AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
WEDNESDAY, SEPTEMBER 24, 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 August 5, 2025 meeting will be available on the next Planning and Zoning 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 1-4 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 property:

1. 2700 Uvalde Avenue (PID: 230687, 230688) **(REZ2025-0161)**

2. 1928 South 23rd Street (PID: 211099) **(REZ2025-0169)**
   2016 South 23rd Street (PID: 211100) **(REZ2025-0169)**
   2100 South 23rd Street (PID: 211106) **(REZ2025-0169)**
   2105 South 26th Street (PID: 211107) **(REZ2025-0169)**

3. 2400 Military Highway (PID: 514805) **(REZ2025-0168)**

4. 5201 South 27th Street (PID: 270346, 270347) **(REZ2025-0166)**
   Fire Station No. 6 Subdivision Lot 1, Hidalgo County, Texas, 5500 South 23rd Street **(REZ2025-0166)**:

The Following Items 5-15 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:

5. San Isidro Estates Subdivision Lot 1A and 2A, and Hacienda Trevino Subdivision Lot 1, Hidalgo County, Texas, 2100-2128 South Jackson Road **(REZ2025-0193):**

6. Los Candiles Subdivision, Amended Fairway Grande Village Unit 1, and Fairway Grande Village Unit 2, Hidalgo County, Texas **(REZ2025-0196):**

408-520 East St George Avenue (Fairway Grande Village Unit 2 Lots 1-18)
408-600 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 19, 20 & 24, 25 & 81, 82 & 88, 89 & 92 & 99-101)
3012-3108 South Mockingbird Street (Fairway Grande Village Unit 2 Lots 75 & 80 & 90, 91, 94, 95)
2916-2920 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 23 & 24)
401-513 East Nassau Avenue (Fairway Grande Village Unit 1 Lots 25 and 26, & Fairway Grande Village Unit 2 Lots 49, 50 & 63 & 68 & 70-74 & 76-79)
3002-3115 South Rose Ellen Boulevard (Los Candiles Lots 1-10 & Lot A)

7. 3031 Neuhaus Circle (PID: 1111974), **(REZ2025-0192)**

8. Avignon Subdivision, Hidalgo County, Texas. **(REZ2025-0172):**
3102-3222 South 5th Lane (Lots 1-4 and 9-13)
3118-3202 South 5th Court (Lots 5-8)

9. Country Club Terrace Subdivision, Hidalgo County, Texas. **(REZ2025-0183)**:
100-120 Northwest Augusta Square (Lots 48-50, 87-92)
102-115 Northeast Augusta Square (Lots 51-54, 83-86)
2200-2408 West Augusta Square (Lots 1-6, 18-21, 45-46, N 85.3' of 93-95)
2109-2409 East Augusta Square (Lots 55-N ½ of 61, 72-82)
100-121 Southwest Augusta Square (Lots 7-17)
102-120 Southeast Augusta Square (Lots S ½ of 61-71)
100-104 Northwest Greenbriar Square (Lots 42-44A)
101 Northeast Greenbriar Square (Lot 39 Less S 45.6' Lots 40 & 41)
2300-2312 West Greenbriar Square (Lots 22-25, 28-30)
2300-2309 East Greenbriar Square (Lots 31A, 37-S 45.6' of Lot 39)
101-105 Southwest Greenbriar Square (Lots 26-27)
100-104 Southeast Greenbriar Square (Lots 34-36)

10. 701 Bales Road (PID: 189389) **(REZ2025-0171)**
3110 South 6th Lane (PID: 1310473) **(REZ2025-0171)**
3221 South 10th Street (PID: 189392) **(REZ2025-0171)**

11. 4414 South Ware Road (PID: 270330) **(REZ2025-0170)**

12. McAllen Elks Lodge #1402 Subdivision, Lot 1, Hidalgo County, Texas. **(REZ2025-0165):**
3500 Jordan Road

13. Jackson Meadows Subdivision, Hidalgo County, Texas. **(REZ2025-0180):**
1300-1328 East Myrtle Beach Avenue (Jackson Meadows Lots 1-8)
1300-1329 East La Cantera Avenue (Jackson Meadows Lots 34-49)
1300-1333 East Keeton Avenue (Jackson Meadows Lots 17-33)
2700-2812 South L Street (Jackson Meadows Lots 9-16)
2501-2817 South M Street (Jackson Meadows Lots 50-65)

14. 2501 Jordan Road (PID: 230719) **(REZ2025-0164)**

15. McAllen Independent School District No. 1, Hidalgo County, Texas. **(REZ2025-0162):**
2901 Colbath Avenue (Lot 1)
2900 Uvalde Avenue (Lot 2)

The Following Items 16-17 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:

16. 2500-2520 Jordan Road, Hidalgo County, Texas. (Lot 1, El Buen Pastor Subdivision and PID: 230706, 230707, 230712, 230711, 230708) **(REZ2025-0177)**
2513 South 26th Street (PID: 230710) **(REZ2025-0177)**
2601 South 26th Street (PID: 230709) **(REZ2025-0177)**
Community Hope Projects Inc. Ph 1, Lot 1, Hidalgo County, Texas, 2332 Jordan Road **(REZ2025-0177)**

17. Fairway Grande Village Unit No. 2, Hidalgo County, Texas. **(REZ2025-0194):**
601 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lot 34)
605-617 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 27-33)
600-617 East Pineridge Avenue (Fairway Grande Village Unit 2 Lots 35-44)
600-617 East Olympia Avenue (Fairway Grande Village Unit 2 Lots 45-48 & 51, 52, 64 & 66-67 & 69)
600-624 East Nassau Avenue (Fairway Grande Village Unit 2 Lots 53-62 & 65)

The Following Items 18-22 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:

18. Lots 1 Thru 28 Camelot Retirement Community Subdivision, Lot 1, Hidalgo County, Texas. **(REZ2025-0191):**
2105 South Cynthia Street

19. Trad Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0175):**
3300 South 2nd Street

20. Jackson Meadows Subdivision, Hidalgo County, Texas **(REZ2025-0184):**
1412-1413 East Keeton Avenue (Lots 66A and 67A)

21. 701 Uvalde Avenue (PID: 1562585 and 1562592) **(REZ2025-00186)**

22. 2336 Jordan Road (PID: 230715) **(REZ2025-0173)**

The following items 23-25 all consist 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 property:

23. La Plaza Regency No. 2 Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0176):**
700 Bales Road

24. Country Club Subdivision, Lot A, Hidalgo County, Texas. **(REZ2025-0179):**
2700 South Cynthia Street

25. 3710-3712 Howard Drive (Hamer Hollow Subdivision Lot 1 and PID: 230645, 230638, 230639, 230640, 230642, 230641, 230643, 230644) **(REZ2025-0163)**

The following items 26-30 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:

26. Lots 1 Thru 28 Camelot Retirement Community Subdivision, Lots 2-28, Hidalgo County, Texas. **(REZ2025-0190):**
2105 South Cynthia Street

27. Amended Fairway Grande Village, Hidalgo County, Texas. **(REZ2025-0189):**
3000-3305 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 1-22 & Lots 27-57)
3012-3116 South Rose Ellen Boulevard (Fairway Grande Village Unit 2 Lots 21-23 & Lots 83-87 & Lot 93 & Lots 96-98, Lots 102 & 103)

28. La Paz Subdivision, Hidalgo County, Texas. **(REZ2025-0174):**
3100-3207 South 6th Lane (Lots 1-13)

29. Pineridge Subdivision, Hidalgo County, Texas. **(REZ2025-0187):**
200-308 Pineridge Lane (Lots 1-19A Blk 1)

30. MFTWS LLC Subdivision, Hidalgo County, Texas. **(REZ2025-0185):**
401-501 East Yuma Avenue (Lots 1-4)

The following items 31-32 all consist of Rezoning from C-3 (General Business) District under the Old Code (OC) to C-2 (Regional Commercial) District under the new Unified Development Code (UDC) for the following properties:

31. 4601 Expressway 83 (PID: 280925) **(REZ2025-0167)**
Ginther Estates Subdivision, Lot 1, Sharybak 1 Lot 1 Subdivision, Lot 1, and Shary Gateway Subdivision, Lots 1- 4, Hidalgo County, Texas. **(REZ2025-0167):**
4801-5025 Expressway 83
Sky Sports Subdivision, Lot 1, and PID: 280853 **(REZ2025-0167):**
4801-4901 Colbath Road

32. South Ware Road Plaza Subdivision, Lots 1 and 2, Ernesto Guerrero Subdivision, Lot 1, and Ernesto Guerrero Subdivision No 2, Lot 1 Hidalgo County, Texas. **(REZ2025-0181):**
4100-4206 South Ware Road

b) REZONING:

1. Rezone from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 27, Almon Estates Subdivision, Hidalgo County, Texas; 7601 North 29th Street. **(REZ2025-0160)**

3) SITE PLAN:

a) Hidalgo County W.I.C. Subdivision Lot 2, Hidalgo County, Texas, 529 North Cynthia Street. **(SPR2025-0017)TABLED ON 9/10/2025**

4) CONSENT:

a) The Cue Subdivision, 2801 South 10th Street., City of McAllen., **(SUB2024-0080) (REVISED PRELIMINARY) 6-MONTH EXTENTION- PCE**

5) SUBDIVISIONS:

a) Waterlily on Taylor Subdivision, 100 South Taylor Road., Water-Lilly Heights, LLC, **(SUB2025-0124) (PRELIMINARY) M&H**

b) Villas at Tres Lagos Subdivision, 5300 Tres Lagos., Rhodes Development, Inc, **(SUB2024-0077) (REVISED PRELIMINARY) M&H**

c) Vista Paloma Subdivision, 5200 North Taylor Road., Robert A. Dyer, **(SUB2024-0084) (REVISED PRELIMINARY) 6-MONTH EXTENTION-SWG**

d) The Shoppes on 2nd Subdivision, 120 Trenton Road., A.I.M.Z Development, LLC, **(SUB2024-0065) (REVISED PRELIMINARY) 6-MONTH EXTENTION-M&H**

e) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate Development Group, LTD., **(SUB2024-0040) (REVISED FINAL) QHA**

f) Orangewood South Lot 19A &20A Subdivision., 3800 Burns Drive., Spoor Engineering Consultants, Inc **(SUB2024-0083) (FINAL) SEC**

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.

08/05/2025

MEETING MINUTES WILL BE PRESENTED ON THE NEXT P&Z MEETING.

Planning Department

Memo

TO: Planning and Zoning Commission

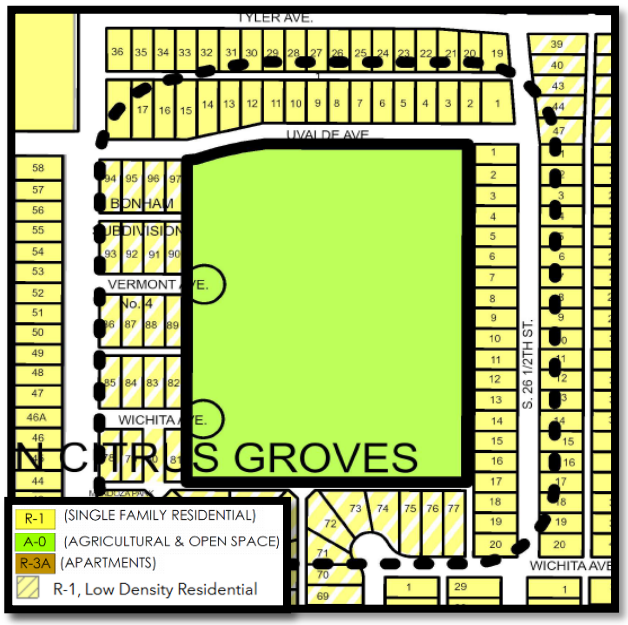
FROM: Planning Staff

DATE: September 24, 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 UVALDE AVENUE (PID: 230687, 230688) (REZ2025-0161)

LOCATION: The subject properties are located on the south side of Uvalde Avenue between south 26½ Street and South 29th Street.





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

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

LAND USE: Surrounding land uses consist of Single Family homes and Escandon Park.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Parks and Open Space.

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

HISTORY: The subject properties are not subdivided. The initial zoning designation for this property was A-O (Agricultural and Open Space-OC) District with no rezoning since then according to the city 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 A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to A-O (Agricultural and Open Space-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 24, 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:**

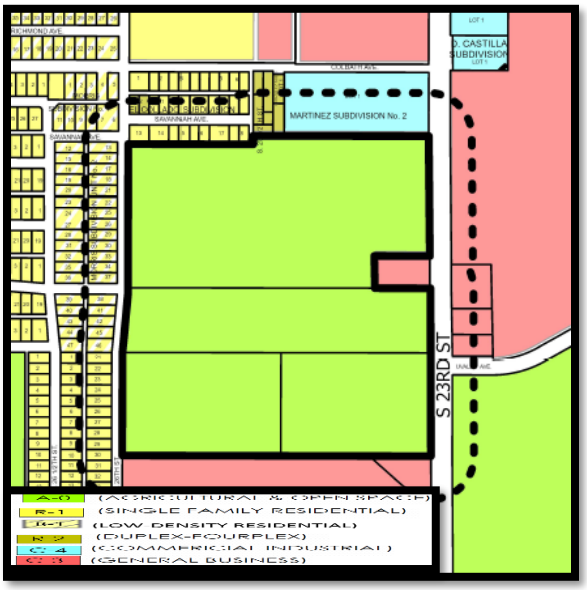
1928 SOUTH 23RD STREET (PID. 211099) (REZ2025-0169)

2016 SOUTH 23RD STREET (PID. 211100) (REZ2025-0169)

2100 SOUTH 23RD STREET (PID. 211106) (REZ2025-0169)

2105 SOUTH 26TH STREET (PID. 211107) (REZ2025-0169)

LOCATION: The subject properties are located on the south side of Colbath Road between south 26th Street and South 23rd Street.





PROPOSAL: The City of McAllen is requesting to rezone the property to A-O (Agricultural and Open Space-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-2 (Duplex-Fourplex Residential Apartment-OC) District and C-4 (Commercial Industrial-OC) District to the north. C-3 (General Business-OC) District to the east and south. A-O (Agricultural and Open Space-UDC) District to the east. R-1 (Single-family Residential-OC) District and R-1 (Low-Density Residential-UDC) District to the north and west.

LAND USE: The properties consists of Airport Park and vacant land and are zoned A-O (Agricultural and Open Space-OC) District. Surrounding uses include McAllen Airport, commercial businesses, multi-family and single-family residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Parks and Open Space, Complete Communities, and Mixed Use Corridors.

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

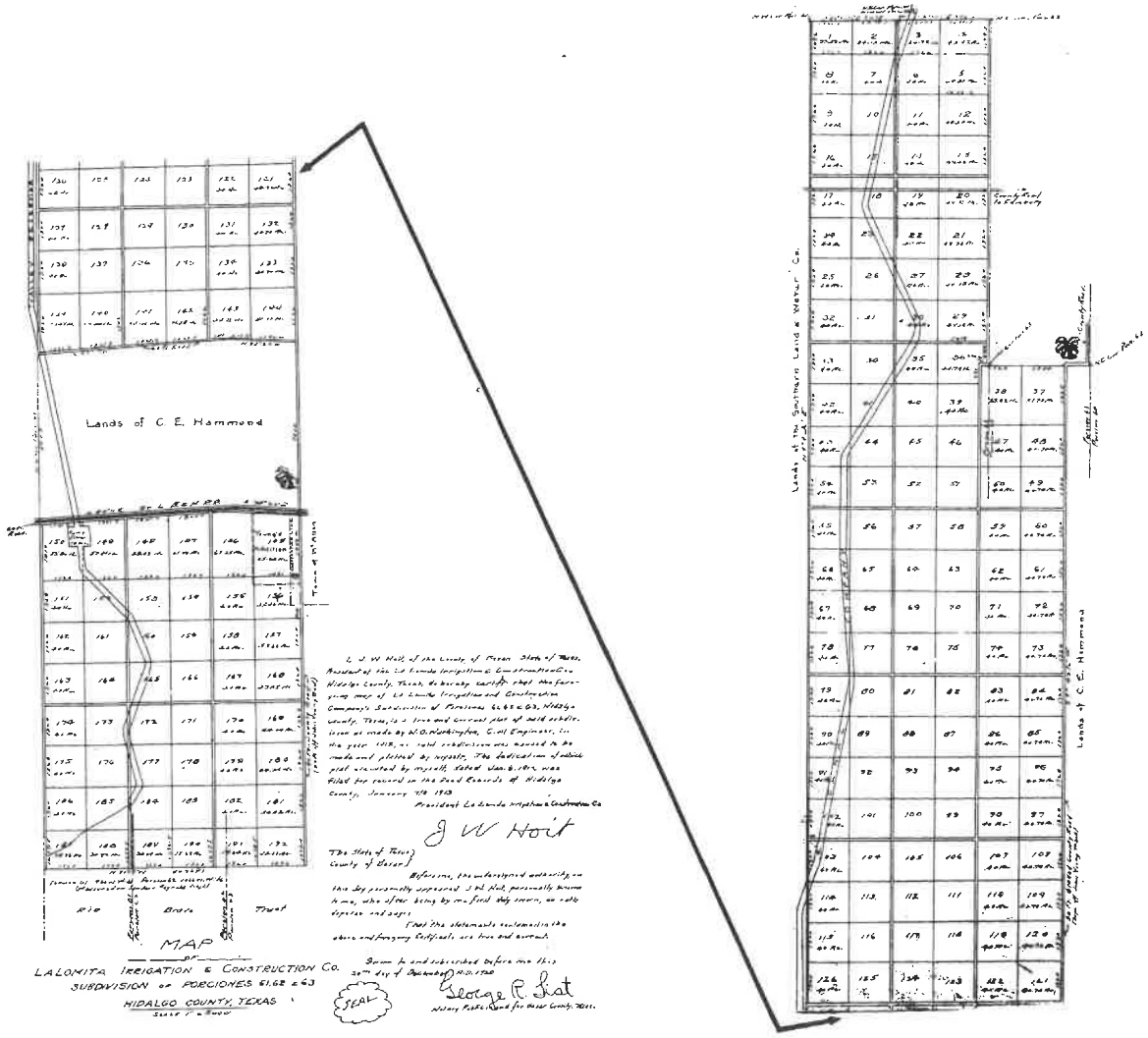
HISTORY: The subject properties is comprised of four parcels and are not subdivided. The initial zoning designation for this property was A-O (Agricultural and Open Space-OC) District with no rezoning since then according to our records.

ANALYSIS: The requested zoning does not conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan for Parks and Open Space, Complete Communities, and Mixed Use Corridors. However, the proposed use for A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District, which has an established development trend in this area for parks and open space.

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.



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Planning Department

Memo

TO: Planning and Zoning Commission

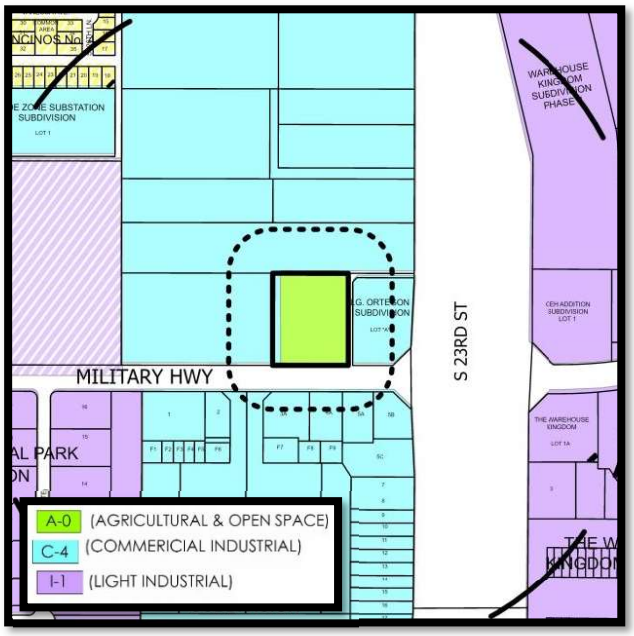
FROM: Planning Staff

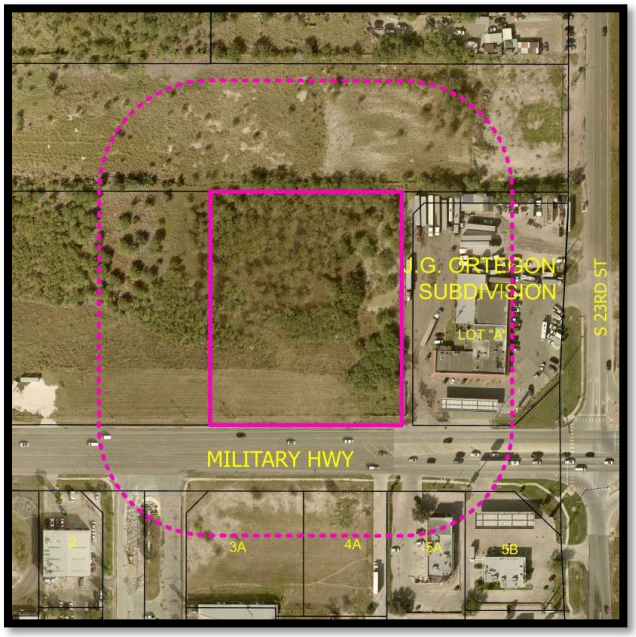
DATE: September 24, 2025

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:**

2400 MILITARY HIGHWAY (PID: 514805) (REZ2025-0168)

LOCATION: The subject property is located along the north side of Military Highway, west of South 23rd Street.





PROPOSAL: The City of McAllen is requesting to rezone the property to A-O (Agricultural and Open Space-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 in all directions.

LAND USE: The property is currently vacant. Surrounding uses include commercial, industrial, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial, which allows for major manufacturing and major

employers, along with some supportive retail and office.

DEVELOPMENT TRENDS: The development trend around this area is commercial uses, industrial.

HISTORY: The parcel is not subdivided.

ANALYSIS: The proposed zone for 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 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

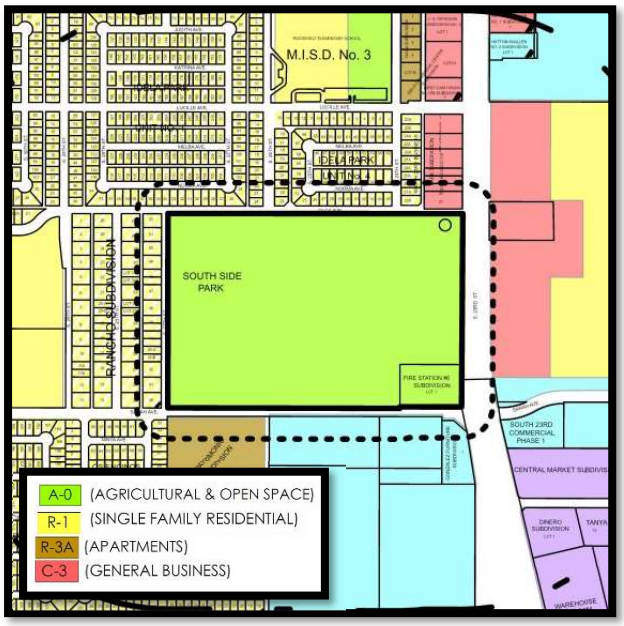
FROM: Planning Staff

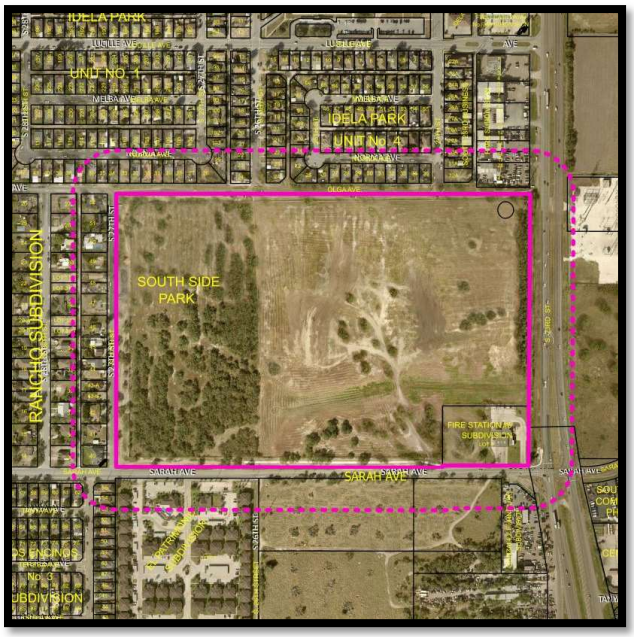
DATE: September 24, 2025

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:**

5201 SOUTH 27TH STREET (PID: 270346, 270347) (REZ2025-0166)
FIRE STATION NO. 6 SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0166):
5500 SOUTH 23RD STREET

LOCATION: The subject properties are located on the northwest corner of Sarah Avenue and South 23rd Street.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density Residential-UDC) District to the north and west, C-3 (General Business-OC) to the east, and C-4 (Commercial Industrial-OC) District and R-3A (Multifamily Residential Apartments-OC) District to the south.

