DETENTION AREA

N 08°52'05" E 866.00'

GUADALUPE AVENUE

NORTH 27TH STREET

NORTH 27TH LANE

SPRAGUE ROAD

30' HCID1 R.O.W. TO BE RELEASED AS PER DOC. ---- H.C.O.R.

MCALLEN OAKS NORTH, LLC TEX-MEX SURVEY W ½ LOT 12 BLK 280 17.44 AC DOC. 3435885

LOT 3 LOYD'S SUBDIVISION VOL.50 PG.106 HCMR

MG3 INVESTMENTS LLC E.M CARD SURVEY NO. 1 LOT 3 0.50 AC. PROP. ID:132562

HERNANDEAZ JUANA & TRINIDAD DIAZ E.M.CARD SURVEY NO. 1 LOT 3 0.96 AC PROP. ID:132561

LOT 4 LOT 3 LOT 2 LOT 1

G A R D E N I A M A N O R S U B D I V I S I O N

VOL. 7, PG.49A HCMR

THERAPY AT HOME PROPERTIES LLC E.M CARD SURVEY NO. 1 LOT 3 2.50 AC DOC#3290215

LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23

S U B D I V I S I O N

Q U A I L C R O S S I N G

VOL. 48, PG. 169 H.C.M.R.

LOCATION MAP SCALE= 1":1000'

W STATE HWY 107 · S.H. 107 · N 29TH ST · GUADALUPE AVE · SITE · CITY LIMITS · SPRAGUE RD · TRINITY OAKS PH 1A · TRINITY OAKS PH 1B · QUAIL CROSSING · FALCON'S CROSSING PH 1 AND II

Parcel Line Table		
Line	Length	Direction
L-1	35.30'	N53° 57' 56"E
L-2	35.42'	N36° 02' 04"W
L-3	21.18'	N53° 57' 56"E
L-4	21.25'	N36° 02' 04"W
L-5	35.30'	N53° 57' 56"E
L-6	35.67'	N36° 05' 375"W
L-7	21.18'	N53° 57' 56"W

Curve Table				
Curve #	Length	Radius	Delta	Tangent Length
C-1	6.48'	14.93'	24.89°	6.43'
C-2	8.13'	14.98'	31.13°	8.03'
C-3	68.46'	65.00'	60.35°	65.34'
C-4	50.69'	65.00'	44.68°	49.41'
C-5	61.06'	65.00'	53.82°	58.84'
C-6	48.70'	65.00'	42.93°	47.57'
C-7	13.98'	15.00'	53.33°	13.46'
C-8	50.40'	230.29'	12.54°	50.30'
C-9	53.05'	229.98'	13.22°	52.93'
C-10	59.94'	229.98'	14.93°	59.77'
C-11	9.29'	229.80'	2.32°	9.29'
C-12	47.88'	70.40'	38.97°	46.96'
C-13	8.99'	130.00'	3.96°	8.98'
C-14	83.21'	130.00'	36.67°	81.80'
C-15	76.90'	169.99'	25.92°	76.24'
C-16	50.75'	170.00'	17.10°	50.56'
C-17	149.41'	200.00'	42.80°	145.98'
C-18	70.39'	100.00'	40.33°	68.94'

LEGEND

- ✕ 1/2" IRON PIN W/CAP FOUND
- ● 1/2" IRON PIN SET W/ CAP "2791"
- ○ 1/2" IRON PIN FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B POINT OF BEGINNING

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE BRIGHT WOODS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON

HOMERO LUIS GUTIERREZ R.P.L.S. DATE
R.P.L.S. No. 2791

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: GARMAN INVESTMENTS LP	1804 N 23rd St	MCALLEN, TEXAS, 78501	(956)207-4913
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E. GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. BOX 548	MCALLEN, TEXAS 78505	(956)369-0988

METES AND BOUNDS

A 19.946-ACRE TRACT (20.0 ACRES RECORDED) OF LAND, BEING OUT OF THE WEST HALF OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS DESCRIBED IN WARRANTY DEED VIA DOCUMENT NO. 28721 RECORDED IN VOLUME 1467, PAGES 710-711, IN THE HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF SPRAGUE ROAD APPROXIMATELY 220 FEET EAST OF ROOTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING CENTERLINE OF A 40-FOOT RIGHT-OF-WAY OF SAID SPRAGUE ROAD FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 13 AND OF SAID 19.946-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 19.946-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 52 MINUTES 05 SECONDS EAST, WITH THE APPARENT WEST LOT LINE OF SAID LOT 13 AND OF SAID 19.946-ACRE TRACT, A DISTANCE OF 20.00 FEET PASSED A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD ON:1653630560.35, E:1070980.17203, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 19.946-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 80 DEGREES 55 MINUTES 41 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 13 AND OF SAID 19.946-ACRE TRACT, A DISTANCE OF 657.30 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 19.946- ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 45 MINUTES 01 SECONDS WEST, WITH THE APPARENT EAST LOT LINES OF SAID 19.946-ACRE TRACT, A DISTANCE OF 1,298.91 FEET PASSED A NO. 4 REBAR FOUND ON SAID SPRAGUE ROAD EXISTING NORTH RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,319.91 FEET TO A POINT ON THE SAID SPRAGUE ROAD 40-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHEAST CORNER OF SAID 19.946-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 80 DEGREES 56 MINUTES 13.00 SECONDS WEST, WITH THE SAID SPRAGUE ROAD 40-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT SOUTH LOT LINE OF SAID LOT 13 AND OF SAID 19.946-ACRE TRACT, A DISTANCE OF 659.97 FEET FOR THE APPARENT SOUTHWEST CORNER OF SAID 19.946-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING (P.O.B.) CONTAINING A GROSS OF 19.946 ACRES OF LAND, OF WHICH 0.303 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, AND SAVE & EXCEPT 0.4527 OF AN ACRE IN HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT-OF-WAY, FOR A NET OF 19.190 ACRES, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET

THE STATED DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON MAY 12, 2022. SEE ACCOMPANIED SURVEY PLAT OF SAID 19.946-ACRE TRACT OF LAND.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"

ZONE "X" AREAS (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. ACCORDING TO COMMUNITY-PANEL NO. 480334 0355 D, MAP REVISED: MAY 17, 2001.

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

3. SETBACKS:
FRONT: 20.00 FEET OR GREATER FOR EASEMENT, OR APPROVED SITE PLAN.
REAR: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
INTERIOR SIDES: 6 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
CORNER: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACKS ARE REQUIRED. GREATER SETBACK APPLIES PRIOR TO ISSUANCE OF BUILDING PERMITS.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 169,048 CUBIC FEET STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE RETAINED ON SITE VIA A DETENTION POND WITH A CAPACITY OF 186,000 CUBIC FEET WATER WILL THEN DISCHARGE THROUGH AN 24 BLEEDER LINE INTO AN EXISTING CITY OF McALLEN STORM SEWER NETWORK LOCATED ON THE NORTH ROAD RIGHT-OF-WAY OF SPRAGUE RD.

6. CITY OF McALLEN BENCHMARK: "SPRAGUE" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK LIN ON OCTOBER OF 1989 BEING LOCATED ON WEST SIDE OF 23rd ST AND NORTH SIDE OF SPRAGUE RD 20 ALUM PIPE WITH 3 ½ BRASS MONUMENT CAP ON TOP AT ELEVATION=111.23
X = 1073658.5375 Y = 1653638.9650 (NAVD88).

7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

8. 5FT WIDE SIDEWALK REQUIRED ALONG THE NORTH SIDE OF SPRAGUE ROAD AND 4FT WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.

9. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG SPRAGUE RD.

10. AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.

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

12. COMMON LOTS AND DETENTION AREAS MUST BE MAINTAINED BY THE LOT OWNERS/HOA AND NOT THE CITY OF MCALLEN.

13. NO CURB CUT ACCESS OR LOT FRONTAGE PERMITTED ALONG SPRAGUE ROAD.

14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE BRIGHT WOODS SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS. DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER: THEIR SUCCESSOR AND/OR ASSIGNS, AND NO THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL & VOID.

15. COMMON LOTS IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, BRIGHT WOODS SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME. THEIR SUCCESSORS AND/ ASSIGNEES, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOTS, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS, AFTER COMMON LOTS TRANSFER OF TITLE TO THE BRIGHT WOODS SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE BRIGHT WOODS SUBDIVISION HOMEOWNER'S ASSOCIATION FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 110-72, AS THE SAME MAY BE AMENDED THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOTS THE OWNER'S MAINTENANCE OBLIGATION, AND CONVEYANCE AS A DEED RESTRICTION RECORDED IN INSTRUMENT No._____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

16. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

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:

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

ON THIS, THE _____ DAY OF _____ 20__

SUBJECT TO RIGHTS OF WAY/EASEMENTS AS PER RECORD(S) IN

VOLUME _____ PAGE _____MAP RECORDS, HIDALGO COUNTY, TEXAS

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDING(S) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

_____ ATTEST_____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIGHT WOODS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN ON 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.

IRENE URIBE, REGISTERED AGENT DATE:
GARMAN INVESTMENTS, LP
1804 N. 23rd Street
McAllen, Texas 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IRENE URIBE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

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

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

REVISION DATE: 7/8/25

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/29/2025

SUBDIVISION NAME: BRIGHT WOODS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - If 60 ft. is the "Existing ROW" please label it according. Add the document number on the plat for the existing ROW and provide a copy for staff review prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
*Guadalupe Ave.: dedication required for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan **Street name may be subject to change. **A variance application (VAR2024-0007) has been submitted to consider the interior E/W and N/S streets as 1/4 mile collectors. No department objected to the variance request; therefore, the variance request was approved administratively.	Applied
Interior Streets: Dedication as required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Need to clarify as the "Temporary" turn around shown on Lots 33, 34, and 35 that is currently on site seems to be more of a 'Permanent' turnaround now. Label and dimension must be finalized prior to recording. - Money must be escrowed prior to recording to remove the turnaround when the street is extended to the east, if layout remains as shown. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan **A variance application (VAR2024-0007) has been submitted to consider the interior E/W and N/S streets as 1/4 mile collectors. No department objected to the variance request; therefore, the variance request was approved administratively.	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 **A variance application (VAR2024-0007) has been submitted to consider the interior E/W and N/S streets as 1/4 mile collectors and block length to be accepted as shown. No department objected to the variance request; therefore, the variance request was approved administratively.	NA

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

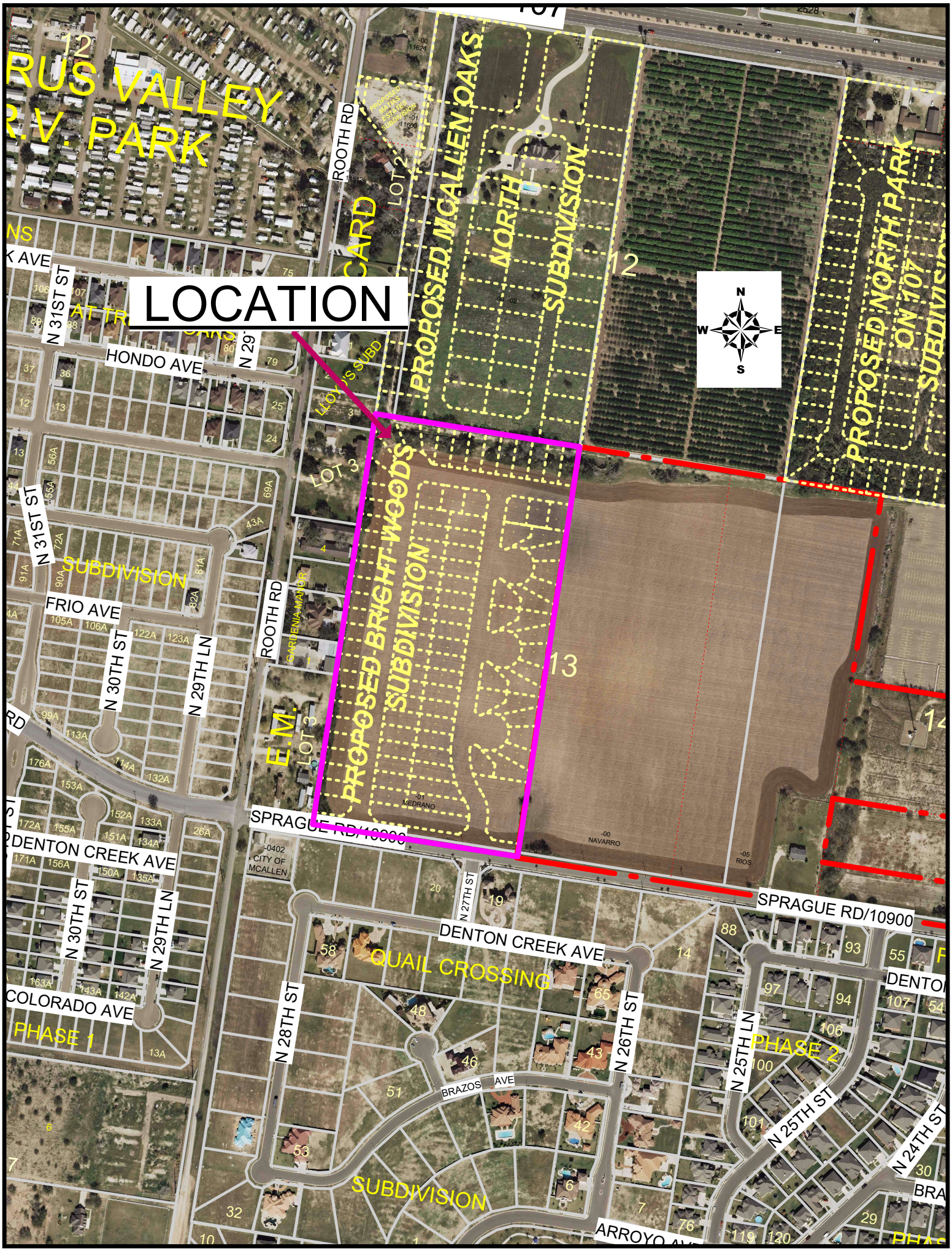
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 ***Based on Public Works Department, there is an agreement to provide centralized dumpster locations within the subdivision, in lieu of providing alleys. Dumpster locations and details must be approved by Public Works prior to final/recording.	Applied
SETBACKS	
Front: 20 ft. or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Applied
Rear: 10 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
Interior Sides: 6 ft. or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements or approved site plan.	Applied
* Garage: 18 ft. except wherever greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Sprague Road and both sides of all interior streets. ** Engineering Department may require 5 ft. sidewalk prior to final. - Proposing: 5 ft. wide minimum sidewalk required along the north side of Sprague Road, and 4 ft. wide minimum sidewalk required along both sides of all interior streets. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Sprague Road. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Sprague 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 for any lots with more than 4 dwelling units.	Applied

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

* Common lots and detention areas must be maintained by the lot owners/HOA and not the City of McAllen. - The project engineer informed staff that the subdivision will be public. Clarify/Revise plat note #11 as shown above prior to final/recording.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 -As per the project engineer, the subdivision will be public. Revise HOA plat notes to reference Section 110-72 which is for public subdivisions prior to final/recording.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - Based on the plat notes it seems that an HOA document will be recorded. Provide a draft HOA document for staff review prior to recording. - As per the project engineer, the subdivision will be public. Revise HOA plat notes to reference Section 110-72 which is for public subdivisions prior to final/recording.	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356 **The engineer informed staff that only one duplex is proposed to be built on each lot. Minimum lot size for a duplex is 5,600 SF.	Applied
ZONING/CUP	
* Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V ** An annexation and initial zoning to R-3A was approved by the City Commission on March 28, 2023. ***The engineer informed staff that only one duplex will be built on each lot.	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. The engineer submitted a request to pay park fees in lieu of land dedication. There are 97 lots shown on the latest submitted plat. Based on the information provided by the engineer, only one duplex will be built on each lot. If the request is approved, a park fee of $135,800 (97 x 2 x $700) is needed prior to recording. If the number of units changes in future, additional park fees must be paid.	Applied

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

* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. The engineer submitted a request to pay park fees in lieu of land dedication. There are 97 lots shown on the latest submitted plat. Based on the information provided by the engineer, only one duplex will be built on each lot. If the request is approved, a park fee of $135,800 (97 x 2 x $700) is needed prior to recording. If the number of units changes in future, additional park fees must be paid.	Applied
* Pending review by the City Manger's office. The engineer submitted a request to pay park fees in lieu of land dedication. There are 97 lots shown on the latest submitted plat. Based on the information provided by the engineer, only one duplex will be built on each lot. If the request is approved, a park fee of $135,800 (97 x 2 x $700) is needed prior to recording. If the number of units changes in future, additional park fees must be paid.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation approved.	Applied
* As per Traffic Department, Traffic Impact Analysis (TIA) is waived.	Applied
COMMENTS	
Comments: - Provide a copy of the referenced documents for staff review prior to recording. - The proposed trash bin easements must be approved by all departments including Public Works and Utilities prior to final/recording. - Clarify and provide a copy of the referenced document referenced as "30 ft. Save and Except to Hidalgo County Irrigation District No. 1 Vol 24 Pages 168-171 Doc. 2880111" and resolve the overlap on a "proposed 20 ft. easement to Hidalgo Country Irrigation District No 1" and proposed 10 ft. U.E. prior to recording. - Any abandonment must be done by separate instrument and referenced on the plat prior to final/recording. *Must comply with City's Access Management Policy. **The project engineer informed staff that the subdivision will be public and only one duplex will be built on each lot.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied


LOCATION
RUS VALLEY
R.V. PARK
PROPOSED MCALLEN OAKS
NORTH
SUBDIVISION
PROPOSED NORTH PARK
ON 107
PROPOSED BRIGHT WOODS
SUBDIVISION
ROOTH RD
LOT 2
LOT 3
HONDO AVE
N 31ST ST
FRIO AVE
N 30TH ST
N 29TH LN
SUBDIVISION
E.M.
SPRAGUE RD/10900
DENTON CREEK AVE
COLORADO AVE
PHASE 1
QUAIL CROSSING
N 28TH ST
N 27TH ST
N 26TH ST
N 25TH LN
N 25TH ST
N 24TH ST
PHASE 2
BRAZOS AVE
ARROYO AVE
SUBDIVISION
CITY OF MCALLEN
MEDRANO
NAVARRO
RIOS
N
S
E
W

SUB2024-00166

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Freedom South McAllen Subdivision

Legal Description 2.323 acres, being 2.190 acres out of Lot 4, Block 14, and 0.133 out of one acres out of a H.C.W.I.D No 2 Main Canal, 150.00 Foot R.O.W., out of Steele and Pershing Subdivision, recorded in Volume 8, Pages 115, H.C.D.R., City of McAllen, Hidalgo County, Texas.

Location North side of US 83 Frontage and East of S 2nd Street

City Address or Block Number 100 EXPRESSWAY 83

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres _____ Net Acres 2.323

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☑**Commercial** (2.323 **Acres**)/☐ **Residential** (____ **Lots**) Replat: ☐Yes/☑No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Banking Facility

Irrigation District # HCID#2 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 290214 & 612565 + 290215

Estimated Rollback Tax Due _____ Tax Dept. Review I.D.L

Owner

Name Freedom Bank, a Texas banking corporation Phone (956) 287-2800

Address 533 North Alamo Road E-mail art@ortegaventures.com

City Alamo State Texas Zip 78516

Developer

Name ML Rhodes LTD, a Texas limited partnership Phone (956) 287-2800

Address 200 S. 10th Street, Suite 1700 E-mail art@ortegaventures.com

City McAllen State Texas Zip 78501

Contact Person Brad Frisby

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street, Edinburg, Texas 78 E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg State Texas Zip 78541

Contact Person Mario A. Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street, Edinburg, Texas 78 E-mail robert@meldenandhunt.com

City Edinburg State Texas Zip 78541

JUN 07 2024

BY: _____

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

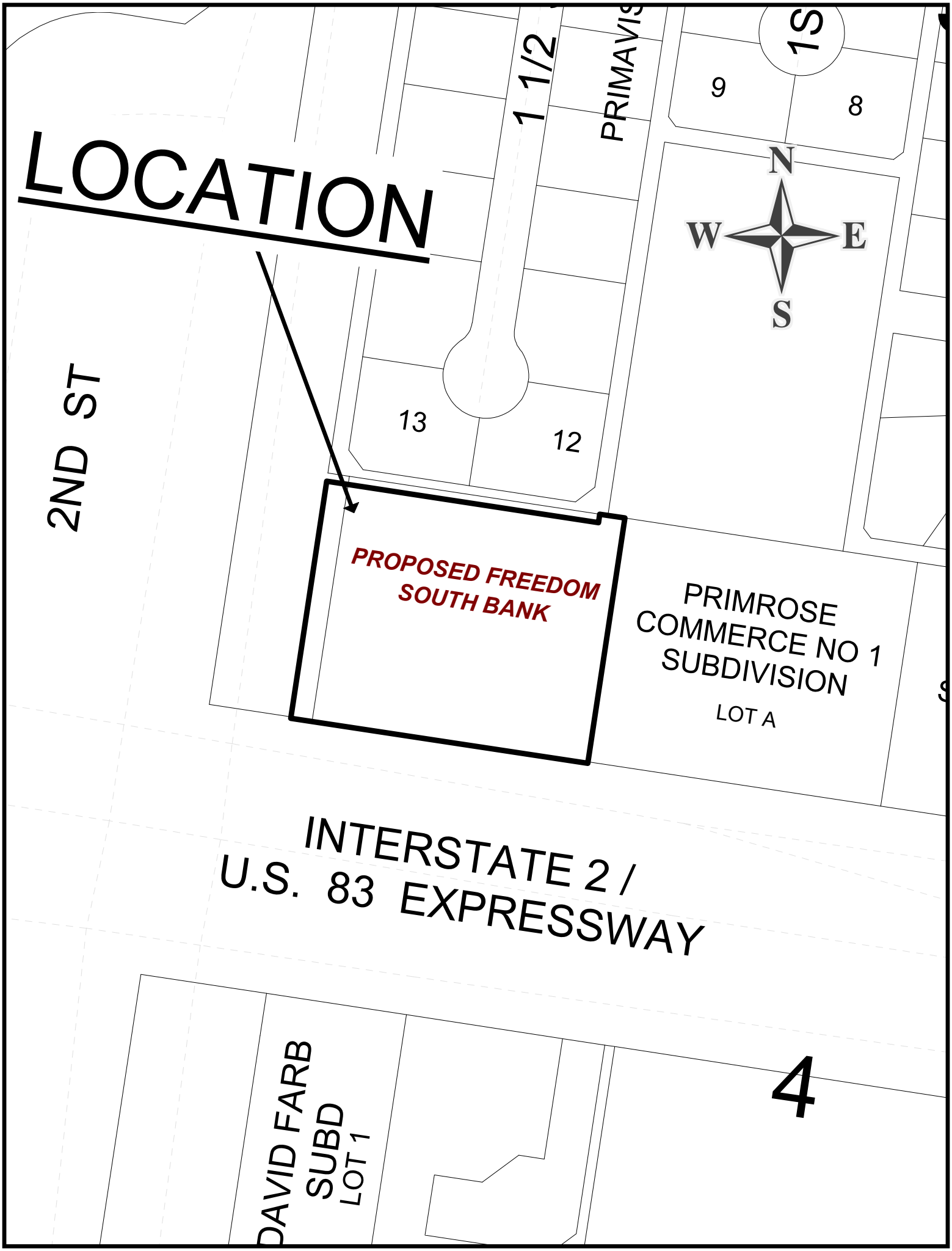
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 05.01.2024

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☑

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


LOCATION
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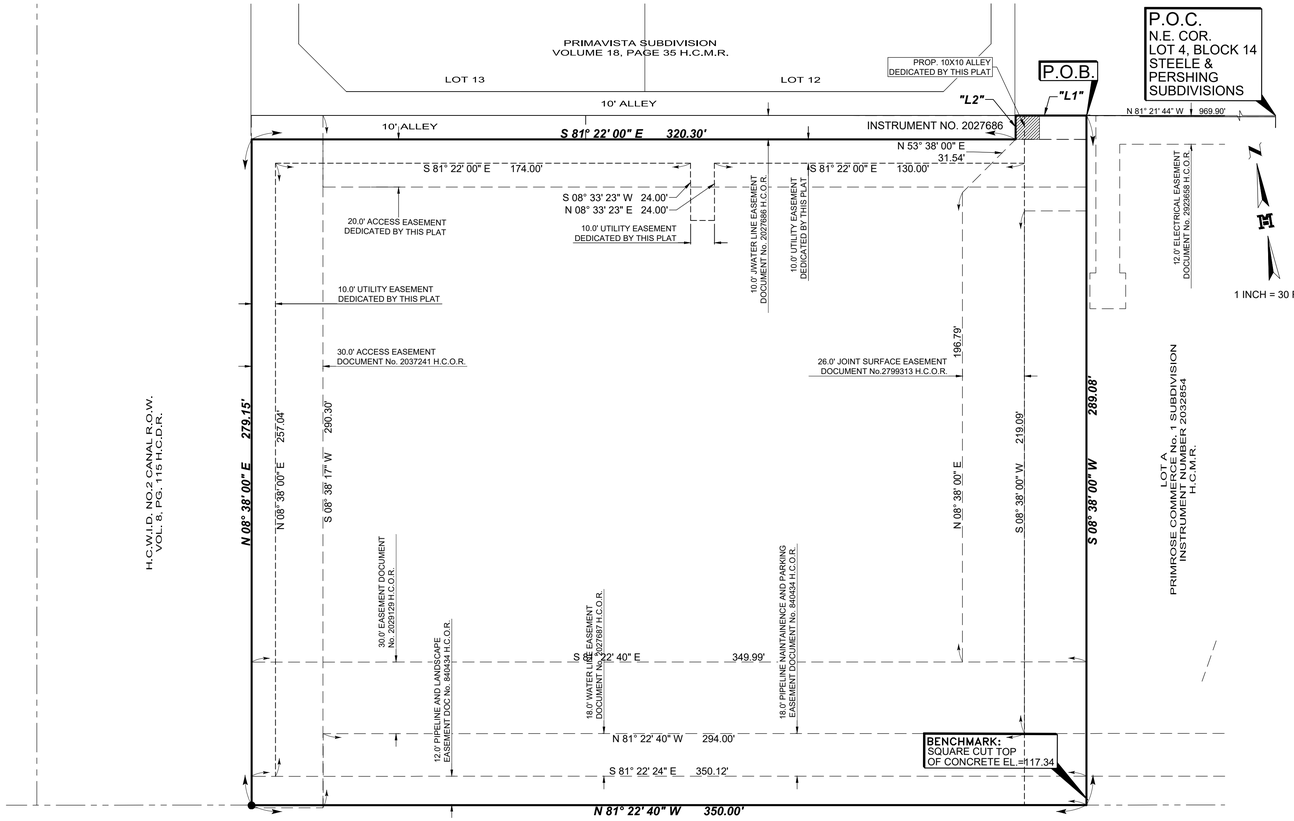
PROPOSED FREEDOM
SOUTH BANK
PRIMROSE
COMMERCE NO 1
SUBDIVISION
LOT A
INTERSTATE 2 /
U.S. 83 EXPRESSWAY
4
DAVID FARB
SUBD
LOT 1



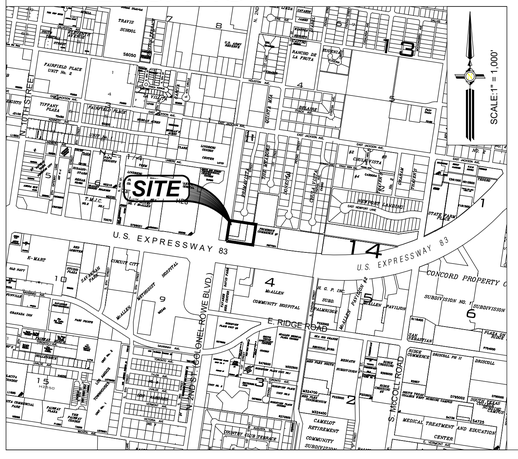
U.S. EXPRESSWAY 83
(320.0' R.O.W.)

Line Table		
Line #	Direction	Length
"L1"	S 81° 22' 00" E	29.70'
"L2"	N 08° 38' 00" E	10.00'

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR
- FOUND NAIL
- SET SQUARE CUT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.W.I.D. - HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- Sq. Ft. - SQUARE FEET
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING

LOCATION MAP



GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACK:
   - FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   - REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   - SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   - CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
4. CITY OF McALLEN BENCHMARK: SQUARE CUT ON LOCATED ON THE SOUTHEAST CORNER OF LOT 1 APPROXIMATELY 752 FT. EAST OF INTERSECTION OF 2ND STREET AND US EXPRESSWAY 83. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16593955.632, E=1075393.507, ELEV.=117.34
5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 14,220 CUBIC FEET (0.326 AC-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF McALLEN.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTHERN ROW OF U.S. EXPRESSWAY 83.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. COMMON AREAS, ANY PRIVATE DRIVES, ACCESS EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

DRAWN BY: EM DATE 03-13-2025
REVISION: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

SUBDIVISION MAP OF

FREEDOM SOUTH MCALLEN SUBDIVISION

BEING A SUBDIVISION OF 2.249 ACRES
OUT OF LOT 4, BLOCK 14,
STEELE AND PERSHING SUBDIVISION
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 2.249 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS., 2.249 ACRES CONSISTING OF 2.116 ACRES OUT OF LOT 4 BLOCK 14 AND 0.133 OF ONE ACRE OUT A 150-FOOT RESERVATION, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, HIDALGO COUNTY DEED RECORDS, SAID 2.249 ACRES BEING A PART OR PORTION OUT OF A CERTAIN TRACT CONVEYED TO FREEDOM BANK, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3530795, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.249 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 14;

THENCE, N 81° 21' 44" W A DISTANCE OF 969.90 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 38' 00" W A DISTANCE OF 289.08 FEET TO A NO. 4 REBAR FOUND AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 22' 40" W ALONG THE EXISTING NORTH RIGHT-OF-WAY OF U.S. EXPRESSWAY 83, AT A DISTANCE OF 330.00 PASS THE EAST LINE OF A 40-FOOT DEDICATED COUNTY ROAD ABANDONED BY ORDINANCE NUMBER 2001-90, RECORDED UNDER DOCUMENT NUMBER 1034115, HIDALGO COUNTY OFFICIAL RECORDS, AND THE WEST LINE OF SAID LOT 4, BLOCK 14, CONTINUING A TOTAL DISTANCE OF 350.00 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 38' 00" E, A DISTANCE OF 279.15 FEET TO A NO. 4 REBAR SET WITHIN THE EXISTING RIGHT-OF-WAY OF SAID150-FOOT RESERVATION, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 22' 00" E AT A DISTANCE OF 20.00 FEET PASS THE EAST LINE OF SAID 40-FOOT DEDICATED COUNTY ROAD ABANDONED BY ORDINANCE NUMBER 2001-90, AND THE WEST LINE OF SAID LOT 4, BLOCK 14, CONTINUING A TOTAL DISTANCE OF 320.30 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE N 08° 38' 00" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
6. THENCE, S 81° 22' 00" E A DISTANCE OF 29.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.249 ACRES OF LAND MORE OR LESS.