LAND USE: The properties consist of vacant land and a fire station. Surrounding uses include

commercial buildings, vacant land, multifamily and single-family dwellings.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities and Mixed Corridors. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Mixed-Use Corridors 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 commercial uses, single-family and multifamily residential.

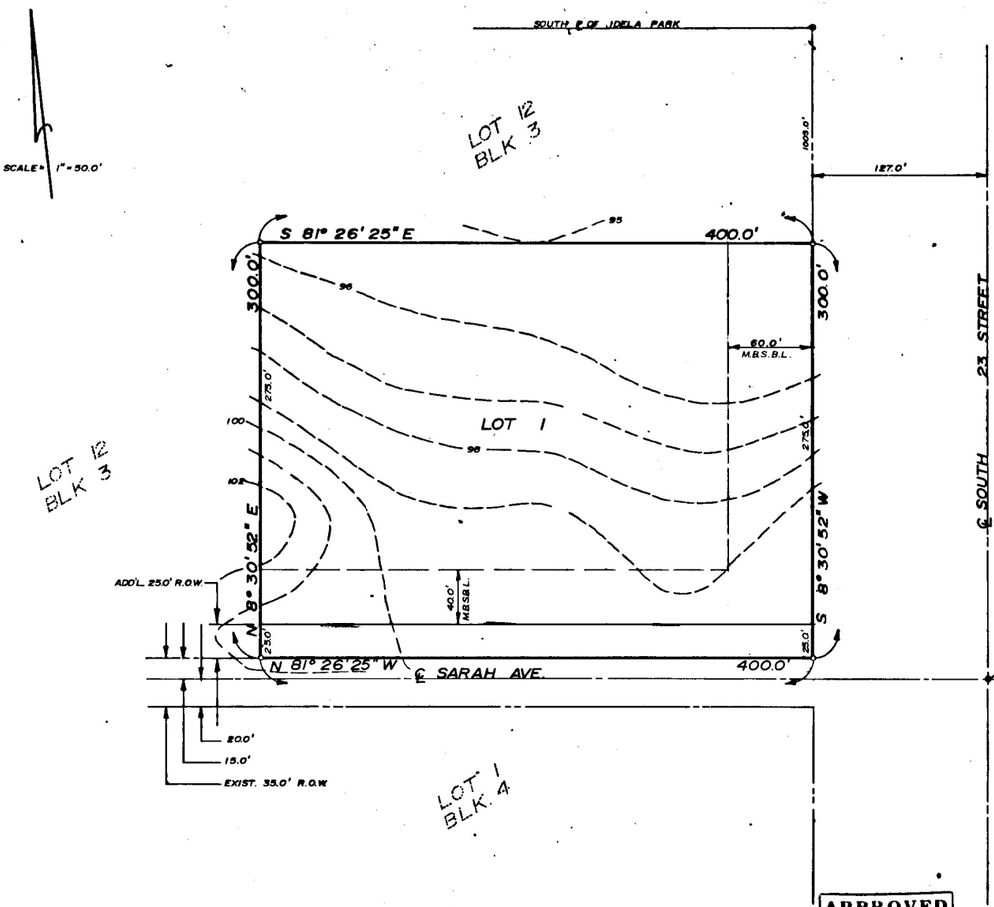
HISTORY: Fire Station No. 6 subdivision recorded on July 1st, 1986. The other parcel that is not subdivided.

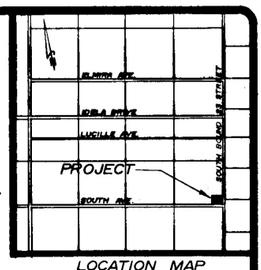
ANALYSIS: The proposed one for A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District zoning designation.

Any future constructions must 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.





LOCATION MAP

METES & BOUNDS

A 2.75 acre tract of land out of Lot 12, Blk. 3, Rio Bravo Plantation Co. Subdivision of lands in Porciones 61, 62 & 63, Hidalgo Co., Tx., more specifically described as follows:

BEGINNING at the Southeast corner of Lot 12, Blk. 3, Rio Bravo Plantation Co. Sub'd., thence N 81° 26' 25" W along the centerline of Sarah (South St.) for a distance of 127.0' to a point being on the West R.O.W. of North 23rd. Street, thence N 8° 30' 52" W along said R.O.W. of North 23rd. for a distance of 15.0' to a point being the intersection of the North R.O.W. Line of Sarah (South) Street and the West R.O.W. of North 23rd. Street, also being the Point of Beginning;

THENCE N 81° 26' 25" W along the North R.O.W. of Sarah (South) Street and South property line of described property for a distance of 400.0' to a point being the Southwest property corner;

THENCE N 8° 30' 52" E along West property line for a distance of 300.0' to a point being the Northwest property corner;

THENCE S 81° 26' 25" E along the North property line for a distance of 400.0' to a point on the West R.O.W. of North 23rd. Street also being the Northeast property corner;

THENCE S 8° 30' 52" W along East property line of described property and West R.O.W. of N. 23rd. Street for a distance of 300.0' to a point being the South East property corner and Point of Beginning, said tract containing 2.75 acres more or less.

NOTES

(1) BENCH MARK 86-1 ELEV. 99.17
COTTON PICKING SPINDEL SOUTH POWER POLE OF SOUTH AVE AND 800' WEST OF 23 STREET

BENCH MARK 78-7 ELEV. 99.60
COTTON PICKING SPINDEL ON POWER POLE SOUTH AVE. ± 1000' WEST OF S. 27 TH. STREET.

(2) O — DENOTE I.R. SET
● — DENOTE I.R. FND.

(3) BASE FLOOD ELEVATION — 99.0
(4) MINIMUM FINISH FLOOR ELEVATION — 101.6

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Tom Walker
Date July 1, 1986

PLAT OF FIRE STATION # 6 A 2.75 AC. SUBDIVISION OUT OF LOT 12, BLK. 3 RIO BRAVO PLANTATION CO. SUB'D. HIDALGO COUNTY, TEXAS

CHECKED FOR DRAINAGE
BY:

STATE OF TEXAS
COUNTY OF HIDALGO
KNOWN TO ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS FIRE STATION # 6 TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS AND EASEMENTS THEREON SHOWN, FOR PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Guy Stockwell
CITY MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED OWNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th DAY OF JUNE, 1986.

NOTARY PUBLIC
MATIVOAD SÁNCHEZ

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3218 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.

SAMUEL H. FARIS

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN OF PLANNING AND ZONING

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

MAYOR

17?726

FILED
AT 2:00 O'CLOCK P M.
JUL 1 - 1986
EDGAR RUIZ
County Clerk, Hidalgo County, Texas
By [illegible] Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 1 day of July 1986
J. EDGAR RUIZ, County Judge
Hidalgo County, Texas
By [illegible] Deputy

VOL. 24 PG. 185

DATE 2-24-86
REVISED 5-30-86 6-16-86
SCALE 1"=50.0'
JOB NO. E-86-118
CHECKED BY
DRAWN BY N.L.CANTU

Phase II ENGINEERING
PHONE (512) 781-9857
P.O. BOX 605 PHARR, TEXAS

FIRE STATION No. 6

Planning Department

Memo

TO: Planning and Zoning Commission

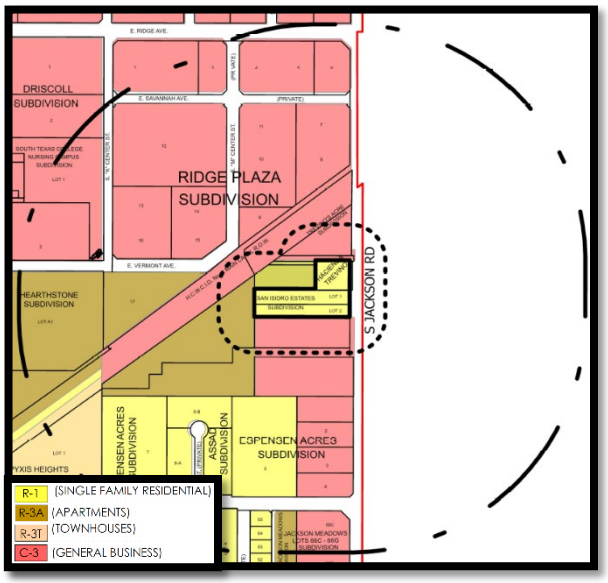
FROM: Planning Staff

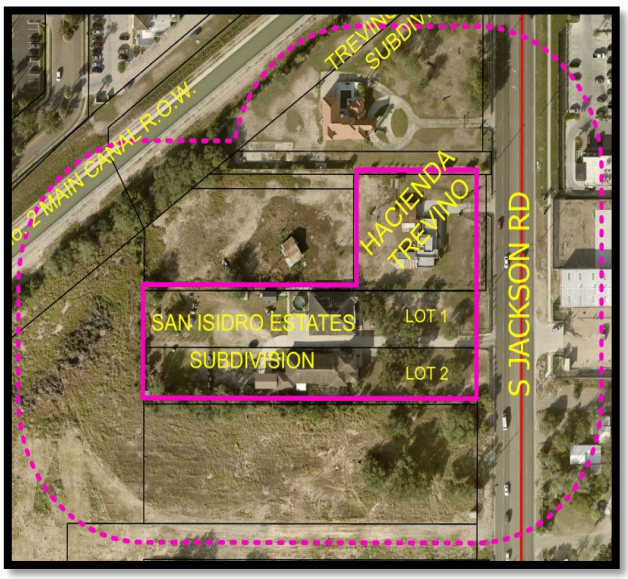
DATE: September 24, 2025

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:**

San Isidro Estates Subdivision Lot 1A and 2A, Hacienda Treviño, Hidalgo County, Texas. (REZ2025-0193)
2100-2128 South Jackson Road

LOCATION: The subject property is located on the west side of South Jackson Road between East Yuma Avenue and East 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-2 (Duplex Fourplex Residential–OC) District to the north, there is C-3 (General Business–OC) District to the north and south and R-3A (Multi-family Residential Apartment-OC) District to the west and ETJ 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 residential dwellings, apartments, 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.

DEVELOPMENT TRENDS: The development trend along South Jackson Road is single-family residences and commercial businesses.

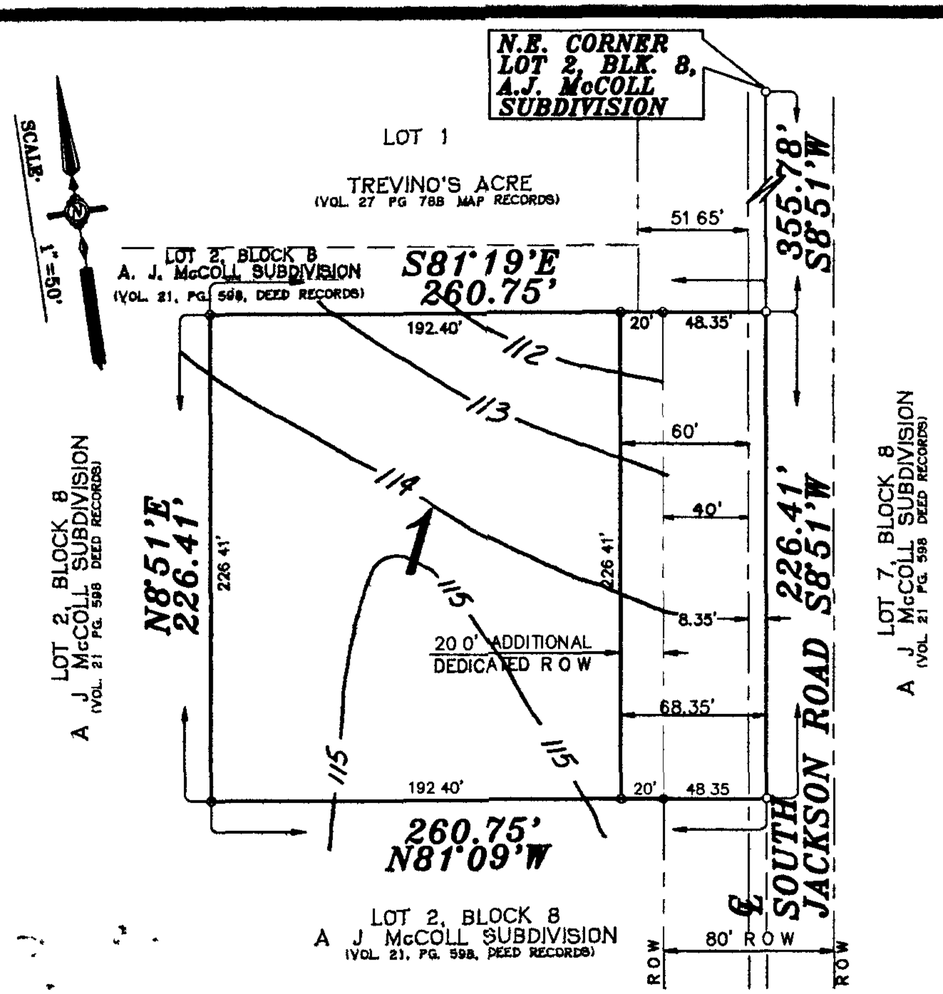
HISTORY: San Isidro Estates Subdivision was recorded July 22, 2003, Hacienda Treviño was recorded December 10. 1993. The earliest zoning record found for the properties, indicating an R-1 zoning designation, dates back to 1979.

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.



358211

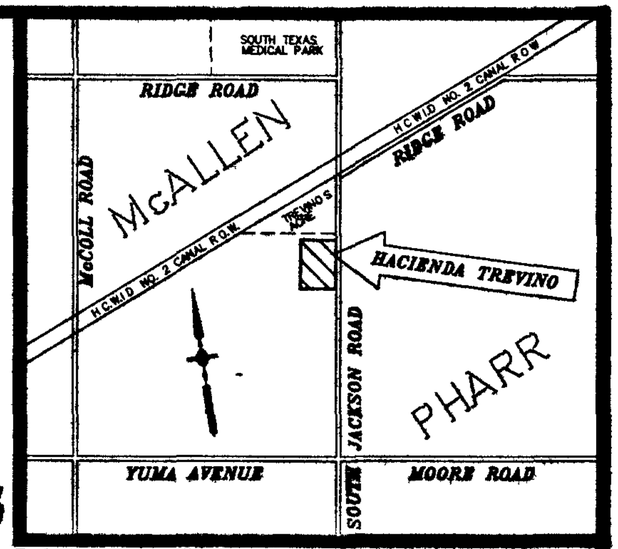
FILED
AT 2:32 O'CLOCK M
DEC 10 1993
WILLIAM "BILLY" LEO COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY Mary Ellen

GENERAL NOTES.

1. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT 40 FEET MIN
   SIDE. TO ZONING ORDINANCE
   REAR: 10 FEET
2. MINIMUM FINISH FLOOR ELEVATION FOR NEW CONSTRUCTION SHALL BE 18" ABOVE CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF LOT
3. THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS ZONE "C" ZONE "C" AREAS ARE AREAS OF MINIMAL FLOODING AS PER F.E.M A. FLOOD INSURANCE RATE PANEL NO. 480343-0010-C DATED NOVEMBER 2, 1982.
4. THIS SUBDIVISION SHALL DETAIN 990 C.F (0.02 ac-ft) OF RAINFALL.
5. ENGINEERED DETENTION PLAN MUST BE SUBMITTED PRIOR TO BUILDING PERMIT APPLICATION.
6. THERE ARE NO WATER WELLS WITHIN 150 FEET OF THIS SUBDIVISION.
7. 4' CONCRETE SIDEWALK REQUIRED ALONG WEST R O W LINE OF JACKSON ROAD
8. BENCH MARK ELEVATION = 111.50 BENCHMARK IS SEWER MANHOLE INVERT LOCATED IN THE CENTER OF RIDGE ROAD AT THE SOUTHWEST CORNER OF SOUTH TEXAS MEDICAL PARK
9. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN CONVENANT AGAINST REAL PROPERTY BETWEEN JORGE H TREVINO, M.D. AND DE SAUSSURE TREVINO AND THE CITY OF McALLEN EXECUTED ON 10-27-93 AND RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS.

Recorded In Volume 28 Page 185B of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors

LOT AREA SCHEDULE		
LOT NO	AREA SQ FT	AREA ACRES
1	43,561.28	1.00 AC.



LOCATION MAP
SCALE: 1"=2640'

PREPARED BY ARTURO A. SALINAS P.E.
DATE OF PREPARATION: OCTOBER 06, 1993

OWNER: JORGE H TREVINO, M.D.
DE SAUSSURE TREVINO
1801 S. 5TH STREET
McALLEN, TX. 78501

LEGEND

D.E.	- DRAIN EASEMENT
U.E.	- UTILITY EASEMENT
I.E.	- IRRIGATION EASEMENT
R.O.W.	- RIGHT-OF-WAY LINE
C.L.	- CENTERLINE

PROPERTY CORNER SCHEDULE

- ● - DENOTES FOUND 5/8" IRON PIPE
- ● - DENOTES FOUND 3/4" IRON PIPE
- ○ - DENOTES NO MONUMENT FOUND OR SET
- ⊕ - DENOTES SET 1/2" IRON ROD

METES AND BOUNDS DESCRIPTION

BEING 1.36 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 2, BLOCK 8, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.36 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT A 60-D NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 2 LYING IN SOUTH JACKSON ROAD; THENCE, SOUTH 08 DEGREES 51 MINUTES WEST COINCIDENT WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 355.78 FEET TO A POINT FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT,

THENCE, SOUTH 08 DEGREES 51 MINUTES WEST COINCIDENT WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 226.41 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT,

THENCE, NORTH 81 DEGREES 09 MINUTES WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 48.35 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SOUTH JACKSON ROAD, AT A TOTAL DISTANCE OF 260.75 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT,

THENCE, NORTH 08 DEGREES 51 MINUTES EAST PARALLEL TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 226.41 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT,

THENCE SOUTH 81 DEGREES 09 MINUTES EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 204.03 FEET TO A 1/2" INCH DIAMETER IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SOUTH JACKSON ROAD, AT A TOTAL DISTANCE OF 260.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.36 ACRES 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 HACIENDA TREVINO, 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.

OWNER: JORGE H. TREVINO, M.D.

OWNER: DE SAUSSURE TREVINO

STATE OF TEXAS.
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORGE H.TREVINO, M.D. & DE SAUSSURE TREVINO 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 HEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25th OF October 1993.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES, 10-10-95

MARY ELLEN MALDONADO NOTARY PUBLIC STATE OF TEXAS EXPIRES OCTOBER 10 1995

STATE OF TEXAS.
COUNTY OF HIDALGO:

THIS PLAT OF HACIENDA TREVINO, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS, HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 2nd DAY OF NOVEMBER 1993.

CHAIRMAN: CAM HENRY

STATE OF TEXAS.
COUNTY OF HIDALGO:

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

MAYOR: OTHAL E. BRAND

CHECKED BY [illegible] 11/24/93

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 7th day of Dec 1993
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy

I, ARTURO A. SALINAS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THIS SUBDIVISION PLAT CONTAINS THE POTABLE WATER AND SEWER SERVICE FACILITIES PLANS OF THE IMPROVEMENTS TO BE CONSTRUCTED AND FULLY COMPLETED AND OPERABLE BY October 1993. I FURTHER CERTIFY THAT THESE FACILITIES ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE.

ARTURO A. SALINAS, P.E.

STATE OF TEXAS.
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND A REGISTERED PROFESSIONAL LAND SURVEYOR 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, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

REG. PROFESSIONAL ENGINEER #64846
REG. PROFESSIONAL LAND SURVEYOR #4802

STATE OF TEXAS ARTURO A. SALINAS 64846 REGISTERED PROFESSIONAL ENGINEER

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE EXPENSE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 21st DAY OF October, A.D. 1993.

ATTEST Bert Fortenberry SECRETARY BY [illegible] PRESIDENT

APPROVED
Hidalgo County Health Dept.
12-7-93

APPROVED FOR RECORDING
HIDALGO CO PLANNING DEPT
BY [illegible]
DATE 12-7-93

HACIENDA TREVINO

McALLEN, TEXAS

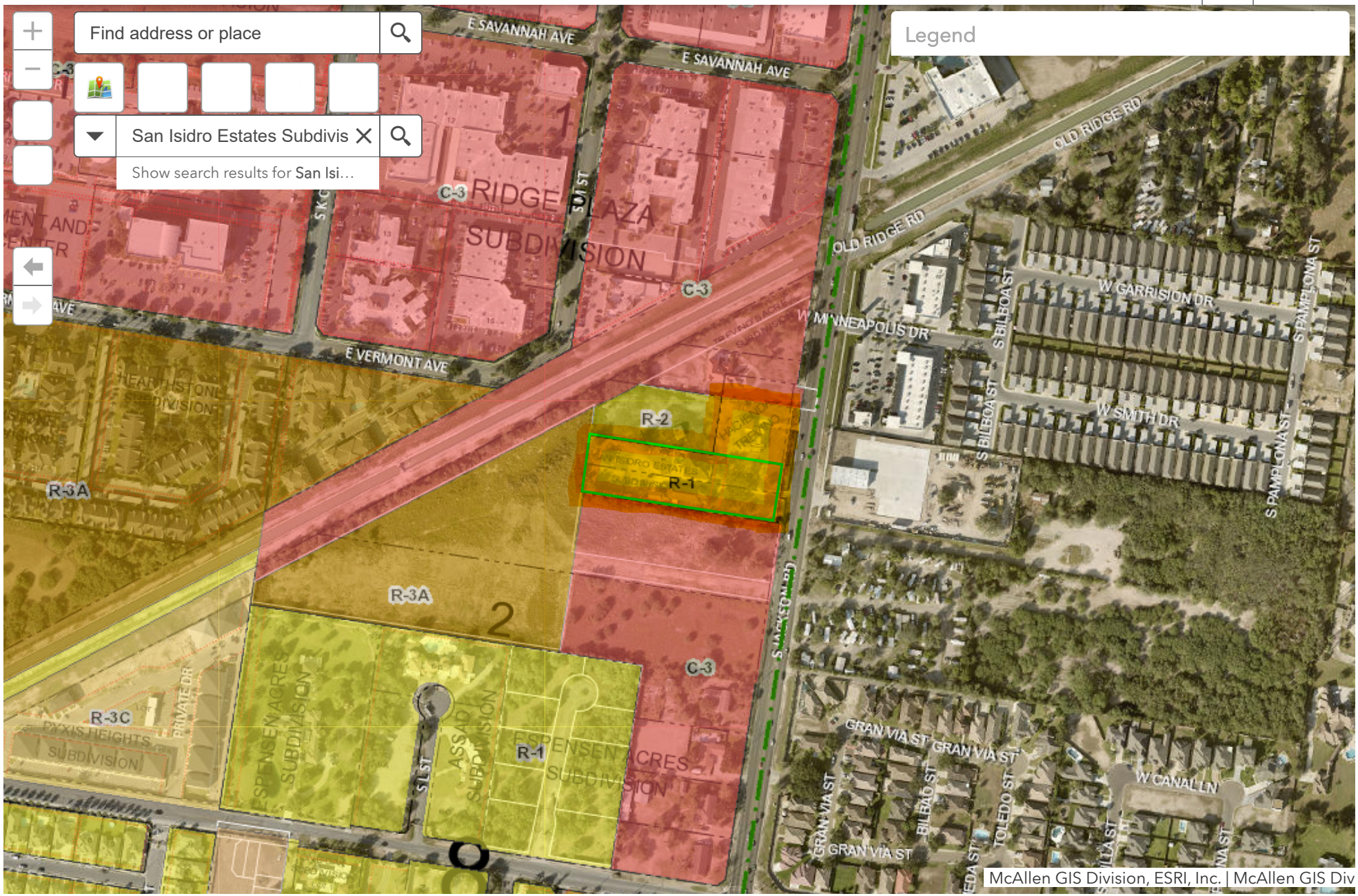
A 1.36 AC SUBDIVISION BEING A TRACT OF LAND OUT OF LOT 2, BLOCK 8, A J McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

ART SALINAS
ENGINEERING & SURVEYING
THE COURTYARD
5401 N 10TH STREET
SUITE 102
McALLEN, TEXAS
TEL. (210)618-5565
FAX. (210)618-5540

VOL. 28 PG. 185B

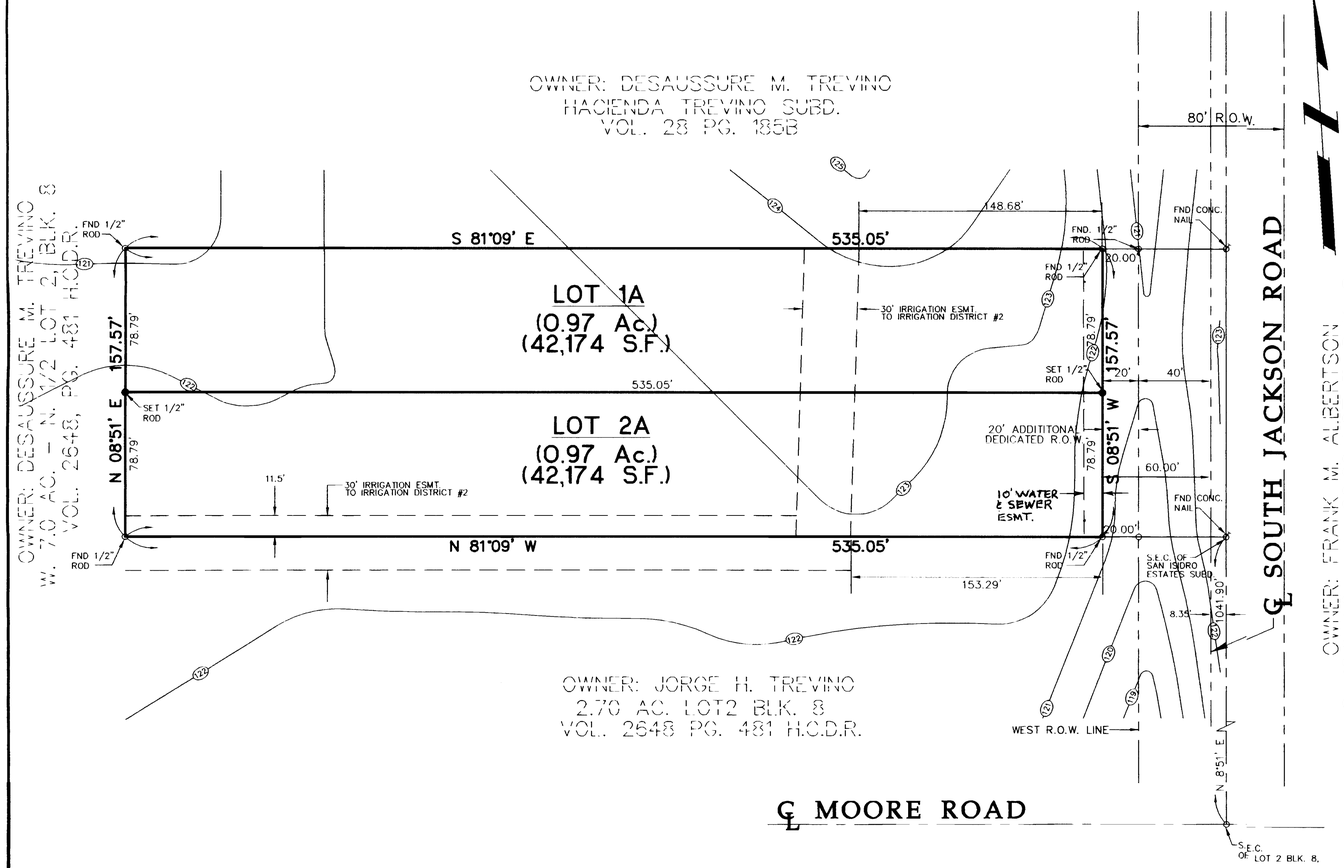
Development & Zoning Viewer

access related tax, zoning, foresight and special districts



400ft

-98.207 26.180 Degrees



SCALE: 1" = 40'

LOT 1A AND 2A SAN ISIDRO ESTATES SUBDIVISION

McALLEN, HIDALGO COUNTY, TEXAS

BEING A 1.94 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, SAN ISIDRO ESTATES SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 110, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FILED FOR RECORD IN
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 1-22-03 AT 4:01 A.M./P.M.
AS A RECORDING NUMBER 123591
BY: DEPUTY

Recorded In Volume 42 Page 114
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

GENERAL PLAT NOTES:

1. FRONTYARD SETBACK LINE SHALL BE 40.0 FEET; SIDEYARD SETBACK LINE SHALL BE 6.0 FEET; OR GREATER FOR EASEMENTS. REARYARD SETBACK LINE SHALL BE 15.0 FEET.
2. LANDS CONTAINED BY THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 02, 1982, COMMUNITY PANEL NUMBER 480343 0010 C.
3. THE CONSTRUCTION OF BUILDING IMPROVEMENTS SHALL BE PROHIBITED WITHIN ANY EASEMENT.
4. NO POTABLE WATER WELL EXISTS WITHIN A 150.0 FOOT RADIUS OF THIS SUBDIVISION.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN ONSITE 1,944 CUBIC FEET (OR 0.04 ACRE-FEET) OF DRAINAGE RUNOFF.
6. LOCAL U.S.C.S. ORIGIN BENCHMARK IS THE TOP OF A CONCRETE NAIL FOUND ON THE SOUTHEAST CORNER OF TREVINO'S ACRE SUBDIVISION SITUATED IN ASPHALT NEAR THE CENTER OF SOUTH JACKSON ROAD. ELEV. = 120.19
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CENTER OF SOUTH JACKSON ROAD AS MEASURED FROM THE CENTER OF THIS LOT.
8. THIS SUBDIVISION IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN JOSE LUIS VILLAREAL AND ANA ELIZABETH VILLAREAL & ANA LINA VILLAREAL (HEREINAFTER "OWNER"), THE CITY OF MCALLEN (HEREINAFTER "MCALLEN" AND "CITY"), EXECUTED ON, OCT 8, 2001 AND RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
9. THE DEVELOPER IS TO PROVIDE AN ENGINEERING DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.
10. A 4' CONCRETE SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF SOUTH JACKSON ROAD.
11. 6' BUFFER REQUIRED FROM COMMERCIAL ZONE/USE AS MAY BE APPLICABLE.
12. ONE SINGLE FAMILY DWELLING PER LOT.
13. THE SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE COUNTY HEALTH DEPARTMENT BEFORE OCCUPANCY OF THE SUBDIVISION.
14. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY (INTERLOCAL AGREEMENT) BETWEEN CITY OF McALLEN AND THE CITY OF PHARR EXECUTED ON 9th DAY OF MAY 1997, AND RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS OF LOT 1A AND 2A SAN ISIDRO ESTATES SUBDIVSION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATED 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.

OWNER: JOSE LUIS VILLARREAL

OWNER: ANA LINA VILLARREAL

STATE OF TEXAS
COUNTY OF HIDALGO — OWNER: ANA ELIZABETH VILLARREAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSONS OR PERSON, 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 15 DAY OF JAN, 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES. 3/2

RAQUEL REYNOSO
MY COMMISSION EXPIRES
March 23, 2002

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

LEO MONTALVO
MAYOR, CITY OF McALLEN, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT OF LOT 1A AND 2A SAN ISIDRO ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS. AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 16 DAY OF Jan 20 03

CHAIRMAN

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 DATED THIS 14th DAY OF May 2001. PERMISSION OF THE HCID #2

ATTEST: PRESIDENT — SECRETARY

NO IMPROVEMENS OF ANY KIND SHALL BE PLACED UPON HCID #2 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HCID #2.

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

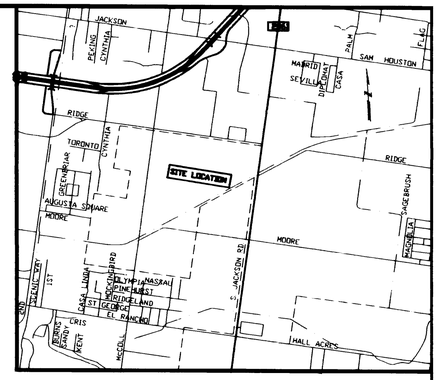
STATE OF TEXAS — DAVID OMAR SALINAS — 71973 — REGISTERED PROFESSIONAL ENGINEER

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 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 — REGISTERED — RICARDO R. SALINAS — 2909 — PROFESSIONAL LAND SURVEYOR



LOCATION MAP

SCALE : 1"=2000'

METES AND BOUNDS DESCRIPTION:

BEING A 1.94 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, SAN ISIDRO ESTATES SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 110, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.94 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE NAIL FOUND ON THE SOUTHEAST CORNER OF SAID SAN ISIDRO ESTATES SUBDIVISION LOCATED WITHIN THE RIGHT-OF-WAY OF SOUTH JACKSON ROAD; SAID NAIL IS LOCATED NORTH 08 DEGREES 51 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF LOT 2, BLOCK 8, A.U. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS; THENCE,

NORTH 81 DEGREES 09 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID SAN ISIDRO ESTATES SUBDIVISION, A DISTANCE OF 68.35 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON ROAD, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 09 MINUTES WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID SAN ISIDRO ESTATES SUBDIVISION, A DISTANCE OF 535.05 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID SAN ISIDRO ESTATES SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 51 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID SAN ISIDRO ESTATES SUBDIVISION, A DISTANCE OF 157.57 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID SAN ISIDRO ESTATES SUBDIVISION FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 81 DEGREES 09 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID SAN ISIDRO ESTATES SUBDIVISION, A DISTANCE OF 535.05 FEET TO A1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON ROAD FOR TE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 51 MINUTES WEST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON ROAD, A DISTANCE OF 157.57 FEET TO THE POINT OF BEGINNING, CONTAINING 1.94 ACRES OF LAND MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID SAN ISIDRO ESTATES SUBDIVISION

D:\STA04\D\VILLAREAL.II\1.94

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 549.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT DRAINAGE STRUCTURES DESCRIBED ARE APPORPRIATE 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:

LOT 1A AND 2A SAN ISIDRO ESTATES SUBDIVISION

PREPARED BY: SALINAS & ASSOCIATES, INC.
DATE OF PREPARATION: MAY 07, 2001
OWNER: JOSE LUIS VILLARREAL
ANA LINA VILLARREAL
821 GALVESTON AVE.
McALLEN, TEXAS 78501

SALINAS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
1013 SYCAMORE — McALLEN, TEXAS 78501
(210) 682-9081 (210) 686-1489 (FAX)

R:\ALEJANDRO\...
L:\VILLAREAL.II\PLAT.DWG 4:01 PM May 14 09:34 PM 2001 S.A.I.D.C.

Planning Department

Memo

TO: Planning and Zoning Commission

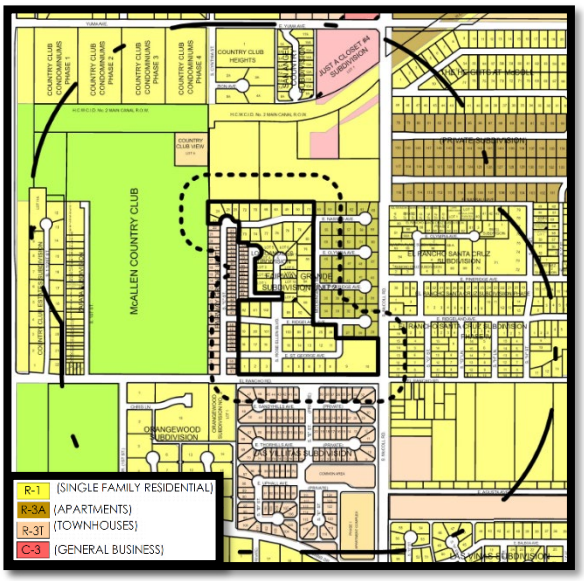
FROM: Planning Staff

DATE: September 24, 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:**

Los Candiles Subdivision, Amended Fairway Grande Village Unit 1, Fairway Grande Village Unit 2, Hidalgo County, Texas (REZ2025-0196)
408-520 East St George Avenue (Fairway Grande Village Unit 2 Lots 1-18)
408-600 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 19, 20 & 24, 25 & 81, 82 & 88, 89 & 92 & 99-101)
3012-3108 South Mockingbird Street (Fairway Grande Village Unit 2 Lots 75 & 80 & 90, 91, 94, 95)
916-2920 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 23 & 24)
401-513 East Nassau Avenue (Fairway Grande Village Unit 1 Lots 25 and 26, & Fairway Grande Village Unit 2 Lots 49, 50 & 63 & 68 & 70-74 & 76-79)
3002-3115 South Rose Ellen Boulevard (Los Candiles Lots 1-10 & Lot A)

LOCATION: The subject property is located on the north side of El Rancho Road between South Mccoll Road and South Casa Linda 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-1 (Single-Family Residential-OC) District to the north and east, R-2 (Duplex Fourplex Residential-OC) District to the east, R-3T (Multi-family Residential Townhouse - OC) District to the west and south and A-O (Agricultural & Open Space) 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 residential dwellings, duplex & fourplex and townhomes.

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 El Rancho Road is single-family residences, townhomes and duplexes.

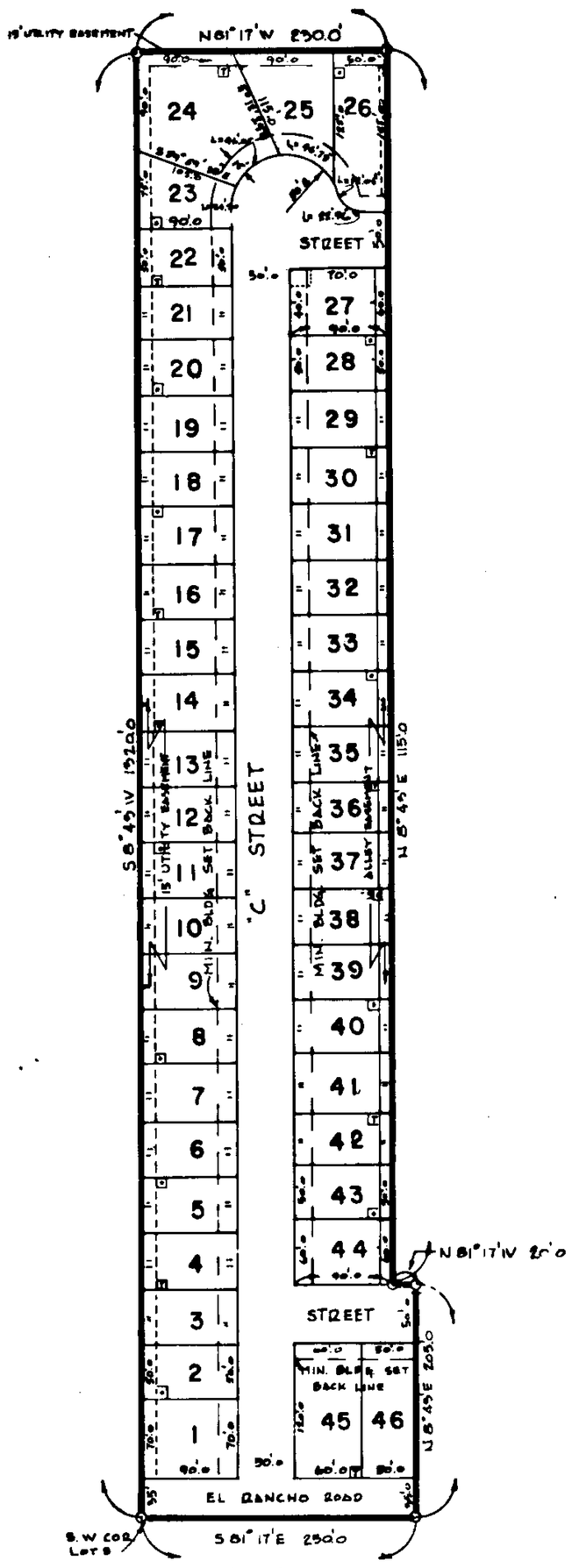
HISTORY: Los Candiles Subdivision was recorded November 5, 2018, Fairway Grande Village Unit 2 was recorded April 18. 1977. The earliest zoning record found for the properties, indicating an R-1 zoning designation, dates back to 1979.

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.

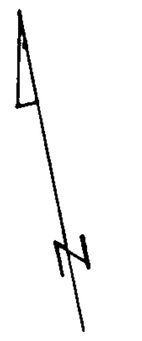
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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.



VACATE



NOTE: 1. MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN ON EACH LOT-TC+XX'
2. SIDEYARD SET-BACKS SHALL BE 6'FT. MIN-IMUM EACH SIDE UNLESS OTHERWISE SHOWN.

PAD 54'x54' — 6' — EASEMENT LINE — LOT LINE

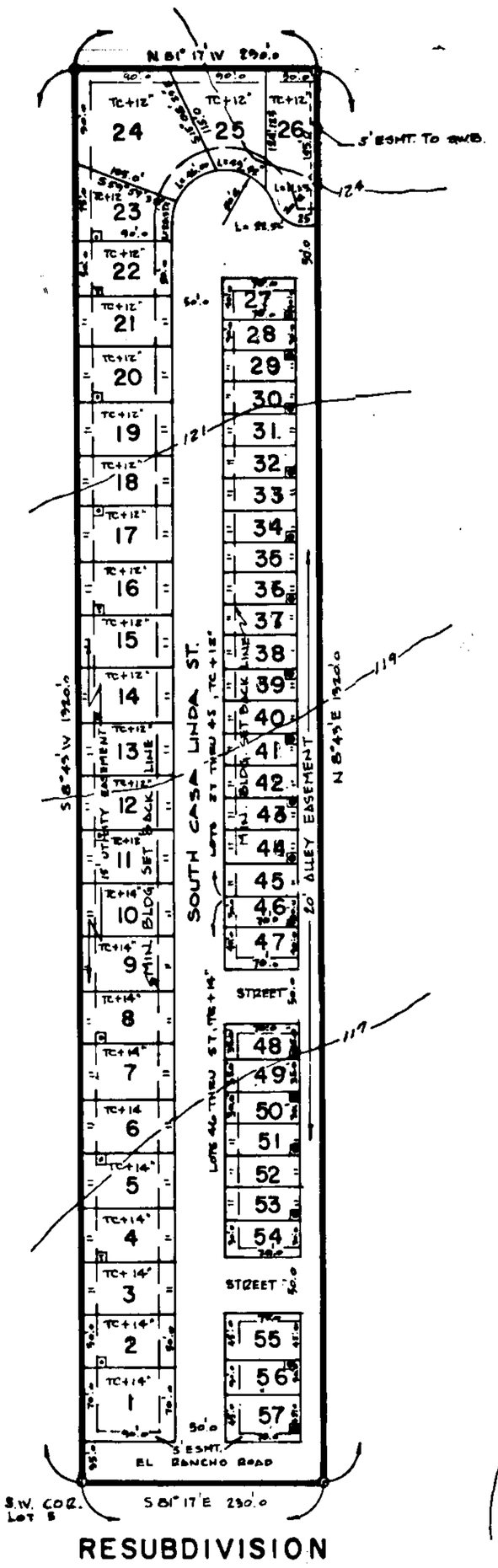
6'/6' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSFORMER SPACE, SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL.

PAD 5' x 5' — EASEMENT LINE — LOT LINE

5'/5' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE, SPECIFIC LOCATION SHOWN BY SYMBOL.

3. CENTRAL POWER & LIGHT CO. IS HEREBY AN EASEMENT & RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED & MAINTAINED FROM TIME TO TIME.

4. SIDEWALK REQUIRED ALONG EL RANCHO RD. WALKS TO BE CONSTRUCTED A MINIMUM OF 5' FEET BACK OF CURB.



RESUBDIVISION

11459

AMENDED MAP
OF
FAIRWAY GRANDE VILLAGE
UNIT NO. 1
McALLEN, TEXAS
VACATE & RESUBDIVISON UNIT NO. 1

BEING A SUBDIVISON OF LOT 5 BLOCK 16, STEEL & PERSHING SUBDIVISON OR PORCION 66 & 67 HIDALGO COUNTY, TEXAS CONTAINING 6.97 ACRES OF LAND, MORE OR LESS.

Recorded in Book 19 Page 172 of the map records of Hidalgo County, Texas
Charles L. Meiden
County Surveyor

FILED FOR RECORD THIS DATE
1:28 O'clock P.M.
APR 18 1977
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [signature] Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 18th day of April 1977
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By [signature] Deputy

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FAIRWAY GRANDE 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, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Fairway Country, Inc.
OWNER

[signature]
(PRESIDENT)

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Olgin KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXCUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2ND DAY OF APRIL, 1976.

[signature]
NOTARY PUBLIC
COUNTY OF HIDALGO, TEXAS.

I, THE UNDERSIGNED, CHAIRMEN 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.

[signature]
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS — SAMUEL H. FARIS — 3020 — REGISTERED PROFESSIONAL ENGINEER

Samuel H. Faris
PROFESSIONAL ENGINEER

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

[signature]
MAYOR, CITY OF McALLEN

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2 ON THIS 14th DAY OF Feb. A.D. 19 77.
SECRETARY [signature] PRESIDENT [signature].