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
CITY SECRETARY DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2 ON THIS THE _____ DAY OF _____ 20 _____ .

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

_____ ATTEST: _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE FREEDOM SOUTH MCALLEN SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED, OR WHICH I/WE WILL CAUSE TO BE INSTALLED THERE ON, 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 .

FREEDOM BANK,
A TEXAS BANKING CORPORATION

_____ _____
ARTURO ORTEGA, C.E.O. DATE:
3120 CENTER POINT DRIVE
EDINBURG, TEXAS 78541

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

DATE PREPARED: 06/07/2024

ENGINEERING JOB # 24092.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF FREEDOM SOUTH MCALLEN SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 4/26/2024 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____ _____
ROBERTO N. TAMEZ, # 6238 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SURVEYED: 05-08-2024
REVISED DATE: 10/07/2024

T-1227, PG. 24.
SURVEY JOB No. 24509.08

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

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

T:\Land Development\Commercial\McAllen\24092 - Freedom South\Autocad files\24092.00 -Engr Subdivision Plat.dwg, 6/27/2025 2:14:42 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/3/2025

SUBDIVISION NAME: FREEDOM SOUTH MCALLEN SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
U.S. Expressway 83: *Dedication as needed for 175 ft. from centerline for 350 ft. total R.O.W.* Paving: by the state Curb & gutter: by the state - Label centerline, Existing R.O.W. from centerline, Total R.O.W., etc. on both sides as to ensure compliance with dedication requirements as noted above, prior to final/recording. - The engineer submitted a variance application (VAR2025-0029) on July 21, 2025 requesting a variance to not require additional R.O.W. dedication for 175 ft. from centerline for future 350 ft. total ROW for I-2 (U.S. Expressway 83). Proposing to maintain existing 320 ft. R.O.W. - At the City Commission meeting of August 25, 2025, variance was approved as requested by the applicant. **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	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Need to provide staff with copy of Instrument/document 2027686 prior to final/recording. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: 15 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above prior to final/recording. **Unified Development Code Section 2.2.6-1	Required
* Rear: 5 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above prior to final/recording. **Unified Development Code Section 2.2.6-1	Required

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

* Sides: In accordance with the Unified Development Code or greater for easements or approved site plan, whichever is greater applies. - Show plat note as shown above prior to final/recording. **The side yard requirement may be reduced to zero feet if a yard setback conforms with the building code, with within the same district... **Unified Development Code Section 2.2.6-1	Required
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on U.S. Expressway 83. - Sidewalk requirement may increase to 5 ft. per Engineering Department. Revise plat note #8 as applicable, prior to final/recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**No additional access would be allowed for this subdivision. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private drives, access easements, 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 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-2 (Regional Commercial District) Proposed: C-2 (Regional Commercial District) - A rezoning application was submitted on April 16, 2025 to rezone from C-3 (Old Code) to C-2 (UDC). - At the Planning & Zoning Commission meeting of May 20, 2025 REZ2025-0034 was approved by the P&Z commission for C-2 (Regional Commercial District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - At the Planning & Zoning Commission meeting of May 20, 2025 (REZ2025-0034) was approved by the P&Z commission for C-2 (Regional Commercial District) ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - Commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. - Commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved with conditions regarding the TIA.	Applied
* Per Traffic Department, Traffic Impact Analysis (TIA) level 1 subject to conditions.	Applied

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

COMMENTS	
Comments: - Clarify how 10 ft. alley was dedicated and overlap with 10 ft. water line easement, prior to final/recording. - Provide copies of documents for easements shown on plat for staff review, prior to final. - Appears that some easements/abandonments may not be shown on plat, clarify prior to final/recording. - Clarify HCWID No. 2 Canal ROW and provide details/documents for staff review, prior to final/recording. - You can remove the City Secretary's signature line as this signature block is not required. - Some of the easement notes have some misspellings, "Maintainence", "JWater", etc. - Add a solid hatch on the property site in the location map. - Update the revision date. * Must comply with City's Access Management Policy. * Disclaimer: Any abandonments must be done by separate process, not by plat. * At the City Commission meeting of August 25, 2025 Variance to not require Right-Of-Way for U.S. Expressway 83 was approved. * At the Planning and Zoning Commission meeting of August 05, 2025, the subdivision was approved in revised preliminary form subject to the conditions noted, drainage, and utility approvals, and approval of the variance request not to dedicate additional R.O.W. on U.S. Expressway 83. * At the Planning and Zoning Commission meeting of June 18, 2024, the subdivision was approved in preliminary form subject to the conditions noted, drainage, and utility approval.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied


LOCATION
2ND ST
1 1/2 ST
1 1/2
PRIMAVIS
9
8
13
12
N
W
E
S
PROPOSED FREEDOM SOUTH BANK
PRIMROSE COMMERCE NO 1 SUBDIVISION
LOT A
INTERSTATE 2 / U.S. 83 EXPRESSWAY
DAVID FARB SUBD
LOT 1
4

SUB2024-0064

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name ~~[illegible]~~ Palm Villas Subdivision
Legal Description Lots 12, 13, 14, Century Subdivision

Location 109 & 115 S. 29th Street
City Address or Block Number 109 S. 29th Street
Total No. of Lots 16 Total Dwelling Units 16 Gross Acres 1.298 Net Acres ____
☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No
For Fee Purposes: ☐Commercial (____ Acres)/☐ Residential (16 Lots) Replat: ☑Yes/☐No
Existing Zoning R3T Proposed Zoning R3T Applied for Rezoning ☐No/☑Yes: Date 03/2024
Existing Land Use Vacant land Proposed Land Use Townhome lots
Irrigation District # 1, Hidalgo County Water CCN: ☑MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☑No Parcel # 178873 & 178874
Estimated Rollback Tax Due N/A Tax Dept. Review IDL

Owner

Name JRMV Property Investments LLC Phone (956) 222-0428
Address 4600 N 10th St. E-mail jessicarre@ymail.com
City McAllen State TX Zip 78504

Developer

Name JRMV Property Investments LLC Phone (956) 222-0428
Address 4600 N 10th St. E-mail jessicarre@ymail.com
City McAllen State TX Zip 78504
Contact Person Jessica Rodriguez

Engineer

Name Izaguirre Engineering Group Phone 956 584-0554 & 956 240-3246
Address 2121 E. Griffin Pkwy #2 E-mail Diana.Izaguirre@yahoo.com
City Mission State TX Zip 78572
Contact Person Diana Izaguirre

Surveyor

Name Homero Gutierrez Phone (956) 369-0988
Address P.O. Box 548 E-mail homero_gutierrez@sbcglobal.net
City McAllen State TX Zip 78505

RECEIVED
JUN 05 2024
By NG

ICI

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

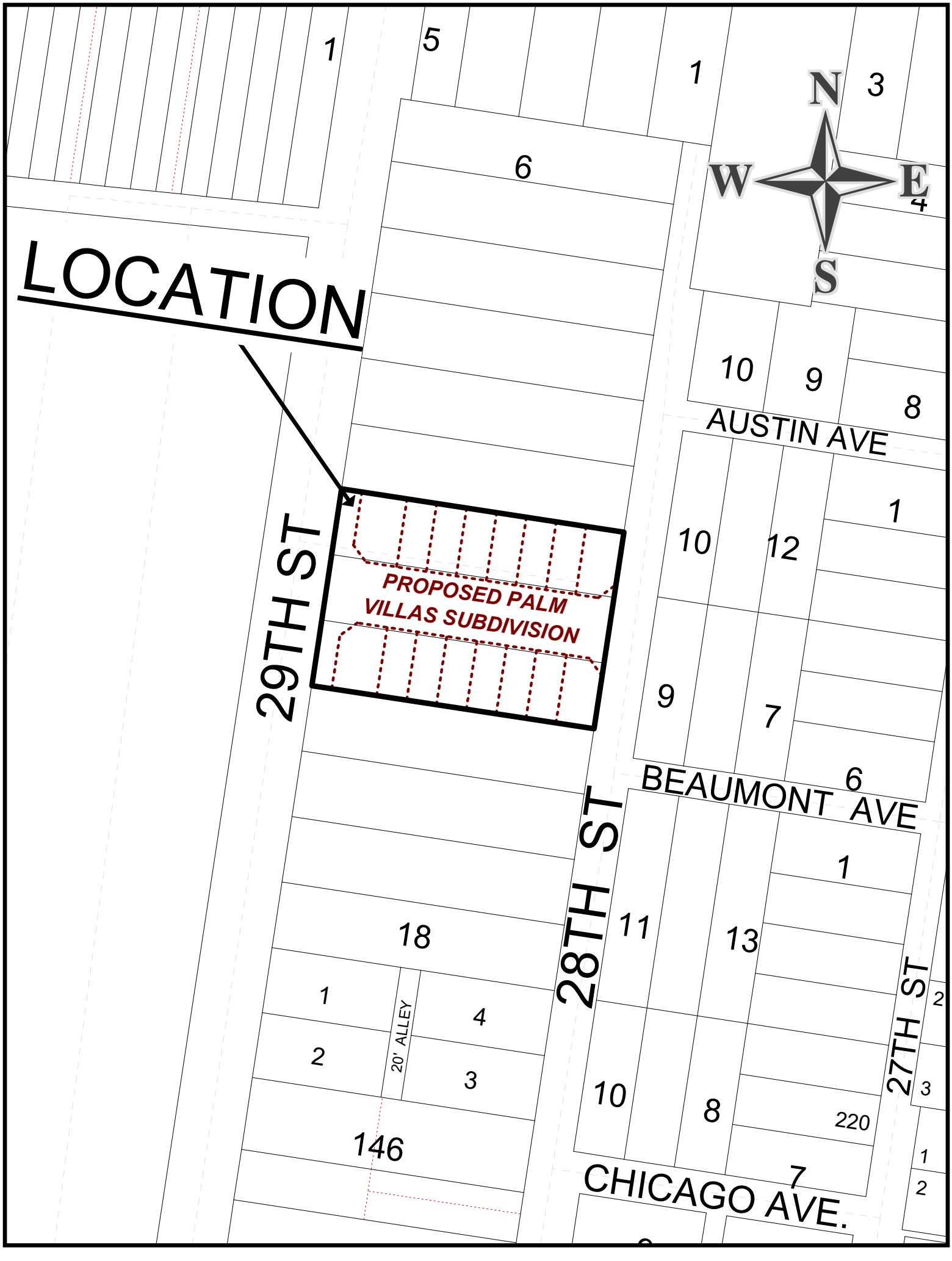
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 6/3/24

Print Name Jessica Rodriguez / JRMV Property Investments LLC

Owner Authorized Agent ☑

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


LOCATION
PROPOSED PALM VILLAS SUBDIVISION
29TH ST
28TH ST
27TH ST
AUSTIN AVE
BEAUMONT AVE
CHICAGO AVE.
20' ALLEY
N
S
E
W
1
5
1
3
6
4
10
9
8
10
12
1
9
7
6
18
1
4
2
3
146
11
13
1
10
8
220
7
2
3
1
2

SUBDIVISION PLAT OF:

PALM VILLAS SUBDIVISION

A 1.298–ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 12, 13 AND 14, GENTRY SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 7, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE.

METES AND BOUNDS
1.298–ACRE TRACT

A 1.298–ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 12, 13 AND 14, GENTRY SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 7, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, IS LOCATED BETWEEN SOUTH 28TH AND SOUTH 29TH STREET APPROXIMATELY 615 FEET SOUTH OF BUSINESS US 83, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT ORIGINAL 40–FOOT RIGHT–OF–WAY LINE OF SAID SOUTH 29TH STREET FOR THE APPARENT COMMON WESTERN LOT CORNER OF SAID LOT 12 AND LOT 11 (OUT OF SAID GENTRY SUBDIVISION), AND BEING THE NORTHWEST CORNER OF SAID LOT 12 AND OF SAID 1.298–ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 1.298–ACRE TRACT OF LAND HEREIN DESCRIBED;

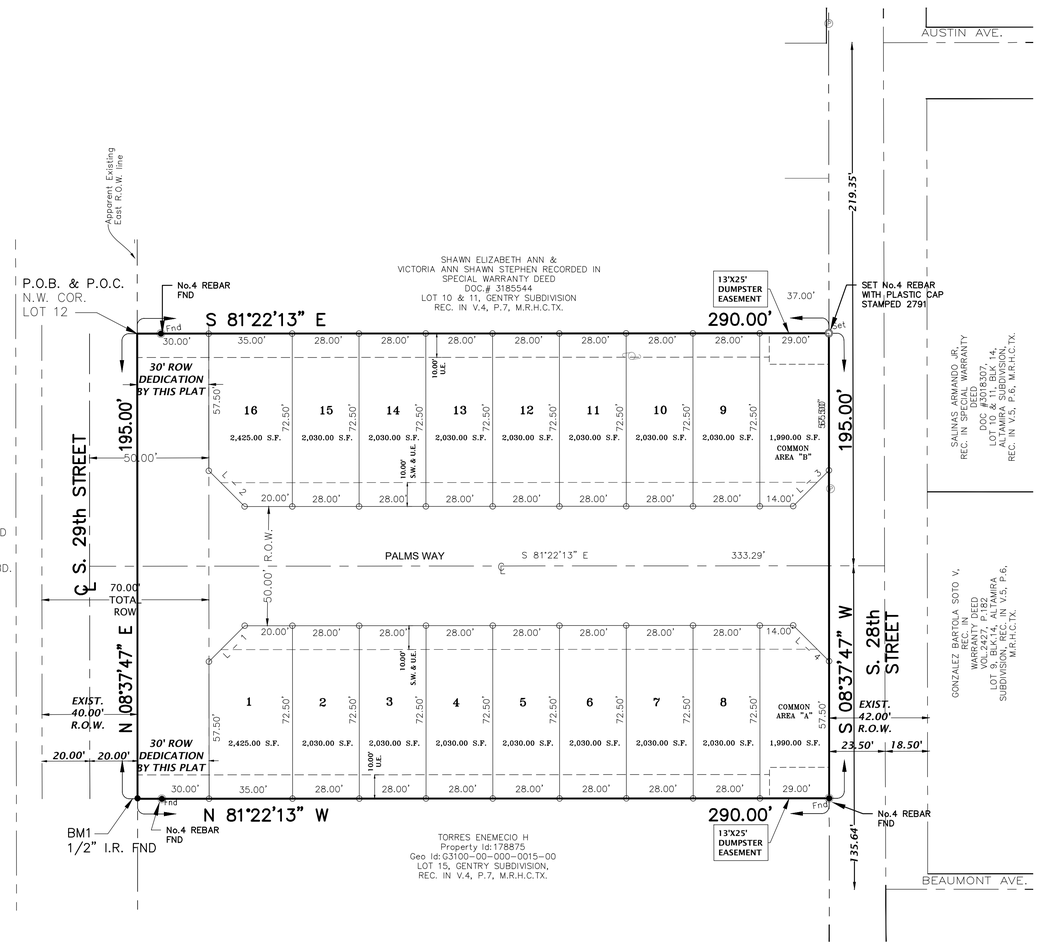
THENCE, S 81°22'13" E, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 12 AND OF SAID 1.298–ACRE TRACT, A DISTANCE OF 10.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT–OF–WAY LINE OF SAID SOUTH 29TH STREET, CONTINUING ALONG AN EXISTING CEDAR FENCE, AND WITH THE SAID NORTH LOT LINE OF LOT 12 AND OF SAID 1.298–ACRE TRACT FOR A TOTAL DISTANCE OF 290.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT–OF–WAY LINE OF SAID SOUTH 28TH STREET FOR THE APPARENT NORTHEAST CORNER OF SAID 1.298–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°37'47" W, WITH THE SAID SOUTH 28TH STREET EXISTING WEST RIGHT–OF–WAY LINE, AND THE APPARENT EAST LOT LINE OF SAID LOT 12, FOLLOWED BY LOT 13 AND LOT 14, AND OF SAID 1.298–ACRE TRACT, A DISTANCE OF 195.00 FEET TO A NO. 4 REBAR FOUND, BEARING 0.51 OF A FOOT EAST AND 0.49 OF A FOOT SOUTH OF AN EXISTING CHAINLINK FENCE CORNER, FOR THE APPAENT SOUTHEAST CORNER OF SAID 1.298–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°22'13" W, ALONG AN EXISTING CHAINLINK FENCE VARYING FROM 0.51 OF A FOOT TO 0.42 OF A FOOT TO THE RIGHT OF, AND WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 14 AND OF SAID 1.298–ACRE TRACT, A DISTANCE OF 279.80 FEET PAST A NO. 4 REBAR FOUND, THENCE ANOTHER 0.20 OF A FOOT PAST A POINT ON THE SAID SOUTH 29TH STREET EXISTING EAST RIGHT–OF–WAY LINE, CONTINUING WITH THE SOUTH LOT LINE OF SAID LOT 14 AND OF SAID 1.298–ACRE TRACT FOR A TOTAL DISTANCE OF 290.00 FEET TO A POINT WITHIN THE EXISTING RIGHT–OF–WAY OF SAID SOUTH 29TH STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 14 AND OF SAID 1.298–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°37'47" E (N 08°35'03" E RECORDED), WITH THE APPARENT WEST LOT LINE OF SAID LOT 14, FOLOWED BY LOT 13 AND LOT 12, AND OF SAID 1.298–ACRE TRACT, A DISTANCE OF 195.00 FEET TO THE SAID POINT FOR THE NORTHWEST CORNER OF SAID 1.298–ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 1.298 ACRES OF LAND, IN WHICH 0.045 OF AN ACRE LIES IN EXISITNG SOUTH 29TH STREET RIGHT–OF–WAY, FOR A NET OF 1.253 ACRES, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE COORDINATES TEXAS SOUTH FIPS 4205 FEET.





SCALE: 1"=30'



LEGEND:

- ● IRON ROD FOUND
- ○ IRON ROD SET WITH PLASTIC CAP STAMPED 2791

P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
U.E. = UTILITY EASEMENT

GENERAL NOTES

1.– FLOOD ZONE DESIGNATION:
ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING)
COMMUNITY–PANEL NUMBER 480343 0005 C. MAP REVISED: NOVEMBER 2, 1982.

2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.

3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: ..... 10 FEET, OR GREATER FOR EASEMENTS
REAR: ..... 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDES: ..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER: ..... 10 FEET OR GREATER FOR EASEMENTS
GARAGE: ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

4. A 4' WIDE MINIMUM SIDEWALK REQUIRED ON S. 28TH STREET, S. 29TH STREET, AND BOTH SIDES OF ALL INTERIOR STREETS.

5. NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM1 **ELEV. 127.49** AT A No.4 REBAR FOUND AT THE S.W. CORNER OF THIS PROPERTY.
X = 1065032.4740 Y = 16600033.3400

7. A TOTAL OF **5,759.47 CUBIC FEET (0.13 ACRE–FEET)** OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION AND SHALL BE PROVIDED INTO THE CITY OF McALLEN DRAINAGE FACILITIES ALONG S. 28TH STREET.

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. 28TH STREET AND S. 29TH STREET.

9. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No.1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.

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

11. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

12. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

13. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG S. 29TH STREET AND S. 28TH STREET.

14. 8FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONE/USES.

15. ALL COMMON AREAS AND PRIVATE STREETS MUST BE MAINTAINED BY HOME OWNERS ASSOCIATION/LOT OWNERS, NOT BY THE CITY OF McALLEN.

16. 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.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS **PALM VILLAS SUBDIVISION**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

JESSICA RODRIGUEZ
JRMV PROPERTY INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
4600 N. 6TH STREET
MCALLEN TX, 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared **JESSICA RODRIGUEZ** proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2025

DAISY BONILLA
My Notary ID # 123944180
Expires August 02, 2025

NOTARY PUBLIC– STATE OF TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

_____ _____
RAUL SESIN, P.E. C.F.M. DATE
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
902 N. DOOLITTLE RD.
EDINBURG, TEXAS 78542

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S53°37'47"W	21.21'
L2	S36°22'13"E	21.21'
L3	N53°37'47"E	21.21'
L4	S36°22'13"E	21.21'

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT

THIS PLAT OF ***PALM VILLAS SUBDIVISION SUBDIVISION*** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

CITY OF McALLEN
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ***PALM VILLAS SUBDIVISION SUBDIVISION*** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McALLEN.

_____ _____
MAYOR OF CITY OF McALLEN DATE

DATE OF PREPARATION: 07/29/25

SHEET NO. 1
OF 7 SHEETS

THE COUNTY OF HIDALGO TEXAS

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF PALM VILLAS SUBDIVISION SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON **JANUARY 09, 2024.**

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
REGISTERED PROFESSIONAL LAND SURVEYOR

_____ _____
HOMERO LUIS GUTIERREZ DATE
R.P.L.S. No. 2791
IZAGUIRRE ENGINEERING GROUP, LLC.
2600 SAN DIEGO ST.
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
GILBERTO A. GRACIA
62477
REGISTERED PROFESSIONAL ENGINEER

_____ _____
GILBERTO A. GRACIA DATE
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E. GRIFFIN PARKWAY SUITE 2
MISSION, TEXAS 78574

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JESSICA RODRIGUEZ	1618 E. GRIFFIN PKWY	MISSION, TEXAS 78572	(956)929–7464
ENGINEER: GILBERTO A. GRACIA	2020 GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403–9787
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369–0988

IZAGUIRRE
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2
MISSION TEXAS, 78574
F–10214
PHONE (956) 584–0554
FAX (956) 584–0049

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/4/2025

SUBDIVISION NAME: PALM VILLAS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. 29th Street: ROW dedication needed for 50 ft. from centerline for total 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides - Need to Reference the document number for the existing 40 ft. ROW on the plat and provide a copy for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Required
S. 28th Street: *R.O.W. dedication needed for minimum 50 ft. total R.O.W.* Paving: 32 ft. Curb & gutter: both sides - Provide the document number for the existing R.O.W. and provide a copy for staff review prior to final. - Label the Centerline. - On August 5, 2025, Engineer submitted a revised Variance letter for case (VAR2025-0028), requesting to not dedicate any additional R.O.W. on S. 28th Street. Variance approved at the August 19, 2025 P&Z meeting. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
Interior Street: *R.O.W. dedication for 60 ft. total ROW* Paving: *40 ft.* Curb & gutter: both sides Revisions Needed: - Plat shows 50 ft. R.O.W. for interior street. - On August 5, 2025, Engineer submitted a revised Variance letter for case (VAR2025-0028), requesting to provide 50 ft. of R.O.W. with 10 ft. S.W. & U.E. in lieu of the 60 ft. R.O.W. with 40 ft. of paving. Variance was approved at the August 19, 2025 P&Z meeting. - Name of the street will be finalized by staff prior to final, Plat currently shows street name as "Palms Way." Name is subject to change. - Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 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	
R.O.W.: 20 ft. Paving: 16 ft. * The engineer submitted a revised variance request on August 5, 2025 for (VAR2025-0028), to not dedicate R.O.W. for the north/south alley. Variance to not dedicated alley was approved at the August 19, 2025 P&Z meeting. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 10 ft. or greater for easements * Previously proposing: 20 ft. except 15 ft. for unenclosed carport only, or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: (Proposing) 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN Revisions Needed: - On plat note #3, remove this wording from the plat note, as yes it's a requirement, but we don't ask you add this to the plat,	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 28th Street, S. 29th Street, and both sides of all interior streets. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. 29th Street and S. 28th Street. **Landscaping Ordinance: Section 110-46	Applied
8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along S. 28th Street and S. 29th Street. **Must comply with City Access Management Policy	Applied

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance if five units or more are attached. - Submit a site plan or clarify to determine requirement prior to final. ** Sec. 138-210: Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.	Required
* Common Areas must be maintained by the lot owners and not the City of McAllen. - Common Areas must have a minimum 25 ft. frontage to the interior street and a plat note as shown above will be required prior to final. - Clarify the detention areas as Common Area "A" and Common Area "B". *Note #15 shouldn't reference private streets if the street is public. Clarify prior to final. *Disclaimer: Any changes to lot layouts will trigger a revised final approval.	Required
* 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 110-72 of the Subdivision Ordinance, including but not limited to common areas. - Add a plat note as shown above prior to final. Public Subdivisions need to reference Sec. 110-72 **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 Note #16 references Section 134-168, but plat indicates this is a public subdivision. Clarify prior to final/recording and revise accordingly.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - A draft HOA document must be submitted for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets - Detention Lots "A" & "B" need to front onto interior streets. 25 ft. of frontage is allowed for detention lots. - No Curb cuts are allowed onto S. 28th & S. 29th Street. **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area - For the Detention Lots "A" & "B", must meet requirement for minimum 25 ft. lot width along the front. - Verify that all lots meet the minimum lot area requirements for R-3T being 2,000 s.f. *Any changes to lot layouts will required revised final approval. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
* Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied

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

PARKS	
* Land dedication in lieu of fee. Park Fee required at $700.00 per lot/dwelling unit to be 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. For Park Fees, $700.00 X 16 Lots = $11,200.00 park fee.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for a 16 Lot Townhouse Subdivision has been waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. TIA has been Waived.	NA
COMMENTS	
Comments: - Verify Owner's Signature block as the wording refers to the requirements for 'Private' Subdivisions. Signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. - Please refer to Sec. 134-61 of the ordinance, need to correct the Mayor's Signature Block with correct wording, the word "Subdivision" is repeated twice on the name. - Please refer to Sec. 134-61 of the ordinance, need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, the word "Subdivision" is repeated twice on the name. - Clarify and label if the Utility Easements as dedicated by this plat prior to final/recording. - Update the date of preparation. - Add a frame on the North Arrow & on the words "Project Site" so that it is clearly legible, it is hard to read and differentiate from the linework. - For the record, on the plat submitted on July 29, 2025, plat shows (2) 13'X25' Dumpster Easements. *** The Engineer submitted Variance request (VAR2025-0028) on 08-05-25. The application includes three (3) variances.*** 1. Variance in regards to Interior Street R.O.W. Plat submitted on July 29, 2025 does not comply with interior street R.O.W. requirement. 2. Variance for the required Alley that goes N/S. 3. Variance to the R.O.W. requirement for S. 28th Street. *At the Planning and Zoning Commission meeting of August 19, 2025, the board voted to approve the subdivision in revised preliminary form subject to conditions noted, drainage and utility approvals and approval of the Variance requests. To be presented at the City Commission of September 8, 2025. *Disclaimer: If any variance request is submitted, it must be finalized prior to final. *Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument. *Must comply with City's Access Management Policy."	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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


LOCATION
29TH ST
GENTRY SUBDIVISION
PROPOSED PALM VILLAS SUBDIVISION
AUSTIN AVE
ALTAMIRA
BEAUMONT AVE
28TH ST
27TH ST
SUBDIVISION
BUCK SUBD
20' ALLEY
SUBD.
CHICAGO AVE
N
S
E
W

SUB2025-0117

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Ali Subdivision

Legal Description A 1.3109 acre tract of land, more or less, out of Lot 1, Block 4, A.J. McColl Subdivision.

Location

City Address or Block Number 4617 N Jackson Rd

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 1.31 Net Acres 1.25

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☒Commercial (1.25Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☒No

Existing Zoning C-2 Proposed Zoning C-2 Applied for Rezoning ☐No/☐Yes: Date _____

Existing Land Use Residential Proposed Land Use Commercial

Irrigation District # 2 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☒No Property ID: 231008

Estimated Rollback Tax Due N/A Tax Dept. Review I.D.L

Owner

Name Abraham Ali Mendiola Phone (956) 522-1363

Address 1901 Cascada Ave E-mail ali.abraham1187@gmail.com

City Edinburg State TX Zip 78539

Developer

Name Abraham Ali Mendiola Phone (956) 522-1363

Address 1901 Cascada Ave E-mail ali.abraham1187@gmail.com

City Edinburg State TX Zip 78539

Contact Person Abraham Ali

Engineer

Name SSMV Construction LLC Phone (956)239-7938

Address 3112 Lago Superior E-mail ssalinastrevino@gmail.com

City Edinburg State TX Zip 78572

Contact Person Sebastian Salinas PE

Surveyor

Name Homero Gutierrez Phone (956)369-0988

Address P.O Box 548 E-mail homero gutierrez@sbcglobal.net

City McAllen State TX Zip 78505

RECEIVED
AUG 13 2025
By OC

KF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or blueline copies and Location Maps
- 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements (Preferred)

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

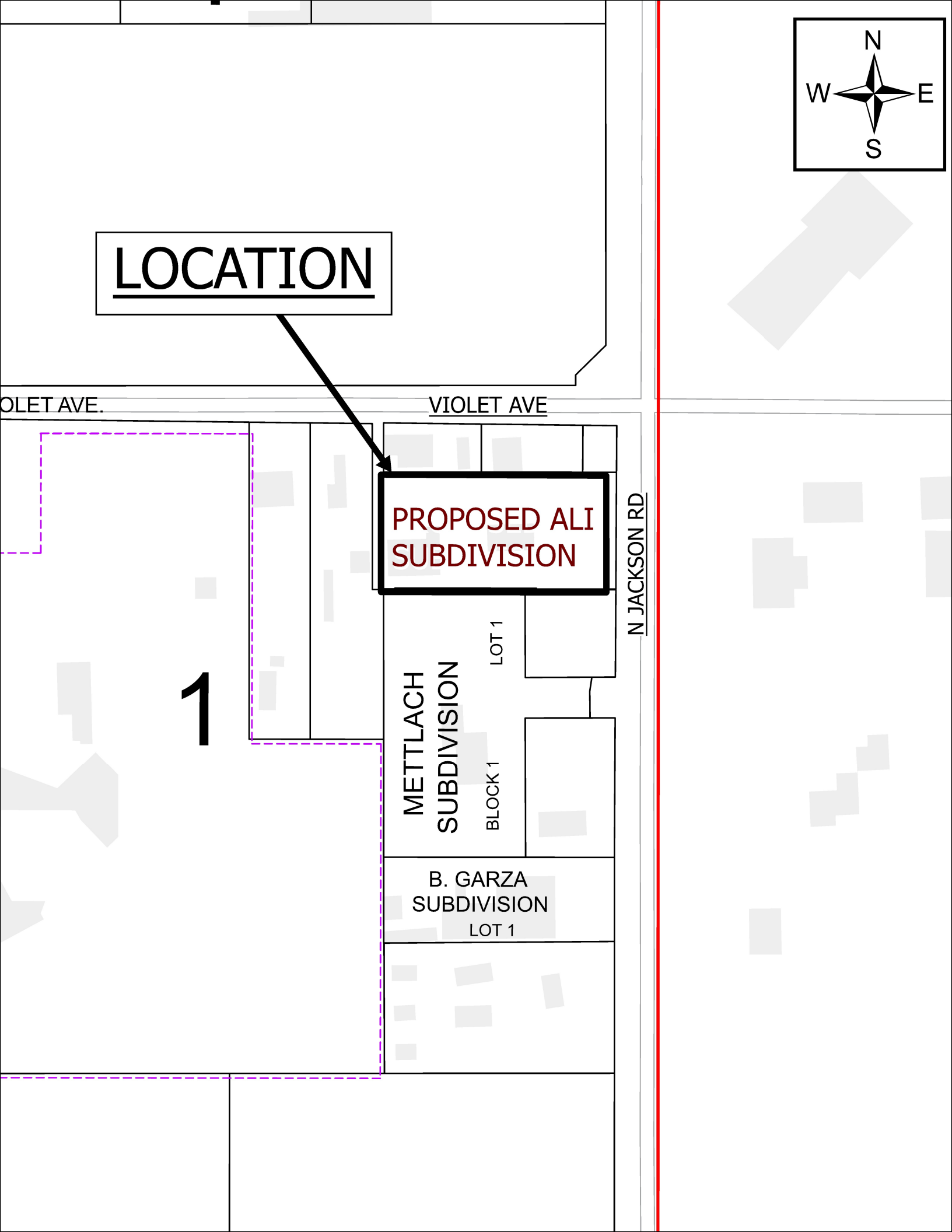
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 08/07/2025

Print Name Abraham Ali

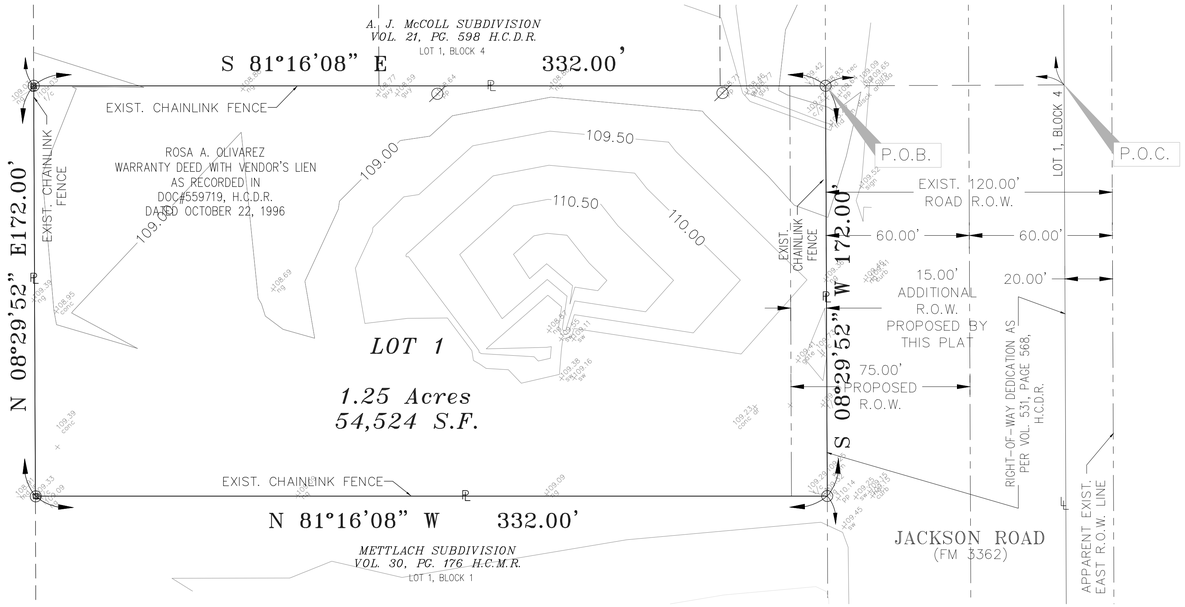
Owner ☒ Authorized Agent ☐

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


N
W
E
S
LOCATION
OLET AVE.
VIOLET AVE
PROPOSED ALI SUBDIVISION
N JACKSON RD
1
METTLACH SUBDIVISION
LOT 1
BLOCK 1
B. GARZA SUBDIVISION
LOT 1

ALI SUBDIVISION

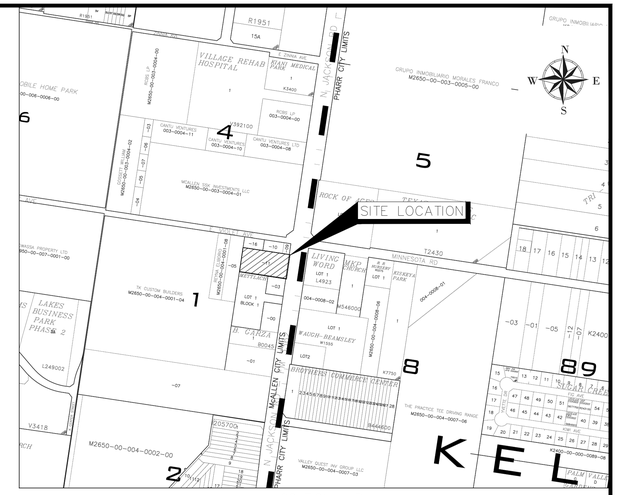
A 1.3109 ACRE (57,103.5300 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, BLOCK 4, A. J. McCOLL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598 HIDALGO COUNTY DEED RECORDS.





SCALE: 1"=30'

LEGEND	
(IR)	– SET IRON ROD
(Cap)	– FOUND IRON ROD W/ CAP
◯	– MAGNAIL
◓	– SURVEY CONTROL POINT
R.O.W.	– RIGHT OF WAY
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING



LOCATION MAP
SCALE: 1"=500'

SURVEY NOTES

1. ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
2. ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
3. ELEVATIONS ON THIS PROJCT ARE BASED ON THE NORTH AMERICAN VERTIVAL DATUM OF 1988 (NAV88)

METES AND BOUNDS

A 1.3109 ACRE (57,103.5300 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, BLOCK 4, A. J. McCOLL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598 HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED ON THE SOUTHWEST INTERSECTION OF MINNESOTA ROAD AND JACKSON ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT INTERSECTION OF THE EXISTING CENTERLINE RIGHT-OF-WAY LINE OF SAID MINNESOTA ROAD AND THE EXISTING CENTERLINE RIGHT-OF-WAY LINE OF SAID JACKSON ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 1, BLOCK 4, THENCE, S 08°29'52" W, WITH THE SAID JACKSON ROAD EXISTING CENTERLINE RIGHT-OF-WAY LINE AND THE APPARENT EAST LOT LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 100.80 FEET TO A POINT, THENCE, S 81°16'08"E, A DISTANCE OF 100.00 FEET TO A HALF INCH IRON ROD FOUND ON THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID JACKSON ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID 1.3109 ACRE TRACT AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°29'52"W, WITH THE SAID JACKSON ROAD EXISTING WEST RIGHT-OF-WAY LINE AND THE APPARENT EAST LOT LINE OF SAID 1.3109 ACRE TRACT, A DISTANCE OF 172.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°16'08"W, WITH APPARENT SOUTH LOT LINE OF SAID 1.3109 ACRE TRACT, A DISTANCE OF 332.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°29'52"E, WITH APPARENT WEST LOT LINE OF SAID 1.3109 ACRE TRACT, A DISTANCE OF 172.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°16'08"E, WITH APPARENT NORTH LOT LINE OF SAID 1.3109 ACRE TRACT, A DISTANCE OF 332.00 FEET TO SAID HALF INCH IRON ROD FOUND ON THE APPARENT SAID JACKSON ROAD EXISTING WEST RIGHT-OF-WAY LINE FOR THE APPARENT NORTHEAST CORNER OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1.3109 ACRE OF LAND, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: I, ABRAHAM ALI MENDIOLA, AS OWNER (S) OF THE 1.3109 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 4 VOL. 21, PG. 598, H.C.D.R. ENCOMPASSED WITHIN THE PROPOSED ALI SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS,
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ABRAHAM ALI MENDIOLA _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20___.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

MAYOR, CITY OF MCALLEN _____ DATE _____

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

CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO L. GUTIERREZ NO. 2791 _____ DATE _____

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEBASTIAN SALINAS, P.E. NO. 131023 _____ DATE _____

STATE OF TEXAS
SEBASTIAN SALINAS
131023
LICENSED
PROFESSIONAL ENGINEER

GENERAL NOTES

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

2. CITY OF MCALLEN BENCHMARK NO. 54 20'E. OF SOUTHWEST CORNER OF SIOUX RD. AND POINSETTIA LN.
VERTICAL DATUM NGVD 1988
NORTHING: 16605744.213 EASTING: 1084164.334 ELEVATION: 107.35

3. SETBACKS:
FRONT: 25 OR GREATER FEET ON ALI SUBDIVISION.
REAR: 15.00 FEET OR GRATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
SIDE: 6.00 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
CORNER: 10 FEET OR GRATER FOR EASEMENTS, WHICHEVER IS GRATER APPLIES.
ALL SETBACKS SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

4. SIDEWALKS:

A 5 FEET SIDEWALK WITH ADA RAMPS AND LANDINGS ARE REQUIRED ALONG THE FRONT OF RESIDENTIAL LOTS WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT.

A 5 FEET SIDEWALK WITH ADA RAMPS AND LANDINGS ARE REQUIRED ALONG THE EAST SIDE OF JACKSON ROAD WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT.

5. BUFFERS:

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

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

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF McALLEN REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,505 CF (0.15 ACRE-FT) OF STORM-WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GRATER THAN THE STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMNET WILL BE REQUIRED TO DETAIN A TOTAL OF 10,244 CUBIC-FEET OF STORM WATER RUNOFF.

8. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF MCALLEN ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.

11. LANDSCAPING AS PER THE CITY OF McALLEN ORDINANCE.

12. MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE TOP OFF CURB AT CENTER OF LOT.

13. NO STRUCTURES SHOULD BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

14. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

15. HOME OWNERS ASSOCIATION TO MAINTAIN DETENTION PONDS, R.O.W, AND PERIMETER OF THE SUBDIVISION.

16. ALL DESIGNED WATERLINES SHALL BE MINIMUM OF EIGHT (8) INCHES FOR RESIDENTIAL AND EIGHT-TWELVE (8-12) INCHES IN A DIAMETER FOR COMMERCIAL AND TWELVE (12) INCHES OR BETTER FOR INDUSTRIAL AREAS, UNLESS FIRE FLOW REQUIRES LARGER LINES FOR COMMERCIAL AREAS. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF THE BUILDING PERMIT.

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY	PHONE
OWNER:	ABRAHAM ALI MENDIOLA	1901 CASCADE AVE	EDINBURG TEXAS 78539	(956) 522-1363
ENGINEER:	SEBASTIAN SALINAS	3312 LAGO SUPERIOR	EDINBURG TEXAS 78542	(956) 239-7938
SURVEYOR:	HOMERO L GUTIERREZ	P.O BOX 548	McALLEN TEXAS 78505	(956) 369-0988

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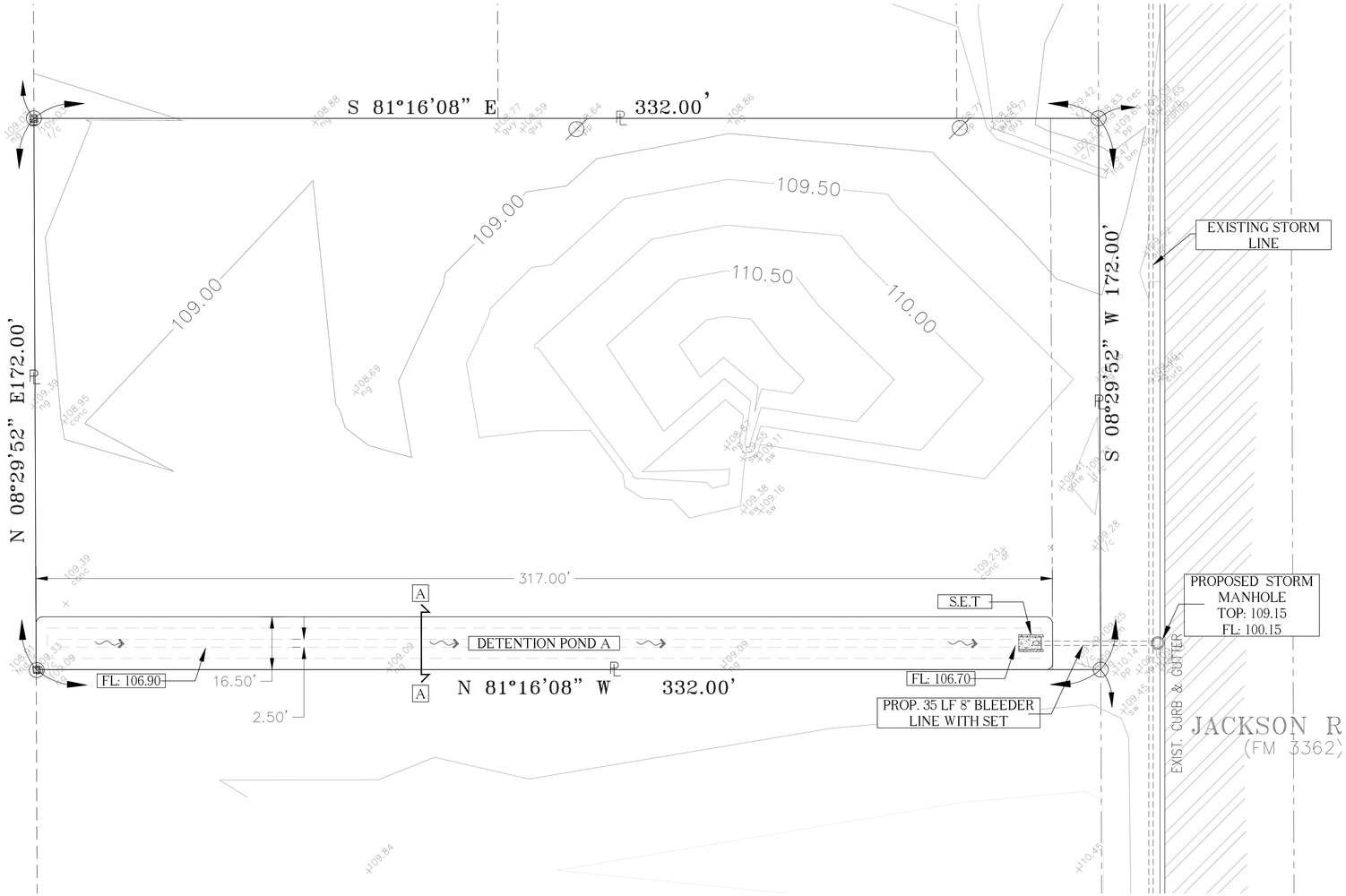
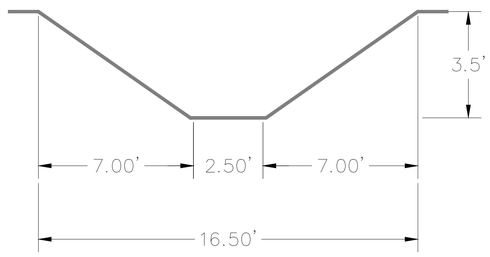
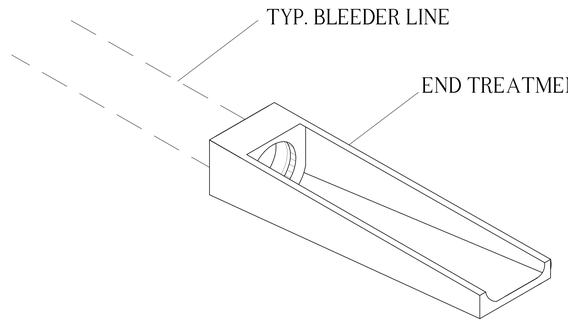
FIRM No. F-26274





DETENTION POND A
SECTION A-A
SCALE: NTS
Provided Detention: 10,365 CF



TYP. SAFETY END TREATMENT
SCALE: NTS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- R.O.W. LINE
- T.O.C TOP OF CURB
- T.O.A TOP OF ASPHALT
- T.O.S TOP OF SIDEWALK
- F.F FINISHED FLOOR
- F.L FLOW LINE

NOTES

DETENTION NOTE

Required Detention = 10,244 CF

Provided Detention = 10,365 CF

EXISTING STORM LINE:

1. Verify Existing RCP Storm Line: Contractor shall field-verify the size, material, and condition of the existing Reinforced Concrete Pipe (RCP) storm line prior to connection or modification. Confirm alignment, invert elevation, and structural integrity. Notify Engineer of any discrepancies or deterioration before proceeding with work.

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STATE OF TEXAS
SEBASTIAN SALINAS
131023
LICENSED
PROFESSIONAL ENGINEER

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PROJECT:
ADDRESS:

ALI
SUBDIVISION

MCALLEN, TX.

PROJECT: #021-2025
DATE: 07-15-2025
REVISIONS:
1:
2:
3:
4:

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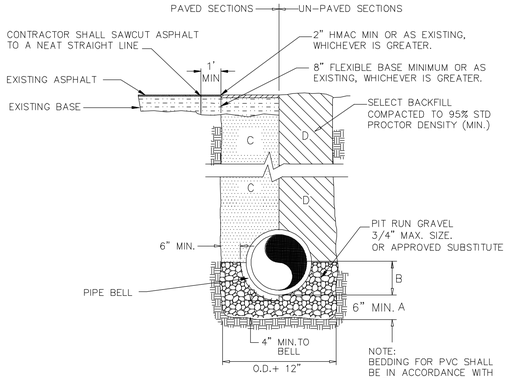
C1.0

SCALE: 1"=20'

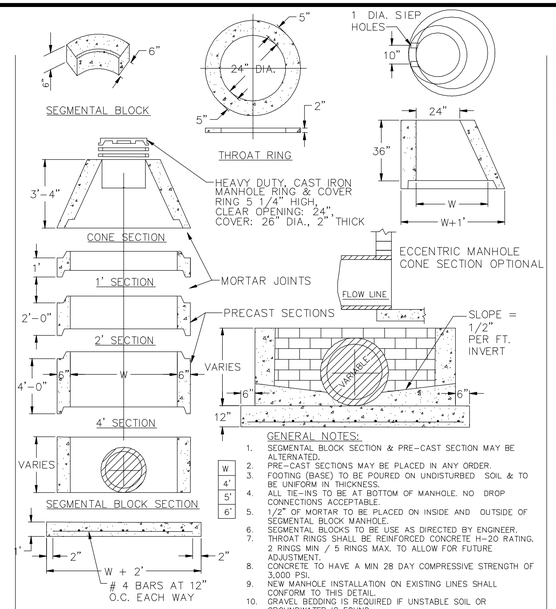
STORM AND DRAINAGE



A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") PIT RUN GRAVEL 3/4" MAX SIZE.
B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO THE SPRING LINE. PIT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.
C. CITY STREETS PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 95% STD, 8" LIFTS, MECHANICAL COMPACTION.
D. STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
E. SELECT EARTH BACKFILL COMPACTED TO 95% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.

TYPICAL STORM SEWER PIPE BEDDING DETAIL

DETAIL 101
02/2009



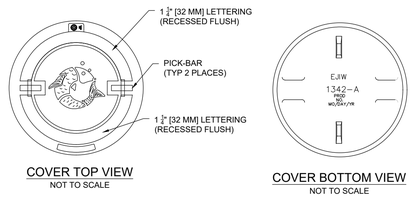
GENERAL NOTES:

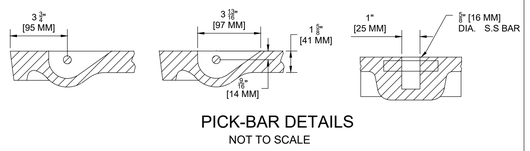
1. SEGMENTAL BLOCK SECTION & PRE-CAST SECTION MAY BE ALTERNATED.
2. PRE-CAST SECTIONS MAY BE PLACED IN ANY ORDER.
3. FOOTING (BASE) TO BE POURED ON UNDISTURBED SOIL & TO BE UNIFORM IN THICKNESS.
4. ALL TIE-INS TO BE AT BOTTOM OF MANHOLE. NO DROP CONNECTIONS ACCEPTABLE.
5. 1/2" OF MORTAR TO BE PLACED ON INSIDE AND OUTSIDE OF SEGMENTAL BLOCK MANHOLE.
6. SEGMENTAL BLOCKS TO BE USE AS DIRECTED BY ENGINEER.
7. THROAT RINGS SHALL BE REINFORCED CONCRETE H-20 RATING, 2 RINGS MIN / 5 RINGS MAX. TO ALLOW FOR FUTURE ADJUSTMENT.
8. CONCRETE TO HAVE A MIN 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
9. NEW MANHOLE INSTALLATION ON EXISTING LINES SHALL CONFORM TO THIS DETAIL.
10. GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUNDWATER IS FOUND.
11. MAXIMUM PIPE DIAMETER AND EXIT/ENTERANCE ANGLES ALLOWED ON MANHOLES IS SUBJECT TO REVIEW AND APPROVAL BY CITY ENGINEER.

TYPICAL CONCRETE STORM MANHOLE

DETAIL 102
02/2009

Product Number:
00134317
Design Features:
-Materials
Gray Iron (CL35B)
-Open Area
n/a
-Coating
Undipped
-Designates Machine Surfaced

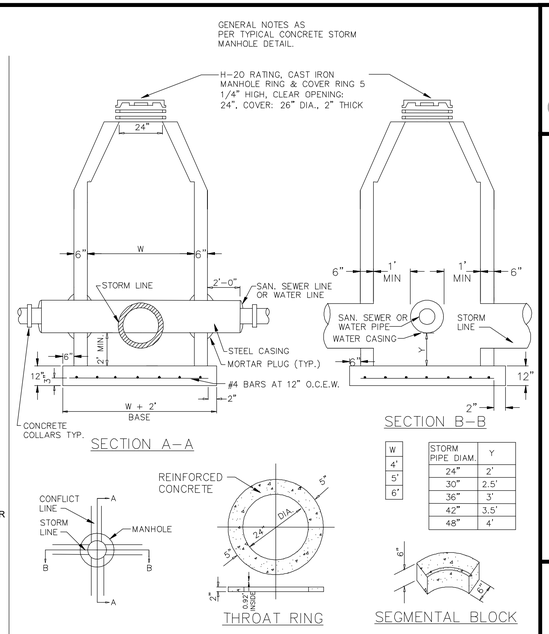




STORM SEWER MANHOLE COVER

DETAIL 103
02/2009

GENERAL NOTES AS PER TYPICAL CONCRETE STORM MANHOLE DETAIL.



W
4'
5'
6'

STORM PIPE DIAM.	Y
24"	2'
30"	2.5'
36"	3'
42"	3.5'
48"	4'

TYPICAL CONCRETE STORM CONFLICT MANHOLE

DETAIL 104
02/2009

GENERAL NOTES:

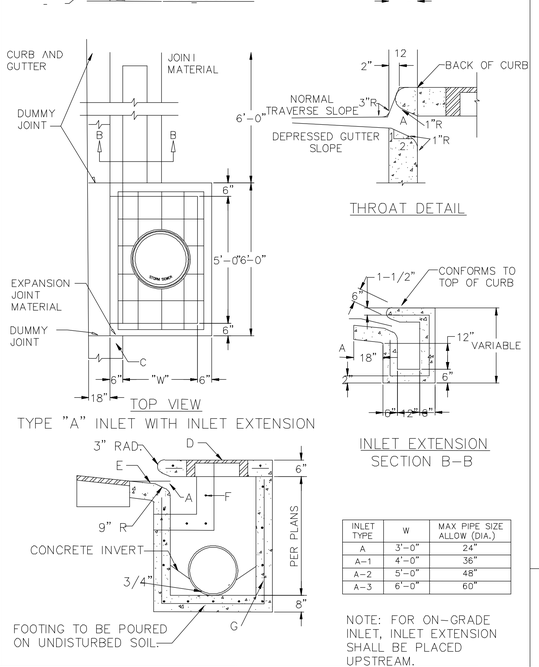
1. TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3".
2. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
3. 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.

CONSTRUCTION NOTES:

A. 5" CLEAR OPENINGS.
B. CURB & GUTTER SECTION.
C. C.I. MANHOLE RING & COVER SHALL BE ALAMO 860-22 OR EQUAL 20, 3/8"
D. DEPRESS 2" BELOW NORMAL GUTTER.
E. ALL REINFORCING NO. 4 BARS 12" O.C.E.W.

TYPE 'A' INLET

DETAIL 105.2
02/2009



INLET TYPE	W	MAX PIPE SIZE ALLOW (DIA.)
A	3'-0"	24"
A-1	4'-0"	36"
A-2	5'-0"	48"
A-3	6'-0"	60"

NOTE: FOR ON-GRADE INLET, INLET EXTENSION SHALL BE PLACED UPSTREAM.

TYPE "A" INLET WITH EXTENSION

DETAIL 106.1
02/2009

GENERAL NOTES:

1. SLOPE BOTTOM OF INLET EXTENSION 1/2" PER FOOT TOWARD INLET.
2. EXTENSION TO INLET TO BE MADE IN INCREMENTS OF 3'-0" OR 6'-0" ONLY.
3. INLET EXTENSION MUST BE APPROVED BY CITY ENGINEERING PRIOR TO CONSTRUCTION.
4. TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3".
5. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
6. 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER I FOUND.

CONSTRUCTION NOTES:

A. 5" CLEAR OPENINGS.
B. 6" X 6" CONCRETE SUPPORT USED WHEN EXTENSION BOX CALLED FOR.
C. REGULAR CURB & GUTTER SECTION.
D. C.I. MANHOLE RING & COVER SHALL BE ALAMO 860-22 OR EQUAL 20, 3/
E. DEPRESS 2" BELOW NORMAL GUTTER.
F. DOWEL BARS. IF NOT PRE-CAST
G. ALL REINFORCING NO. 4 BARS 12" O.C.E.W.