APPROVED
FOR RECORDING
Hidalgo Co. Right-of-Way Dept.
By [signature]
Date 4.14.77

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VOL. 19 PAGE 172

NOTE: 1. MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN ON EACH LOT.
2. SIDEYARD SET-BACKS SHALL BE 6 FT. MINIMUM EACH SIDE UNLESS OTHERWISE SHOWN. TC + XX"

P&D 5'ESMT — EASEMENT LINE

LOT LINE

6'/6' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSFORMER SPACE, SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL. [T]

P&D 3' — EASEMENT LINE

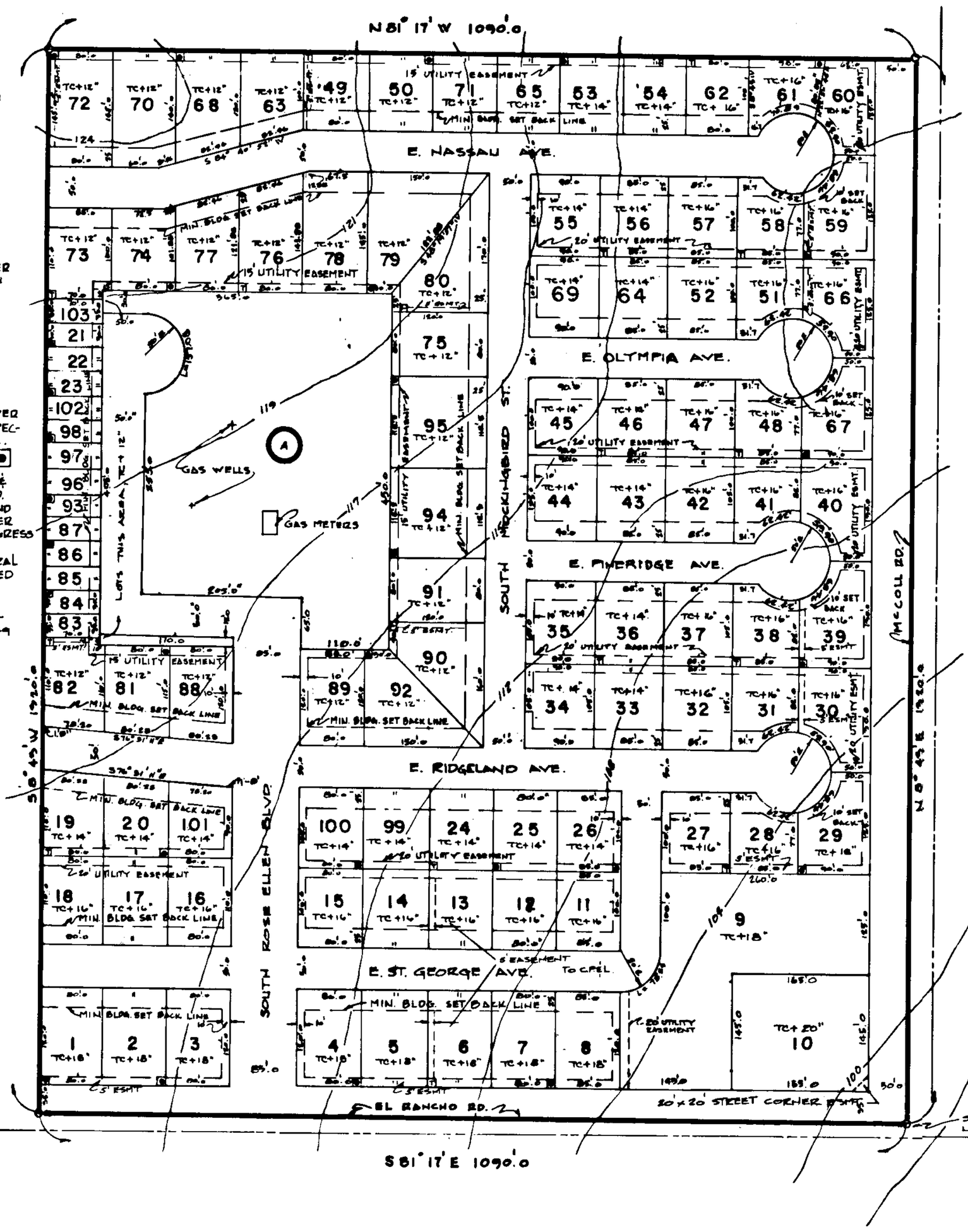
LOT LINE

5'/5' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE, SPECIFIC LOCATION SHOWN BY SYMBOL. [⊙]

3. CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT & 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 PURPOSES AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED & MAINTAINED FROM TIME TO TIME.

4. SIDEWALK REQUIRED ALONG EL RANCHO RD & McCOLL RD. ALL SIDEWALKS TO BE CONSTRUCTED PER EXISTING McALLEN SPECIFICATIONS.

5. NON-SEQUENTIAL LOT NUMBERING BY REQUEST OF DEVELOPER.



11458

MAP OF FAIRWAY GRANDE VILLAGE UNIT NO. 2

McALLEN, TEXAS

BEING A SUBDIVISION OF LOT 5, BLOCK 16, STEEL AND PERSHING SUBDIVISION OF PORCIONE 66 AND 67
HIDALGO COUNTY, TEXAS
CONTAINING 33.03 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD THIS DATE
1:06 O'clock P M.
APR 18 1977
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By: [signature] Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This 18th day of April 1977
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By: [signature] Deputy

Recorded in Book 19 Page 174
of the map records of Hidalgo
County, Texas
Charles L. Melden
County Surveyor

STATE OF TEXAS
COUNTY OF HIDALGO

I(WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FAIRWAY GRANDE VILLAGE SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACE THEREON SHOWN FOR PURPOSES OF CONSIDERATION THEREIN EXPRESSER.

Fairway Grande, Inc.
(OWNER)
Sam Olguin
(PRESIDENT)

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Olguin 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 2ND DAY OF APRIL, 19 76.

Diann Thiercof
NOTARY PUBLIC
COUNTY OF HIDALGO, 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.

[signature]
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
SAMUEL H. FARIS
35921
REGISTERED PROFESSIONAL ENGINEER

Samuel H. Faris
PROFESSIONAL ENGINEER

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

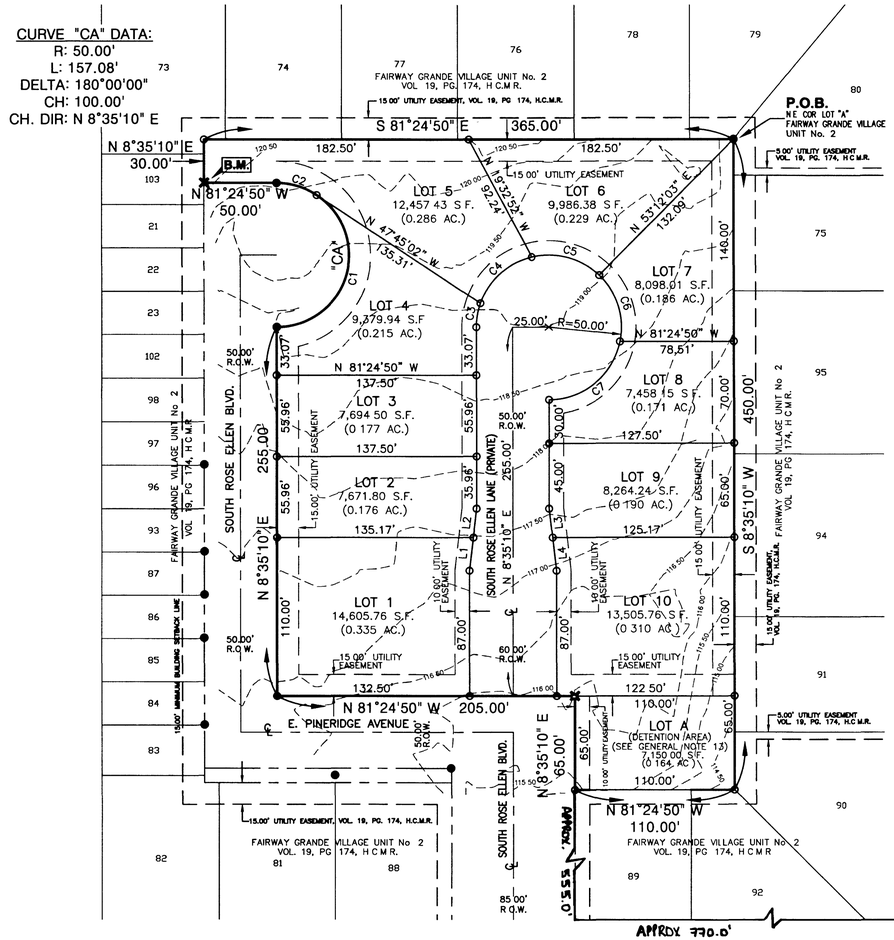
[signature]
MAYOR, CITY OF McALLEN

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2 ON THIS 24th DAY OF Feb. A.D. 1977.
SECRETARY George E. Trimble PRESIDENT E.R. Runnels

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By [signature]
Date 4-14-77

VOL. 19 PAGE 174



SCALE: 1"=50'
Bearing Basis:
NAD83 Texas State Planes, South Zone, US Foot

LEGEND
- ● – FOUND #4 REBAR
- ○ – SET #4 REBAR
- ✕ – FOUND "X" MARK ON CONCRETE

METES & BOUNDS DESCRIPTION

BEING A RESUBDIVISION OF 2.893 AC. (125,998.01 SQ. FT.) OUT OF ALL OF LOT "A", FAIRWAY GRANDE VILLAGE UNIT No. 2, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 174, MAPS RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.893 ACRES (125,998.01 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING BEING A #4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT "A", FAIRWAY GRANDE VILLAGE UNIT No. 2, AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, THENCE;

1. SOUTH 08°35'10" WEST, ALONG THE EAST LINE OF SAID LOT "A", A DISTANCE OF 450.00 FEET TO A #4 REBAR SET FOR AN EXTERIOR CORNER OF SAID LOT "A", AND AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT,

2. THENCE, NORTH 81°24'50" WEST, ALONG A SOUTH LINE OF SAID LOT "A", A DISTANCE OF 110.00 FEET TO A #4 REBAR SET AT THE EAST RIGHT-OF-WAY LINE OF SOUTH ROSE ELLEN BOULEVARD, FOR AN EXTERIOR CORNER OF SAID LOT "A", AND AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

3. THENCE, NORTH 08°35'10" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ROSE ELLEN BOULEVARD, A DISTANCE OF 65.00 FEET TO AN "X" MARK ON CONCRETE FOUND FOR AN INTERIOR CORNER OF SAID LOT "A", AND AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

4. THENCE, NORTH 81°24'50" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST PINERIDGE AVENUE, A DISTANCE OF 205.00 FEET TO A #4 REBAR SET FOR WESTERNMOST SOUTHWEST CORNER OF SAID LOT "A", AND THE WESTERNMOST SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

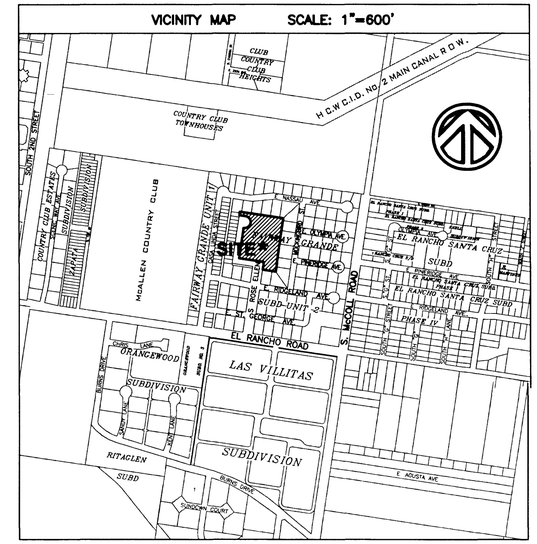
5. THENCE, NORTH 08°35'10" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ROSE ELLEN BOULEVARD, A DISTANCE OF 255.00 FEET TO A #4 REBAR FOUND FOR AN EXTERIOR CORNER OF SAID LOT "A", AND AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

6. THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 180°00'00", AN ARC LENGTH OF 157.08 FEET AND A CHORD THAT BEARS NORTH 08°35'10" EAST, A DISTANCE OF 100.00 FEET TO A #4 REBAR FOUND FOR AN EXTERIOR CORNER OF SAID LOT "A", AND AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

7. THENCE, NORTH 81°24'50" WEST, A DISTANCE OF 50.00 FEET TO AN "X" MARK ON CONCRETE FOUND FOR AN EXTERIOR CORNER OF SAID LOT "A", AND AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

8. THENCE, NORTH 08°35'10" EAST, A DISTANCE OF 30.00 FEET TO A #4 REBAR SET FOR NORTHWEST CORNER OF SAID LOT "A", AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

9. THENCE, SOUTH 81°24'50" EAST, ALONG THE NORTH LINE OF SAID LOT "A", A DISTANCE OF 365.00 FEET TO A #4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT "A", THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING, CONTAINING 2.893 ACRES (125,998.01 SQUARE FEET) OF LAND, MORE OR LESS.



GENERAL PLAT NOTES:

1. FLOOD ZONE DESIGNATION: ZONE "C" COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 2, 1982.
2. ZONE C – AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN.
3. THE MINIMUM FINISH FLOOR ELEVATION FOR ANY PROPOSED BUILDING SHALL BE SET AT 18" ABOVE TOP OF CURB MEASURED FROM CENTER OF THE LOT.
4. SETBACKS:
   FRONT (SOUTH ROSE ELLEN LANE) : 25 FEET OR GREATER FOR EASEMENTS.
   GARAGE : 18 FEET, EXCEPT WHERE GRATER SETBACK IS REQUIRED GREATER SETBACK APPLIES.
   REAR : IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, EXCEPT 25 FEET FOR THE DOUBLE FRONTING LOTS 1-5 ALONG S. ROSE ELLEN BLVD.
   INTERIOR SIDES : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
   CORNER (LOT 1) : 15 FEET ALONG EAST PINERIDGE AVE.
5. A TOTAL STORM WATER RUNOFF OF 0.39 AC-FT (16,802 C.F.) IS REQUIRED BY THIS SUBDIVISION. DETENTION SHALL REQUIRE DRAINAGE APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.

   **STORMWATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED IN LOT "A" AND RELEASED AS PER CITY OF McALLEN AND APPROVED DRAINAGE REPORT AT THE PRE-DEVELOPMENT RATE FOR A 10-YEAR FREQUENCY STORM EVENT.
6. BENCHMARK: "X" MARK ON CONCRETE LOCATED AT THE NORTHWEST CORNER OF THIS SUBDIVISION (IDENTIFIED ON THIS PLAT).
   ELEVATION: 120.68.

   THE NEAREST CITY OF McALLEN BENCHMARK IS "MC 89". SAID BENCHMARK IS LOCATED ON THE SOUTH SIDE OF EL RANCHO ROAD, CLOSE TO S. CASA LINDA STREET. BENCHMARK IS MARKED WITH A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP STAMPED AS "MC 89".
   ELEVATION HAS BEEN DESIGNATED AS 112.96.

   BOTH OF THESE BENCHMARKS ARE BASED OFF OF TEXAS SOUTH (4205) NAD 83 NAVD 88.
7. A 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF S. ROSE ELLEN LANE, EAST SIDE OF SOUTH ROSE ELLEN BLVD., NORTH SIDE OF E. PINERIDGE AVENUE, AND ALONG LOT "A" ON S. ROSE ELLEN BLVD.
8. ALL UTILITY EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE DEDICATED BY THIS PLAT.
9. 6-FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG S. ROSE ELLEN BOULEVARD (WEST BOUNDARY).
10. 8-FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. COMMON AREAS AND PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
12. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
13. THE USE OF "LOT A" IS EXCLUSIVELY FOR RUNOFF DETENTION. NO PERMANENT STRUCTURES OF ANY KIND ARE PERMITTED WITHIN SAID "LOT A" (EXCEPT AS PROPOSED IN STORM DRAINAGE IMPROVEMENTS PLANS BY THE ENGINEER IN CHARGE OF THIS SUBDIVISION, AND AS APPROVED BY THE CITY OF McALLEN). THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID "LOT A" AND NOT THE CITY OF McALLEN.
14. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. ROSE ELLEN BLVD. (WEST BOUNDARY)
15. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LOS CANDILES SUBDIVISION, RECORDED AS DOCUMENT # 2962952 HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 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.
16. 25FT. BY 25FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

LINE TABLE INFO.		
ID.	BEARING	LENGTH
L1	N 15°13'07" E	23.15'
L2	N 15°13'07" E	20.13'
L3	S 1°57'12" W	20.13'
L4	S 1°57'12" W	23.15'

CURVE TABLE INFO.						
ID.	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	50.00'	146°20'11"	127.70'	165.27'	95.72'	N 25°25'05" E
C2	50.00'	33°39'51"	29.38'	15.13'	28.96'	N 64°34'55" W
C3	50.00'	19°24'01"	16.93'	8.55'	16.85'	S 18°17'10" W
C4	50.00'	57°17'45"	50.00'	27.32'	47.94'	S 56°38'03" W
C5	50.00'	57°17'45"	50.00'	27.32'	47.94'	N 66°04'12" W
C6	50.00'	57°32'42"	50.22'	27.46'	48.13'	N 08°38'59" W
C7	50.00'	78°27'47"	68.47'	40.82'	63.25'	N 59°21'16" E

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOS CANDILES SUBDIVISION" AND 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 STREET 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.

July 16, 2018
DATE

MNB, LLC.
GUILLERMINA S. GUTIERREZ, [redacted] Managing Member
2304 SW. AGUSTA SQUARE
McALLEN, TEXAS 78503
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [redacted] KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE, 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 16 DAY OF July, 20 18.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 10/27/2021.

ROEL HERNANDEZ
Notary Public
STATE OF TEXAS
Comm. Exp. 10-27-2021

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.

James E. Darling
MAYOR, CITY OF McALLEN
10/22/18
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.

7-23-18
REGISTERED PROFESSIONAL SURVEYOR DATE

JOSE MARIO GONZALEZ, RPLS – RIO DELTA SURVEYING
24593 F.M. 88
MONTE ALTO, TEXAS 78538
TEL: 956-380-5154 FAX: 956-380-5156
NO. 5571 STATE OF TEXAS

STATE OF TEXAS REGISTERED JOSE MARIO GONZALEZ 5571 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

07/23/18
REGISTERED PROFESSIONAL ENGINEER DATE

CARLOS GARZA, PE – AEC ENGINEERING, L.L.C.
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-6558 FAX: 956-380-6110
NO. 92602 STATE OF TEXAS

STATE OF TEXAS CARLOS GARZA 92602 LICENSED PROFESSIONAL ENGINEER

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 OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN

10/23/18
DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 6th DAY OF September, 2018.

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.

PRESIDENT

ATTEST:
SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 SAN JUAN TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.
BY: Raul E. Sesin, P.E., CFM
General Manager
DATE: 10/30/18

THE COUNTY OF HIDALGO TEXAS

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

ON: 11-5-2018 AT 2:57 AM/PM
INSTRUMENT NUMBER 2962952
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: [redacted] DEPUTY

Los Candiles Subdivision

(Private Subdivision)

Being a resubdivision of 2.893 Acres out of all of Lot A, Fairway Grande Village Unit No. 2, City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 19, Page 174, Map Records of Hidalgo County, Texas.

Plat Scale: 1"=50' JOB # 1181.001
Preparation Date: JUNE 29, 2018

AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil
P.O. Box 480 Office (956) 380-6558
Edinburg, Texas 78540 Fax (956) 380-6110
www.aecengineering.net
A TEXAS REGISTERED ENGINEERING FIRM – F9688

Planning Department

Memo

TO: Planning and Zoning Commission

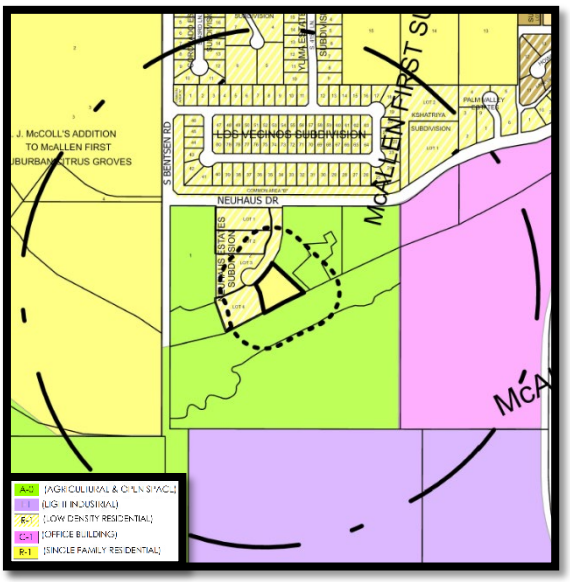
FROM: Planning Staff

DATE: September 24, 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:**

3031 Neuhaus Circle (PID: 1111974), (REZ2025-0192)

LOCATION: The subject property is located at the end of Neuhaus Circle south of Neuhaus Drive, east of South Bentsen Road.





PROPOSAL: The City of McAllen is requesting to rezone the property to R-1 (Low Density Residential-UDC) District as part of the citywide initiated 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 and north, A-O (Agricultural Open Space-OC) District to the east and 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 residential dwellings and McAllen Palm View 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 Neuhaus Circle is single-family residences.

HISTORY: 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.

Planning Department

Memo

TO: Planning and Zoning Commission

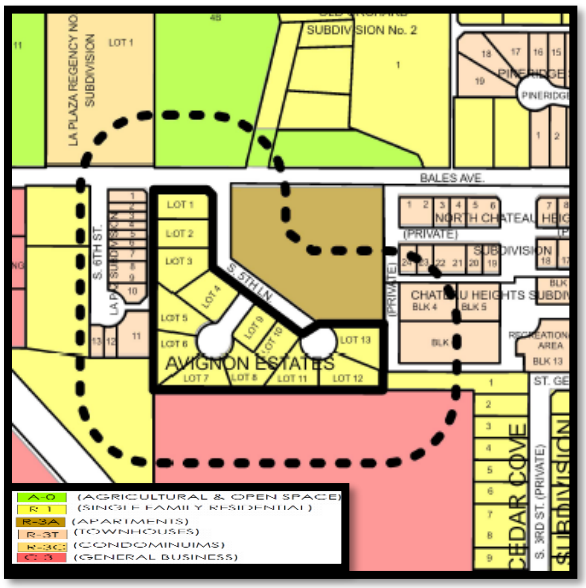
FROM: Planning Staff

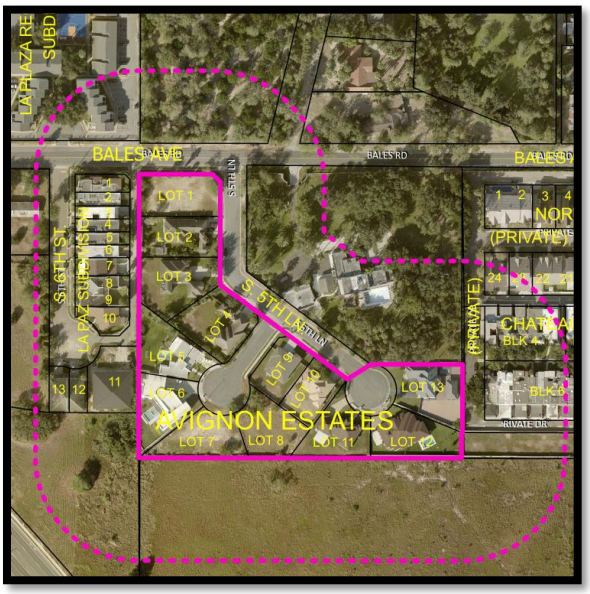
DATE: September 24, 2025

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:**

AVIGNON SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0172)
3102-3222 SOUTH 5TH LANE (LOTS 1-4 AND 9-13)
3118-3202 SOUTH 5TH COURT (LOTS 5-8)

LOCATION: The subject property is located south of Bales Avenue and along the south side of South 5th Lane.





PROPOSAL: The City of McAllen is requesting to rezone the property 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 A-O (Agricultural & Open Space-OC) District and R-3A (Multi-family Residential Apartment-OC) District to the north. C-3 (General Business-OC) District to the south. R-3T (Multi-family Residential Townhouse-OC) District and R-1 (Single-family Residential-OC) District to the east and west. R-3C (Multi-family Residential Condominium-OC) District to the west.

LAND USE: The property consists of single-family dwellings and are zoned R-1 (Single-family Residential-OC) District. Surrounding uses include vacant land, condominiums, townhomes and single-family dwellings.

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 and multi-family residential.

HISTORY: Avignon Subdivision was recorded July 24, 2007. The subject properties are comprised of 13 lots. The initial zoning designation for this 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 for Complete Communities. The proposed use for R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-family Residential-OC) 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.

FICATION, AND ATTESTATION

NER of ALUX REAL ESTATE, LLC. AND AS THE ACTING OWNER OF THE 5.008 ACRE OF THE PROPOSED **AVIGNON ESTATES** SUBDIVISION SUBDIVIDES THE LAND AS DEPICTED ND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT ND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS DS; ONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND ROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

____ 6/26/07
TION DATE

D AUTHORITY, ON THIS DAY PERSONALLY APPEARED **SERGIO VELA** ERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING SCRIBE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES N STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, 26 A.D. 2007.

HIDALGO TEXAS
ON):

LUCIA ALVAREZ
Notary Public
STATE OF TEXAS
Comm. Exp. 08-08-2009

HOLDER(s), OR DULY AUTHORIZED OFFICERS OF THE T INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING PLAT AND DESIGNATED HEREIN AS THE **AVIGNON** HE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT E PROPERTY AS PROVIDED FOR UNDER THE PLAT HAT ANY FORECLOSURE RELATING TO THE SECURITY SCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING ADED FOR HEREIN.

6/26/07
TEE DATE

D AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ROBERT J. HYMEL, JR.** ERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING SCRIBE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES N STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, 26 A.D. 2007.

HIDALGO, TEXAS

Y OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION SUBDIVISION REGULATIONS OF THIS CITY, WHEREIN MY EN SEAL OF OFFICE THIS THE 6th

Secretary of the City of McALLEN

AND DEPARTMENT

ON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION HEREIN MY APPROVAL IS REQUIRED/GIVEN UNDER MY HAND AND SEAL OF DAY OF July 2007.

SION

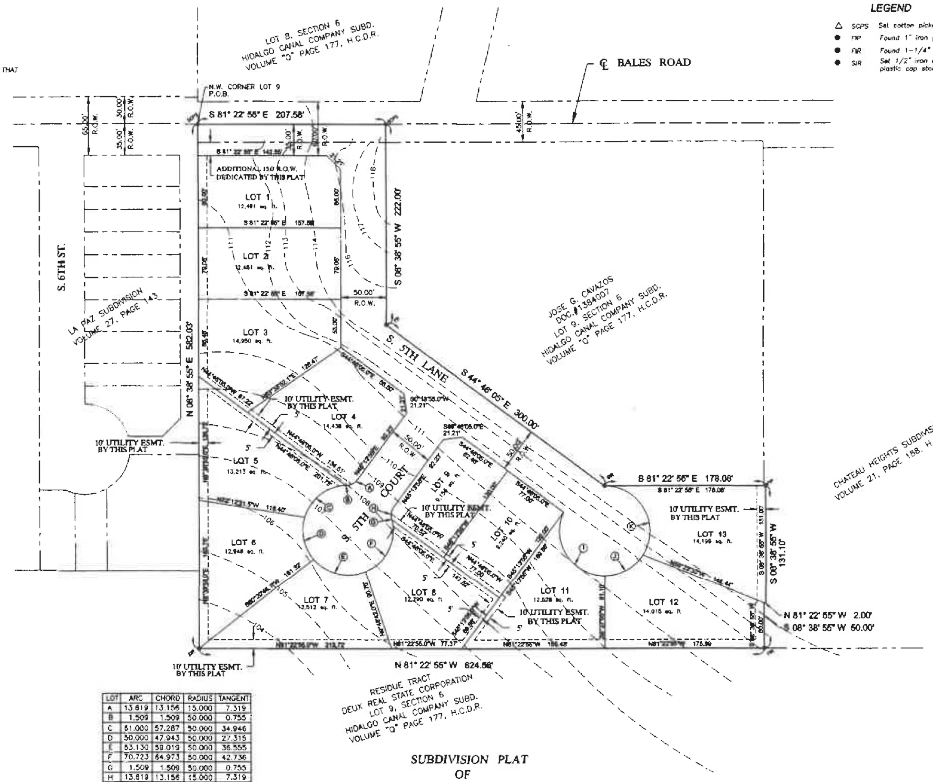
DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

By _____ 7/30/07

	Address	City & Zip	Phone	Fax
L	721 S. BICENTENNIAL	McALLEN , TX 78501	(956) 630-3265	(956) 028-0496
___	605 E. Hotel Ave. Suite 5	McAllen, Tx 78504	(956) 682-5022	(956) 682-5089
___	P.O. Box 478	Weslaco, Texas 78596	(956) 968-2422	(956) 969-2011



LOT	ARC	CHORD	RADIUS	TANGENT
A	13.819	13.156	15.000	7.319
B	1.509	1.509	50.000	0.755
C	51.000	57.287	50.000	34.946
D	50.000	47.943	50.000	27.315
E	53.130	50.919	50.000	36.555
F	70.733	64.973	50.000	42.736
G	1.509	1.509	50.000	0.755
H	13.819	13.156	15.000	7.319
I	100.56	84.448	50.000	78.838
J	50.00	47.943	50.000	27.315
K	107.08	83.758	50.000	81.524

SUBDIVISION PLAT
OF
AVIGNON ESTATES

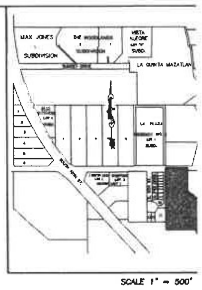
5.008 ACRES OF LAND OUT OF
LOT 9, SECTION 6
HIDALGO CANAL COMPANY SUBDIVISION
OF PORCIONES 64, 65 AND 66
HIDALGO COUNTY, TEXAS
PER MAP RECORDED IN VOLUME "O"
PAGE 177, H.C.D.R.

FILED FOR RECORD BE
HIDALGO COUNTY
SY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: 7/24/07 AT 10:19
AS A RECORDING NUMBER 785731
By _____ DEPUTY

Recorded in Volume 55 Page 155 of the map records of Hidalgo County, Texas
Arturo Guajardo, Jr.
County Clerk

NOTES:

1. MINIMUM FRONT SETBACK LINE 25 FEET.
   REAR SETBACK 10 FEET.
   INTERIOR SIDE SETBACK LINE 6 FEET.
   CORNER LOTS ALONG STREET 10 FEET.
   GARAGE ENTRANCE 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED.
2. THIS SUBDIVISION IS IN ZONE "B" AS PER F.E.M.A.'S FLOOD INSURANCE RATE MAP PANEL 480343 0010 C, NOVEMBER 2, 1982.
3. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
   ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
4. ONE SINGLE FAMILY RESIDENTIAL DWELLING PER LOT.
5. THIS SUBDIVISION IS REQUIRED TO RETAIN 28,136 CU.FT. OR .65 AC-FT. THE DETENTION WILL BE 2210 CU.FT. OR .048 AC-FT. PER LOT.
6. A 6' BUFFER IS REQUIRED ALONG BALES ROAD AND FROM ADJACENT COMMERCIAL ZONE/USE.
7. BENCH MARK:
   TOP OF SOUTH BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BALES ROAD NORTH OF THE NORTHWEST CORNER OF LOT 9. ELEVATION = 111.41
   CITY OF McALLEN BECHMARK MC 66 ELEVATION= 95.16. LOCATION ON THE BACK PARKING LOT OF THE CASCADE POOL, WHICH IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF 10th STREET AND BALES STREET. THE MONUMENT IS 457 FT WEST FROM THE BACK OF CURVE OF 10th STREET AND 190 FT SOUTH FROM THE CENTER LINE OF BALES STREET.
8. THE DEVELOPER WILL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. 4' SIDEWALK IS REQUIRED ON BALES ROAD, AND ON FRONT OF EACH LOT OF SOUTH 5th LANE AND BOTH SIDES OF SOUTH 5th COURT.
10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ON BALES ROAD FOR LOT 1.



METES AND BOUNDS DESCRIPTION:
DESCRIPTION OF 5.008 ACRES OF LAND OUT
LOT 9, SECTION 6
HIDALGO CANAL COMPANY SUBDIVISION
OF PORCIONES 64, 65 AND 66
HIDALGO COUNTY, TEXAS

Being 5.008 acres of land situated in Hidalgo County, Texas, o Section 6, Hidalgo Canal Company Subdivision of Porciones 64, recorded in Volume "O", Page 77 of the Hidalgo County Deed acre tract being more particularly described by metes and bo

Beginning at a cotton picker spindle set for the northwest corn northwest corner of said tract herein described;

Thence, South 81° 22' 55" East, 207.58 feet, with the north li the centerline of Bales Avenue to a cotton picker spindle set f said tract herein described;

Thence, South 08° 38' 55" West, 222.00 feet to a 1 1/4 inch point;

Thence, South 44° 46' 05" East, 300.00 feet to a 1/2-inch ir point;

Thence, South 81° 22' 55" East, 178.06 feet to a "+" cut in most easterly northeast corner of said tract herein described;

Thence, South 08° 38' 55" West 131.10' to a point for corner;

Thence, North 81° 22' 55" West, 2.00' feet to a point for cor

Thence, North 81° 22' 55" West, 824.56 feet to a 1/2- inch stamped "TRA" set for the southwest corner of said tract here

Thence, North 08° 38' 55" East, at a distance of 557.03 feet found for reference on the south right of way line of Bales Av total distance of 582.03 feet to the POINT OF BEGINNING and land more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

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

REYNALDO
REGISTERED
NO. 4632
WESLACO, T

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED
NO. 55459
McALLEN, TE

AVIGNON ESTATES
DATE OF REVISED: JUNE 2

CRUZ-HOGAN
Engineers • Planners •
Harlingen
1221 E. Tyler, Suite A
Harlingen Tx 78550
office 425-5985 fax 425-5083

Planning Department

Memo

TO: Planning and Zoning Commission

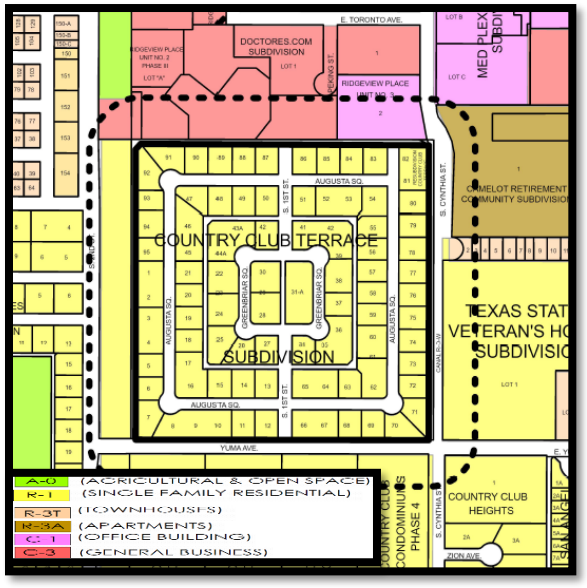
FROM: Planning Staff

DATE: September 24, 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:**

<u>COUNTRY CLUB TERRACE SUBDIVISION</u>, HIDALGO COUNTY, TEXAS. (REZ2025-0183)
100-120 NORTHWEST AUGUSTA SQUARE (LOTS 48-50, 87-92)
102-115 NORTHEAST AUGUSTA SQUARE (LOTS 51-54, 83-86)
2200-2408 WEST AUGUSTA SQUARE (LOTS 1-6, 18-21, 45-46, N 85.3' OF 93-95)
2109-2409 EAST AUGUSTA SQUARE (LOTS 55-N ½ OF 61, 72-82)
100-121 SOUTHWEST AUGUSTA SQUARE (LOTS 7-17)
102-120 SOUTHEAST AUGUSTA SQUARE (LOTS S ½ OF 61-71)
100-104 NORTHWEST GREENBRIAR SQUARE (LOTS 42-44A)
101 NORTHEAST GREENBRIAR SQUARE (LOT 39 LESS S 45.6' LOTS 40 & 41)
2300-2312 WEST GREENBRIAR SQUARE (LOTS 22-25, 28-30)
2300-2309 EAST GREENBRIAR SQUARE (LOTS 31A, 37-S 45.6' OF LOT 39)
101-105 SOUTHWEST GREENBRIAR SQUARE (LOTS 26-27)
100-104 SOUTHEAST GREENBRIAR SQUARE (LOTS 34-36)

LOCATION: The subject property is located on the northeast corner of South 2nd Street and East Yuma 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 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 C-1 (Office Building-OC) District to the north. R-3A (Multi-family Residential Apartment-OC) District and R-3T (Multi-family Residential Townhouse-OC) District to the east. R-1 (Single-family Residential-OC) District to the east, south and west. R-3C (Multi-family Residential Condominium-OC) District to the west.

LAND USE: The property consists of single-family dwellings and are zoned R-1 (Single-family Residential-OC) District. Surrounding uses include vacant land, office uses, apartments, condominiums, townhomes and single-family dwellings.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial, which is a land use designation that consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses, generally along major roadway corridors that connect outside the City limits. They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

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

HISTORY: Map of Country Club Terrace Subdivision was recorded May 24, 1976. Amended Map of Country Club Terrace Subdivision was recorded August 21, 1978. Country Club Terrace Subdivision was recorded September 25, 1978. Country Club Terrace Subdivision Lots 43A and 44A was recorded May 4, 1983. Country Club Terrace Subdivision Lot 31-A was recorded July 28, 1988. The subject properties are comprised of 95 lots. The initial zoning designation for this property was R-1 (Single-family Residential-OC) District with no rezoning since then according to our records.

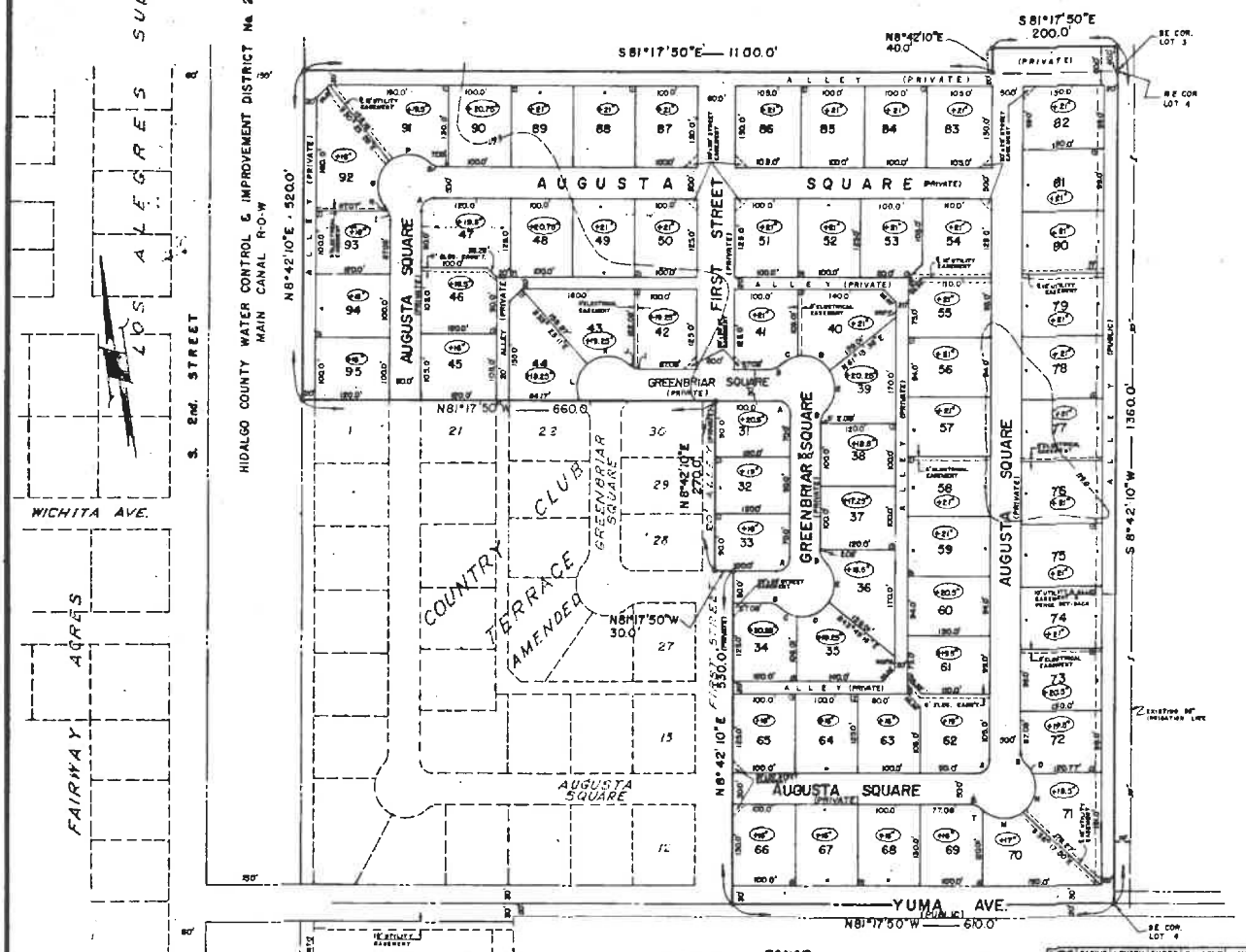
ANALYSIS: The requested zoning does not conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan for Regional Commercial. However, the proposed use for R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-family Residential-OC) District, which has an established development trend in this area for single-family dwellings.

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.

VOL 20 PAGE



CURVE	RADIUS	LENGTH	CHORD	TANGENT	ANGLE
A	20'	31.42'	28.28'	20'	90°00'00"
B	50'	21.99'	21.82'	11.24'	41°26'30"
C	50'	28.07'	27.71'	13.84'	29°58'22"
D	50'	50.00'	48.04'	27.28'	86°08'46"
E	50'	44.84'	43.63'	24.11'	78°53'06"
F	50'	13.58'	13.25'	6.79'	25°15'56"
J	50'	8.39'	8.30'	4.19'	15°55'39"
K	50'	72.27'	66.09'	44.82'	82°48'36"
L	50'	68.30'	58.35'	35.92'	71°28'00"
M	50'	67.08'	62.16'	39.88'	76°51'41"
N	50'	78.71'	68.97'	44.48'	83°18'36"
O	50'	2.70'	2.70'	1.35'	03°05'31"
P	50'	70.25'	64.61'	42.33'	80°30'13"
Q	50'	80.58'	72.15'	52.06'	92°18'57"
R	50'	8.53'	8.50'	4.28'	9°46'58"
T	50'	8.38'	8.38'	4.17'	09°36'03"

NOTES:

1. SIDEYARD SET-BACK SHALL BE MIN 5' EXCEPT SIDEYARDS ADJACENT TO STREETS SHALL BE 10'
2. FRONTYARD SET-BACK SHALL BE A MIN. OF 25' EXCEPT AT CUL-DE-SACS IT SHALL BE 20'
3. REARYARD SET-BACK SHALL BE A MIN. OF 10'
4. MIN. FIN. FLOOR ELEV. SHALL BE THE AMOUNT OF INCHES ABOVE TOP OF CURB AT MIDDLE FRONT OF EACH LOT AS DENOTED BY ●
5. UNLESS SHOWN OTHERWISE ALL SIDEWALKS ARE 4.0 FT. WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE. SIDEWALK REQUIRED ON NORTH SIDE OF YUMA AVE.
6. 6'x6' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSFORMER SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL ▭
7. 3'x3' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL ●

CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT OF WAY ON EACH 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 31817

OF LOTS 31 THROUGH 95 INCLUSIVE

COUNTRY CLUB TERRACE

McALLEN, TEXAS.

BEING A SUBDIVISION OF 26.61 ACRES OUT OF LOT 4, 6.018 AC. OUT OF LOT 3, BLOCK 15, STEELE & PERSHING SUBDIVISION, OF PORCIONES 66 & 67, HIDALGO COUNTY, TEXAS. AND THE NORTH 20.0 FT. OF COUNTRY CLUB TERRACE. CONTAINING 27.09 AC. OF LAND MORE OR LESS.

Recorded in Vol. 20 Page 155 of the map records of Hidalgo County, Texas
Charles L. Madden
County Surveyor

APPROVED
For Conformance to the Master Plan of the City of McAllen
by Vona Walden
Date 9-25-78

PREPARED BY:
FABIAN NELSON & MEDINA INC.
McALLEN, TEXAS.
SCALE: 1" = 100' DATE: 12/27/77

APPROVED FOR ... 25th Sept 78

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT, WE THE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "COUNTRY CLUB TERRACE" OF THE CITY OF McALLEN, AND WHOSE NAMES 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 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 AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

GAMBLE J. PALMER JR. — PAUL VEALE JR. — PHILLIP S. VEALE

FILED FOR RECORD THIS DATE
At 1:10 o'clock P M.
SEP 25 1978
SARITA SALINAS
County Clerk, Hidalgo County, Texas
By Lucia de la Rosa Deputy

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED OWNERS 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 CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 4th DAY OF April, A.D. 78

Notary Public
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.