TYPE "A" INLET WITH EXTENSION

DETAIL 106.
02 2009

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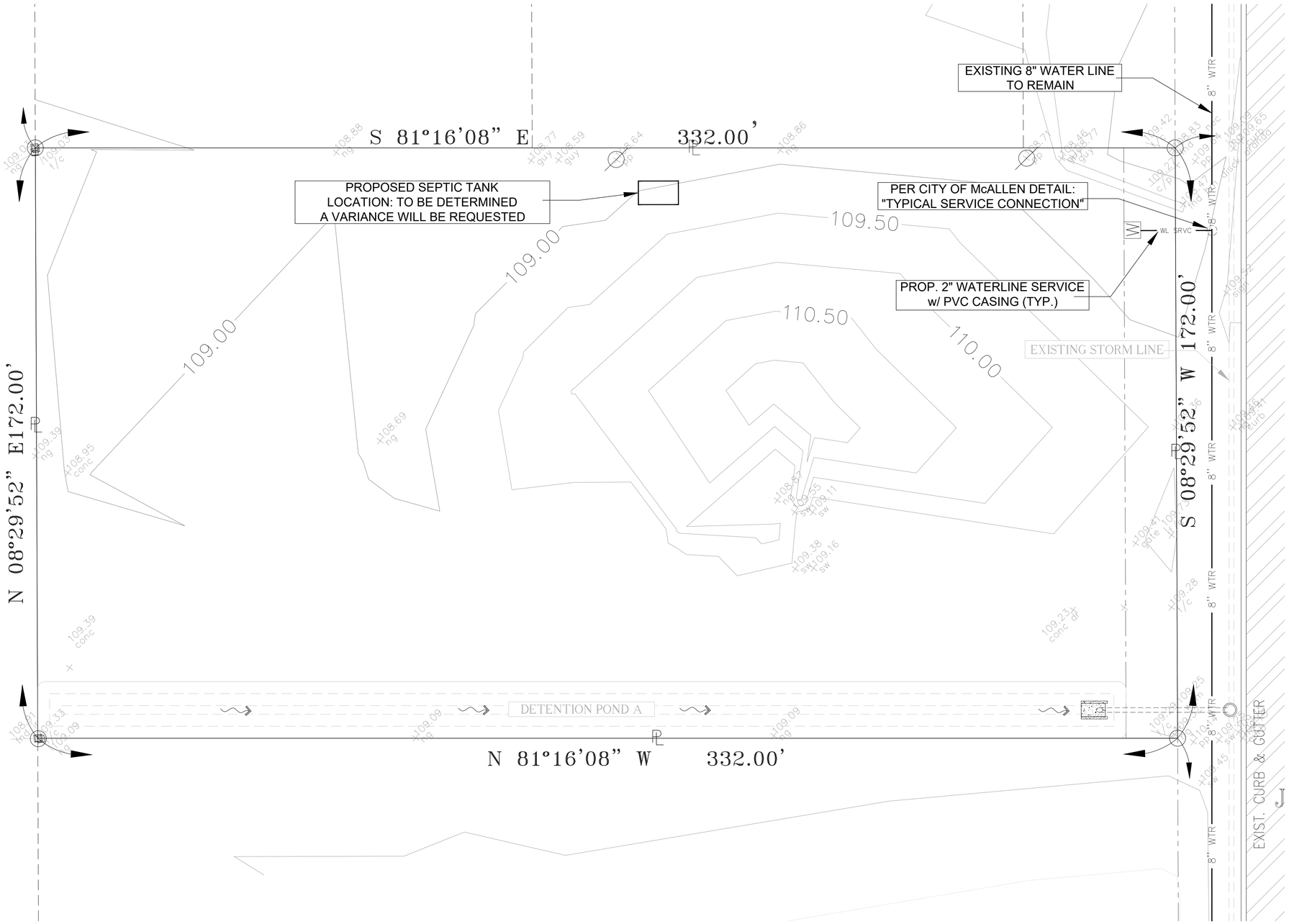
C2.0

SCALE: NTS

STORM AND DRAINAGE DETAILS



LEGEND

- PROPERTY LINE
- SETBACK LINE
- R.O.W. LINE
- T.O.C TOP OF CURB
- T.O.A TOP OF ASPHALT
- T.O.S TOP OF SIDEWALK
- F.F FINISHED FLOOR
- F.L FLOW LINE

NOTES

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ssalinastrevino@gmail.com

SEAL

STATE OF TEXAS
SEBASTIAN SALINAS
131023
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PROFESSIONAL ENGINEER

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1:
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SCALE: 1"=15'

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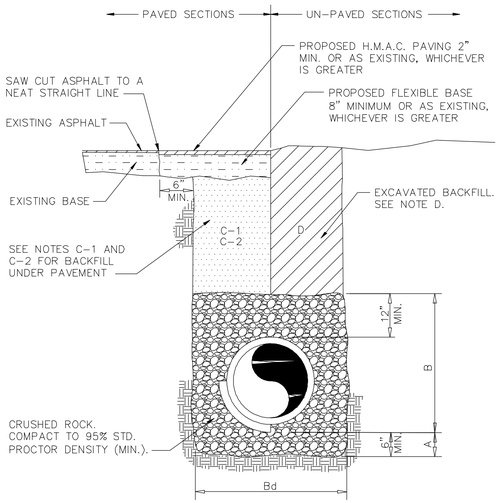


GENERAL NOTES:

A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

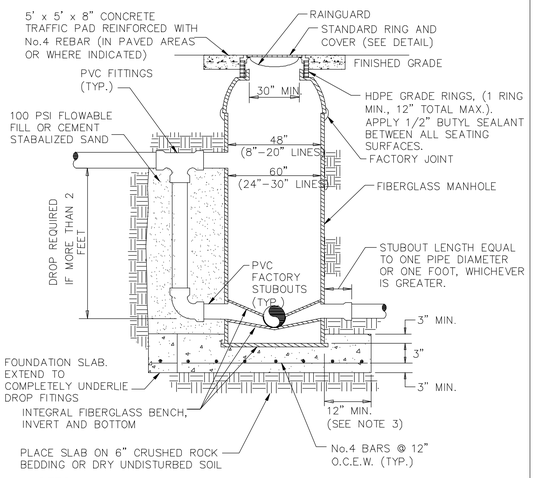
EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM ¾" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

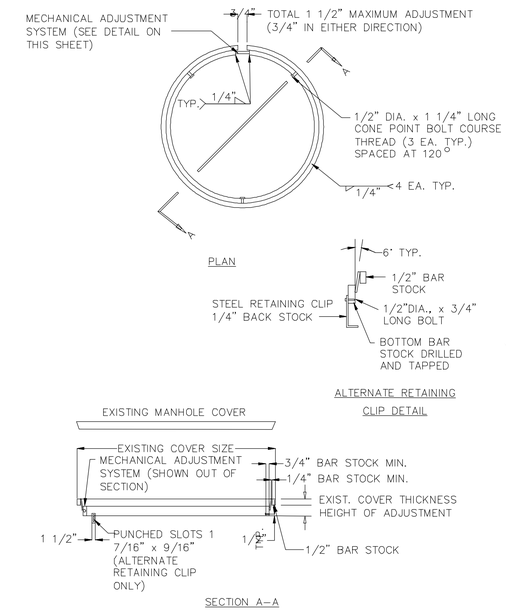
FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

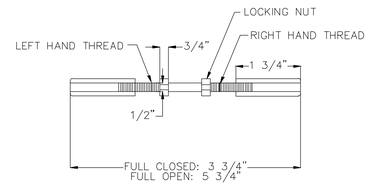


NOTES

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
4. COAT ALL INTERNAL CEMENTITIOUS AND METALLIC SURFACES WITH COAL TAR EPOXY.
5. OUTLET STUBOUT SHALL BE SPIGOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.



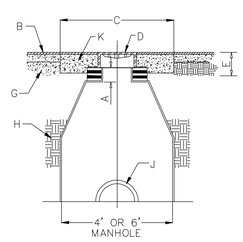
	SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL	DETAIL 601.1 02/23/2009		SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL	DETAIL 601.2 02/23/2009		TYPICAL FIBERGLASS MANHOLE	DETAIL 602 02/23/2009		MANHOLE COVER ADJUSTMENT DETAILS	DETAIL 603.1 02/23/2009



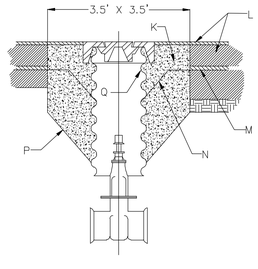
MECHANICAL ADJUSTMENT SYSTEM

NOTES:

1. ALL COMPONENTS ARE MANUFACTURED FROM U.S. MADE CARBON STEEL MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF A.S.T.M. A-36.
2. 4 INCH WELDS ON 12 INCH CENTERS ARE MADE BETWEEN THE TOP AND BOTTOM LIDS FOR SUPERIOR STRENGTH AND DURABILITY.
3. MECHANICAL ADJUSTMENT STUD IS MADE FROM TYPE 304 STAINLESS STEEL.
4. EACH ADJUSTMENT RING IS CUSTOM FABRICATED FROM MEASUREMENTS PROVIDED WITH EACH ORDER, REQUIRED MEASUREMENTS INCLUDE:
   A. EXISTING MANHOLE COVER DIAMETER AND THICKNESS.
   B. REQUIRED HEIGHT OF ADJUSTMENTS FROM TOP OF EXISTING LID TO FINISHED ELEVATION. MAXIMUM RECOMMENDED HEIGHT OF ADJUSTMENTS IS 6 INCHES. HEIGHT ADJUSTMENTS ARE AVAILABLE IN 1/4" INCREMENTS.
   C. REQUIRED LENGTH AND TYPE OF RETAINER CLIP FOR ALTERNATE RETAINING CLIP ONLY.
   D. WIDTH OF EXISTING CASTING BEARING SURFACE.
5. DURING INSTALLATION, CHECK FOR FULL BEARING OF LOWER FRAME SECTION ON EXISTING CASTING. OVER TIGHTENING ADJUSTMENT DEVICE MAY CAUSE UPLIFTING OF RISER.
6. DIMENSIONS MAY VARY TO MEET EXISTING FIELD CONNECTIONS. ANY CHANGES IN DIMENSIONS SHOULD BE APPROVED BY PROJECT OWNER.
7. AVAILABLE OPTIONS IN LIEU OF CONE POINT BOLTS FOR ATTACHING RETAINING CLIP INCLUDE DRILL AND TAPPED BAR STOCK WITH 1/2" AND 3/4" LONG BOLT.



MANHOLE REGRADING DETAIL



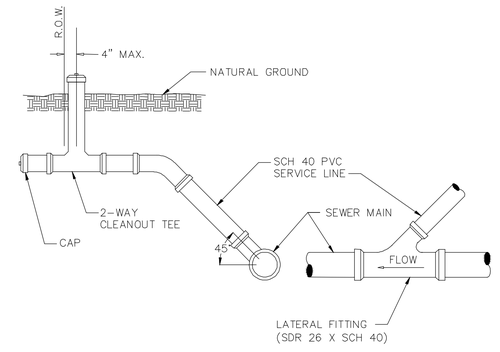
VALVE BOX REGRADING DETAIL

GENERAL NOTES:

1. ADJUSTMENT TO GRADE OF FRAME AND COVER SHALL BE MADE BY VARYING NUMBER OF HDPE GRADE RINGS DIRECTLY UNDER FRAME USING A MINIMUM OF ONE RING UP TO A MAXIMUM OF 12 INCHES TOTAL. IF ADJUSTMENT REQUIRES MORE THAN 12 INCHES, THE CONE SHALL BE REMOVED, BARREL HEIGHT ADJUSTED AND CONE REPLACED.
2. FOR SHALLOW ADJUSTMENTS, WATER VALVE EXTENSION COLLAR & INSERT MAY BE USED.
3. ALL SEATING SURFACES BETWEEN INDIVIDUAL GRADE RINGS, FRAME, AND MANHOLE BRICK LEDGE SHALL BE SEALED USING 1/2" BUTYL SEALANT.

CONSTRUCTION NOTES:

A. HDPE GRADE RINGS, ONE RING MINIMUM, 12" MAX. TOTAL
B. OVERLAY
C. USE A REINFORCED CONCRETE PAD 5' X 5' X 8" IN ALL PAVED AREAS
D. MANHOLE FRAME & COVER
E. STANDARD PAVING SECTION
G. FLEX BASE
H. SUBGRADE
J. SEWER LINE
K. NEW PORTLAND CEMENT CONCRETE.
L. NEW PAVING MATERIAL
M. EXISTING PAVEMENT
N. CUT LINE
P. EXISTING CONCRETE
Q. VALVE BOX EXTENSION



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

	MANHOLE COVER ADJUSTMENT DETAILS	DETAIL 603.2 02/23/2009		MANHOLE & VALVE BOX REGRADING	DETAIL 604.1 02/23/2009		MANHOLE & VALVE BOX REGRADING	DETAIL 604.2 02/23/2009		STANDARD SERVICE CONNECTION	DETAIL 605 02/23/2009

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ssalinastrevino@gmail.com

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SEBASTIAN SALINAS
131023
LICENSED PROFESSIONAL ENGINEER

DATE
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PROJECT: #021-2025
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4:

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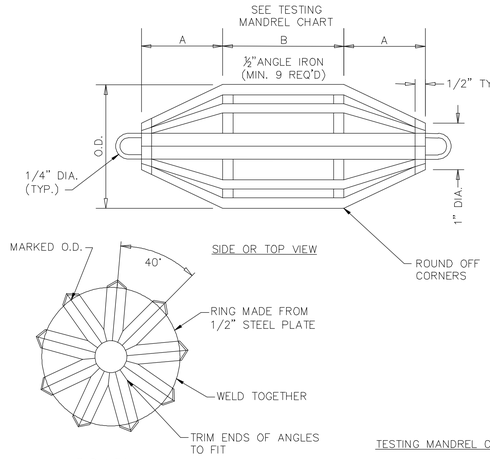
SCALE: NTS

UTILITY DETAILS



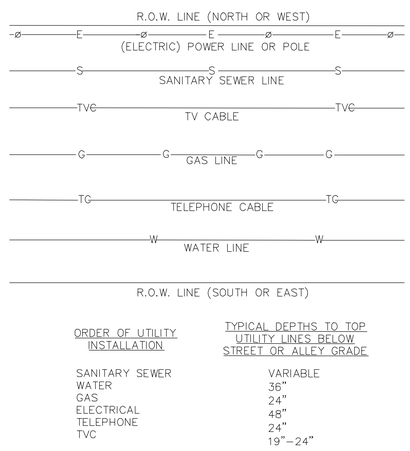
TESTING MANDREL CHART

SIZE	A	B	MANDREL O.D. PSM SDR-26	RING O.D. PSM SDR-26
6	4.0"	4.5"	5.50	4.79
8	5.5"	6.0"	7.37	6.66
10	7.0"	7.5"	9.21	8.50
12	8.0"	9.0"	10.96	10.25
15	10.0"	11.0"	13.42	12.71
18	12.0"	13.5"		
21	14.0"	16.0"		
24	16.0"	18.0"		
27	18.0"	20.0"		

GO NO-GO DEFLECTION TESTING MANDREL DETAIL — DETAIL 606 02/23/2009

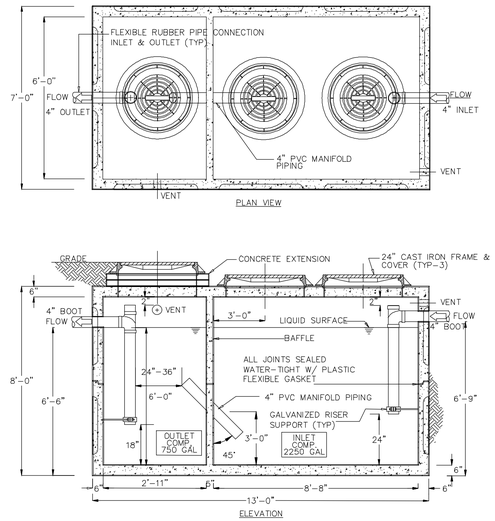
NOTES.

1. THE EXACT LOCATION OF THE EXISTING UTILITIES IS UNKNOWN. UTILITIES SHOULD BE LOCATED 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, BY NOTIFYING THE UTILITY COMPANIES.
2. THE CONTRACTOR MAY PROCEED WITH CONSTRUCTION AFTER NOTIFICATIONS AND TAKING THE NECESSARY PRECAUTIONS AND IN ACCORDANCE WITH THE FOLLOWING DIAGRAM.
3. FIELD CONDITIONS MAY VARY, IN WHICH CASE IT WILL BE NECESSARY FOR THE PROJECT INSPECTOR TO DETERMINE ALIGNMENT OF UTILITY LINES.



ORDER OF UTILITY INSTALLATION	TYPICAL DEPTHS TO TOP UTILITY LINES BELOW STREET OR ALLEY GRADE
SANITARY SEWER	VARIABLE
WATER	36"
GAS	24"
ELECTRICAL	48"
TELEPHONE	24"
TVC	19"-24"

UTILITY SEPARATION — DETAIL 607 02/23/2009



HEAVIEST PIECE 18,500 LBS

SEE SPECIFICATIONS AND ENGINEERING DATA, SHEET 2

GREASE TRAP (3,000 GALLON) SHEET 1 OF 2 — DETAIL 609.1 04/22/2009

SPECIFICATIONS

1. CONCRETE : CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 46,000 LBS.
2. REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING.
3. C.I. CASTINGS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED C.I. CASTINGS: OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA:

1. INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO IPC & ASTM C-1613. NOMINAL LIQUID CAPACITY IS 3,000 GALLONS WITH TOTAL GREASE & SOLIDS RETENTION CAPACITY OF APPROXIMATELY 7,000 LBS.
2. MANUFACTURER TO PROVIDE STRUCTURAL DRAWINGS & BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED ENGINEER.
3. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR.
4. USE DIMENSIONAL DATA AS SHOWN.

GREASE TRAP (3,000 GALLON) SHEET 2 OF 2 — DETAIL 609 04/22/200

SSMV CONSTRUCTION
FIRM No. F-26274
3112 Lago Superior
Edinburg, Texas 78572
(956) 239-7938
ssalinastrevino@gmail.com

SEAL



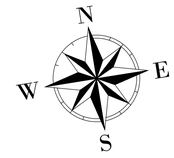
DATE
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY, SEBASTIAN SALINAS P.E.

PROJECT:
ADDRESS:

ALI SUBDIVISION

MCALLEN, TX.

PROJECT: #021-2025
DATE: 07-15-2025
REVISIONS:
1:
2:
3:
4:



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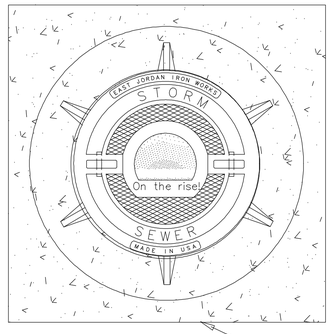
SCALE: NTS

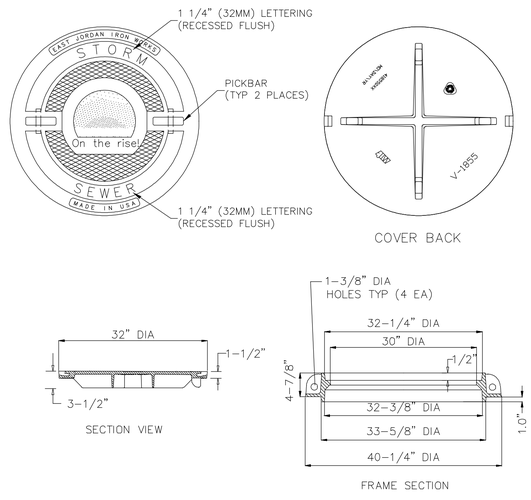
UTILITY DETAILS



NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. STANDARD FRAME AND COVER SIZE SHALL BE USED.
3. A STEEL MANHOLE RISER, APPROVED HDPE ADJUSTING RINGS OR ADDITIONAL BRICKS MAY BE USED TO ELEVATE EXISTING MANHOLE COVERS TO RESURFACED GRADE (MAX. 4" HEIGHT).
4. COVER SHALL FIT FLUSH WITH THE FRAME WITH THE INFLOW PROTECTOR INSTALLED.

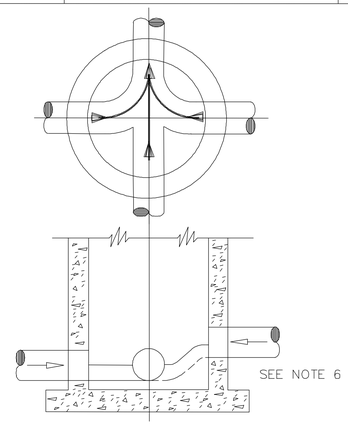
CONCRETE COLLAR FOR SANITARY SEWER MANHOLES — DETAIL 609 02/2009



NOTES:

1. FRAME AND COVER SHALL CONFORM TO REQUIREMENTS OF AASHTO M 306.
2. FRAME AND COVER SHALL BE PROOF-LOAD TESTED TO 74,000 LBS.
3. FRAME SHALL BE GRAY CAST IRON CONFORMING TO AASHTO M 105 CLASS 35B OR ASTM A48 CLASS 35B.
4. COVER SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 80-55-06.

SANITARY SEWER MANHOLE STANDARD RING & COVER — DETAIL 610 02/2009



NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
7. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION, THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL

SANITARY SEWER MANHOLE INVERT DETAIL — DETAIL 611 02/2009

LEFT BLANK INTENTIONALLY

TITLE — DETAIL 61 02/2009

Texas 811
know what's below.
Call before you dig.
1-(800)-344-8377

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/2/2025

SUBDIVISION NAME: ALI SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Jackson Road (F.M 3362): R.O.W dedication needed 75ft. from centerline for 150 ft. total ROW. Paving By State Curb & gutter By State Revisions required: - Please label centerline on plat to finalize dedication requirements. - Provide a copy of the documents referenced on the plat for staff review, prior to final. -Add "North" to Jackson Road **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. **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 or approved site plan, whichever greater applies. - Plat submittal appears to reflect residential setbacks, clarify and revise accordingly. **Zoning Ordinance: Section 138-356	Non-compliance
Rear: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater. - Plat submittal appears to reflect residential setbacks, clarify and revise accordingly. **Zoning Ordinance: Section 138-356	Applied
Sides: In accordance to the zoning Ordinance or greater for easements or approved site plan, whichever is greater. - Plat submittal appears to reflect residential setbacks, clarify and revise accordingly. **Zoning Ordinance: Section 138-356	Non-compliance
Corner: In accordance to the zoning ordinance or greater for easements or approved site plan, whichever greater applies. - Based on the submitted plat, this is not a corner lot. - Should the boundaries expand, corner requirements will be established, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance

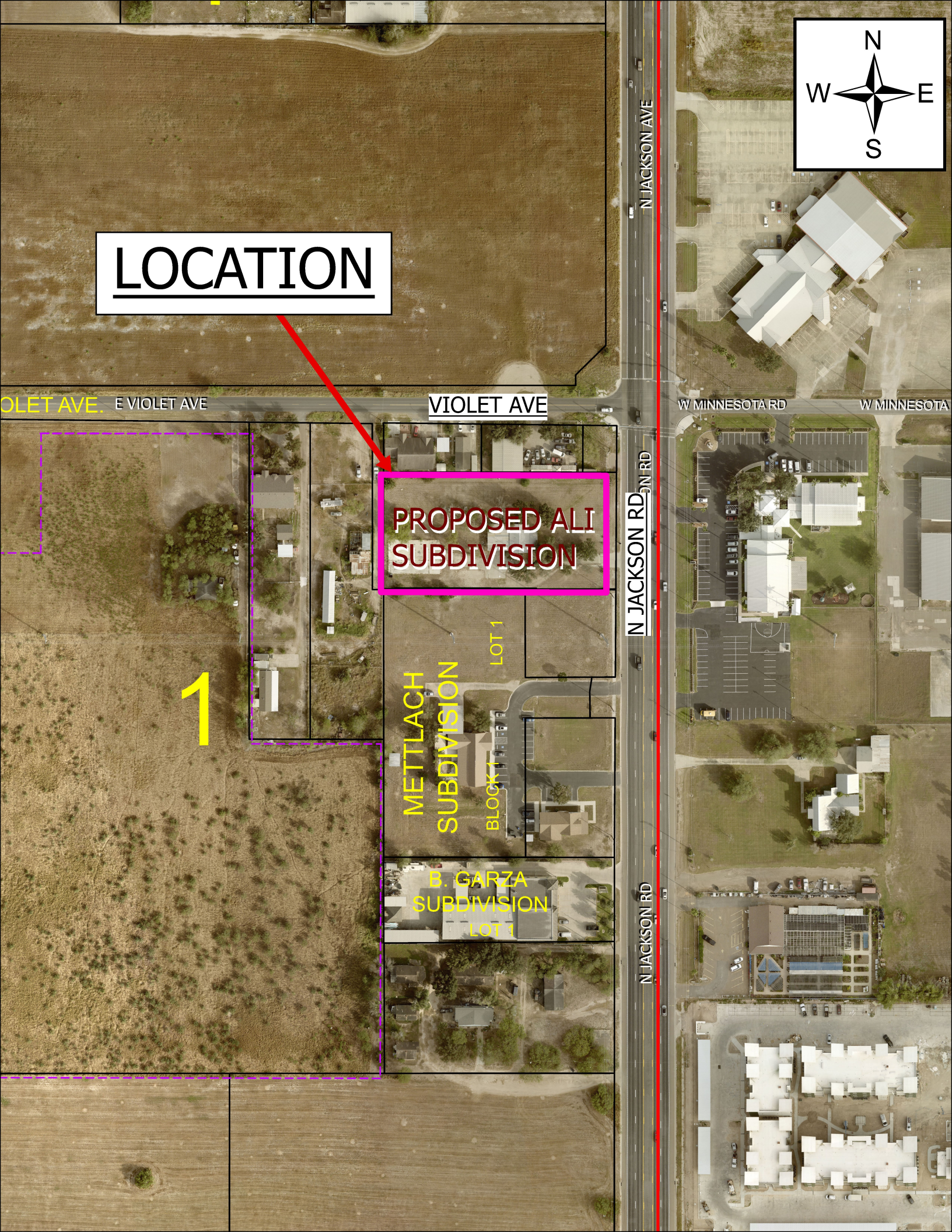
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Jackson Road (3362) - Sidewalk requirement on North Jackson Road may increase to 5 ft. as per Engineering Department/ TXDOT requirement, prior to final. Revisions required - Please remove the sidewalk note that mentions residential. This subdivision only pertains to commercial. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revision required: - Add plat note as shown above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions required: - Add plat note as shown 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 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

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing C-2 Proposed: C-2 -A rezoning application was submitted and heard at the planning and zoning commission board on April 28, 2025, and was approved for C-2 district ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval. - a rezoning application was submitted and heard at the planning and zoning commission board on April 28, 2025, and was approved for C-2 district. ***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. - Does not pertain to 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.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Please remove plat note #11, prior to final - Note #3 need to be revised as it references residential requirements. Once revised verify spelling. - Plat submittal appears to reflect residential setbacks, clarify and revise accordingly. - Please remove plat note #15, This is a commercial development, homeowners do not pertain to this plat, prior to final. - Please indicate if existing structures will remain. - If structures remain, please add a plat note indicating the existing structures will remain, finalize wording prior to final.	Applied
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


LOCATION
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N JACKSON AVE
VIOLET AVE
E VIOLET AVE
W MINNESOTA RD
W MINNESOTA
PROPOSED ALI SUBDIVISION
N JACKSON RD
METTLACH SUBDIVISION
LOT 1
BLOCK 1
B. GARZA SUBDIVISION
LOT 1
1

SUB2025-0120

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name My Home Crossing Dreams

Legal Description Being a 0.87 acre tract of land, more or less, containing all of lot 6, and the west 157 ft of lot 7 and the north 3ft of the west 157 ft of Lot 8.