Chairman, Planning Commission

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR # 818 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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

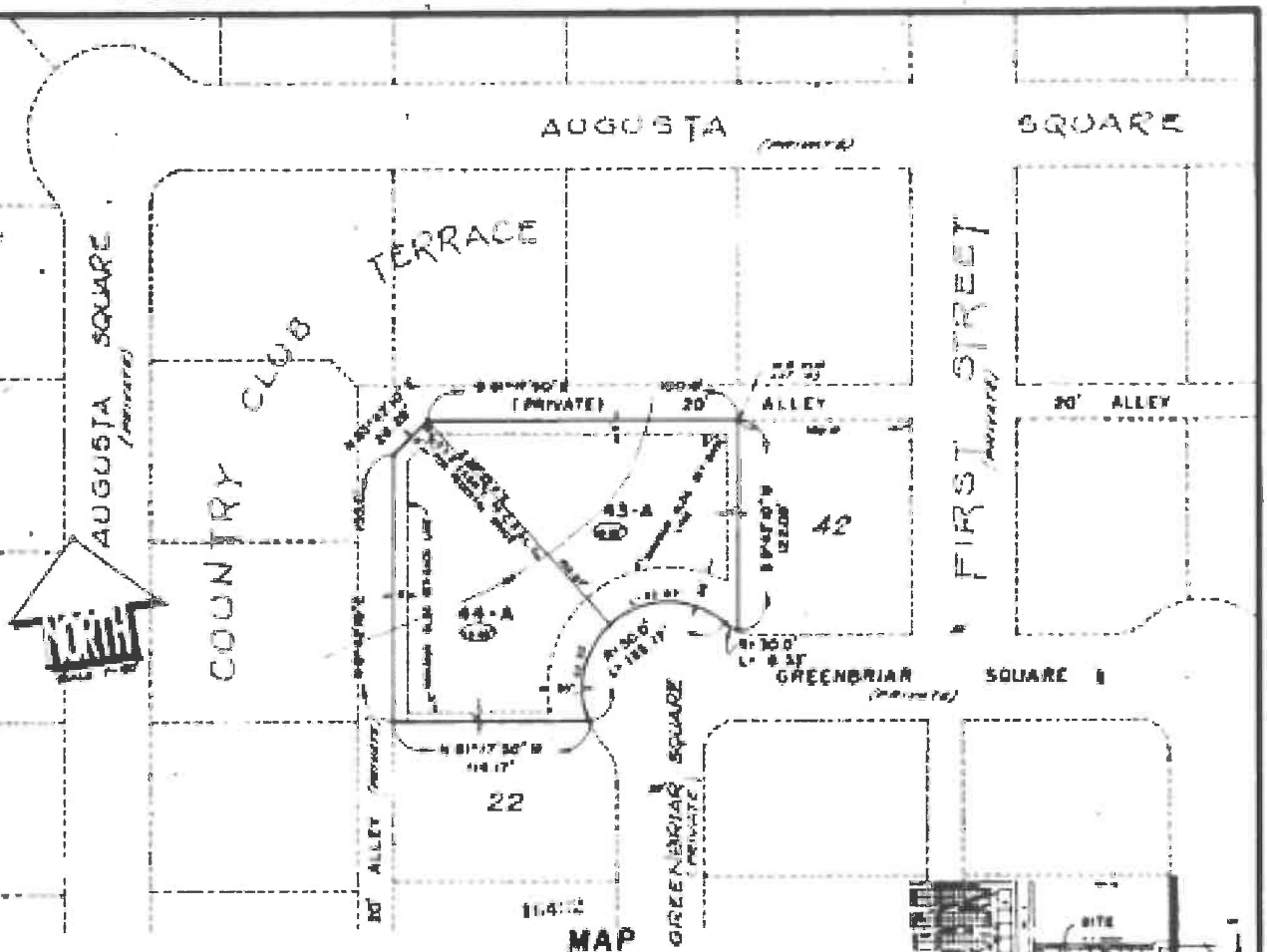
Mayor, City of McAllen

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No 2 ON THIS 2nd DAY OF February A.D. 19 78

HIDALGO COUNTY WATER IMPROVEMENT DIST. NO. 2

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VOL. 23 PAGE 70



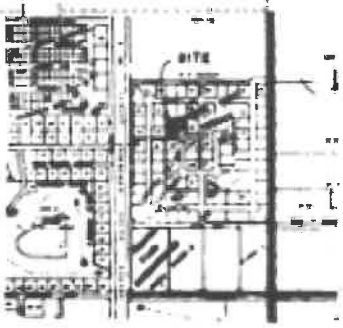
MAP
OF
LOTS 43-A & 44-A
COUNTRY CLUB TERRACE
McALLEN TEXAS

BEING A RESUBDIVISION OF LOTS 43 & 44, COUNTRY CLUB TERRACE CITY OF McALLEN.

PABLAN, NELSON & MEDINA INC. McALLEN, TEXAS

APPROVED
FOR RECORDING
Edna Hubbard
May 2, 1983

FILED
MAY 4 1983



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOTS 43-A & 44-A, COUNTRY CLUB TERRACE TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE CITY OF McALLEN AND THESE WHO MAY HOLD OR HEREAFTER HOLD PERMANENT UNDER AND CITY, THE USE OF THE STREET, ALLEYS, AND EASEMENTS SHOWN HEREON. SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE PURPOSES AS AUTHORIZED BY THE CITY OF McALLEN. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND OCCUPANTS OF THE SUBDIVISION AND THEIR GUESTS

Dan Nelson
AGENT

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX 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 10th DAY OF February, A.D. 83.

Sandra Boyd
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 EXCEPT BY APPROVAL IN VARIANCE

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC 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

Paul E. Nelson
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 COUNCIL ON APPROVAL IN VARIANCE

MAYOR, CITY OF McALLEN

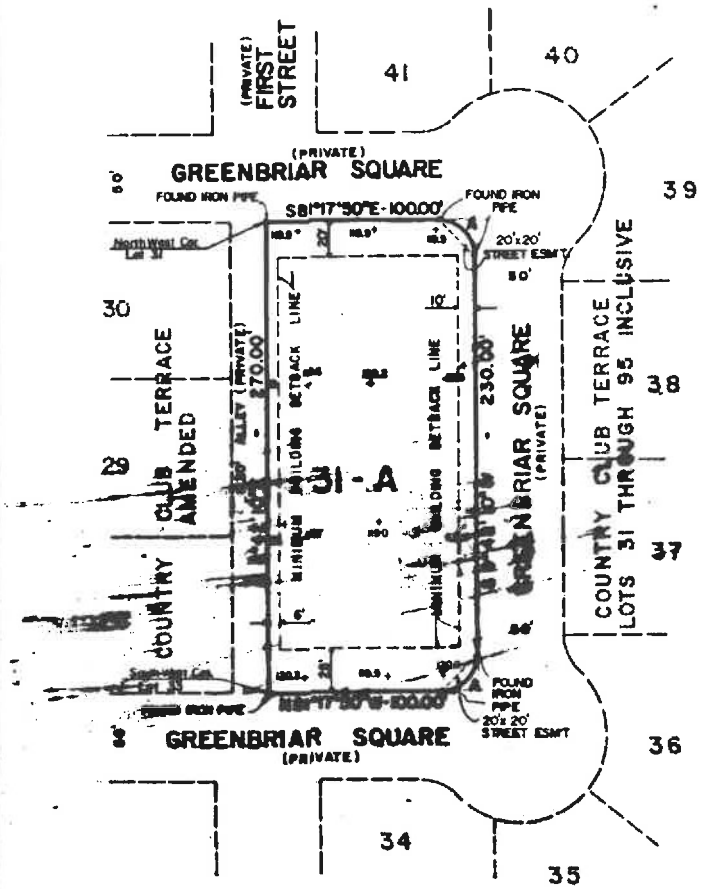
CHECKED FOR DRAINAGE
BY: _____

APPROVED FOR ACCEPTANCE

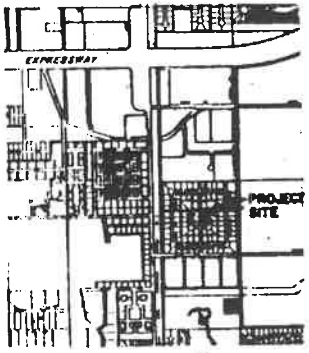
_____ May 83

SUBDIVISION PLAT OF
LOT 31-A COUNTRY CLUB TERRACE

A 0.74 AC. TRACT BEING A RESUBDIVISION OF ALL OF LOTS 31, 32 AND 33, COUNTRY CLUB TERRACE SUBDIVISION, McALLEN, TEXAS AS RECORDED IN VOLUME 20 PAGE 155 MAP RECORDS, HIDALGO COUNTY, TEXAS.



Scale: 1"=50'



VICINITY MAP

CURVE DATA				
No.	DELTA	R	T	L
A	90° 00' 00"	20'	20'	31.42'

NOTES:

1. FRONTYARD SETBACK SHALL BE AS SHOWN.
2. SIDEYARD SETBACK SHALL BE A MINIMUM OF 6' EXCEPT SIDEYARDS ADJACENT TO STREETS SHALL BE 10'.
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE TOP OF CURB AT THE MIDDLE OF THE LOT PLUS 1'.
4. THIS LOT IS IN ZONE "C" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480343 0010 C REVISED NOVEMBER 2, 1982. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING.

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 31-A COUNTRY CLUB TERRACE SUBDIVISION TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY HOLD OR OPERATE HOLD FRANCHISES 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 AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mary Francis, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF APRIL A.D. 1988

Douglas H. Mathews
NOTARY PUBLIC
12-21-88 HIDALGO COUNTY, TEXAS

APPROVAL BY WATER DISTRICT
THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3
ON THIS 21st DAY OF April A.D. 1988

J. R. Mora
PRESIDENT

Bert Fortuber
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 EXCEPTING ON APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

THIS PLAT OF LOT 31-A COUNTRY CLUB TERRACE WAS HERD SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 12th DAY OF JULY A.D. 1988

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I 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.

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 25th DAY OF May A.D. 1988

Douglas H. Mathews
NOTARY PUBLIC
COMM. EXP. 12-21-88 HIDALGO COUNTY, TEXAS

76166

FILED
JUL 28
RIGOBERTO "RIGO" LEAL, COUNTY CLERK
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY:
DATE: 7-26-88

CHECKED FOR DRAINAGE
BY:

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 28 day of July 1988
WILLIAM "BILLY" LEAL, County Clerk
Hidalgo County, Texas
By ..... Deputy

Recorded In Book 25 Page 133B
the map records of Hidalgo
County, Texas
Weldon and Hunt, Inc.
County Surveyors

Control Power and Light Company 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 purposes at the right location which such service lateral is to be or is installed and maintained from time to time.

Easement line — Lot line

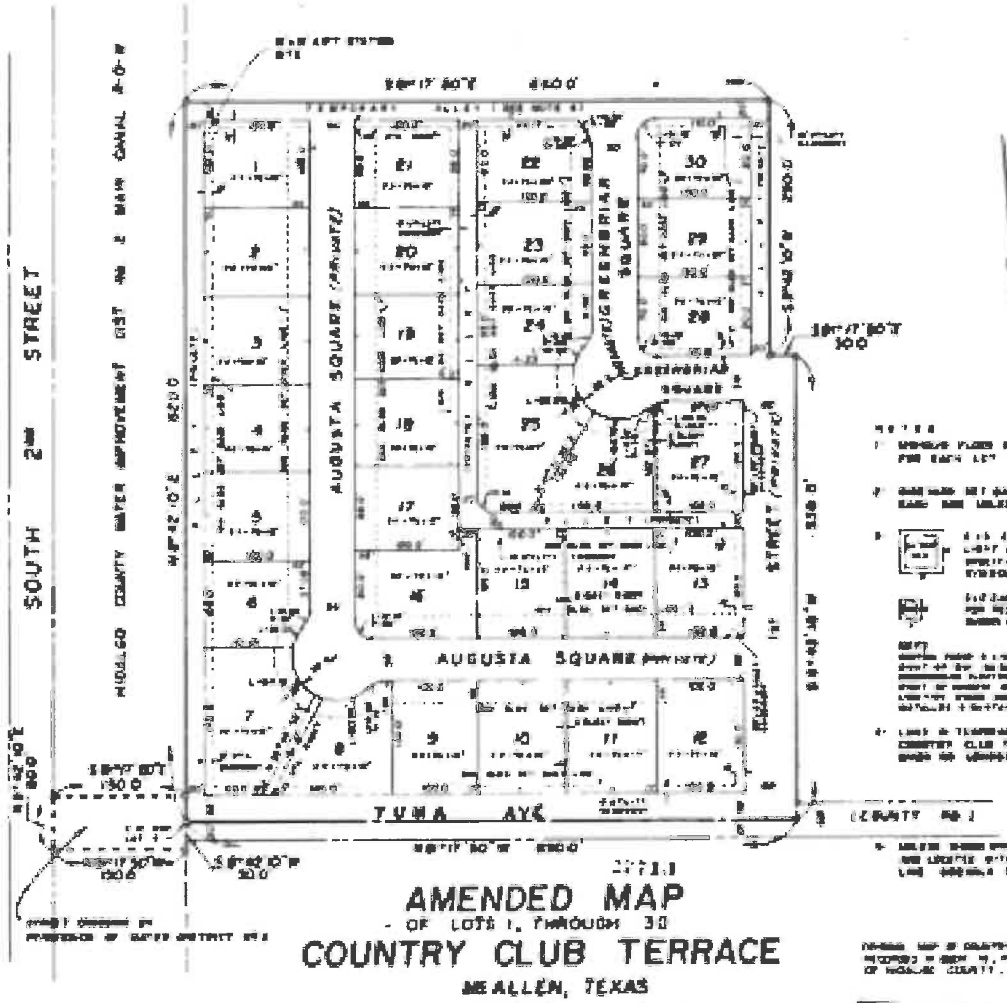
(TR) 6'x6' easement to CPL for transformer space. Specific location shown on map by this symbol TR

(T) 3'x3' easement to CPL for pedestal space. Specific location shown on map by this symbol T

PREPARATION DATE: MARCH 24, 1988

L.L. RODRIGUEZ and ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / SURVEYORS
Mc Allen, Texas

VOL 25 PG 133B



AMENDED MAP
OF LOTS 1, THROUGH 30
COUNTRY CLUB TERRACE
MCALLEN, TEXAS

BEING A SUBDIVISION OF 6.79 ACRES
OUT OF LOT 4, BLK 8,
STEELE & PERSHING SUBDIVISION,
OF PORCIONES 38 & 47, HIDALGO COUNTY, TEXAS,

PREPARED BY
PALMAN, NELSON & MEDINA INC
MCALLEN, TEXAS

APPROVED
FOR
By Lena Walker
2-21-78

APPROVED
1st Aug. 77

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 24, 2025

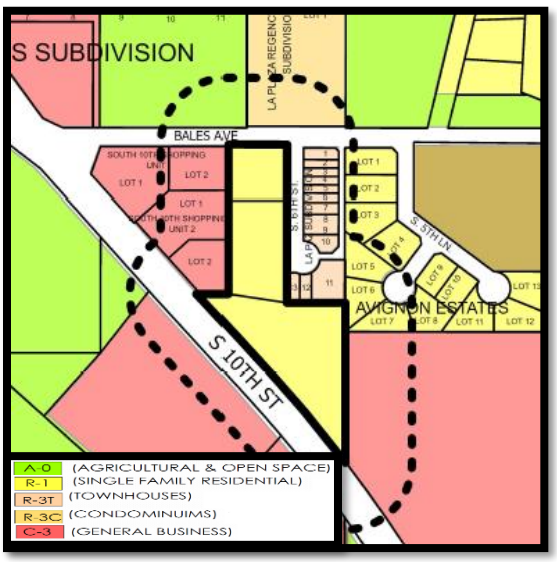
SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

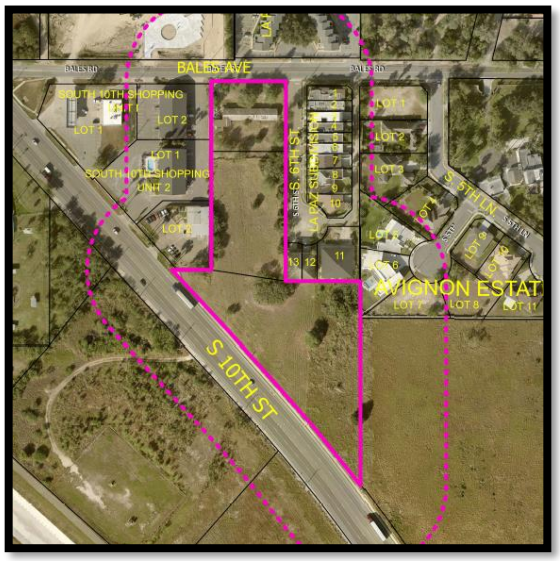
701 BALES ROAD (PID. 189389) (REZ2025-0171)

3110 SOUTH 6TH LANE (PID. 1310473) (REZ2025-0171)

3221 SOUTH 10TH STREET (PID. 189392) (REZ2025-0171)

LOCATION: The subject property is located south of Bales Avenue and north of South 10th 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 initial 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, R-3C (Multi-family Residential Condominium-OC) District and A-O (Agricultural & Open Space-OC) District to the north. R-1 (Single-family Residential-OC) District and C-3 (General Business-OC) District to the east, south, and west.

LAND USE: The properties consist of a single-family dwelling and vacant land, they are zoned R-1 (Single-family Residential-OC) District. Surrounding uses include Deluxe Inn Hotel, Corner Mart Convenient Store, vacant land, a commercial business, condominiums, townhomes and single-family dwellings.

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 and multi-family residential with a few commercial uses.

HISTORY: The subject properties are not subdivided and are comprised of three parcels. The initial zoning designation for this 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 for Complete Communities. The proposed use for R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-family Residential-OC) 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.

Planning Department

Memo

TO: Planning and Zoning Commission

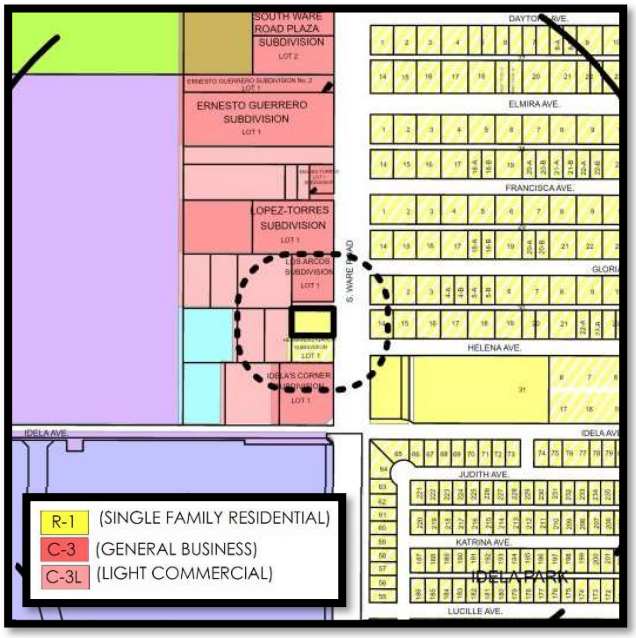
FROM: Planning Staff

DATE: September 24, 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:**

4414 SOUTH WARE ROAD (PID: 270330) (REZ2025-0170)

LOCATION: The subject property is located along the west side of South Ware Road, north of 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 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 to the north, C-3L (Light Commercial-OC) District to the west, and R-1 (Single Family Residential-OC) District to the east and south.

LAND USE: The property consists of a single-family residential dwelling. Surrounding uses include commercial uses, a gas station, 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 allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Single-family detached homes make up the majority of this land use category.

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

HISTORY: The parcel is not subdivided.

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-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 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 24, 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 ELKS LODGE #1402 SUBDIVISION, LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0165):
3500 JORDAN ROAD

LOCATION: The subject property is located on the northeast corner of South Ware Road and Jordan Road.





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

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

LAND USE: The property consists of a recreational/community center building. Surrounding

uses include Palmview community center, Brown Middle School, and single-family dwellings.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Single-family detached homes make up the majority of this land use category.

DEVELOPMENT TRENDS: The development trend around this area is single-family homes and multifamily apartments.

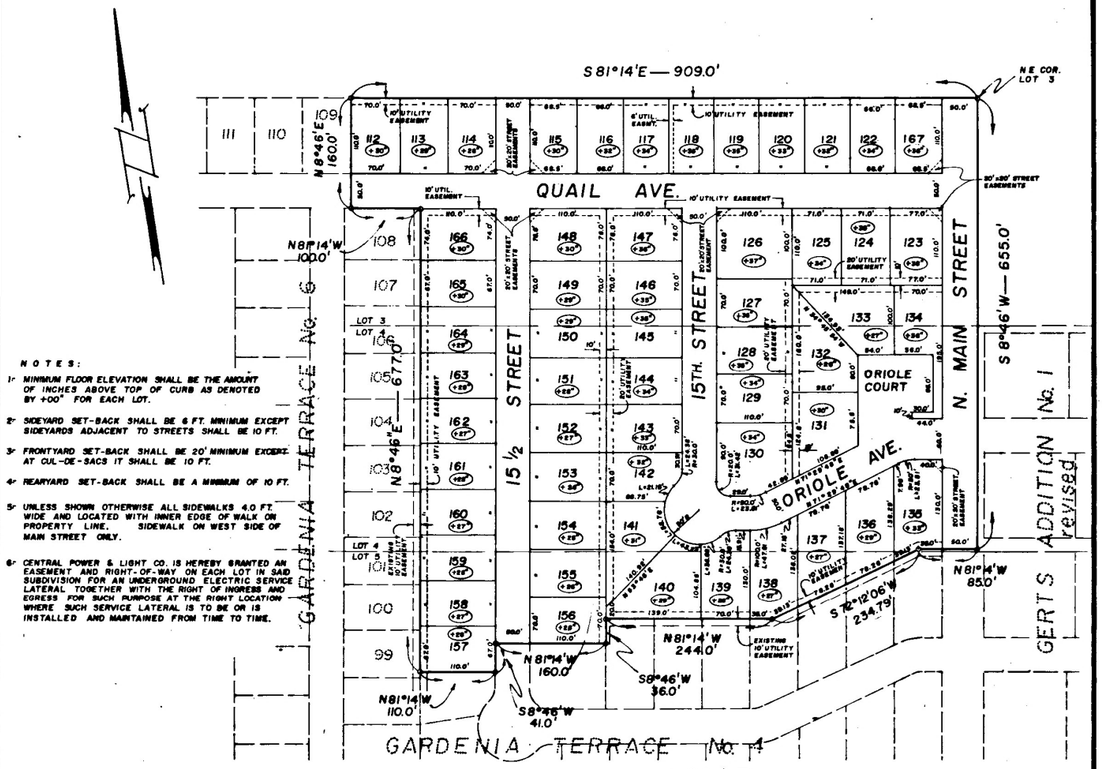
HISTORY: McAllen Elks Lodge # 1402 Subdivision recorded on July 11th, 1977.

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 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. MINIMUM FLOOR ELEVATION SHALL BE THE AMOUNT OF INCHES ABOVE TOP OF CURB AS DENOTED BY +00" FOR EACH LOT.
2. SIDEYARD SET-BACK SHALL BE 6 FT. MINIMUM EXCEPT SIDEYARDS ADJACENT TO STREETS SHALL BE 10 FT.
3. FRONTYARD SET-BACK SHALL BE 20' MINIMUM EXCEPT AT CUL-DE-SACS IT SHALL BE 10 FT.
4. REARYARD SET-BACK SHALL BE A MINIMUM OF 10 FT.
5. UNLESS SHOWN OTHERWISE ALL SIDEWALKS 4.0 FT. WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE. SIDEWALK ON WEST SIDE OF MAIN STREET ONLY.
6. 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 AND MAINTAINED FROM TIME TO TIME.

20[illegible]

FILED FOR RECORD THIS DATE
3:30 O'clock P
JUL 11 1977
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [illegible] Deputy

MAP
OF
GARDENIA TERRACE No. 7

McALLEN, TEXAS.

BEING A SUBDIVISION OF 14.38 ACRES OF LAND OUT OF LOTS 3, 4 & 5, BOB MARTIN SUBDIVISION, OUT OF LOTS 5 & 6 AND THE SOUTH 22.19 ACRES OF LOT 4, NW 1/4, SECTION 12, HIDALGO CANAL CO'S. SUBDIVISION, OF PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS.

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

SCALE: 1"=100' DATE: 4-25-77

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 11th day of July 19 77
SANTOS SALDANA County Clerk
Hidalgo County, Texas
By M. Angel Deputy

STATE OF TEXAS:
COUNTY OF HIDALGO:

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "GARDENIA TERRACE No. 7" 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.

ALAN NEUBERG

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALAN NEUBERG 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 15th DAY OF June, 19 77

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 # 1580 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

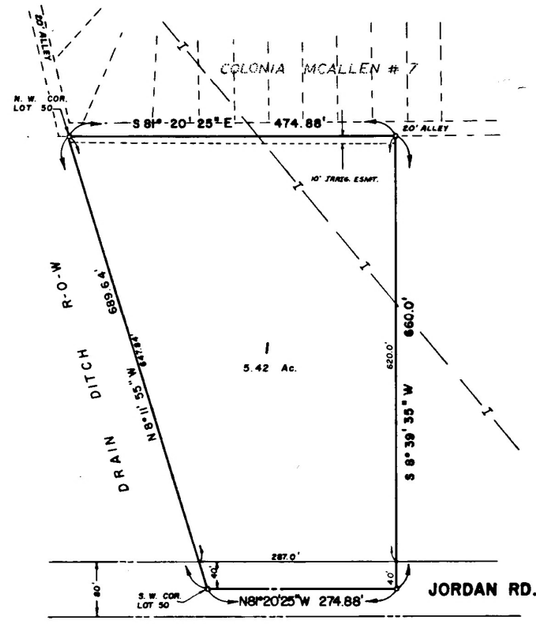
THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3 ON THIS 11th DAY OF May A.D. 1977

Secretary

President

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By [illegible]
Date 7-6-77

VOL. 20 PAGE 14



Recorded in Book 20 Page 14 of the map records of Hidalgo County, Texas
Charles L. Meldon
County Surveyor

MAP
OF
McALLEN ELKS LODGE # 1402 SUB'D.

CITY OF McALLEN
THE WEST 5.68 ACRES OF LOT 50, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS.

20[illegible]

FILED FOR RECORD THIS DATE
3:30 O'clock P
JUL 11 1977
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [illegible] Deputy

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

SCALE: 1" = 100' DATE: 6/6/76

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 11th day of July 19 77
SANTOS SALDANA County Clerk
Hidalgo County, Texas
By: M. Angel Deputy

STATE OF TEXAS:
COUNTY OF HIDALGO:

WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "McALLEN ELKS LODGE NO. 1402 SUBD." 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, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

SECT. E. A. TIPPETT,

McALLEN ELKS LODGE # 1402
EXALTED RULER TED WHITCOMBE

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TED WHITCOMBE 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 21st DAY OF December, 19 76

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 # 1580 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 APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 21st DAY OF April A.D. 1977

Secretary

President

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By [illegible]
Date 7-6-77

File 24-50

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

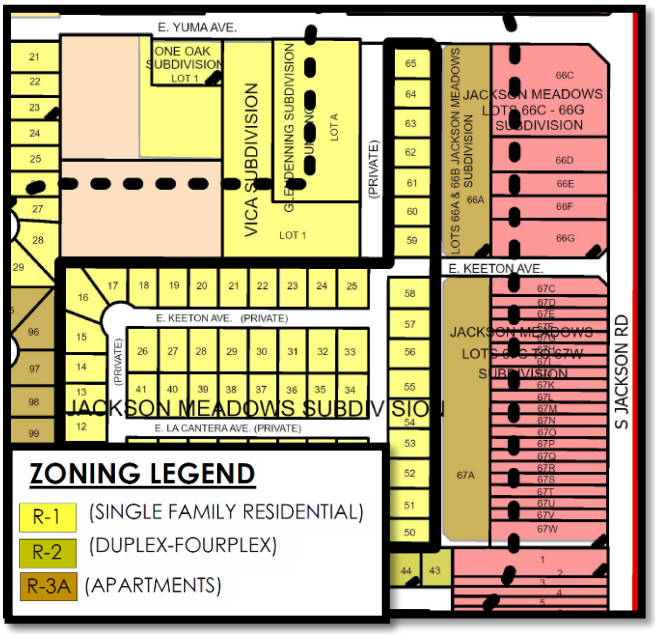
DATE: September 24, 2025

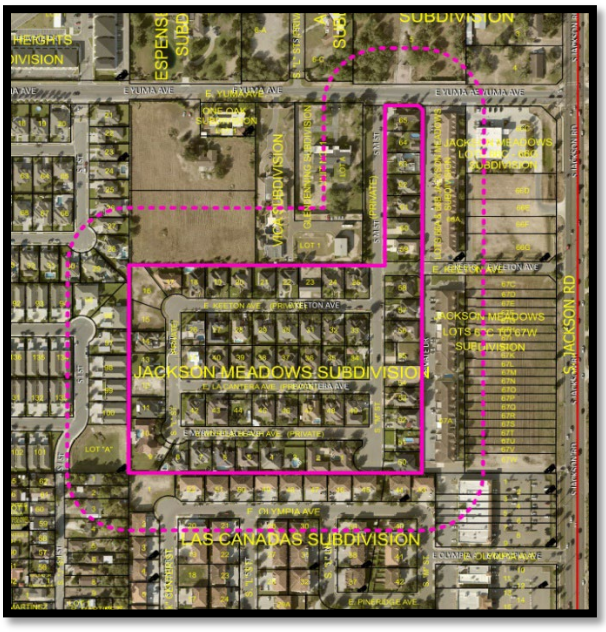
SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

JACKSON MEADOWS SUBDIVISION, LOTS 1-65, HIDALGO COUNTY, TEXAS. (REZ2025-0180)

1300-1328 East Myrtle Beach Avenue
1300-1329 East La Cantera Avenue
1300-1333 East Keeton Avenue
2700-2812 South L Street
2501-2817 South M Street

LOCATION: The subject property is located between south East Yuma Avenue and west of South Jakcson Road.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the northwest, and north. R-2 (Duplex-Fourplex-OC) District to the suth Northwest and R-3A (Multifamily Residential Aparment-OC) to the east and west.

LAND USE: The subdivision consists of single-family residential dwellings. Surrounding uses include single-family residential dwellings, multifamily apartments and vacant land.

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 East Yuma Avenue is single-family residences, townhomes and multi-family aparments.

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 comply with all development and conditional use permit requirements as applicable under the UDC.

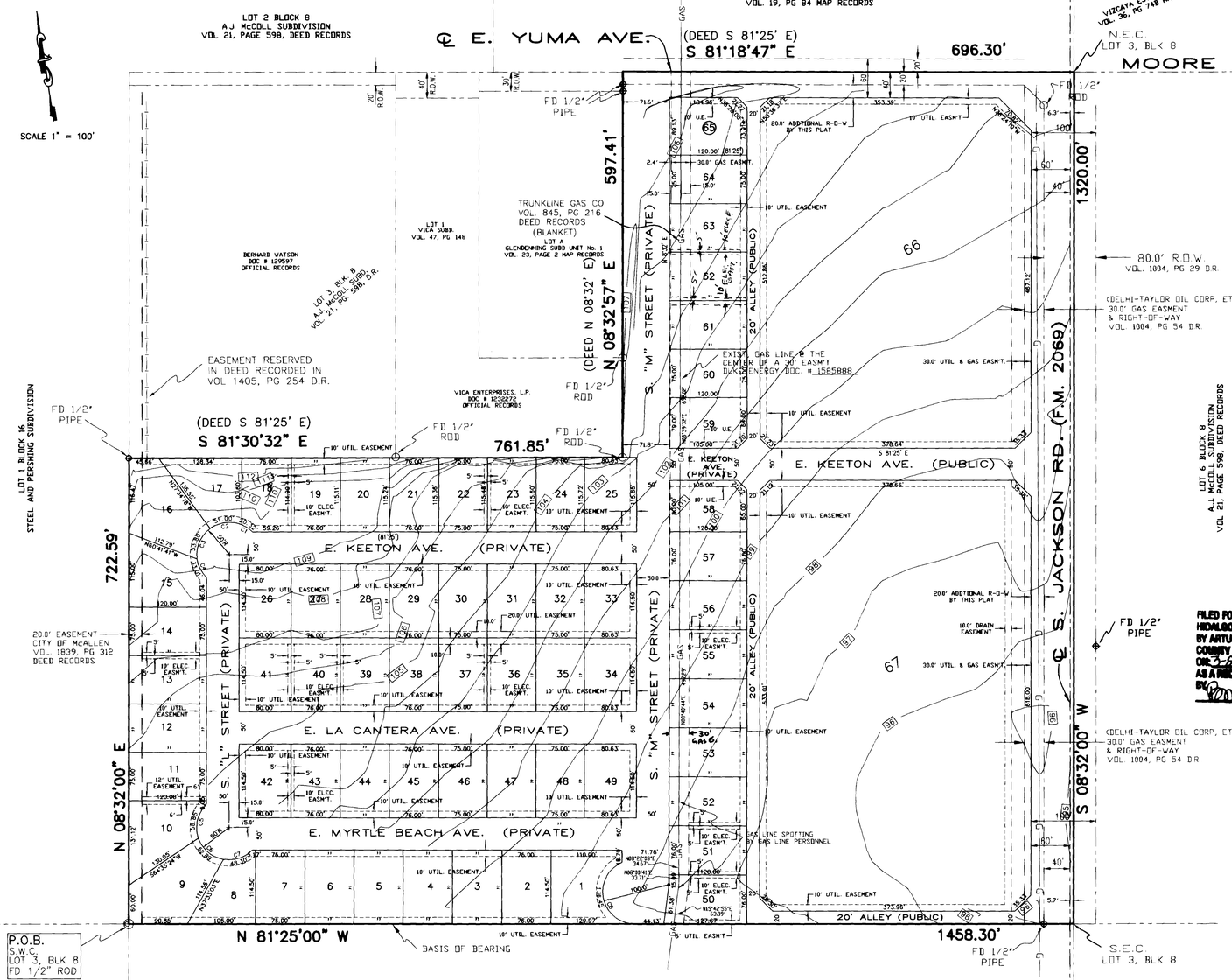
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

PLAT of JACKSON MEADOWS SUBDIVISION

A 33.75 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 8, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS

PREPARED BY: K. K. ENGINEERING CONSULTANT
DATE: SEPTEMBER, 2005



LOT AREAS			
LOT NO.	AREA	LOT NO.	AREA
1	11,113 S.F.	35	8,587 S.F.
2	8,702 S.F.	36	8,587 S.F.
3	8,702 S.F.	37	8,587 S.F.
4	8,702 S.F.	38	8,702 S.F.
5	8,702 S.F.	39	8,702 S.F.
6	8,702 S.F.	40	8,702 S.F.
7	8,702 S.F.	41	9,160 S.F.
8	7,944 S.F.	42	9,160 S.F.
9	11,871 S.F.	43	8,702 S.F.
10	10,333 S.F.	44	8,702 S.F.
11	9,000 S.F.	45	8,702 S.F.
12	9,000 S.F.	46	8,587 S.F.
13	9,000 S.F.	47	8,587 S.F.
14	9,000 S.F.	48	8,587 S.F.
15	10,839 S.F.	49	9,231 S.F.
16	12,457 S.F.	50	9,376 S.F.
17	9,315 S.F.	51	9,120 S.F.
18	8,626 S.F.	52	9,120 S.F.
19	8,702 S.F.	53	9,120 S.F.
20	8,753 S.F.	54	9,120 S.F.
21	8,762 S.F.	55	9,120 S.F.
22	8,656 S.F.	56	9,120 S.F.
23	8,665 S.F.	57	9,120 S.F.
24	8,674 S.F.	58	9,487 S.F.
25	9,335 S.F.	59	9,367 S.F.
26	9,160 S.F.	60	9,000 S.F.
27	8,702 S.F.	61	9,000 S.F.
28	8,702 S.F.	62	9,000 S.F.
29	8,702 S.F.	63	9,000 S.F.
30	8,587 S.F.	64	9,000 S.F.
31	8,587 S.F.	65	10,569 S.F.
32	8,587 S.F.	66	225,255 S.F.
33	9,231 S.F.	67	278,850 S.F.
34	9,231 S.F.		

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS JACKSON MEADOWS 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 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 AVE. AND S. JACKSON ROAD AND THE COMMERCIAL PROTION OF E. KEETON AVE. AND ALLEYS FOR USE AS RIGHTS OF WAYS DEDICATED TO THE CITY OF McALLEN.

OWNER:
ESPONJAS DEVELOPMENT, LTD.
EDUARDO CANTU, MANAGING MEMBER
810 W. FERGUSON
PHARR, TX. 78577

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 DESIGNATE HEREIN AS THE JACKSON MEADOWS 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 THE ANY FORECLOSURES 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: LONESTAR NATIONAL BANK
OSCAR RODRIGUEZ, V.P.

HIDALGO COUNTY IRRIGATION DISTRICT #2 SAN JUAN TEXAS

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE 15th DAY OF June, 2006.

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

PRESIDENT

ATTEST: Karl Abat
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDUARDO CANTU & OSCAR RODRIGUEZ 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF June 2006

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 9/24/09

BLANCA GARCIA
My Commission Expires
September 24, 2009

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, TEXAS.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: 3:42:07 PM 1:34 AM
AS A RECORDING NUMBER: 1754982
BY: DEPUTY

Recorded in Volume 52 Page 184 of the map records of Hidalgo County, Texas
Arturo Guajardo, Jr.
County Clerk

GENERAL PLAT NOTES:

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
2. THE SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343-0010 C DATED NOVEMBER 2, 1982
3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   A) FOR THE RESIDENTIAL LOTS:
   FRONT: 25' OR GREATER FOR EASEMENTS (FOR LOTS 59-65, 32-5) AND 30' FOR LOTS 50-58.
   REAR: 10.00' OR GREATER FOR EASEMENTS FOR LOTS 10-15 = 10' AND 20' FOR WEST REAR OF LOTS 9 & 16.
   SIDE: 6.0' EXCEPT WHERE ADJACENT TO STREET SHALL BE 10' OR GREATER FOR EASEMENTS.
   GARAGE: 18' EXCEPT WHERE GREATER SETBACK REQUIRED.
   B) FOR THE COMMERCIAL LOTS (LOTS 66 & 67):
   S. JACKSON RD.: 60' OR GREATER FOR APPROVED SITE PLAN.
   E. YUMA AVE.: 40' OR GREATER FOR APPROVED SITE PLAN.
   REAR: 10' OR GREATER FOR APPROVED SITE PLAN.
   SOUTH SIDE OF LOT 67: 10' OR GREATER FOR APPROVED SITE PLAN.
4. A TOTAL OF 2.663 ACRE FEET (115,565 C.F.) OF DETENTION IS REQUIRED FOR THIS SUBDIVISION THIS SHALL BE ACCOMPLISHED BY; A) RESIDENTIAL 600 C.F. PER LOT AND B) COMMERCIAL 76,565 C.F. OR 5,809 C.F. PER ACRE. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE CITY OF McALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS, MEASURED FROM THE CURB.
6. 4' SIDEWALK IS REQUIRED ON S. JACKSON ROAD, E. YUMA AVE., AND BOTH SIDES OF S. "M" STREET AND ALL INTERIOR STREETS.
7. 6' BUFFER IS REQUIRED ALONG E. YUMA AVE. AND FROM/BETWEEN RESIDENTIAL AND COMMERCIAL ZONES/USES.
8. NO CURB CUTS, ACCESS, OR LOT FRONTAGE PERMITTED ALONG E. YUMA AVE. FOR LOT 65.
9. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE SIDEWALKS, WALKWAYS, STREETS, ALL COMMON AREAS, AND NOT THE CITY OF McALLEN.
10. BENCHMARK: (McALLEN CODE MC90 – ELEV. 96.41) AT THE WEST BOUND OF S. JACKSON RD., 87 FT. WEST FROM THE E.O.P. OF S. JACKSON RD. AND 692 FT. NORTH OF CL. OF E. EL RANCHO RD.
11. ALL BUFFERS MUST BE ON PRIVATE PROPERTY AND MAINTAINED BY BY THE LOT OWNERS ADJACENT TO BUFFER/FENCE.
12. LOT OWNERS OR BUILDERS SHOULD CONTACT THE GAS COMPANY FOR EXACT LOCATION OF THE LINE BEFORE THE CONSTRUCTION OF THE HOUSE.
13. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 66 AND 67.
14. NO REAR DRIVEWAY, ACCESS, PERMITTED ALONG 20' ALLEY FOR LOTS 50-65.
15. COMMON AREAS, PRIVATE STREETS, ETC. TO BE MAINTAINED BY LOT OWNERS, NOT THE CITY OF McALLEN.

16. HOMES ON LOTS 42-49 SHALL BE ADDRESSED AND FRONT E. LA CANTERA AVE. ONLY.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF JACKSON MEADOWS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 26th DAY OF March 2007 A. D.

CHAIRMAN

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:

STATE OF TEXAS
COUNTY OF HIDALGO

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

KAMBIZ S. KHADEMI, P.E.
REG. PROFESSIONAL ENGINEER No. 57767

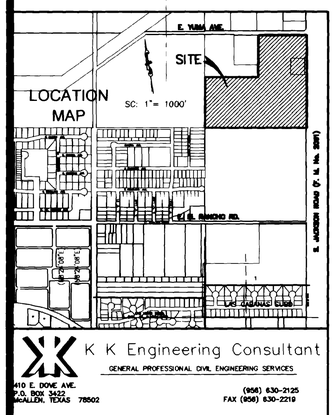
STATE OF TEXAS
KAMBIZ S. KHADEMI
57767
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5571
323 W. CANO
EDINBURG, TEXAS 78539

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL LAND SURVEYOR



K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
410 E. DOVE AVE.
P.O. BOX 5622
McALLEN, TEXAS 78502
(956) 630-2125
FAX (956) 630-2219

LOT 4 BLOCK 8
A.J. McCOLL SUBDIVISION
VOL 21, PAGE 598, DEED RECORDS

METES & BOUNDS

A 33.75 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 8, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 33.75 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½" ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08°32'00" EAST, WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 722.59 FEET TO A ½" PIPE FOUND AT THE SOUTHWEST CORNER OF THE BERNARD WATSON TRACT RECORDED IN DOCUMENT No. 129597 OFFICIAL RECORDS, FOR A CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°30'32" EAST (DEED 81°25' E), A DISTANCE OF 761.85 FEET TO A ½" ROD FOUND AT THE SOUTHEAST CORNER OF THE VICA ENTERPRISES TRACT RECORDED IN VOLUME 1232272 OFFICIAL RECORDS FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08°32'57" EAST, AT 577.46 FEET PASS A ½" PIPE FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF YUMA STREET, AT 597.41 FEET IN ALL TO THE NORTH LINE OF SAID LOT 3 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°18'47" EAST (DEED S 81°25' E), WITH SAID NORTH LINE A DISTANCE OF 696.30 FEET TO THE NORTH EAST CORNER OF SAID LOT 3 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°32'00" WEST, WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 1320.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°25'00" WEST, AT 45.7 FEET PASS A ½" PIPE FOUND AT THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD, AT 1458.30 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 33.75 ACRES OF LAND MORE OR LESS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	20.32'	50.00'	10.30'	20.18'	23°17'22"
C2	51.00'	50.00'	27.97'	48.82'	58°26'19"
C3	53.89'	50.00'	29.83'	51.24'	61°38'44"
C4	33.01'	50.00'	17.13'	32.41'	37°49'21"
C5	56.85'	50.00'	31.94'	53.84'	65°08'35"
C6	52.89'	50.00'	29.22'	50.46'	60°36'26"
C7	48.30'	50.00'	26.22'	46.44'	55°20'45"
C8	136.45'	50.00'	238.88'	97.88'	156°21'22"

Planning Department

Memo

TO: Planning and Zoning Commission

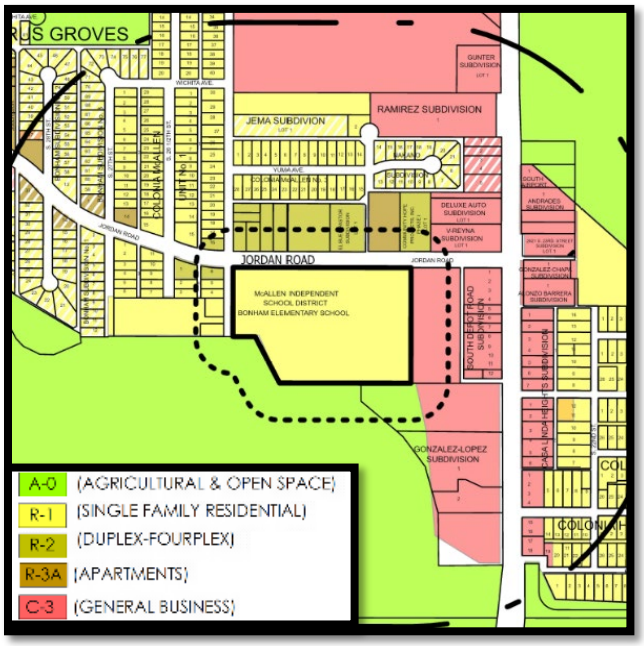
FROM: Planning Staff

DATE: September 24, 2025

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

2501 Jordan Road (PID: 230719) (REZ2025-0164)

LOCATION: The subject property is located south of Jordan Avenue between South 26th Street and South 23rd Street. The property contains an institutional use (Bonham Elementary School) and is 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 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, R-2(Duplex-Fourplex-OC) and R-3A(Apartments-OC) Districts to the north, A-O (Agricultural & Open Space–OC) District to the south, and C-3 (General Business-OC) District to the east.

LAND USE: Surrounding uses include, commercial businesses, multi-family apartments, Single Family Residential Dwellings, 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. Single-family homes make up the majority of the land use category.

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

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 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.

Planning Department

Memo

TO: Planning and Zoning Commission

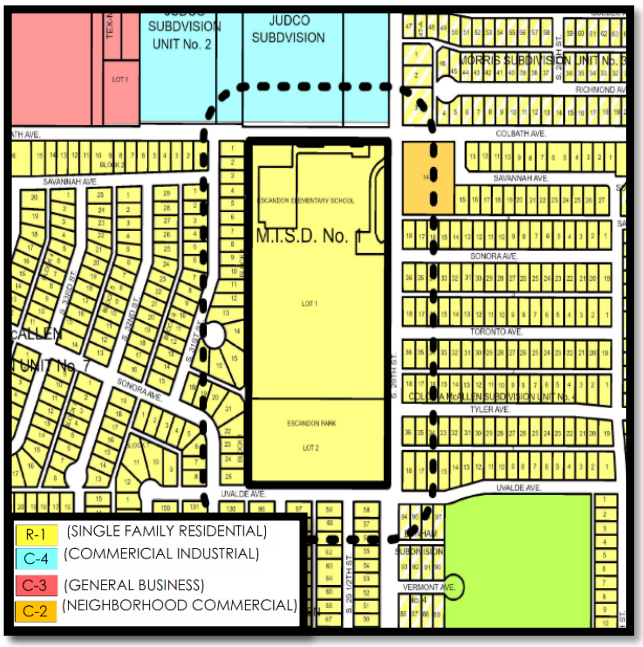
FROM: Planning Staff

DATE: September 24, 2025

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

<u>McAllen Independent School District No. 1</u>. (REZ2025-0162):
2901 Colbath Avenue (Lot 1)
2900 Uvalde Avenue (Lot 2)

LOCATION: The subject properties are located at the southwest corner of Colbath Road and South 29th Street. between South 27th Street and South 26th Street.





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

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

LAND USE: Surrounding uses include single family residential dwellings and commercial.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Public/Semi Public Communities and Parks and Open Space. Existing school and park align with this future land use category.

DEVELOPMENT TRENDS: The development trend is single family residences in this area.

HISTORY: As per Hidalgo County Records, a school was built on the property in approximately 1990. McAllen Middle School Subdivision was recorded on June 6, 2015. A building permit for a park restroom was granted on July 20th, 2009.

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 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.