Location 11 S 29th St

City Address or Block Number

Total No. of Lots 1 Total Dwelling Units 22 Gross Acres _____ Net Acres 0.87

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☑Commercial (0.87 Acres)/☑Residential (1 Lots) Replat: ☑Yes/☐No

Existing Zoning R3 Proposed Zoning R3 Applied for Rezoning ☐No/☑Yes: Date May 24th 202

Existing Land Use Vacant Proposed Land Use R3 T

Irrigation District # 1 Water CCN: ☑MPU/☐Sharyland Water SC Other

Agricultural Exemption: ☐Yes/☑No Parcel # G3100-00-000-0007-00, G3100-00-000-00 03 -00

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name My Home LLC Phone (956) 322-5987

Address 2212 Primrose Ave Ste F E-mail auroravitamoderna@gmail.com

City McAllen State TX Zip 78504

Developer

Name My Home LLC Phone (956) 322-5987

Address 2212 Primrose Ave Ste F E-mail auroravitamoderna@gmail.com

City McAllen State TX Zip 78504

Contact Person Oscar

Engineer

Name Mario Salinas Phone (956) 537-1311

Address 3911 N 10th St Ste H E-mail msalinas6973@att.net

City McAllen State TX Zip 78501

Contact Person Mario Salinas

Surveyor

Name David Salinas Phone (956) 682-1984

Address 2221 W Daffodil Ave E-mail dsalinas@salinasengineering.com

City McAllen State TX Zip 78501

RECEIVED
AUG 21 2025
By DC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

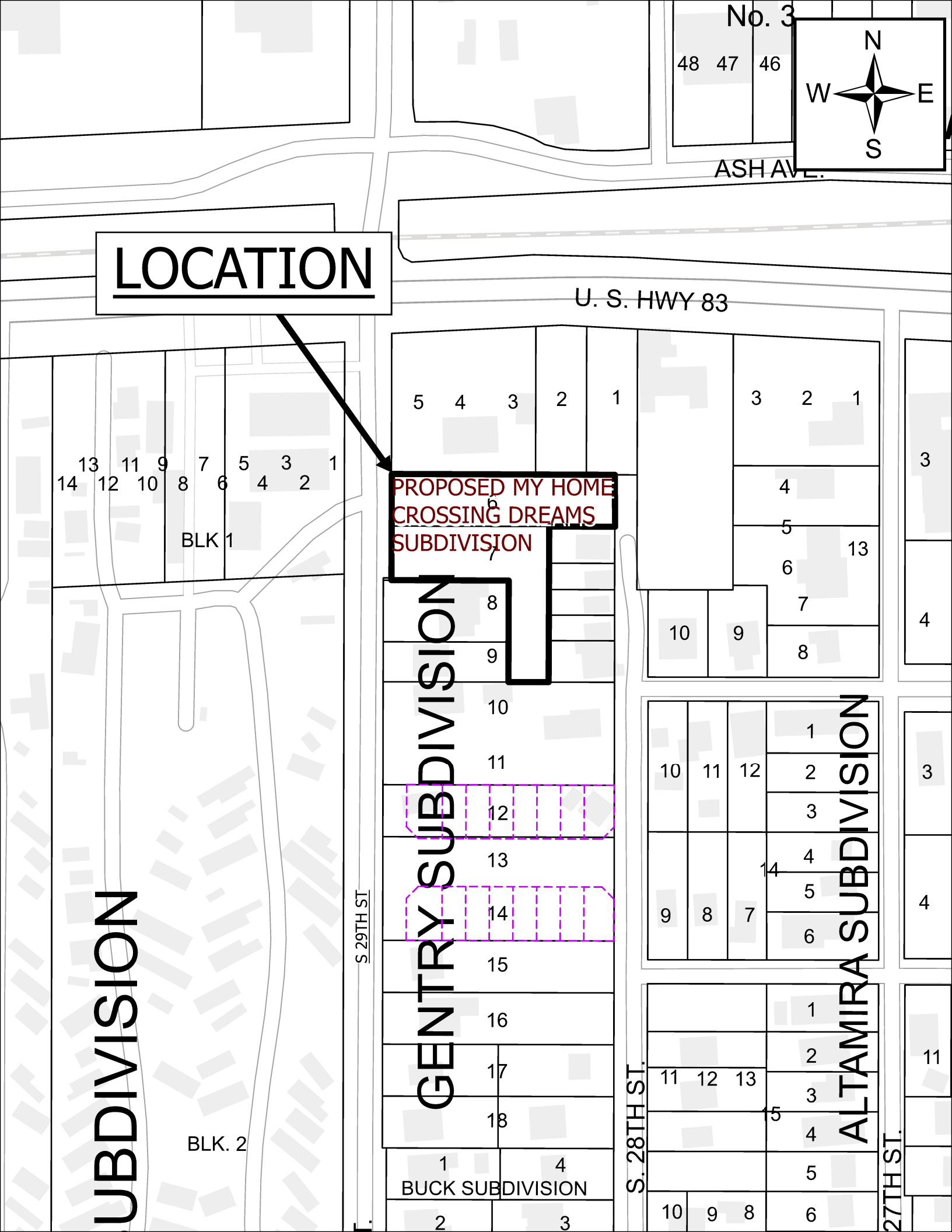
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [signature] Date 8/11/25

Print Name Mario A. Salinas

Owner ☐ Authorized Agent ☑

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


No. 3
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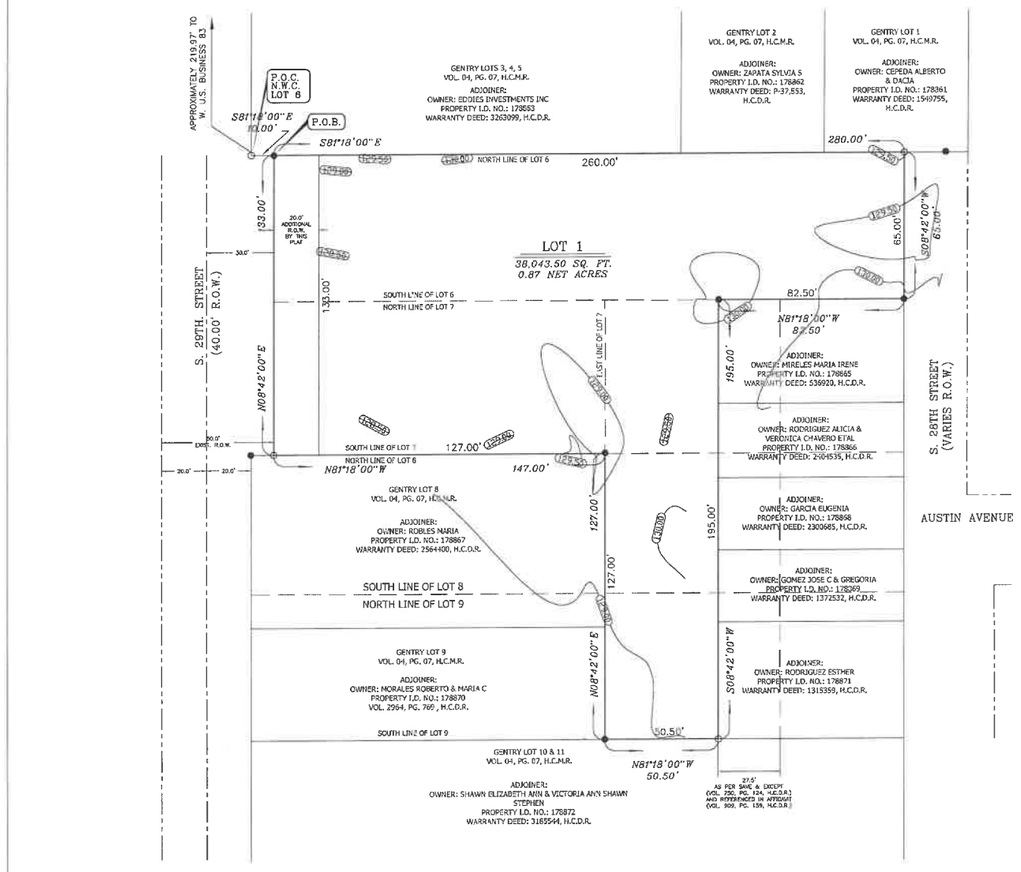
ASH AVE.
LOCATION
U. S. HWY 83
PROPOSED MY HOME
CROSSING DREAMS
SUBDIVISION
BLK 1
BLK. 2
S 29TH ST
GENTRY SUBDIVISION
ALTAMIRA SUBDIVISION
BUCK SUBDIVISION
S. 28TH ST.
27TH ST.



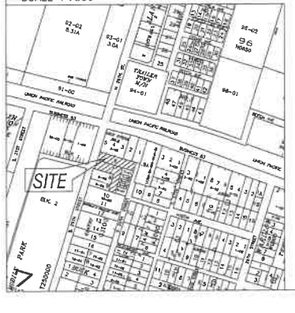
LEGEND

●	FOUND 1/2" IRON ROD
o	SET 1/2" IRON ROD WHIT YELLOW CAP MARKED "SEA 5782"
✗	FOUND 1/2" IRON PIPE
⊗	SET 60-D NAIL
R.O.W.	RIGHT OF WAY
P-S	PROPERTY LINE TO BACK OF CURB
B-S	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.	HIDLGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

N

SCALE 1": 500'

VICINITY MAP



HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
   THE TRACT LIES IN "ZONE C" IS DEFINED AS AREAS OF MINIMAL FLOODING. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480343 0005 C. MAP REVISED NOVEMBER 2, 1982.
2. SETBACKS:
   FRONT: 20 FT. OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER
   REAR: 10 FT. OR GREATER FOR EASEMENT
   SIDE: 6 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER.
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK APPLIES.
3. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S. 29TH STREET AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED BOTH SIDES OF ALL INTERIOR STREETS.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP THE CURB MEASURED AT FRONT CENTER OF EACH LOT..
5. CITY OF McALLEN BENCHMARK: MC 76 IS LOCATED AT THE NORTH BOUND OF BUS 83, 110 FT EAST FROM THE BC OF WARE RD AND 5 FT NORTH FROM THE BC OF BUS 83, THE MONUMENT IS 22 FT SOUTH FROM THE R.R. TRACK RUNING EAST – WEST. ELEV. 131.44 FEET HORIZONTAL DATUM NAD 83 LAT. 26° 12' 29.90909"N LONG. 098° 15' 39.49250"W. NORTHING 16601127.00278, EASTING 1062624.1952.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5.249 CUBIC-FEET 0.12 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.
7. NO PERMANENT STRUCTURES, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. THE DRAINAGE DETENTION CONNECTION WILL BE REVIEWED AT THE TIME OF BUILDING.
11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG NORTH SHARY RD, AND NORTH 56TH STREET.
12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.
13. COMMON AREAS AND ANY PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
14. ALL UTILITY EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE NOTED.

MAP
OF
MY HOME CROSSING DREAMS SUBDIVISION
HIDALGO COUNTY, TEXAS

BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONTAINING ALL OF LOT 6, AND, THE WEST 157.0 FEET OF LOT 7, AND, THE NORTH 3.0 FEET OF THE WEST 157.0 FEET OF LOT 8, AND, THE WEST 50.50 FEET OF THE EAST 133.0 FEET OF LOT 9, GENTRY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 04, PAGE 07, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONTAINING ALL OF LOT 6, AND, THE WEST 157.0 FEET OF LOT 7, AND, THE NORTH 3.0 FEET OF THE WEST 157.0 FEET OF LOT 8, AND, THE WEST 50.50 FEET OF THE EAST 133.0 FEET OF LOT 9, GENTRY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 04, PAGE 07, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.87 TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 6 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID N. 29TH STREET; THENCE AS FOLLOWS:

SOUTH 81 DEGREES 18 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 10.00 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. 29TH STREET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

(1) THENCE, SOUTH 81 DEGREES 18 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 280.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF AUSTIN STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
(2) THENCE, SOUTH 08 DEGREES 42 MINUTES WEST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID AUSTIN STREET, A DISTANCE OF 65.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6 FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
(3) THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 82.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
(4) THENCE, SOUTH 08 DEGREES 42 MINUTES WEST, A DISTANCE OF 195.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SIDE LOT 9 FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
(5) THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SIDE LOT 9, A DISTANCE OF 50.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
(5) THENCE, NORTH 08 DEGREE 42 MINUTES EAST, A DISTANCE OF 127.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 7 FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
(7) THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH SOUTH LINE OF SAID LOT 7, A DISTANCE OF 147.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SIDE S. 29TH STREET FOR THE SOUTHWEST CORNER OF THIS THEREN DESCRIBED TRACT;
(8) THENCE, NORTH 08 DEGREES 42 MINUTES EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SIDE N. 29TH STREET, A DISTANCE OF 133.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE:

STATE OF TEXAS
MARIO A. SALINAS
96611
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF CAMERON

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.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINNERS & SURVEYORS
DAVID O SALINAS
FIRM No. 100657-00
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
(956) 682-9081

DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone
OWNER:	OSCAR A. HERNANDEZ GARCIA	2212 PRIMEROSE AVE. STE. F	McALLEN, TEXAS. 78504	(956) 821-2837
ENGINEER:	MARIO A. SALINAS	3911 N. 10 th. St. SUITE H	McALLEN TEXAS 78501	(956) 537-1311
SURVEYOR:	DAVID O SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081

N

BEARING BASIS – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205 (NAD 83, NAVD 88, GEOID 12B)

0 60 120 Feet

SCALE 1" = 30'

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE MY HOME CROSSING DREAMS SUBDIVISION AN ADDITION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT OF WAY SOUTH 28TH STREET ARE BEING DEDICATED BY THIS PLAT.

MY HOME LLC.
2212 PRIMEROSE AVE. STE F
McALLEN, TEXAS 78504
BY: OSCAR A. HERNANDEZ GARCIA, MANAGING MEMBER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OSCAR A. HERNANDEZ GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE _____DAY OF _____, 2024.

NOTARY PUBLIC

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

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

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

PRESIDENT

SECRETARY

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

MAYOR, CITY OF McALLEN

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

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

DATE

DATE OF PREPARATION AUGUST 15 2025

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

RECEIVED
AUG 21 2025
BY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/2/2025

SUBDIVISION NAME: MY HOME CROSSING DREAMS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South 29th Street: Dedicate 50 ft from centerline for a 100 ft. of total R.O.W. Paving 65 ft. Curb & gutter both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
South 28th Street: Existing R.O.W needs to be labeled for South 28th Street to establish dedication for 25 ft. from centerline for 50 ft. R.O.W. Paving 32 ft. Curb & gutter both sides -Label existing R.O.W - Paving must be 96 ft. in diameter face to face. -See comments below regarding Cul-de-sac requirement, if the street is not being extended or looped, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Block Length for R-3 Zone Districts **Subdivision Article: Section 5.3	Applied
*300 ft. Maximum Cul-de-Sac - If 28th Street will not be extended or looped to S. 29th Street, Cul-de-sac will be required. -Cul-de-sac paving diameter- 96 ft. face to face with a 10 ft. R.O.W back of curb. **Subdivision Article: Section 5.3	Non-compliance
ALLEYS	
ROW: 20ft. Paving 16ft. *Alley/service drive easement required for commercial/multifamily properties. -Must comply with Public Works Department requirements, prior to final. -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	TBD
SETBACKS	
Front: 20 ft. or greater for easements, or approved site plan, whichever is greater. Revision needed: - Please revise plat note as shown above. **Zoning Ordinance: Section 138-356	Applied
Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied

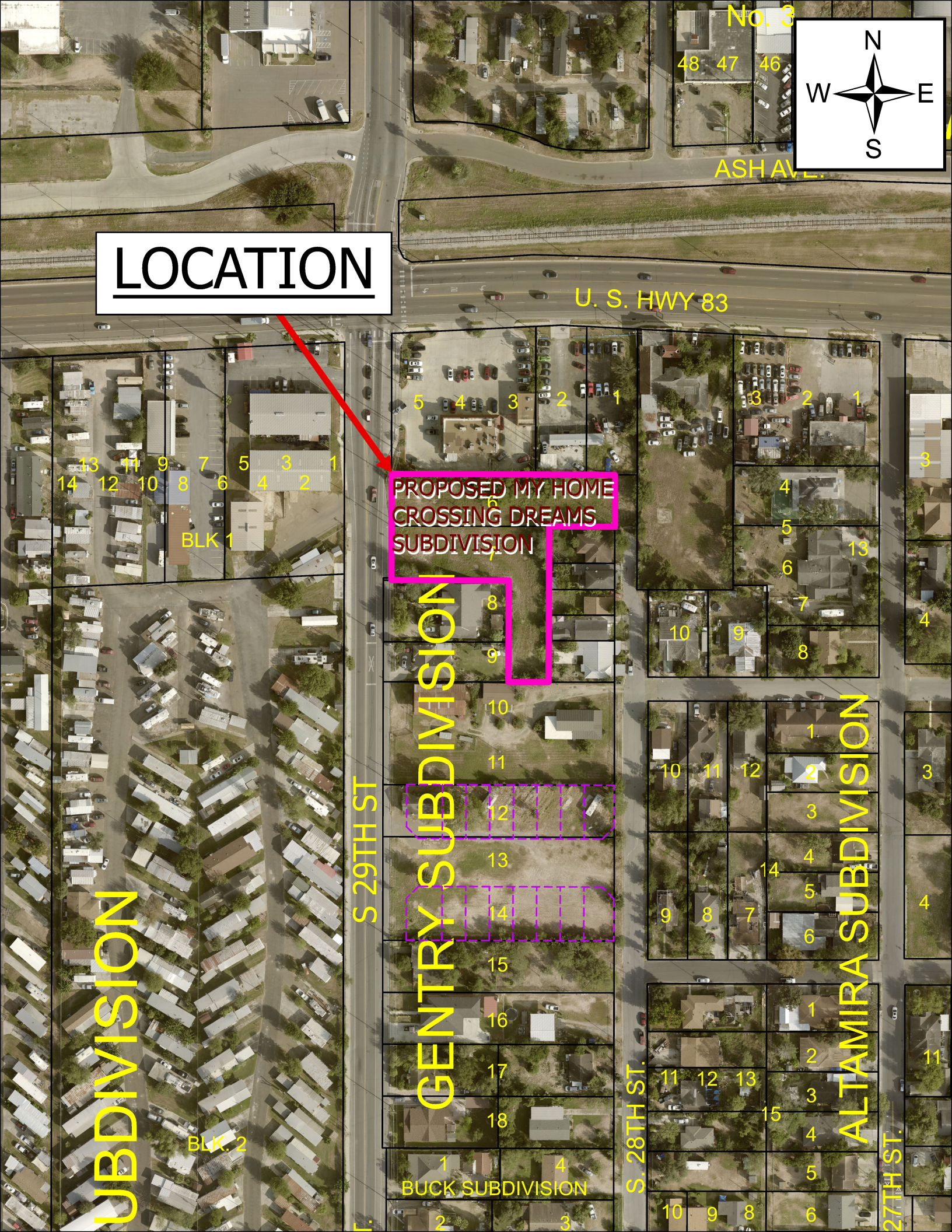
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

Sides: Proposing 6 ft. or greater for easements, whichever greater applies. - New UDC ordinance calls for 5 ft. side setback or greater for easements please clarify setbacks, prior to final. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage 18 ft. except where greater setbacks required, greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South 29th Street and South 28th Street. - Proposing 5 ft. along South 29th Street. Engineering will make this requirement, please clarify prior to final. -Need to finalize width prior to final but is the ordinance requirements. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Revision required: - Please revise plat note #11, the streets mentioned are incorrect. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD

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. - please add as shown above on plat note. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3 Proposed R-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - A rezoning application was submitted and was heard at the Planning and Zoning Commission Board on May 12, 2025, and was approved for an R-3 District. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. * Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording ($15,400). or as per Parks Department. - if the number of units changes, the park fee will be adjusted.	Applied
* Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording ($15,400) or as per Parks Department. -if the number of units changes, the park fee will be adjusted.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording (15,400) or as per Parks Department. -if the number of units changes, the park fee will be adjusted.	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.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Any Cul-de-sac requires 96 ft. face to face-to-face paving diameter with 10 ft. back of curb. - If South 28th Street will not be extended or looped to South 29th Street, Cul-de-sac will be required.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND DRAINAGE AND UTILITY APPROVALS.	Applied

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


LOCATION
U. S. HWY 83
ASH AVE.
No. 3
N
W
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S
PROPOSED MY HOME CROSSING DREAMS SUBDIVISION
GENTRY SUBDIVISION
S 29TH ST
S. 28TH ST.
ALTAMIRA SUBDIVISION
27TH ST.
BUCK SUBDIVISION
BLK 1
BLK. 2
UBDIVISION

SUB2025-0122

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name THE SHIRE SUBDIVISION

Legal Description 2.477 acres, being a part or portion out of Lots 11 & 12, Ebony Heights Cirtus Groves Uni No. One, accoring to the plat thereof recorded in Vol 5, Page 39, H.C.M.R

Location 300 Northgate Ln

City Address or Block Number 225 NORTHGATE LANE

Total No. of Lots 2 Total Dwelling Units 1 Gross Acres 2.477 Net Acres _____

X Public Subdivision/_Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☐Commercial (____ Acres)/☑ Residential (1 Lots) Replat: ☐Yes/☑No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Single-Family Residential

Irrigation District # HCID#2 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # 162,763 & 162,765

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name Millennial Bear Farms LLC Phone c/o (956) 381-0981

Address 7310 North Highway 281 E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg State TX Zip 78540

Developer

Name J&D Produce Inc Phone (c/o (956) 381-0981

Address PO Box 1548 E-mail BETO@MELDENANDHUNT.COM

City Edinburg State TX Zip 78540

Contact Person Mario A Reyna, Beto De La Garza

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail BETO@MELDENANDHUNT.COM

City Edinburg State TX Zip 78541

Contact Person Mario A Reyna, P.E., Beto De La Garza

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

RECEIVED
AUG 21 2025
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

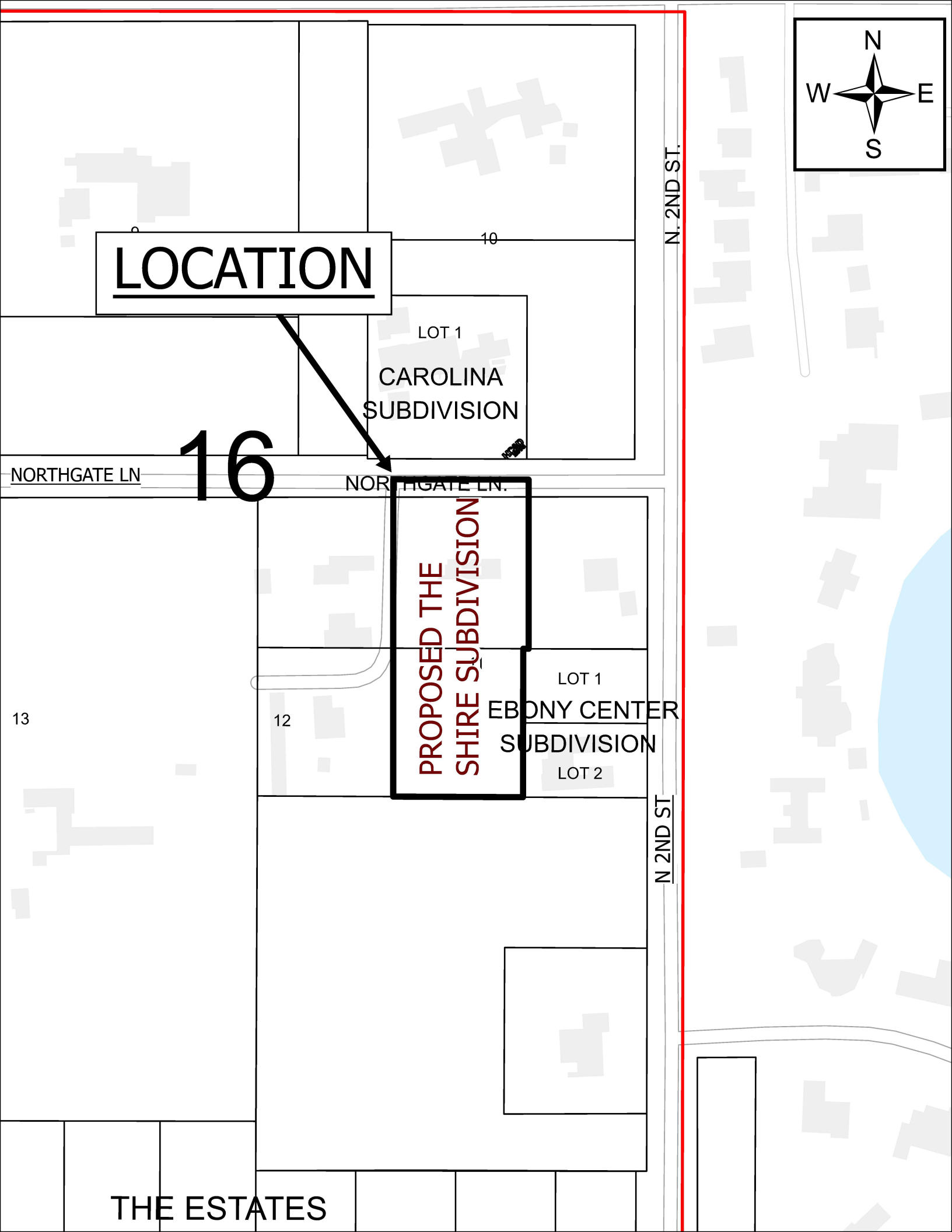
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 8/18/2025

Print Name Mario A Reyna, P.E.

Owner ☐ Authorized Agent ☑

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


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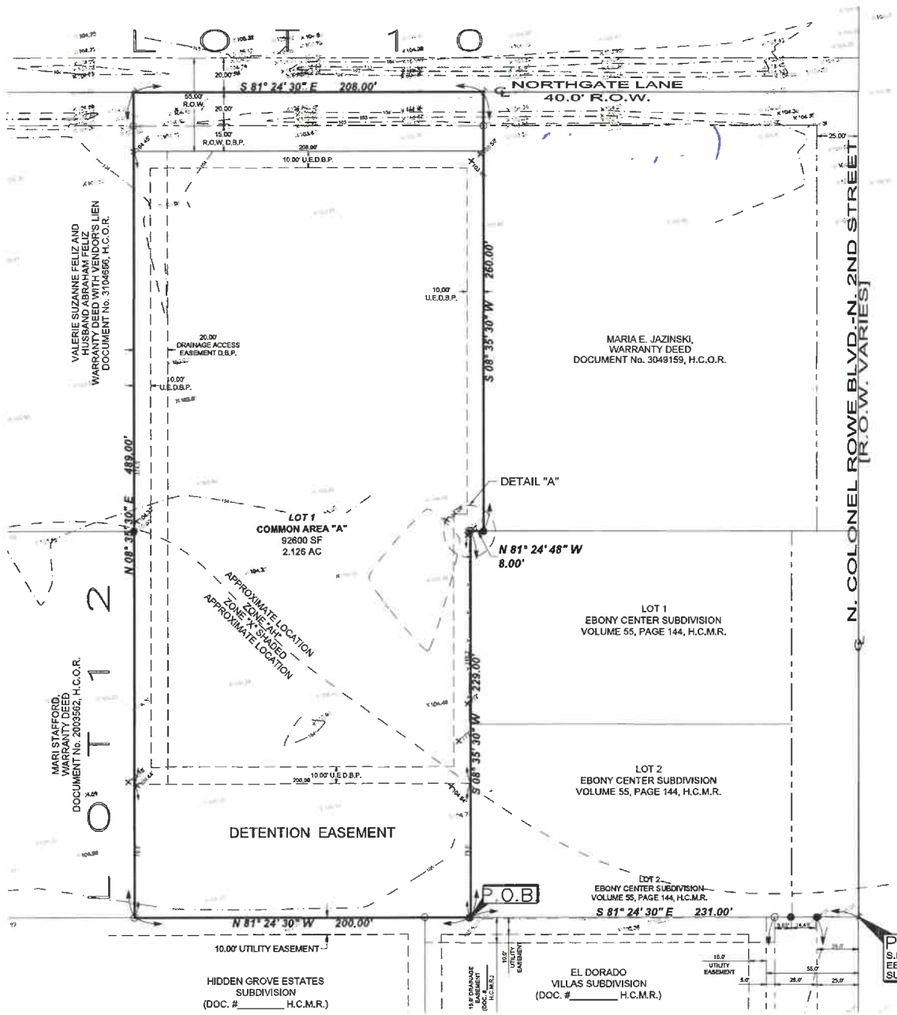
N. 2ND ST.
LOT 1
CAROLINA
SUBDIVISION
16
NORTHGATE LN
NORTHGATE LN.
PROPOSED THE
SHIRE SUBDIVISION
LOT 1
EBONY CENTER
SUBDIVISION
LOT 2
13
12
N 2ND ST
THE ESTATES

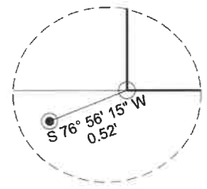
PLAT OF

THE SHIRE SUBDIVISION

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



SCALE: 1" = 40'



DETAIL "A"
N.T.S.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.293 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 2.293 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.293 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO MILLENNIAL BEAR FARMS, LLC, BY VIRTUE OF GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3402805 AND BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3067864, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.293 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11;

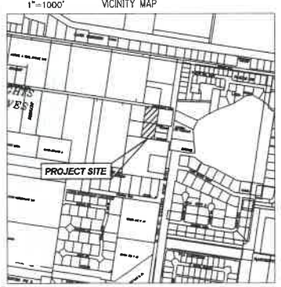
THENCE, N 81° 24' 30" W ALONG THE NORTH LINE OF SAID LOT 11 AND WITHIN THE EXISTING RIGHT-OF-WAY OF NORTHGATE LANE, A DISTANCE OF 223.00 FEET TO A NAIL SET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

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

LEGEND

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

1"=1000' VICINITY MAP



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10059500

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

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

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
AUG 22 2025
By OC

PLAT OF
THE SHIRE SUBDIVISION

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

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

ENGINEERING JOB # 25096.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

GENERAL NOTES :

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

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

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

FRONT: 40 FEET OR GREATER FOR EASEMENTS

REAR: 10 FEET OR GREATER FOR EASEMENTS.

SIDES: 6FT. OR GREATER FOR EASEMENTS

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

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

4. CITY OF McALLEN BENCHMARK: "MC50_1" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATE ON SEPTEMBER 09, 2002, BEING LOCATED ON THE WEST SIDE OF 10TH ST. BETWEEN TRENTON AND FULLERTON ROAD, 30" ALUM. PIPE WITH A 3 ½" BRASS MONUMENT CAP ON TOP AT ELEVATION = 106.511 (NAVD88).

TEMPORARY BENCHMARK: FOUND G.P.S. IN POWER POLE LOCATED 545 FEET EAST AND NORTH 213' OF THE
NORTHEAST CORNER OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM
NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003) N=16827167.194 E=1079903.436 ELEV.=108.58

5. NO BUILDING ALLOWED OVER ANY EASEMENT.

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

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

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

9. DRAINAGE EASEMENT TO BE MAINTAINED BY PROPERTY OWNERS AND NOT THE CITY OF McALLEN.

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

MAYOR, CITY OF McALLEN

ATTESTED BY:

CITY SECRETARY DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

BY:_____ DEPUTY

RECEIVED
AUG 22 2025
By OC

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096800

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

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/29/2025

SUBDIVISION NAME: THE SHIRE SUBDIVISION

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

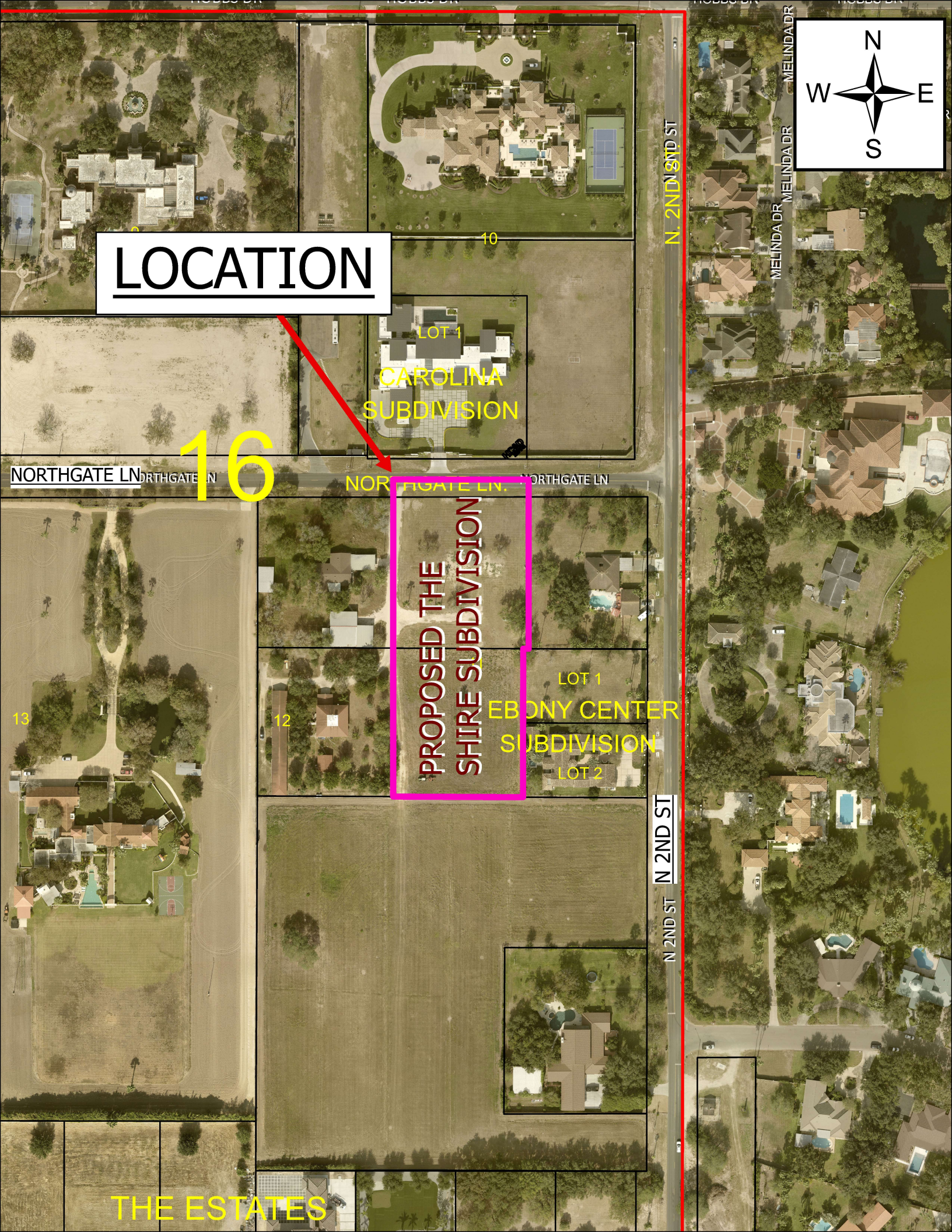
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Northgate Lane. - If additional streets required, sidewalks will be required as applicable, clarify prior to final. - May increase to 5 ft. as per Engineering Department. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: - Please provide above reference on plat note, prior to final	TBD
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. Revisions required: -must add a plat note as referenced above. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

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

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


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

City of McAllen

SUB2025-0121

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name VILLAS AT TRENTON

Legal Description LA LOMITA (HOIT) S495' EXC S340'-W360' LOT 52 12.19AC GR 10.27AC NET

Location 8000 N Ware Rd

City Address or Block Number 8000 N WARE RD

Total No. of Lots ~~86~~ 89 D.R. Total Dwelling Units 87 Gross Acres ~~12.19~~ 10.754 D.R. Net Acres ~~10.27~~ 10.638 D.R.

☐Public Subdivision/■Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☐Commercial (____ Acres)/■ Residential (~~20~~ 87 D.R Lots) Replat: ☐Yes/■No

Existing Zoning R-2 (new UDC) Proposed Zoning _____ Applied for Rezoning ☐No/■Yes: Date 6-18-25

Existing Land Use Vacant land Proposed Land Use Townhome Subd.

Irrigation District # HCID #1 Water CCN: ■MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Property ID: 210548

Estimated Rollback Tax Due N/A Tax Dept. Review _____

Owner

Name 3400 N AUBURN AVE LLC (Alvaro Gonzalez) Phone 956-605-3951

Address P.O. Box 5085 E-mail alvarogonzalez@rgv.rr.com

City McAllen State TX Zip 78502

Developer

Name 3400 N AUBURN AVE LLC (Alvaro Gonzalez) Phone 956-605-3951

Address P.O. Box 5085 E-mail alvarogonzalez@rgv.rr.com

City McAllen State TX Zip 78502

Contact Person Alvaro Gonzalez

Engineer

Name Donaldo Rodriguez, P.E. (RJC Development Group) Phone 956-400-9279

Address 3805 Plantation Grove Blvd. Suite 33 E-mail donaldo.rodriguez@rjcdevelopers.com

City Mission State TX Zip 78572

Contact Person Donaldo Rodriguez, P.E.

Surveyor

Name Manuel Carrizales, R.P.L.S. Phone 512-470-1485

Address 4807 Gondola Ave E-mail fnfcad@gmail.com

City Edinburg State TX Zip 78542

RECEIVED
AUG 21 2025
By TA

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

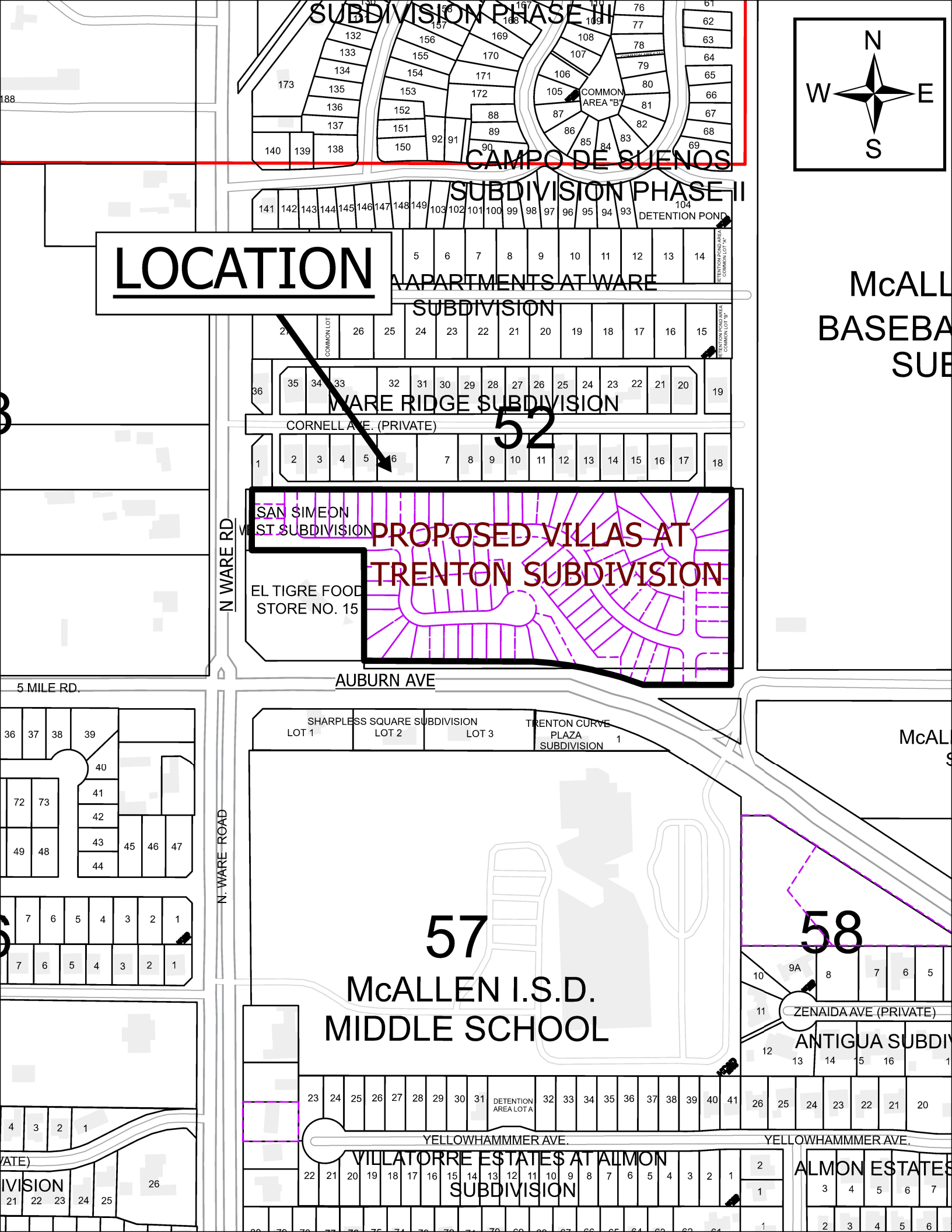
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 8/20/25

Print Name Donaldo Rodriguez, P.E.

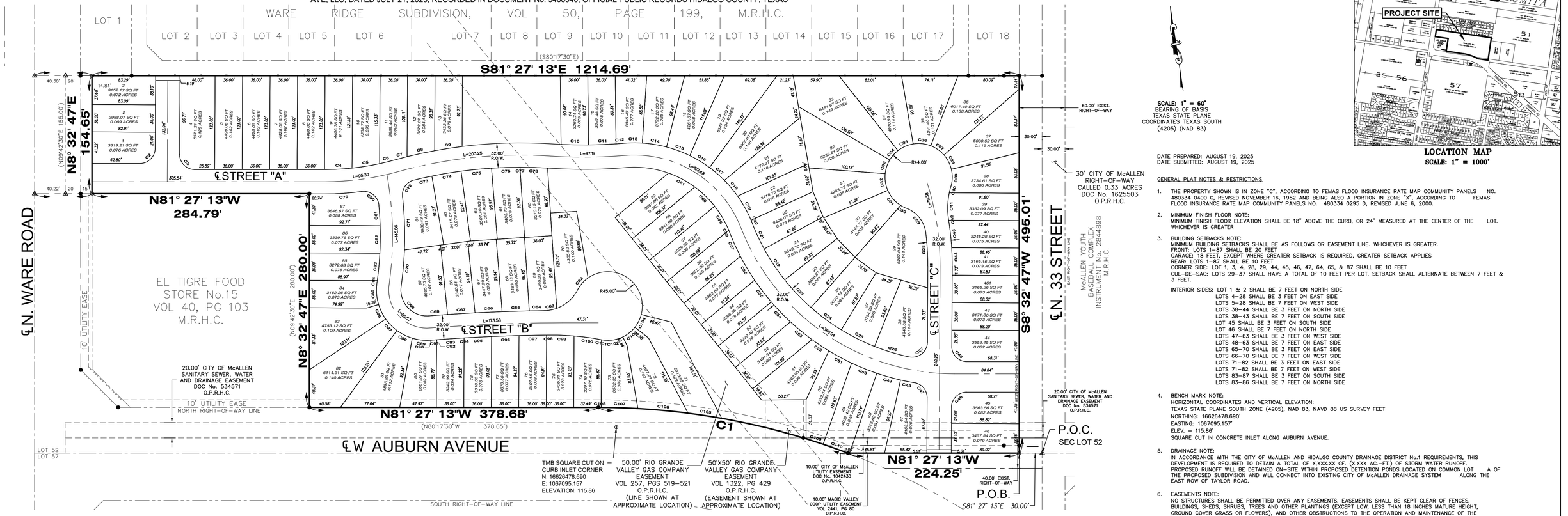
Owner ☐ Authorized Agent ■

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


SUBDIVISION PHASE III
CAMPO DE SUENOS
SUBDIVISION PHASE II
LOCATION
APARTMENTS AT WARE
SUBDIVISION
WARE RIDGE SUBDIVISION
CORNELL AVE. (PRIVATE)
52
SAN SIMEON
WEST SUBDIVISION
PROPOSED VILLAS AT
TRENTON SUBDIVISION
EL TIGRE FOOD
STORE NO. 15
N WARE RD
AUBURN AVE
5 MILE RD.
SHARPLESS SQUARE SUBDIVISION
LOT 1
LOT 2
LOT 3
TRENTON CURVE
PLAZA
SUBDIVISION
N. WARE ROAD
57
McALLEN I.S.D.
MIDDLE SCHOOL
58
ZENAIDA AVE (PRIVATE)
ANTIGUA SUBDI
YELLOWHAMMMER AVE.
YELLOWHAMMMER AVE.
VILLATORRE ESTATES AT ALMON
SUBDIVISION
ALMON ESTATES
DETENTION POND
COMMON AREA "B"
DETENTION AREA LOT A
N
W
E
S

VILLAS AT TRENTON SUBDIVISION

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT No. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS



LOCATION MAP
SCALE: 1" = 1000'

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)

DATE PREPARED: AUGUST 19, 2025
DATE SUBMITTED: AUGUST 19, 2025

GENERAL PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN IS IN ZONE "C", ACCORDING TO FEMAS FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0400 C, REVISED NOVEMBER 16, 1982 AND BEING ALSO A PORTION IN ZONE "X", ACCORDING TO FEMAS FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0295 D, REVISED JUNE 6, 2000.

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT. WHICHEVER IS GREATER

3. BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS OR EASEMENT LINE. WHICHEVER IS GREATER.
FRONT: LOTS 1-87 SHALL BE 20 FEET
GARAGE: 18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
REAR: LOTS 1-87 SHALL BE 10 FEET
CORNER SIDE: LOT 1, 3, 4, 28, 29, 44, 45, 46, 47, 64, 65, & 87 SHALL BE 10 FEET
CUL-DE-SAC: LOTS 29-37 SHALL HAVE A TOTAL OF 10 FEET PER LOT. SETBACK SHALL ALTERNATE BETWEEN 7 FEET & 3 FEET.
INTERIOR SIDES: LOT 1 & 2 SHALL BE 7 FEET ON NORTH SIDE
LOTS 4-28 SHALL BE 3 FEET ON EAST SIDE
LOTS 5-28 SHALL BE 7 FEET ON WEST SIDE
LOTS 38-44 SHALL BE 3 FEET ON NORTH SIDE
LOTS 38-43 SHALL BE 7 FEET ON SOUTH SIDE
LOT 45 SHALL BE 3 FEET ON SOUTH SIDE
LOT 46 SHALL BE 7 FEET ON NORTH SIDE
LOTS 47-63 SHALL BE 3 FEET ON WEST SIDE
LOTS 48-63 SHALL BE 7 FEET ON EAST SIDE
LOTS 65-70 SHALL BE 3 FEET ON EAST SIDE
LOTS 66-70 SHALL BE 7 FEET ON WEST SIDE
LOTS 71-82 SHALL BE 3 FEET ON EAST SIDE
LOTS 71-82 SHALL BE 7 FEET ON WEST SIDE
LOTS 83-87 SHALL BE 3 FEET ON SOUTH SIDE
LOTS 83-86 SHALL BE 7 FEET ON NORTH SIDE

4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
NORTHING: 16626478.690'
EASTING: 1067095.157'
ELEV. = 115.86'
SQUARE CUT IN CONCRETE INLET ALONG AUBURN AVENUE.

5. DRAINAGE NOTE:
IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF X,XXX.XX CF. (X.XXX AC.-FT.) OF STORM WATER RUNOFF. PROPOSED RUNOFF WILL BE DETAINED ON-SITE WITHIN PROPOSED DETENTION PONDS LOCATED ON COMMON LOT A OF THE PROPOSED SUBDIVISION AND WILL CONNECT INTO EXISTING CITY OF McALLEN DRAINAGE SYSTEM ALONG THE EAST ROW OF TAYLOR ROAD.

6. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

8. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

9. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOA.

10. DETENTION AREA, COMMON LOT A SHALL BE MAINTAINED BY HOA.

11. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP.

12. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

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

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

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

16. A 5.00 FOOT CONCRETE SIDEWALK IS REQUIRED ALONG AUBURN AVENUE.

17. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERICAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

18. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG S. AUBURN AVENUE.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VILLAS AT TRENTON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS SANITARY SEWER LINES, 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, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHTH-OF-WAY FOR TAYLOR ROAD IS BEING DEDICATED BY THIS PLAT

_____ _____
OWNER: 3400 N AUBURN AVE, LLC DATE
MANAGING MEMBER: ALVARO GONZALEZ
VILLAS AT TRENTON SUBDIVISION

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING & ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, OF THE PLANNING AND ZONING DIRECTOR OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS VILLAS OF TRENTON SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2025 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____
PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

THE _____ DAY OF _____ 2025.

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

_____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

DATED THIS THE _____ DAY OF _____ 2025.

_____
MANUEL CARRIZALEZ,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388
512-380-5152
fnfcad@gmail.com

STATE OF TEXAS · REGISTERED · MANUEL CARRIZALEZ · 6388 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

DATED THIS THE_____DAY OF_____, 2025.

_____
DONALDO RODRIGUEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTRATION No. F-24367

STATE OF TEXAS · DONALDO RODRIGUEZ · 148231 · LICENSED PROFESSIONAL ENGINEER

METES AND BOUNDS

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT NO. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS. SAID 10.754 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, THE SOUTHEAST CORNER OF THE SAID LOT 52;

THENCE, N81°27'13"W, ALONG THE SOUTH LINE OF THE SAID LOT 52, A DISTANCE OF 30.00 FEET A 1/2 INCH IRON ROD WITH PINK CAP SET, A POINT ON THE SOUTH LINE OF THE SAID LOT 52, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N81°27'13"W, ALONG THE SOUTH LINE OF THE SAID LOT 52, A DISTANCE OF 224.25 FEET TO 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, A POINT ON THE SOUTH LINE OF THE SAID LOT 52, SAME BEING A POINT ON THE NORTH RIGHT-OFWAY LINE OF W. AUBURN AVENUE, FOR AN EXTERIOR CORNER OF THE HEREIN DESCIBED TRACT AND THE BEGINNING OF A CURVE;

THENCE, ACROSS THE SAID LOT 52, WITH A CURVE TO THE LEFT THROUGH AN ANGLE OF 20°49'02", HAVING A RADIUS OF 920.00 FEET, AN ARC LENGTH OF 334.26 FEET, A CHORD BEARING OF N71°03'19"W, A DISTANCE OF 332.43 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°27'13"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, A DISTANCE OF 378.68 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, SAME BEING THE SOUTHEAST CORNER OF LOT 1, EL TIGRE FOOD STORE NO. 15, RECORDED IN VOLUME 40, PAGE 103, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'47"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE EAST LINE OF THE SAID LOT 1, A DISTANCE OF 280.35 FEET TO 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, THE NORTHEAST CORNER OF THE SAID LOT 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°27'13"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE NORTH LINE OF THE SAID LOT 1, A DISTANCE OF 284.79 FEET TO AN ALUMINUM DISK FOUND, JOB No. 25-086
THE NORTHWEST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'47"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 154.65 FEET A 1/2 INCH IRON ROD WITH PINK CAP SET, A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, SAME BEING A POINT ON THE SOUTH LINE OF WARE RIDGE SUBDIVISION, RECORDED IN VOLUME 50, PAGE 199, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°27'13"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE SOUTH LINE OF THE SAID WARE RIDGE SUBDIVISION, A DISTANCE OF 1214.69 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE SOUTH LINE OF THE SAID WARE RIDGE SUBDIVISION, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S08°32'47"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF N. 33RD STREET, A DISTANCE OF 495.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.754 ACRE OF LAND, MORE OR LESS.

LEGEND
● 1/2" IRON ROD FOUND "IRF" "CIRF"
○ 1/2" IRON ROD SET W/PINK CAP "IRS"
▲ COTTON PICKER SPINDLE FOUND "CPS"
⊗ MAG NAIL SET "MNS"
(S0°00'00"W 0.0') – RECORD BEARING & DISTANCE
O.P.R.H.C. – OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
M.R.H.C. – MAP RECORDS HIDALGO COUNTY
R.O.W. – RIGHT-OF-WAY
P.O.B. – POINT-OF-BEGINNING
P.O.C. – POINT-OF-COMMENCING

RJC DEVELOPMENT GROUP

TBPE FIRM REGISTRATION F-24367

3805 PLANTATION GROVE BLVD. SUITE 33
MISSION TX 78572
(956) 400-9279

1-OF-2

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALVARO GONZALEZ	201 W. HOBBS DRIVE	EDINBURG, TX. 78539	(956) 605-3951
ENGINEER:	DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD. SUITE 33	MISSION, TEXAS 78572	(956) 400-9279
SURVEYOR:	MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	334.26	920.00	20.82	N71° 03' 19"W	332.43
C1	334.32	920.00	20.82	N69° 53' 42"W	332.48
C2	31.31	20.00	89.71	N53° 41' 32"E	28.21
C3	31.52	20.00	90.31	S36° 19' 01"E	28.36
C4	35.20	334.00	6.04	S84° 28' 23"E	35.19
C5	36.51	334.00	6.26	N89° 22' 32"E	36.50
C6	19.23	334.00	3.30	N84° 35' 40"E	19.22
C7	17.98	616.00	1.67	N83° 46' 54"E	17.98
C8	36.88	616.00	3.43	N86° 20' 00"E	36.87
C9	36.46	616.00	3.39	N89° 44' 39"E	36.46
C10	36.02	634.00	3.26	S80° 24' 45"E	36.02
C11	36.02	634.00	3.25	S83° 40' 03"E	36.01
C12	10.15	634.00	0.92	S85° 45' 13"E	10.15
C13	24.27	166.00	8.38	S82° 01' 48"E	24.24
C14	32.20	166.00	11.12	S72° 17' 05"E	32.15
C15	32.63	166.00	11.26	S61° 05' 45"E	32.58
C16	30.18	166.00	10.42	S50° 15' 21"E	30.14
C17	25.78	166.00	8.90	S40° 35' 57"E	25.75
C18	27.08	166.00	9.35	S31° 28' 39"E	27.05
C19	36.18	166.00	12.49	S20° 33' 37"E	36.11

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C20	4.71	166.00	1.63	S13° 30' 13"E	4.71
C21	36.68	284.00	7.40	S16° 23' 24"E	36.65
C22	48.74	284.00	9.83	S25° 00' 22"E	48.68
C23	50.03	284.00	10.09	S34° 58' 09"E	49.97
C24	49.39	284.00	9.96	S44° 59' 53"E	49.33
C25	48.75	284.00	9.83	S54° 53' 51"E	48.69
C26	47.17	284.00	9.52	S64° 34' 24"E	47.12
C27	35.55	20.00	101.83	N59° 44' 26"E	31.05
C28	43.48	335.50	7.43	N5° 07' 31"E	43.45
C29	43.09	40.00	61.72	N29° 26' 47"W	41.03
C30	8.77	44.00	11.42	N54° 35' 49"W	8.75
C31	26.20	44.00	34.12	N31° 49' 50"W	25.81
C32	22.38	44.00	29.14	N0° 12' 14"W	22.14
C33	19.11	44.00	24.88	N26° 48' 20"E	18.96
C34	16.32	44.00	21.25	N49° 52' 11"E	16.22
C35	22.05	44.00	28.71	N74° 50' 51"E	21.82
C36	23.40	44.00	30.47	S75° 33' 59"E	23.12
C37	21.25	44.00	27.67	S46° 29' 48"E	21.05
C38	21.25	44.00	27.67	S18° 49' 23"E	21.05
C39	23.07	44.00	30.04	S10° 01' 55"W	22.80

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	8.37	100.00	4.80	S22° 39' 06"W	8.37
C41	36.20	100.00	20.74	S9° 52' 54"W	36.01
C42	0.15	100.00	0.09	S0° 32' 02"E	0.15
C43	36.10	367.50	5.63	S2° 14' 12"W	36.09
C44	24.29	367.50	3.79	S6° 56' 40"W	24.29
C45	31.52	20.00	90.29	S36° 18' 28"E	28.36
C46	31.32	20.00	89.71	S53° 41' 21"W	28.21
C47	28.18	20.00	80.73	N31° 31' 37"W	25.91
C48	18.55	316.00	3.36	N70° 12' 35"W	18.55
C49	32.30	316.00	5.86	N65° 35' 58"W	32.29
C50	35.69	316.00	6.47	N59° 26' 09"W	35.67
C51	33.88	316.00	6.14	N53° 07' 43"W	33.86
C52	26.52	316.00	4.81	N47° 39' 11"W	26.51
C53	36.67	316.00	6.65	N41° 55' 31"W	36.64
C54	36.11	316.00	6.55	N35° 19' 38"W	36.10
C55	36.05	316.00	6.54	N28° 47' 05"W	36.03
C56	36.46	316.00	6.61	N22° 12' 38"W	36.44
C57	34.28	316.00	6.21	N15° 47' 51"W	34.26
C58	3.12	134.00	1.33	N13° 21' 23"W	3.12
C59	36.59	134.00	15.65	N21° 50' 46"W	36.48

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C60	36.33	134.00	15.53	N37° 26' 10"W	36.22
C61	39.07	134.00	16.71	N53° 33' 24"W	38.94
C62	21.25	45.00	27.06	N49° 34' 34"E	21.05
C63	16.87	50.00	19.33	N88° 15' 55"E	16.79
C64	19.35	2216.00	0.50	S82° 19' 13"E	19.35
C65	35.58	2216.00	0.92	S83° 01' 49"E	35.58
C66	35.61	2216.00	0.92	S83° 57' 02"E	35.61
C67	36.03	2216.00	0.93	S84° 52' 36"E	36.03
C68	24.44	2216.00	0.63	S85° 39' 30"E	24.44
C69	60.91	34.00	102.64	S34° 39' 10"E	53.09
C70	47.95	466.00	5.90	S13° 43' 16"W	47.93
C71	70.11	466.00	8.62	S6° 27' 46"W	70.05
C72	28.84	20.00	82.61	S43° 27' 35"W	26.40
C73	23.89	584.00	2.34	S85° 56' 18"W	23.88
C74	38.72	584.00	3.80	S89° 00' 34"W	38.71
C75	40.08	584.00	3.93	N87° 07' 30"W	40.07
C76	37.38	584.00	3.67	N83° 19' 31"W	37.38
C77	37.38	584.00	3.67	N83° 19' 31"W	37.38
C78	36.17	584.00	3.55	N79° 43' 02"W	36.16
C79	47.89	366.00	7.50	N85° 12' 08"W	47.86

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C80	32.16	20.00	92.14	N42° 52' 51"W	28.81
C81	27.00	434.00	3.56	N4° 58' 16"E	26.99
C82	36.01	434.00	4.75	N9° 07' 50"E	36.00
C83	36.15	434.00	4.77	N13° 53' 38"E	36.14
C84	2.95	434.00	0.39	N16° 28' 28"E	2.95
C85	28.60	66.00	24.83	N4° 15' 13"E	28.38
C86	21.22	66.00	18.42	N17° 22' 15"W	21.12
C87	21.22	66.00	18.42	N35° 47' 31"W	21.13
C88	22.52	66.00	19.55	N54° 46' 46"W	22.41
C89	24.68	66.00	21.42	N75° 15' 59"W	24.53
C90	24.68	66.00	21.42	N75° 15' 59"W	24.53
C91	7.56	2184.00	0.20	N85° 52' 30"W	7.56
C92	7.56	2184.00	0.20	N85° 52' 30"W	7.56
C93	36.09	2184.00	0.95	N85° 18' 09"W	36.09
C94	36.09	2184.00	0.95	N85° 18' 09"W	36.09
C95	36.06	2184.00	0.95	N84° 21' 22"W	36.06
C96	36.03	2184.00	0.95	N83° 24' 38"W	36.03
C97	36.01	2184.00	0.94	N82° 27' 56"W	36.01
C98	4.05	2184.00	0.11	N81° 56' 25"W	4.05
C99	31.98	350.00	5.24	N79° 16' 10"W	31.97

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C100	36.33	350.00	5.95	N73° 40' 43"W	36.31
C101	0.08	350.00	0.01	N70° 41' 55"W	0.08
C102	28.64	45.00	36.47	N88° 55' 36"W	28.16
C103	20.42	45.00	26.00	S59° 50' 17"W	20.25
C104	18.85	45.00	24.00	S34° 50' 17"W	18.71
C105	44.74	920.00	2.79	S72° 44' 41"E	44.74
C106	65.98	920.00	4.11	S76° 11' 33"E	65.97
C107	48.14	920.00	3.00	S79° 44' 47"E	48.14
C108	3.51	920.00	0.22	S81° 21' 17"E	3.51
C109	23.46	920.00	1.46	S63° 32' 21"E	23.46
C110	34.71	920.00	2.16	S61° 43' 39"E	34.71

RJC DEVELOPMENT GROUP

TBPE FIRM REGISTRATION F-24367

3805 PLANTATION GROVE BLVD. SUITE 33
MISSION TX 78572
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	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALVARO GONZALEZ	201 W. HOBBS DRIVE	EDINBURG, TX. 78539	(956) 605-3951
ENGINEER:	DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD. SUITE 33	MISSION, TEXAS 78572	(956) 400-9279
SURVEYOR:	MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/5/2025

SUBDIVISION NAME: VILLAS AT TRENTON

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Ware Road (F.M. 2220): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By the State Curb & gutter: By the State Revisions needed: - Revise the street name as shown above wherever applicable, prior to final. - Need to label the Total R.O.W., Existing R.O.W., dimension from Centerline (C.L.) after accounting for any dedication. Use applicable arrow annotations <-------|--------> as required. - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final. - On the Survey provided, there is a mention of a Tx-DOT R.O.W. parcel acquired, provide copies of these documents and show on the plat prior to final. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to recording. *****COM Thoroughfare Plan	Non-compliance
Interior Street (Private & Gated):Dedication required for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions needed: - Street names "Street A, B, C, etc." will need to be revised prior to final. - Plat shows 32.0 ft. R.O.W. for interior streets, with various stub-outs going North & South. Cul-de-sac turn arounds are required, streets cannot dead-end into an alley. Clarify the "double-line" being shown at the end of said stub-outs, clarify purpose. - Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. Submit gate details as applicable, finalize prior to final. -Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. -If boulevard / island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. -A secondary access shall be required for gated streets providing access to 31+ dwelling units. -As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final ***COM Thoroughfare Plan	Non-compliance
North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW Paving: 40 ft. Curb & gutter: Both sides Revisions needed: - Please label centerline prior to final. Need to clarify which line is the Centerline. - Label documents numbers regarding how existing ROW was dedicated prior to final. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to final. **COM Thoroughfare Plan	Non-compliance

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

Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides - Revise the Street name as shown above wherever applicable, prior to final. - Need to label the Total R.O.W., Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this. <----------|---------->; - Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
200 ft.~ Block Length for R-2 Zone Districts - Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet OR twelve (12) lots, whichever is less. ***Unified Development Code Section 5.3.6.C.3.a	Non-compliance
* 300 ft. Maximum Cul-de-Sac - Permanent Cul-De-Sacs shall not exceed three hundred (300) feet in length unless no other alternative is available. - An approved turn around would be needed where street dead-ends. - Cul-De-Sacs must be 96 ft. in diameter, face-to-face. - Preliminary plat submitted on August 20, 2025 does not appear to comply with the Maximum Cul-De-Sac length requirement. Provide 'Cul-De-Sac' paving details prior to final. ***Unified Development Code Section 5.3.9.H.4	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	Non-compliance
SETBACKS	
* Front: 5 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Revise plat note as shown above prior to final. **Unified Development Code Section 2.2.3.D.4	Non-compliance
* Rear: 10 ft. or greater for easements Revisions needed: - Please add plat note as shown above prior to recording **Setback requirements was established through CUP for Planned Unit Development and was approved by City Commission on October 24, 2022. ***Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 5 ft. or greater for easement or approved site plan, whichever is greater applies. Revisions needed: ***Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, whichever is greater. ***Zoning Ordinance: Section 138-356	Non-compliance
* Garage :18 ft. except where a greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	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	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Ware Road, N.33rd Street and both sides of interior streets. **Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. ***Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd., Auburn Ave., & N.33rd Street. Revisions needed: - Please revise plat note #18 as show above 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. - Shown as plat note #17. - Masonry wall will be required along the recorded El Tigre Food Store No. 15. **Landscaping Ordinance: Section 110-46	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Ware Road, Auburn Ave. and N.33rd Street. Revisions needed: - Please add plat note as show above prior to final. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Need to add plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to add plat note as shown above prior to final. **Section 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
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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 **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. * Minimum Lot width is 20 ft. and minimum lot area is 2,250 s.f. Revisions needed: - As shown by the Curve Tables on Page 2, it appears that Lots 71, 32, & 33 do not comply with the Minimum Lot Width. Please clarify. - Common Lots "A" and "B" need to be identified, as "Common Area A" and "Common Area B" , clarify if it will be used as part of a detention area. ***Unified Development Code Section 2.2.3.D.4	Non-compliance
ZONING/CUP	
* Existing : R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) - Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Number of dwelling units on the application states its for 87, park fees would therefore be $700 X 87 = $60,900.00 fee established.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, please submit a Trip Generation worksheet to determine if TIA is required, prior to final plat. - Please contact the Traffic operations department (956) 681-2715 for more information.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: - Need to add the wording for " (Private Subdivision)" under the Title of the Plat. - Verify Owner's Signature block, as the wording being shown appears to be the wording used for Public Subdivisions, also I would like to add that the note references Taylor Rd., but Taylor Rd. is not in this area. - On the Location map, needs to add a frame on the N-arrow, add a Solid hatch on the Subdivision Project Site. - Missing plat notes for HOA, Common Areas, corrected sidewalk plat notes, etc. - The City of McAllen does not require the Irrigation district's signature block, but if its presented on the plat, you must provide for their signature & required documents. (i.e. HCID#1 Tax Certificates) - Needs to provide staff with copy of all R.O.W./ easement documents being shown on the plat prior to final. - Needs to add parcel information for properties located to the North and West of N. Ware Rd. - Verify and review the bearings and distances / Metes and bounds. - Verify that the curve tables match the lot widths shown on the plat, it is currently missing the CURVE DATA POINTS (o) - Update the date of preparation with any new revised submittals moving forward. - Contours & Elevations need to be shown legibly on the plat. *Disclaimer: Any abandonments must be done by a separate instrument, cannot be done by plat, must be finalized prior to final. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied


LOCATION
PROPOSED VILLAS AT TRENTON SUBDIVISION
SUBDIVISION PHASE III
CAMPO DE SUENOS SUBDIVISION PHASE II
APARTMENTS AT WARE SUBDIVISION
WARE RIDGE SUBDIVISION
SAN SIMEON ST SUBDIVISION
EL TIGRE FOOD STORE NO. 15
SHARPLESS SQUARE SUBDIVISION
TRENTON CURVE PLAZA SUBDIVISION
McALLEN I.S.D. MIDDLE SCHOOL
VILLATORRE ESTATES AT ALMON SUBDIVISION
ALMON ESTATES
ANTIGUA SUBDIV
McALL BASEBA SUB
PRIVATE DR
EMORY AVE
DUKE AVE
CORNELL AVE
CORNELL AVE (PRIVATE)
AUBURN AVE
5 MILE RD.
N WARE RD
N. WARE ROAD
N 35TH ST
N 33RD ST
TRENTON RD
ZENKER AVE
ZENAIDA AVE
YELLOWHAMMER AVE
COMMON AREA "B"
DETENTION POND
DETENTION AREA LOT A
52
57
58
N
W
E
S

SUB2025-0123

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name West Village Subdivision

Legal Description 1.427 acres of Lot 14, Section 280, Vol. 24, Pg. 168-171 & 5.0 acres of Lot 14, Section 280, Vol. 24, Pg. 170, Texas-Mexican Railway Co. Survey.

Location Next to Northwest corner of 23rd & Sprague Rd.

City Address or Block Number 10917 N 23rd St

Total No. of Lots 46 Total Dwelling Units 46 Gross Acres 6.427 Net Acres 6.003

☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ: Yes/☑No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 46 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R1,R2, R3T (R: lot 1-10 & 36 / R2: lot 37-46 / R3T: lot 11-35) Proposed Zoning _____ Applied for Rezoning ☐No/☑Yes: Date 01/21/2025

Existing Land Use Vacant Proposed Land Use Duplex/Townhomes/Single Family

Irrigation District # 1 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 297750 & 297748

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name Maria Lourdes Moya Phone (956) 821 2578

Address 420 Warber Ave E-mail moyamary@gmail.com

City McAllen State TX Zip 78504

Developer

Name Del-Rose Development LLC Phone (956) 342 1036

Address 3107 Center Point Dr E-mail davidreed109@gmail.com

City Edinburg State TX Zip 78539

Contact Person David Reed

Engineer

Name CHLH Engineering, LLC Phone (956) 687 5560

Address 701 S 15th St E-mail cloro@chlhengineering.com

City McAllen State TX Zip 78501

Contact Person Cloromiro Hinojosa Jr

Surveyor

Name Rio Delta Surveying Phone (956) 262 0222

Address 24593 FM 88 E-mail jmgonzalezrpls@msn.com

City Monte Alto State TX Zip 78538

RECEIVED
AUG 22 2025
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

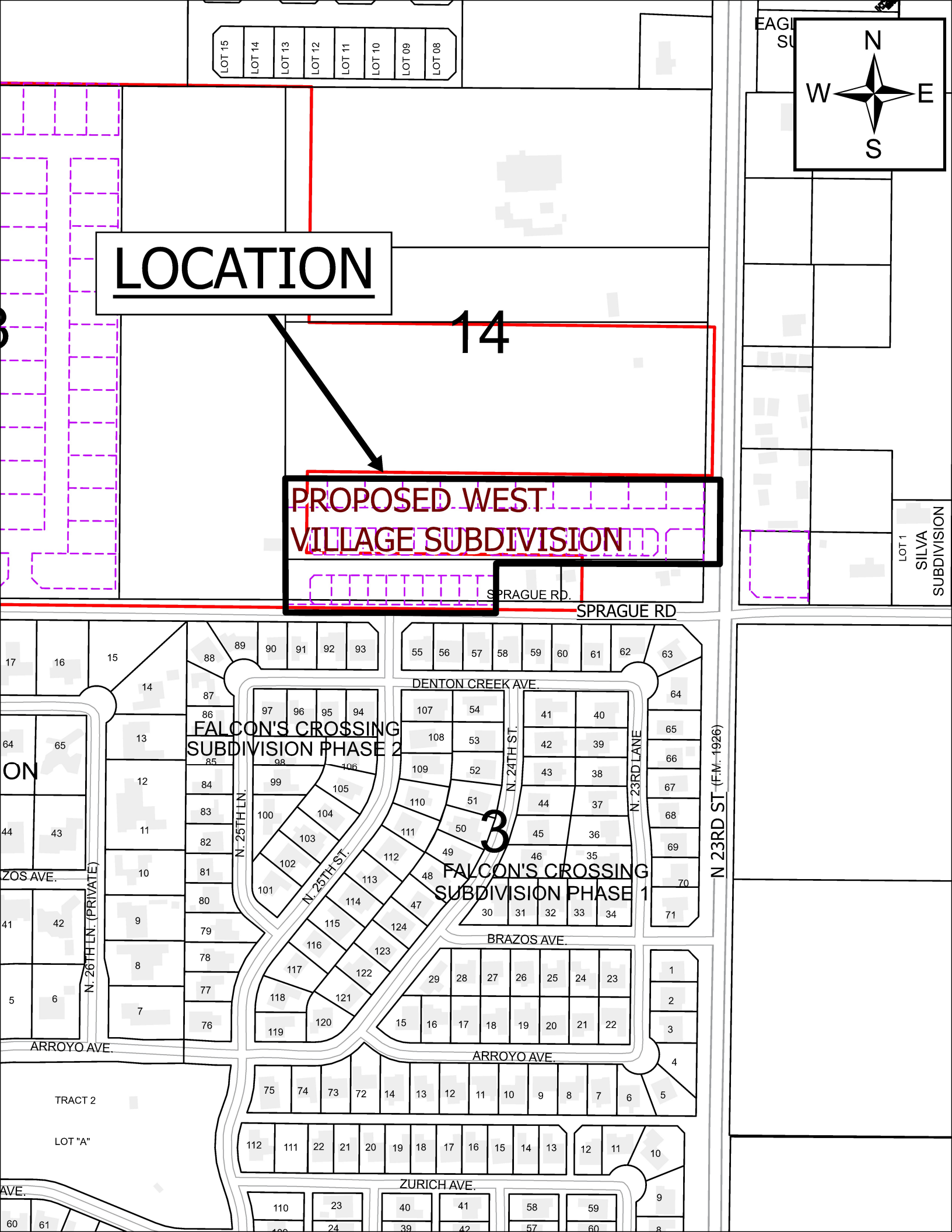
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Maria Moya Date 5/19/2025

Print Name Maria Moya

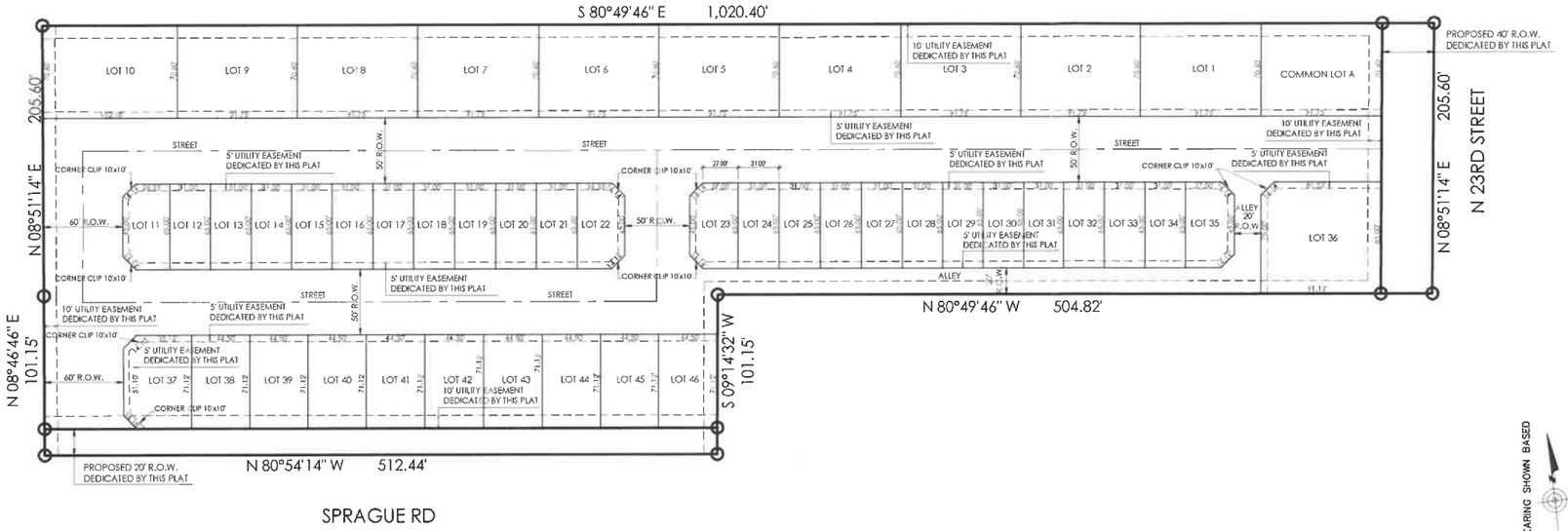
Owner ☐ Authorized Agent ☐

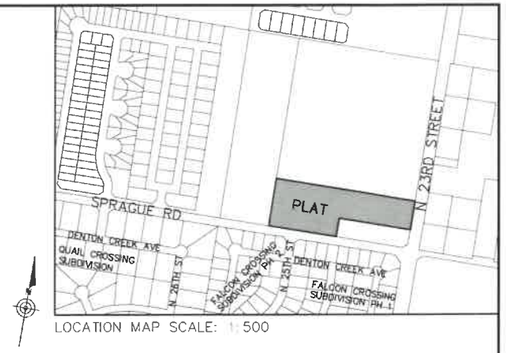
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
14
PROPOSED WEST VILLAGE SUBDIVISION
SPRAGUE RD.
SPRAGUE RD
N
W
E
S
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 09
LOT 08
LOT 1
SILVA SUBDIVISION
N 23RD ST (F.M. 1926)
DENTON CREEK AVE.
FALCON'S CROSSING SUBDIVISION PHASE 2
FALCON'S CROSSING SUBDIVISION PHASE 1
3
N. 25TH LN.
N. 25TH ST.
N. 24TH ST.
N. 23RD LANE
N. 26TH LN. (PRIVATE)
BRAZOS AVE.
ARROYO AVE.
ZURICH AVE.
TRACT 2
LOT "A"

SUBDIVISION PLAT OF WEST VILLAGE SUBDIVISION

MCALLEN, TEXAS





LOCATION MAP SCALE: 1" 500

BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1"= 50'

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

MAYOR, CITY OF MCALLEN DATE:

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

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

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

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

O.E. BRAND JR., PRESIDNET MARK FREELAND, SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20_____

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

No. _____ STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

No. _____ STATE OF TEXAS.

GENERAL NOTES:

1. FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN:ZONE "B", AREAS BETWEEN LIMITS OF THE 10-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); AS PER COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED NOVEMBER 16, 1982.
3. A 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON SPRAGUE RD & 23TH STREET.
4. MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT:45 FT OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING, WHICHEVER IS GREATER APPLIES
   REAR: 10 FT OR GREATER FOR EASEMENTS.
   SIDES: 6 FT OR GREATER FOR EASEMENTS.
5. BENCHMARK: BENCHMARK SPINDLE IN PP
   EASTING:
   NORTHING:
   ELEVATION:
6. MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
10. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
    TOTAL OF (AC-FT)
12. NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
13. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES
14. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
15. COMMON AREAS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
16. 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.
17. A MINIMUM 24 FT PRIVATE SERVICE DRIVE FOR CITY SERVICES TO BE ESTABLISHED AS PART OF SITE PLAN AND MUST BE MAINTAINED BY LOT OWNER AND NOT THE CITY OF MCALLEN.

METES & BOUNDS:

STATE OF TEXAS
COUNTY OF HIDALG

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

OWNER DATE
ADDRESS

STATE OF TEXAS
COUNTY OF HIDALG

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

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

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS

NOTARY PUBLIC

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

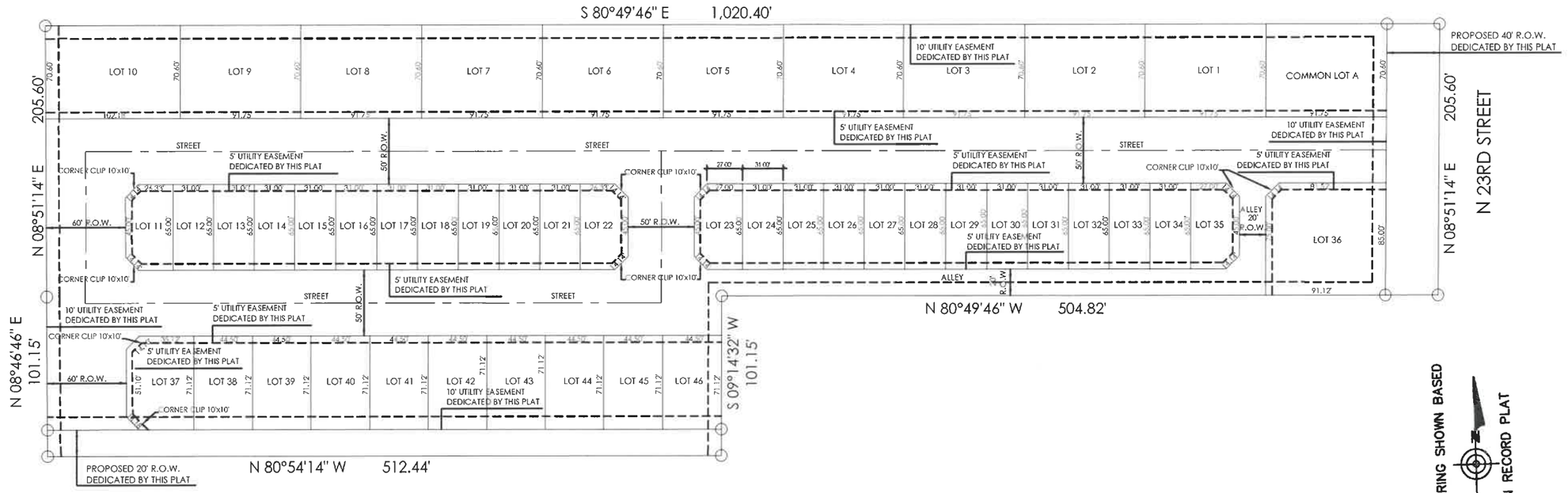
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER:			
ENGINEER: CHLH ENGINEERING, LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560

CHLH ENGINEERING, LLC
TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 F

AUG 22 2025

DATE OF PREPARATION: JULY 1, 2025



SUBDIVISION PLAT OF WEST VILLAGE SUBDIVISION

MCALLEN, TEXAS

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

RECEIVED
AUG 22 2025
By

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/4/2025

SUBDIVISION NAME: WEST VILLAGE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North 23rd Street: Dedication of 60 ft. R.O.W from centerline for a total of 120 ft. of R.O.W Paving: 65 ft. - 85 ft. Curb & gutter both sides Revision Required: - Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. - Must show R.O.W existing on both sides of the centerline and total R.O.W. - Once R.O.W existing is shown on plat as required, dedication requirements will be established. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Sprague Road: Dedication for 40 ft. of R.O.W from centerline for a total of 80 ft. R.O.W Paving 52 ft. Curb & gutter both sides - Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. - Must show R.O.W existing on both sides of the centerline and total R.O.W. - Once R.O.W existing is shown on plat as required, dedication requirements will be established. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: 60 ft. of R.O.W 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	Non-compliance
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial properties. City of McAllen", prior to final. - Plat provides for all alleys at the rear of Lots 21-35. - 20 ft. x20 ft. corner clip required at alley intersection. **Subdivision Ordinance: Section 134-106	Non-compliance

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

SETBACKS	
Front: Lots 1-10 and 36: 25 ft. or greater for easements, whichever is greater applies (R-1) Lots 11-35: 10 ft. or greater for easements, whichever greater applies (R-3T) Lots 37-46: 20 ft. or greater for easements, whichever greater applies (R-2) *Proposing: 45 ft. or greater for easements, or in line with existing, whichever greater applies. - Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Rear Lots 1-10 and 36: 10 ft. or greater for easements. Lots 11-35: 10 ft. or greater for easements. Lots 37- 46: 6 ft. or greater for easements - Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Interior Sides: Lots 1-10 and 36: 6 ft. or greater for easements. Lots 11-35: in accordance with the zoning ordinance or greater for easements. Lots 37-46: 6 ft. or greater for easements. -Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Corner - 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Non-compliance
Garage: 18 ft. except where greater setbacks is required, greater setbacks applies. Revision required: - Include a plat note as stated above. - Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Sprague Road and North 23rd street, and both sides of all interior streets. - May increase to 5 ft. as per Engineering Department, prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 23rd Street and Sprague Road. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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

NOTES	
* No curb cut, access, or lot frontage permitted along North 23rd and Sprague Road. -Add plat note as noted above, prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. -Please revise plat note #15 as stated above.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revision required: Please revise plat note #15 as shown 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 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - HOA must be submitted for review prior to recording. Also, plat notes required in regard to HOA. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Once revised and finalized, HOA will be recorded simultaneously with the plat. -Please add plat note as shown above. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 - Engineer must clarify if this will be public or private subdivision.	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 / R-2 / R3T Proposed: R-1 / R-2 / R3T ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - At the City Commission Meeting of February 10, 2025, the board approved the request to R-2 District (1.43 acres) bottom portion. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - Based on submitted application and plat, 46 dwelling units/lots are proposed. As per Parks Department, park land dedication 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.	TBD

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

* Park Fee of $700 per lot/dwelling unit to be paid prior to recording A park fee of $32,200 (46 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. - please provide acreage to determine park land dedication.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC. * Park Fee of $700 per lot/dwelling unit to be paid prior to recording A park fee of $32,200 (46 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. -Engineer must clarify if this plat will be public or private. The owners signature block includes verbiage for a public subdivision. Once clarified, additional requirements will be established, prior to final. - Please provide a survey of the entire property. - Indicate if this subdivision will be public or private, owners signature block and application are not corresponding, prior to final. -For Lots 11 through 22, please indicate if the front will be facing north or south, prior to final. - Provide the legal description of the property below the subdivision name, prior to final. - Provide the metes and bounds on the southwest corner of the plat, prior to final. - If it's a private subdivision, please provide gate details.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS DISAPPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	TBD

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


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

SUB2024-0127

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name HAVEN HILL SUBDIVISION

Legal Description BEING 9.67 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.67 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS

Location APPROX. 600 FT NORTH OF AUBURN AVE AND WARE RD INTERSECTION, ON WEST RIGHTS OF WAY OF WARE RD.

City Address or Block Numbe 8017 North Ware Road

Total No. of Lots 46 Total Dwelling Units 46 Gross Acres 9.53 Net Acres 9.47

☐Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 46 **Lots)** Replat: ☐Yes/☑No

Existing Zoning A-O Proposed Zoning R-1 Applied for Rezoning ☐No/☑Yes: Date ____

Existing Land Use VACANT Proposed Land Use SINGLE FAMILY SUBDIVISION

Irrigation District # HCID#1 Water CCN: ☑MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☐No Parcel # 210559, 210566, 210556

Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name FORTIS LAND COMPANY, LLC Phone 956-769-6000

Address 5612 N 10 ST SUITE 200 E-mail OMAR@OGBUILD.COM

City MCALLEN State TX Zip 78504

Developer

Name FORTIS LAND COMPANY, LLC Phone 956-769-6000

Address 5612 N 10TH ST SUITE 200 E-mail OMAR@OGBUILD.COM

City MCALLEN State TX Zip 78504

Contact Person OMAR GARCIA

Engineer

Name RIO DELTA ENGINEERING Phone 956-380-5152

Address 921 S. 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

Contact Person IVAN GARCIA, P.E., R.P.L.S.

Surveyor

Name IVAN GARCIA, P.E., R.P.L.S. Phone 956-380-5152

Address 921 S. 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

RECEIVED
NOV 25 2024
By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 11/20/24

Print Name Omar Garcia

Owner ☒ Authorized Agent ☐

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

VAR2025-0034

City of McAllen
Planning Department
VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: BEING 9.67 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS. SAID 9.67 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS

Street Address: 8017 N WARE ROAD MCALLEN TX.

Number of lots: 45 Gross acres: 9.67 ACRES

Existing Zoning: R-1 Existing Land Use: VACANT

☑ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name: RIO DELTA ENGINEERING Phone: (956) 380-5152

Address: 921 S. 10TH AVENUE E-mail: EDINBURG@RIODELTAENGINEERING.COM

City: EDINBURG State: TX Zip: 78539

Owner

Name: FORTIS LAND COMPANY, LLC Phone: (956) 769-6000

Address: 5612 N. 10TH ST. SUITE 200 E-mail:

City: MCALLEN State: TX Zip: 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: [signature] Date: 8/22/25

Print Name: Ivan Garcia ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by: NM Payment received by: _____ Date: _____

Rev 06/21

AUG 22 2025

BY: [signature]

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

VARIANCE

1) SIDE SETBACKS

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

1) THE VARIANCE REQUEST IS FOR THE INTERIOR SIDE SETBACKS TO BE REDUCED FROM 6FT TO 5 FT, GIVEN THE WIDTH OF THE LOTS. THE HOMES TO BE BUILD IN THESE LOTS NEED A MINIMAL OF 40 FT OF BUILDABLE WIDTH, AND THE 5 FT SETBACK WOULD GIVE US THE WIDTH NEEDED. THE SUBDIVISION WOULD FOLLOW AND FALL WITHIN THE NEW CITY ORDINANCE FOR SETBACKS ON INTERIOR SIDES OF A RESIDENTIAL SUBDIVISION.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

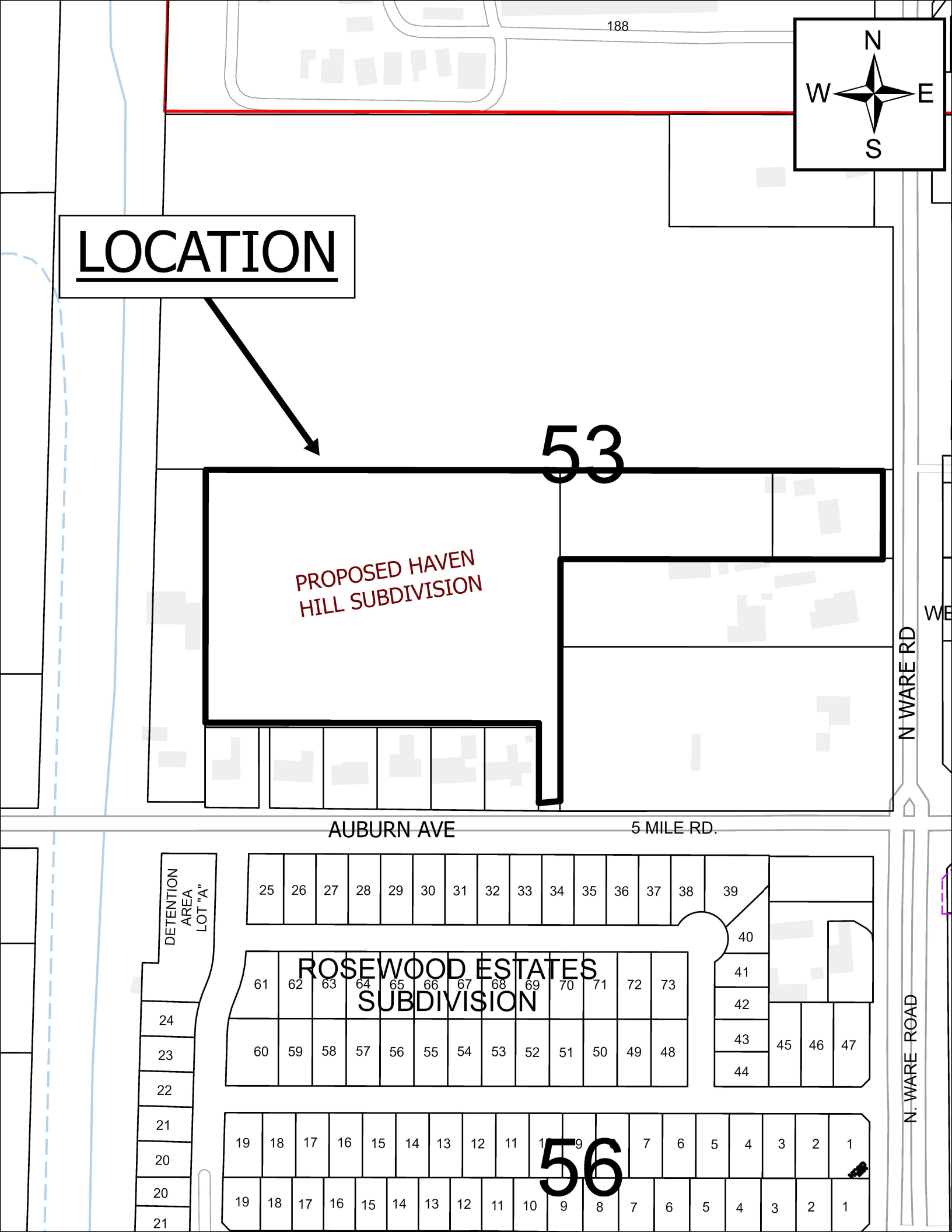
1) THE VARIANCE REQUEST IS FOR THE INTERIOR SIDE SETBACKS TO BE REDUCED FROM 6FT TO 5 FT, GIVEN THE WIDTH OF THE LOTS. THE HOMES TO BE BUILD IN THESE LOTS NEED A MINIMAL OF 40 FT OF BUILDABLE WIDTH, AND THE 5 FT SETBACK WOULD GIVE US THE WIDTH NEEDED. THE SUBDIVISION WOULD FOLLOW AND FALL WITHIN THE NEW CITY ORDINANCE FOR SETBACKS ON INTERIOR SIDES OF A RESIDENTIAL SUBDIVISION.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

1) WILL NOT AFFECT ANY ADJOINING PROPERTIES.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

1) THE VARIANCE REQUEST IS FOR THE INTERIOR SIDE SETBACKS TO BE REDUCED FROM 6FT TO 5 FT, GIVEN THE WIDTH OF THE LOTS. THE HOMES TO BE BUILD IN THESE LOTS NEED A MINIMAL OF 40 FT OF BUILDABLE WIDTH, AND THE 5 FT SETBACK WOULD GIVE US THE WIDTH NEEDED. THE SUBDIVISION WOULD FOLLOW AND FALL WITHIN THE NEW CITY ORDINANCE FOR SETBACKS ON INTERIOR SIDES OF A RESIDENTIAL SUBDIVISION.


188
N
W
E
S
LOCATION
53
PROPOSED HAVEN
HILL SUBDIVISION
N WARE RD
AUBURN AVE
5 MILE RD.
DETENTION
AREA
LOT "A"
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39
40
41
42
43
44
45 46 47
ROSEWOOD ESTATES
SUBDIVISION
61 62 63 64 65 66 67 68 69 70 71 72 73
60 59 58 57 56 55 54 53 52 51 50 49 48
24
23
22
21
20
20
21
N. WARE ROAD
19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
56
19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

DATE OF PREPARATION: AUGUST 12, 2025

HAVEN HILL SUBDIVISION

BEING 9.67 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.67 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 9.67 ACRES TRACT OF LAND BEING OUT OF AND FORMING A PART OR PORTION OF A TRACT OF LAND CONVEYED TO RALPH L. GEARHART, DESCRIBED IN DOCUMENT NUMBER 3543686, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

LEGEND
- ● – FOUND 1/2 INCH IRON ROD
- ● – FOUND 5/8 INCH IRON ROD
- ▲ – FOUND CENTER PICKER SPINDLE
- ▲ – SET COTTON PICKER SPINDLE

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C	CENTER LINE
L	LOT LINE

SCALE 1" = 80'
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE (4205). ALL DISTANCE AND COORDINATES ARE GRID. ALL BEARINGS ARE BASED ON GRID NORTH. ALL DISTANCES ARE SURFACE. COMBINED SCALE FACTOR IS 1.00013. ALL DISTANCES ARE SURFACE. ALL

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/3/2025

SUBDIVISION NAME: HAVEN HILL SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Ware Rd. (F.M. 2220) : Dedication as needed for 75 ft. from centerline for 150 ft. Total R.O.W. Paving: By the State Curb & gutter: By the State Revisions Needed: - Need to label the Proposed, Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this. - Need to label the width and dimensions of the TxDOT parcel acquisition to finalize R.O.W. dedication. - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final/recording. **Disclaimer: City of McAllen thoroughfare plan designates N. Ware Rd. as a High-Speed arterial with 150 ft. of R.O.W. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides * All on the property width (40 ft.) fronting Auburn Avenue is being dedicated as public ROW by this plat. - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: - Street names will need to be assigned prior to recording. - N/S Street on the south side of detention show 40 ft. of R.O.W. **Variance application (VAR2024-0049) has been submitted and will be presented at the P&Z meeting of February 4, 2025. The variance request was approved by the City Commission on February 10, 2025. - Staff Reviewing requirement for N/S collector street. Revise plat as required to comply with requirement. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required

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

N/S 1/4 Mile Collector Street (West-Boundary) - Dedication as needed for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - The layout with no quarter mile collector was approved in final form, by the Planning and Zoning Commission, on February 4, 2025. - The variance to the block length requirement was approved by the City Commission on February 10, 2025. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
E/W 1/4 Mile Collector Street (North-Boundary) - Dedication as needed for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - The layout with no quarter mile collector was approved in final form, by the Planning and Zoning Commission, on February 4, 2025. - The variance to the block length requirement was approved by the City Commission on February 10, 2025. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length Variance to the Block length was submitted (VAR2024-0049) and will be presented at the P&Z meeting of February 4, 2025. The variance request was approved by the City Commission on February 10, 2025 **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Disclaimer: As of plat submitted on November 25, 2024, Alleys are not being proposed. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. or greater for easements. - Engineer submitted a variance request on August 22, 2025, for a side setback to be at 5 ft. or greater for easements instead than the 6 ft. previously approved. **Zoning Ordinance: Section 138-356	Non-compliance
* Side Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

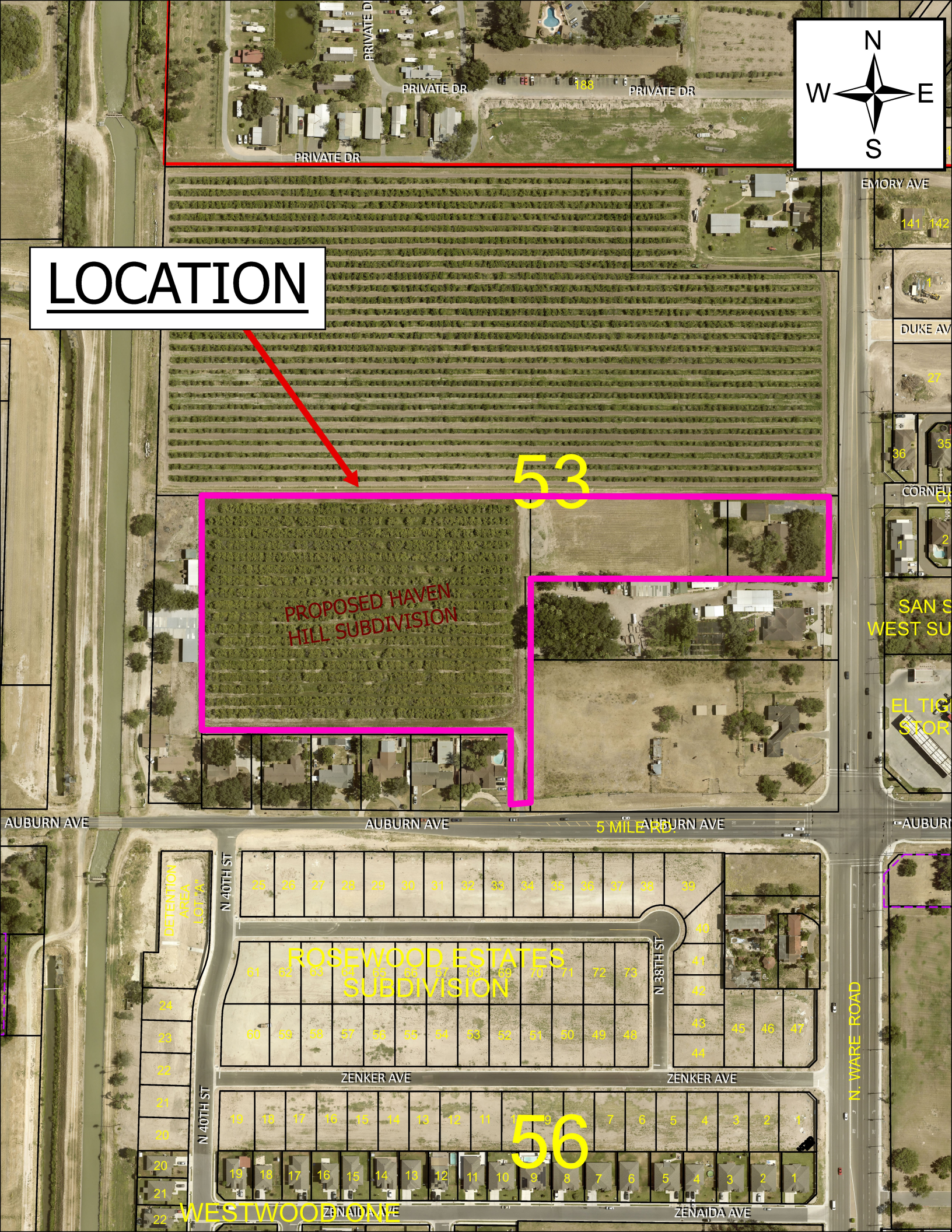
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Ware Rd., Auburn Ave., & both sides of all interior streets. Also, both sides of Collector Streets as applicable. Revisions Needed: *Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. Ware Rd. **Must comply with City Access Management Policy	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, detention lots, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Add a plat note as shown above prior to recording.	Required
* 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 110-72, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - Revised the section of the ordinance to 110-72, since this section applies to public subdivisions.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Provide a copy of the draft HOA document prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied

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

ZONING/CUP	
* Existing: AO (Agricultural and Open Space District) Proposed: R-1 (Single-Family Residential District) - Application for Zoning Change (REZ2024-0060) was submitted on November 15, 2024 and was presented at the December 17, 2024 Planning & Zoning meeting. City Commission approved the rezoning request on January 27th, 2025. ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval. - Application for Zoning Change (REZ2024-0060) was submitted on November 15, 2024 and was presented at the December 17, 2024 Planning & Zoning meeting. City Commission approved the rezoning request on January 27th, 2025. ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of $700 per dwelling unit ($31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of $700 per dwelling unit ($31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.	Required
* Pending review by the Parkland Dedication Advisory Board and CC. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of $700 per dwelling unit ($31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation is approved, no TIA required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Subdivision Name on the application is specified as "Haven Hill Subdivision" however, the engineer's title block on the right side refers to the project name as "Haven Hills Subdivision." Need to verify that the subdivision name is consistent throughout all applications, reports, paperwork, etc. - On the Owner's acknowledgement signature block, the wording being used is the one used for 'Private' Subdivisions, please make sure the wording required for 'Public' Subdivisions. - The latest plat submitted shows an irrigation easement on Lots 23, 24, 25, 34, 35, and 45, however should not overlap onto a utility easement. Need to Clarify prior to final/recording. - The plat was approved in final form at the P&Z meeting of February 4, 2025. *Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. - *** Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED AND CLARIFICATION TO THE VARIANCE REQUEST.	Applied

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


LOCATION
53
PROPOSED HAVEN HILL SUBDIVISION
56
ROSEWOOD ESTATES SUBDIVISION
WESTWOOD ONE
PRIVATE DR
PRIVATE DR
PRIVATE DR
188
EMORY AVE
DUKE AV
AUBURN AVE
AUBURN AVE
5 MILE RD
AUBURN AVE
N 40TH ST
N 38TH ST
N 40TH ST
ZENKER AVE
ZENKER AVE
ZENAIDA AVE
ZENAIDA AVE
N. WARE ROAD
DETENTION AREA LOT 'A'
SAN S
WEST SU
EL TIG
STOR
N
W
E
S

SUB2025-0052

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name De Rios Subdivision
Legal Description 0.19 Gross Acre Tract o/o Lot 6, Block 16, Steele and Pershing Subd.
Location 3021 S. "J" St., McAllen TX 78503
City Address or Block Number 3021 S "J" St
Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.19 Net Acres 0.17
☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No
For Fee Purposes: ☐Commercial (____ Acres)/☑ Residential (1 Lots) Replat: ☐Yes/☑No
Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☐No/☐Yes: Date ____
Existing Land Use Open Proposed Land Use Single Family Residential
Irrigation District # 2 Water CCN: ☑MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☑No Parcel # 273940
Estimated Rollback Tax Due N/A Tax Dept. Review gh

Owner

Name Tomas Rios Jr. Phone 956-529-2003
Address 7804 N. Bentsen Palm Dr. E-mail
City Mission State TX Zip 78574

Developer

Name Same as Owner Phone
Address E-mail
City State Zip
Contact Person

Engineer

Name Salinas Engineering & Associates Phone 956-682-9081
Address 2221 Daffodil Ave. E-mail dsalinas@salinasengineering.com
City McAllen State TX Zip 78501 msalinas@salinasengineering.com
Contact Person David/Mick Salinas

Surveyor

Name Same as Engineer Phone
Address E-mail
City State Zip

RECEIVED
MAR 28 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 3-28-25

Print Name David Salinas

Owner ☐ Authorized Agent ☑

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

VAR2025-0033

City of McAllen
Planning Department
VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: 0.19 AC. O/O LOT 6, BLK. 16, STEELE AND PERSHING SUBD.

Proposed Subdivision (if applicable): DE RIOS SUBD.

Street Address: 3021 S. "J" ST.

Number of lots: 1 Gross acres: 0.19

Existing Zoning: R-1 Existing Land Use: OPEN

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: DAVID SALINAS Phone: 682-9081

Address: 2221 DAFFODIL E-mail: dsalinas@salinaseng.com

City: MCALLEN State: TX Zip: 78501

Owner

Name: TOMAS RIOS Phone: 529-2003

Address: 7804 N. BENTSEN E-mail: TOMASRIOS25@gmail.com

City: MISSION State: TX Zip: 78574

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 8/20/'25

Print Name: DAVID OMAR SALINAS ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by: KE Payment received by: Date:

RECEIVED
AUG 20 2025
By

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

ALL SURROUNDING LANDS TO NOT HAVE ADDITIONAL ROAD DEDICATION.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

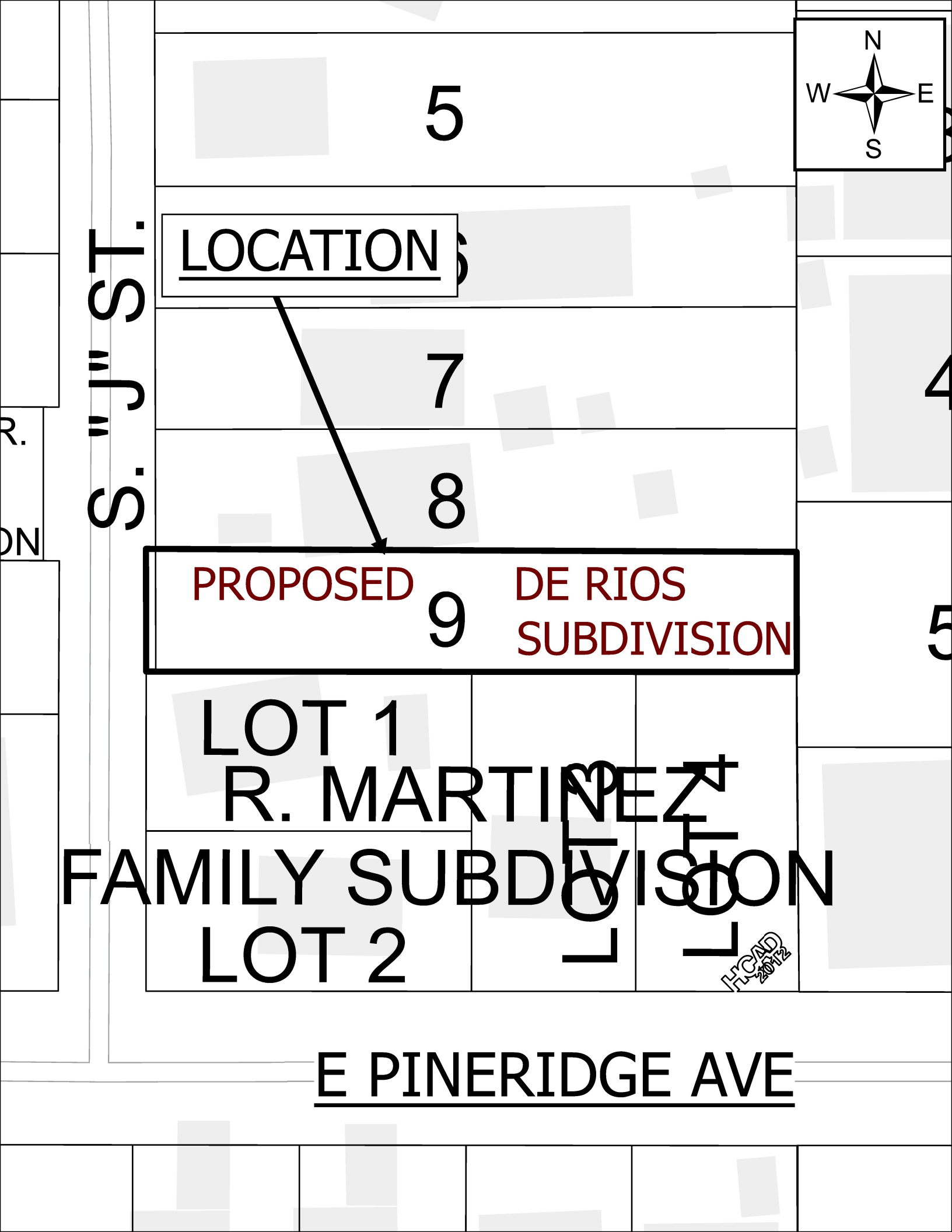
NOT DEDICATING ADDITIONAL ROW PERMITS GREATER AREA TO BUILD ON SMALL LOT.

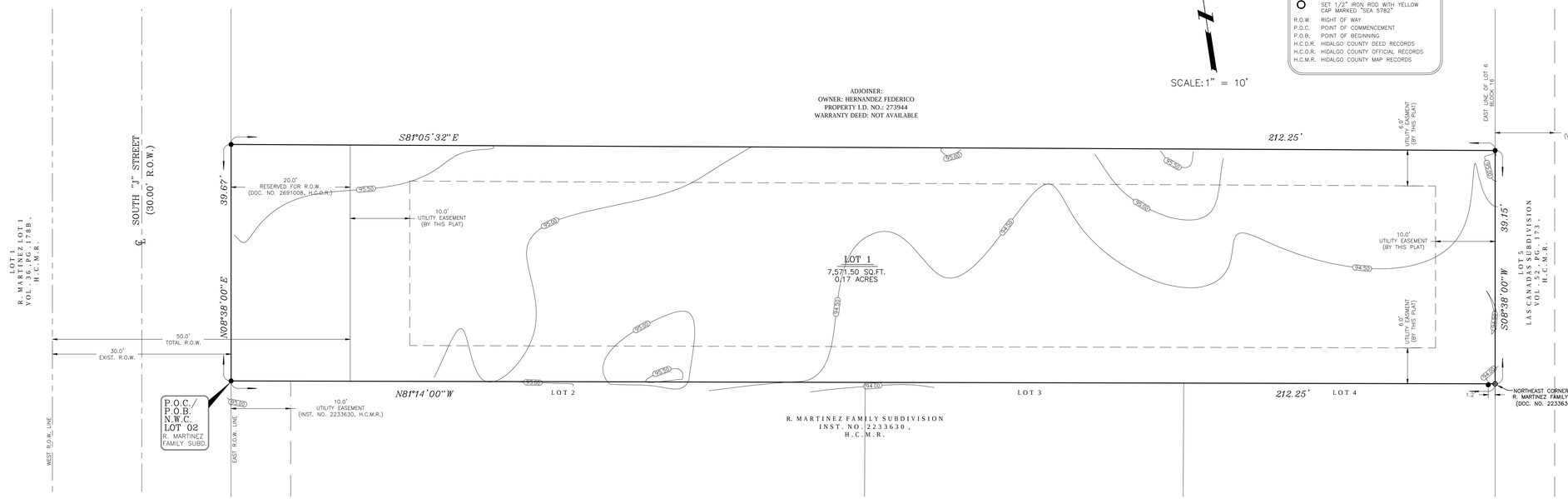
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

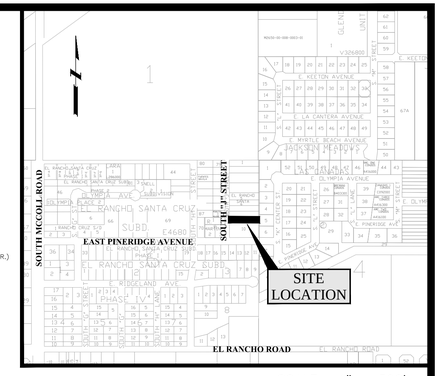
THE GRANTING OF THE VARIANCE DOES NOT AFFECT EXISTING PAVED ROADWAY OR ADJOINING NEIGHBORS.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

THESE LANDS ARE THE SOLE REMAINING OPEN LANDS ON THIS BLOCK. ALL ADJOINING LANDS ARE ALREADY IMPROVED


N
W
E
S
5
LOCATION
S. "J" ST.
7
8
PROPOSED
9
DE RIOS
SUBDIVISION
LOT 1
R. MARTINEZ
FAMILY SUBDIVISION
LOT 2
HCAD 2012
E PINERIDGE AVE





LOCATION MAP SCALE : 1" = 500'

DE RIOS SUBDIVISION

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

A 0.19 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 16, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED NORTH OF AND CONGRUENT WITH THE NORTH LINE OF R. MARTINEZ FAMILY SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER INSTRUMENT NO. 2233630, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 0.19 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 16, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED NORTH OF AND CONGRUENT WITH THE NORTH LINE OF R. MARTINEZ FAMILY SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER INSTRUMENT NO. 2233630, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.19 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF SAID R. MARTINEZ FAMILY SUBDIVISION FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 38 MINUTES EAST, A DISTANCE OF 39.67 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF 212.25 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 38 MINUTES WEST, A DISTANCE OF 39.15 FEET TO A POINT ON THE NORTHEAST CORNER OF LOT 4 OF SAID R. MARTINEZ FAMILY SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT; SAID POINT IS MONUMENTED BY A ½ INCH DIAMETER IRON ROD FOUND NORTH 81 DEGREES 14 MINUTES WEST, A DISTANCE OF 1.20 FEET FROM SAID POINT;

(4) THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID R. MARTINEZ FAMILY SUBDIVISION, A DISTANCE OF 212.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SURVEY BY ART SALINAS, RPLS, ON SAID 0.19 ACRE TRACT
N:\SUBDIVISIONPLATS\DE RIOS SUBD\0.19.032725

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 25.0 FT. OR GREATER FOR EASEMENTS OR OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   SIDE: 6 FT. OR GREATER FOR EASEMENTS
   REAR: 10.0 FT. OR GREATER FOR EASEMENTS.
   GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 2, 1982, COMMUNITY PANEL NO. 480343 0010 C. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG SOUTH 1ST. ST.
4. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 730.78 CUBIC FEET, OR, 0.017 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
5. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
6. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
7. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 79, LOCATED AT THE MC 79 IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MC COLL RD AND BUS 83, THE MONUMENT IS 8 FT. EAST FROM THE EOP OF MC COLL RD AND 40 FT. NORTH FROM THE R.R TRACK RUNNING ON THE EAST WEST DIRECTION.
   ELEV. = 116.20 FT.
   HORIZONTAL DATUM: NAD 83
   VERTICAL DATUM: NAVD 88
   N: 16598335.61518, E: 1078415.43699.
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. A 4' WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH "J" STREET.
12. 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, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DE RIOS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: TOMAS RIOS JR.
7804 N. BETSEN PALM DR.
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____, 2025.

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

PRESIDENT _____ ATTEST: SECRETARY _____

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN DATE

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782 DATE

STATE OF TEXAS
DAVID OMAR SALINAS
71973
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
DAVID O. SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

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

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

BY: _____ DEPUTY

DE RIOS SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JUNE 6, 2025.
JOB NUMBER: SP-25-26290
OWNER: TOMAS RIOS JR.
7804 N. BENTSEN PALM DR.,
MISSION, TEXAS 78574

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TOMAS RIOS JR.	7804 N. BETSEN PALM DR.	MISSION, TEXAS 78574	(956) 454-7070	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JUNE 6, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/29/2025

SUBDIVISION NAME: DE RIOS SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South "J" Street: 10 ft. from centerline for 50 ft. total ROW Paving: Existing 30 ft. Curb & gutter: both sides - No ROW dedication is shown, existing subdivisions dedicated 10 ft. ROW - Engineer must clarify 20 ft. reserved for ROW notation on plat. -The engineer submitted a variance request to not dedicate R.O.W and keep the existing 30 ft. of R.O.W. as now exists. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements or in line with existing structures, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South "J" Street - Sidewalk may increase to 5 ft. per Engineering Department **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**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.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Lot doesn't meet minimum lot width for single family residential zone. An variance application was submitted on April 3, 2025 (ZBA2025-001) to allow a 39.67 lot width instead of the required 50 ft. ZBOA approved the variance request on May 21, 2025. **Zoning Ordinance: Section 138-356	Applied

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ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and can go up or down; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department Trip Generation is waived for 1 lot single family home.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate process not by plat, prior to final. - Engineer must clarify Reservation for ROW along South "J" Street. Variance request was submitted on August 20, 2025. - Location map must reflect with surrounding recorded subdivisions. - Survey and plat do not match the acreage, please revise. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND CLAIRIFCATION OF THE VARIANCE REQUEST.	Applied

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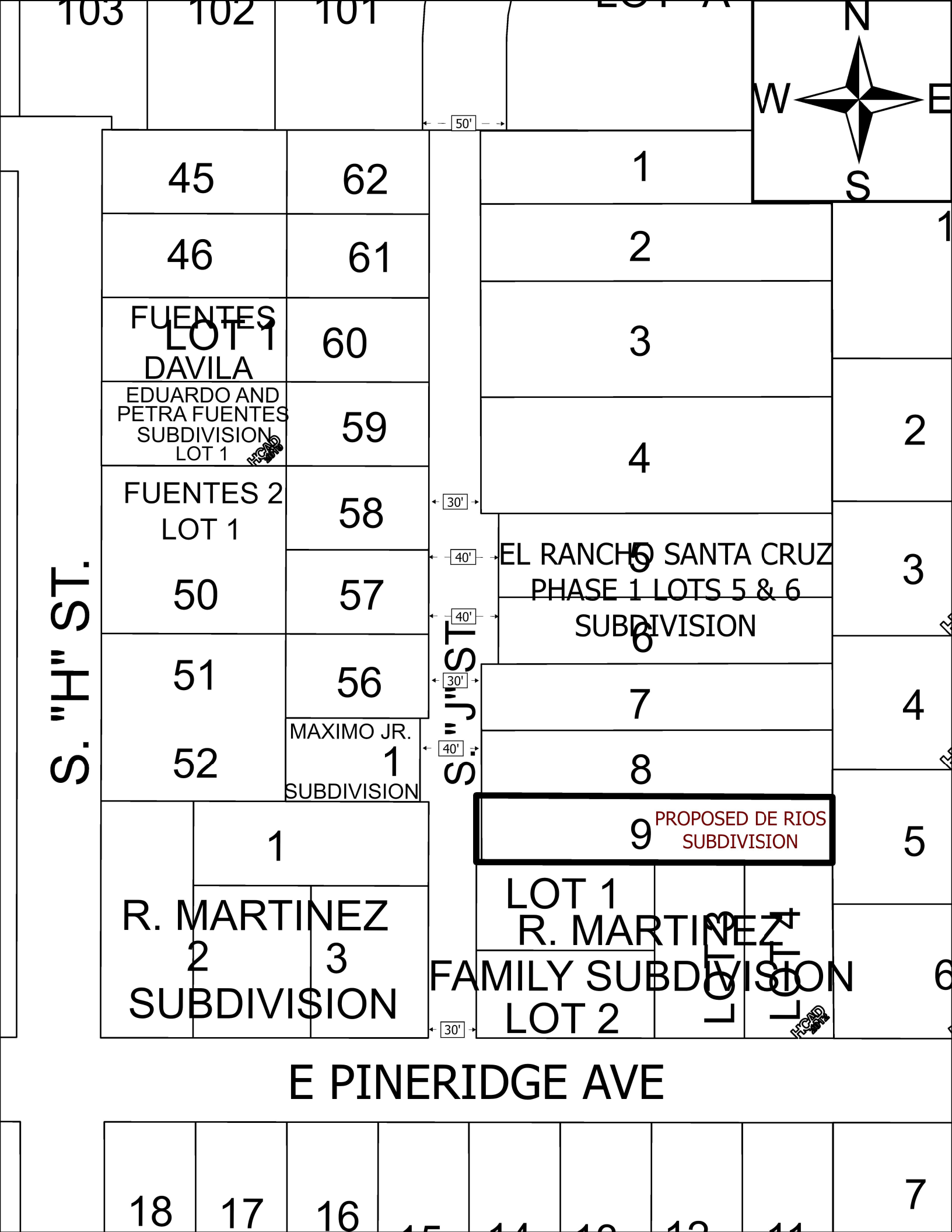
LOCATION
PROPOSED
DE RIOS
SUBDIVISION
LOT 1
R. MARTINEZ
FAMILY SUBDIVISION
LOT 2
E PINERIDGE AVE
S "J" ST.
S. "K" CENTER ST.
S K CENTER ST
MAXIMO JR.
SUBDIVISION
N
W
E
S
HCAD 2013
HCAD 2021


103
102
101
LOT A
50'
N
W
E
S
45
62
46
61
FUENTES
LOT 1
DAVILA
60
EDUARDO AND
PETRA FUENTES
SUBDIVISION
LOT 1
59
FUENTES 2
LOT 1
58
50
57
51
56
52
MAXIMO JR.
1
SUBDIVISION
S. "H" ST.
S. "J" ST
30'
40'
40'
30'
40'
1
2
3
4
EL RANCHO SANTA CRUZ
PHASE 1 LOTS 5 & 6
SUBDIVISION
5
6
7
8
9
PROPOSED DE RIOS
SUBDIVISION
1
R. MARTINEZ
2
3
SUBDIVISION
LOT 1
R. MARTINEZ
FAMILY SUBDIVISION
LOT 2
LOT 1
LOT 2
1
2
3
4
5
6
30'
E PINERIDGE AVE
18
17
16
7