Planning Department

Memo

TO: Planning and Zoning Commission

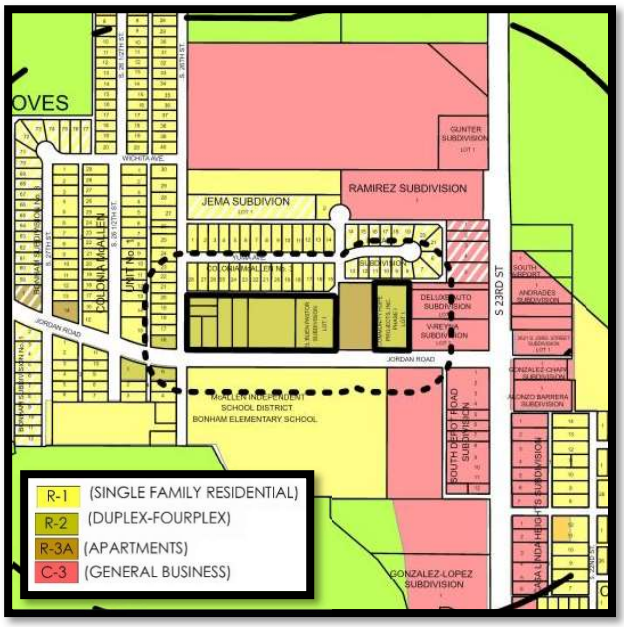
FROM: Planning Staff

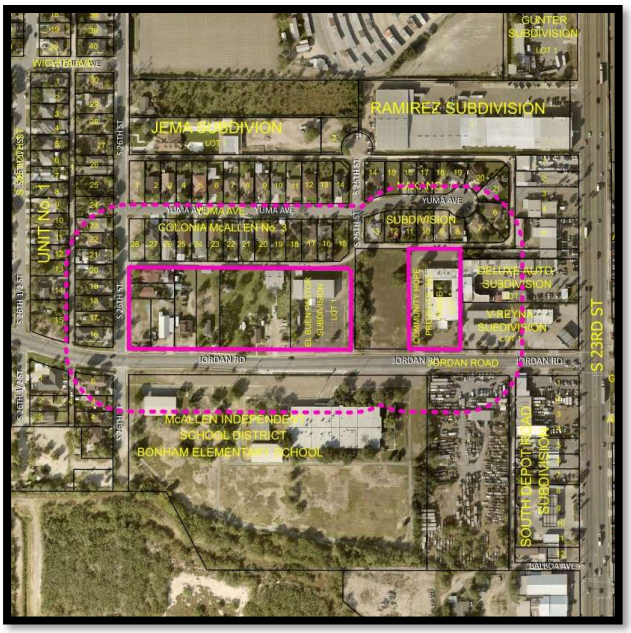
DATE: September 24, 2025

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:**

2500-2520 JORDAN ROAD, HIDALGO COUNTY, TEXAS. (EL BUEN PASTOR SUBDIVISION LOT 1 AND PID: 230706, 230707, 230712, 230711, 230708) (REZ2025-0177)
2513 SOUTH 26TH STREET (PID: 230710) (REZ2025-0177)
2601 SOUTH 26TH STREET (PID: 230709) (REZ2025-0177)
COMMUNITY HOPE PROJECTS INC. PHASE 1, LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0177):
2332 JORDAN ROAD

LOCATION: The subject properties are located along the north side of Jordan Road, between South 23rd Street and South 26th Street.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density Residential-UDC)

and R-1 (Single-Family Residential-OC) District to the north, C-3 (General Business-OC) District to the east, R-1 (Single Family Residential-OC) District to the south and west, and R-3A (Multifamily Residential Apartment-OC) District in between El Buen Pastor and Community Hope Project Inc. Phase I Subdivisions.

LAND USE: The properties consist of a health center, a church, and single-family dwellings. Surrounding uses include commercial, institutional, residential vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Single-family detached homes make up the majority of this land use category.

DEVELOPMENT TRENDS: The development trend around this area is commercial uses, institutional and residential uses.

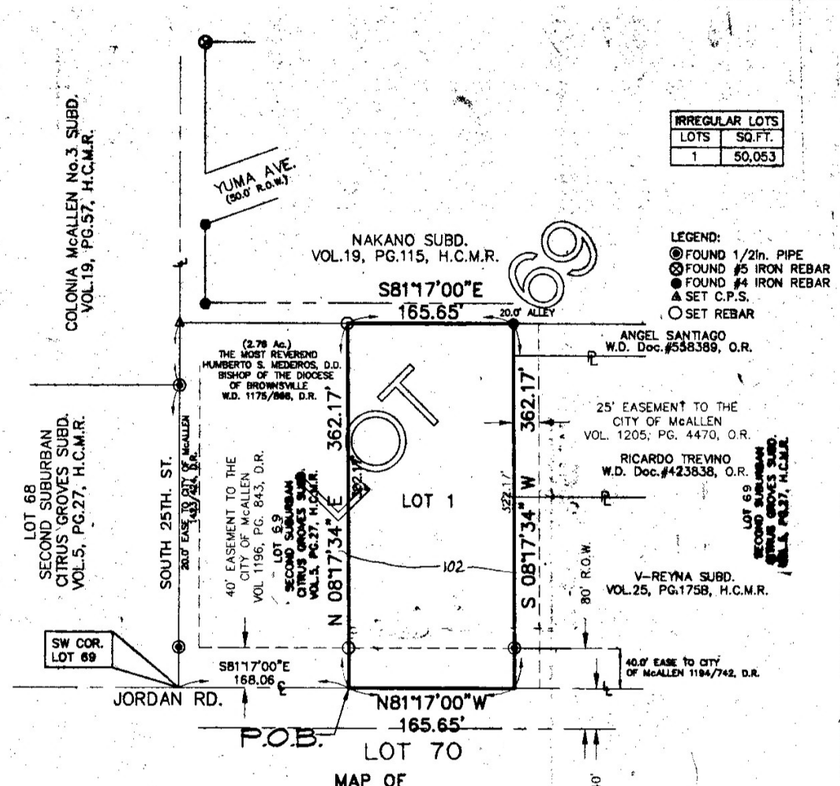
HISTORY: Community Hope Projects inc. Ph. 1 Subdivision recorded on September 10th, 1999. El Buen Pastor Subdivision recorded on June 13th, 2003. The other parcels are not subdivided.

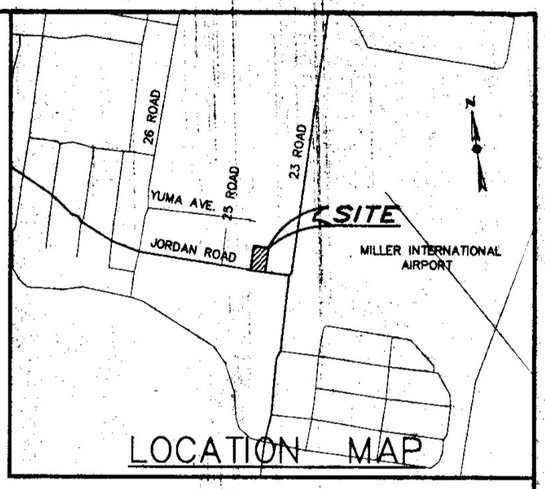
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium-Density Residential-UDC) District is an equivalent zoning district to the current R-2 (Duplex-Fourplex Residential-OC) District zoning designation.

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

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

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





MAP OF
COMMUNITY HOPE PROJECTS, INC.
PHASE I

BEING A SUBDIVISION OF 1.377 ACRES OUT OF LOT 69,
McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION
(DEED REFERENCE: VOL. 5, PG. 27, H.C.M.R.)
AN ADDITION TO THE
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

GENERAL NOTES:

1. SETBACK AS FOLLOWS:
   JORDAN : 60'
   SIDE & REAR : AS PER ZONING ORDINANCE OR GRADER FOR SITE PLAN APPROVAL
   GARAGE : 18' EXCEPT WHERE GREATER SETBACK REQUIRED
2. MINIMUM PERMISSIBLE FLOOR ELEVATION SHALL BE 16" ABOVE TOP OF CURB AT THE MID POINT OF THE LOT.
3. BENCH MARK: TOP OF NORTH EAST BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. ELEV. 105.23
4. ZONE "B" AREA 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. RATE MAP, COMMUNITY PANEL No. 480343 0010 B, MAPS REVISED JUNE 15, 1987.
5. THIS SUBDIVISION WILL BE REQUIRED TO DETAIN 3,597 C.F. OF STORM SEWER RUNOFF.
6. 4' SIDEWALK REQUIRED ON JORDAN ROAD.
7. 6' BUFFER FENCE REQUIRED FROMADJACENT COMMERCIAL ZONE USE.
8. DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO APPLICATION FOR A BUILDING PERMIT.
9. A SITE PLAN MUST BE APPROVED BY P.&Z. PRIOR TO BLDG. PERMIT ISSUANCE

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.377 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOT 69, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION (DEED REFERENCE: VOL. 5, PG. 27, HIDALGO COUNTY MAP RECORDS), SAID 1.377 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 69 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID CORNER BEARS S81°17'00"E 168.06 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 69.

THENCE, N 08° 17' 34" E A DISTANCE OF 362.17 FEET, TO A #4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 81° 17' 00" E A DISTANCE OF 165.65 FEET TO A #4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 8° 17' 34" W AT A DISTANCE OF 342.17 PASS A PIPE FOUND ON THE NORTH RIGHT-OF-WAY OF JORDAN ROAD, AND CONTINUING A TOTAL DISTANCE OF 362.17 FEET TO THE SOUTH LINE OF SAID LOT 69 AND THE CENTERLINE OF JORDAN ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 17' 00" W ALONG THE SOUTH LOT LINE OF SAID LOT 69 AND THE CENTER LINE OF SAID JORDAN ROAD, A DISTANCE OF 165.65 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.377 ACRES, OF WHICH 0.152 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID JORDAN ROAD, LEAVING A NET OF 1.225 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS COMMUNITY HOPE PROJECT, INC. PHASE I 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.

COMMUNITY HOPE PROJECT, INC.
SISTER MARIAN STROHMEYER
2201 MARTIN AVE.
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SISTER MARIAN STROHMEYER 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 10th DAY OF May, 1999.

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

LYDIA FLORES
NOTARY PUBLIC
State of Texas
Comm. Exp. 04/01/2002

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 — DATE: 9/1/99

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: 9-13-99

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

FRED L. KURTH, RPE # 54151 RPLS #4750 — 5-17-99
DATE SURVEYED: 10-05-98
DATE PREPARED: 12-16-98
VOL. 502, PG. 41-43, JOB No. 98218

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

805942

Filed for Record in:
Hidalgo County
by Juan D. Salinas III
County Clerk

On: Sep 10, 1999 at 11:31A

As a
Map - Small

Document Number: 805942
Total Fees : 48.50

Receipt Number - 238044
By,
Flo Chavez

Recorded in Volume 34 Page 187A
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE 23rd DAY OF March, 1999

ATTEST:
PRESIDENT

SECRETARY — DATE: 3-12-99

NOTE: 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 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 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:
4/2/99

DRAWN BY: CVC — DATE 5-6-99
SURVEYED, CHECKED [illegible] — DATE 5-6-99
FINAL CHECK — DATE 5-13-99

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "EL BUEN PASTOR", 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, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

PRESIDENT: RIGOBERTO MOYA — SECRETARY: NELIDA CAMPOS
P.O. BOX 1418
McALLEN, TX 78505

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RIGOBERTO MOYA AND NELIDA CAMPOS KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THE 2nd DAY OF Feburary, 2003.

NOTARY PUBLIC

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

MAYOR, CITY OF McALLEN — 6-12-03 DATE

ATTEST:
SECRETARY for Official M. Vick City Secretary — 6-12-03 DATE

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

CHAIRMAN, PLANNING COMMISSION — DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 1st DAY OF May, 2003.

ATTEST: PRESIDENT — SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WTER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE 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 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.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

PABLO PENA, III,
R.P.L.S. NO. 5242 — 11-26-02 SURVEYED DATE

STATE OF TEXAS REGISTERED PABLO PENA III 5242 PROFESSIONAL LAND SURVEYOR

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

PABLO F. PENA, JR.,
P.E. NO. 34985 — 11-26-02 DATE OF PREPARATION

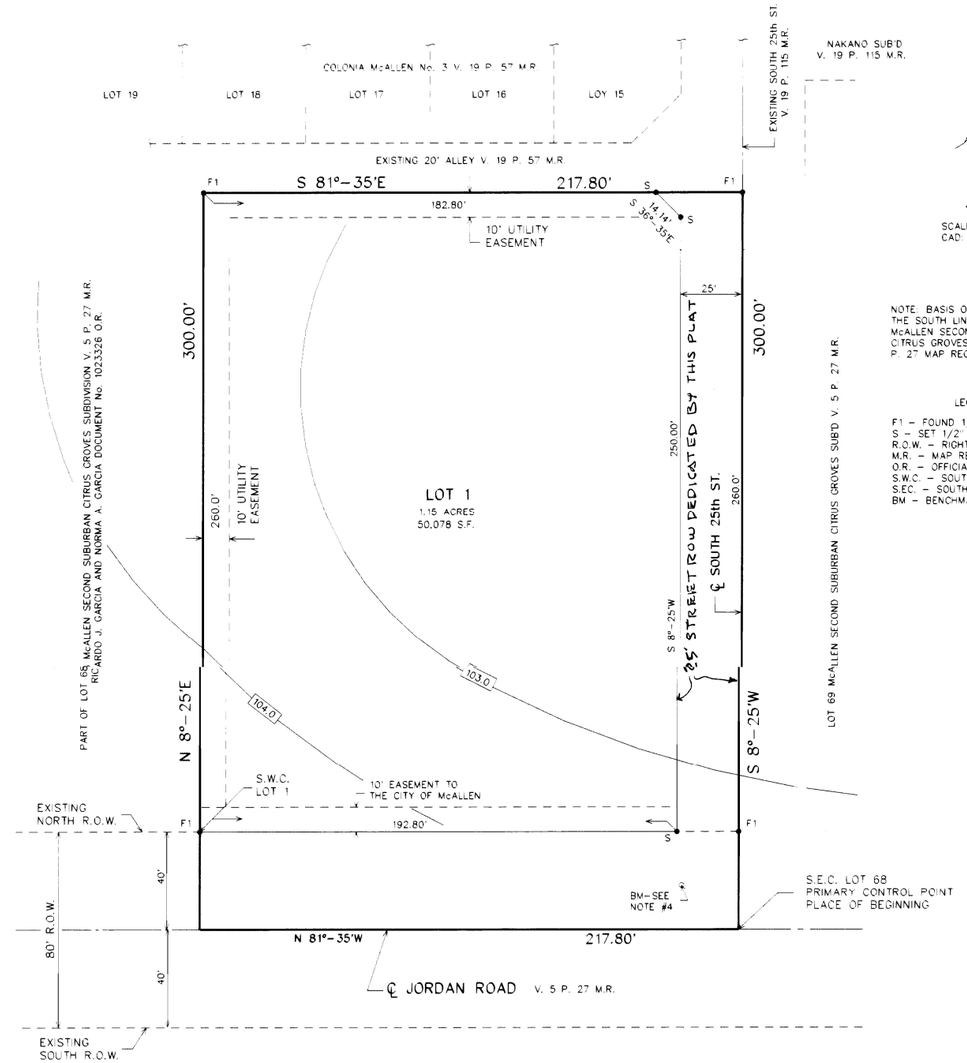
STATE OF TEXAS PABLO F. PENA JR. 34985 REGISTERED ENGINEER

PENA ENGINEERING
POST OFFICE BOX 4320
McALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362

SUBDIVISION PLAT OF

"EL BUEN PASTOR"

THE EAST 1.5 ACRE OF THE SOUTH 5.0 ACRES OF LOT 68, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5 PAGE 27 MAP RECORDS OF SAID COUNTY;



NOTE: BASIS OF BEARING, IS THE SOUTH LINE OF LOT 68, McALLEN SECOND SUBURBAN CITRUS GROVES SUB'D V. 5 P. 27 MAP RECORDS

LEGEND

F1 – FOUND 1/2" DIAMETER IRON ROD
S – SET 1/2" DIAMETER IRON ROD
R.O.W. – RIGHT OF WAY
M.R. – MAP RECORDS
O.R. – OFFICIAL RECORDS
S.W.C. – SOUTHWEST CORNER
S.E.C. – SOUTHEAST CORNER
BM – BENCHMARK

PLAT NOTES

1) THIS AREA IS FLOOD ZONE "B", AREAS OF MINIMUM FLOODING; COMMUNITY PANEL NUMBER 480343 0010 C MAP REVISED: NOVEMBER 2, 1982.

   EXPLANATION OF FLOOD ZONE DESIGNATIONS SHOWN HEREON: ZONE "B" THIS CERTIFY THAT THIS PROPERTY IS NOT IN FLOOD PRONE AREA. HOWEVER LIMITS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD AREA ARE SUBJECT TO FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT.

2) MINIMUM BUILDING SETBACK LINE ARE AS FOLLOWS:

   JORDAN ROAD: 40.0 FEET
   SOUTH 25th ST.: 10.0 FEET
   OTHER SETBACKS AS PER CITY ORDINANCE OR GREATER FOR EASEMENTS

3) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTERLINE OF ROAD.

4) BM = BENCHMARK TOP OF STORM WATER INLET LOCATED NORTH 18.3 FEET AND WEST 22.9 FEET FROM THE SOUTHEAST CORNER OF LOT 68 ELEVATION = 109.09 CODE MCBT

5) NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN SWALE EASEMENTS AND LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SWALES.

6) NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT OR LOT LINE.

7) A 6 FOOT BUFFER REQUIRED FROM ADJACENT COMMERCIAL ZONE / USE.

8) THE DEVELOPER TO PROVIDE AN ENGINEERED DETENTION PLAT APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

9) THIS SUBDIVISION SHALL DETAIN 3370 C.F. OF RUNOFF (0.13 ACRE FEET).

10) EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

11) A 4.0 FOOT SIDEWALK IS REQUIRED ON JORDAN ROAD AND SOUTH 25th ST.

METES AND BOUNDS DESCRIPTION:

THE EAST 1.50 ACRE TRACT OF LAND OF THE SOUTH 5.0 ACRES OF LOT 68, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 27 OF THE MAP RECORDS OF SAID COUNTY; SAID 1.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

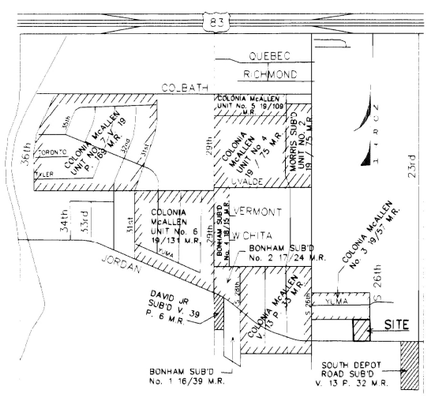
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 68, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID LOT, THE CENTERLINE OF JORDAN ROAD, NORTH 81°-35' WEST 217.80 FEET TO THE SOUTHWEST CORNER HEREOF;

THENCE PARALLEL WITH THE EAST LINE OF SAID LOT, NORTH 08°-25' EAST, AT 40.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE NORTH RIGHT OF WAY OF JORDAN ROAD, AT 300.00 FEET IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF AN EXISTING 20.00 FOOT ALLEY DESCRIBED IN VOLUME 19 PAGE 57 OF THE MAP RECORDS OF SAID COUNTY, SOUTH 81°-35' EAST 217.80 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID LOT, SOUTH 08°-25' WEST AT 260.00 FEET FOUND TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE NORTH RIGHT OF WAY OF SAID ROAD, AT 300.00 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING ONE AND FIFTY HUNDREDTHS (1.50) ACRES, MORE OR LESS.



VICINITY MAP SCALE: 1"=1000'

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE "EL BUEN PASTOR" 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.

FIRST NATIONAL BANK
ROBERT GARZA
LOAN OFFICER

STATE OF TEXAS
COUNTY OF HIDALGO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 23rd DAY OF MAY, 2003 BY ROBERT GARZA.

NOTARY PUBLIC

MARIBEL R. RODRIGUEZ Notary Public STATE OF TEXAS Comm. Exp. 04-10-2007

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS BY J.D. SALINAS III COUNTY CLERK ON 6-13-03 AT 10:52 AM AS A RECORDING DOCUMENT 1289542

BY: DEPUTY

Recorded in Volume 19 Page 47 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

Planning Department

Memo

TO: Planning and Zoning Commission

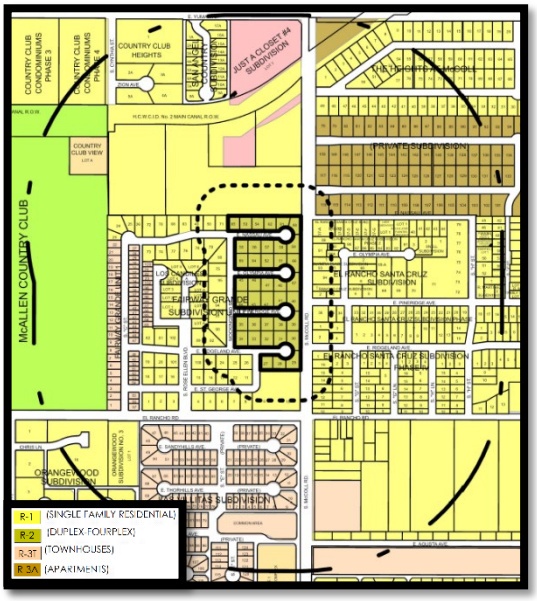
FROM: Planning Staff

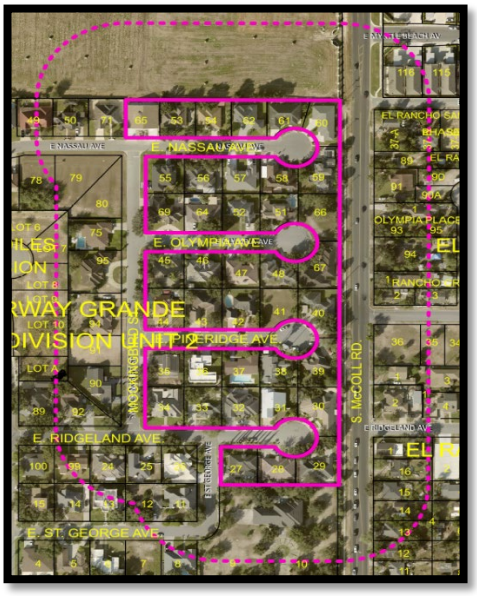
DATE: September 24, 2025

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

Fairway Grande Village Unit No. 2, Hidalgo County, Texas. (REZ2025-0194)
601 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lot 34)
605-617 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 27-33)
600-617 East Pineridge Avenue (Fairway Grande Village Unit 2 Lots 35-44)
600-617 East Olympia Avenue (Fairway Grande Village Unit 2 Lots 45-48 & 51, 52, 64 & 66-67 & 69)
600-624 East Nassau Avenue (Fairway Grande Village Unit 2 Lots 53-62 & 65)

LOCATION: The subject property is located along the west side of South McColl Road north of El Rancho 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-1 (Single Family Residential - OC) District in all directions.

LAND USE: The property contains duplexes and single-family dwellings and is zoned R-2 (Duplex-Fourplex Residential-OC) District. Surrounding uses include single-family residential dwellings, duplexes, apartments 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 Mockingbird Street is single-family residences.

HISTORY: Fairway Grande Village No. 2 was recorded April 18, 1977. The earliest zoning record found for the property, indicating an R-2 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-2 (Medium Density Residential) 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.

NOTE: 1. MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN ON EACH LOT.
2. SIDEYARD SET-BACKS SHALL BE 6 FT. MINIMUM EACH SIDE UNLESS OTHERWISE SHOWN. TC + XX"

P&D 5'ESMT — EASEMENT LINE

LOT LINE

6'/6' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSFORMER SPACE, SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL. [T]

P&D 3' — EASEMENT LINE

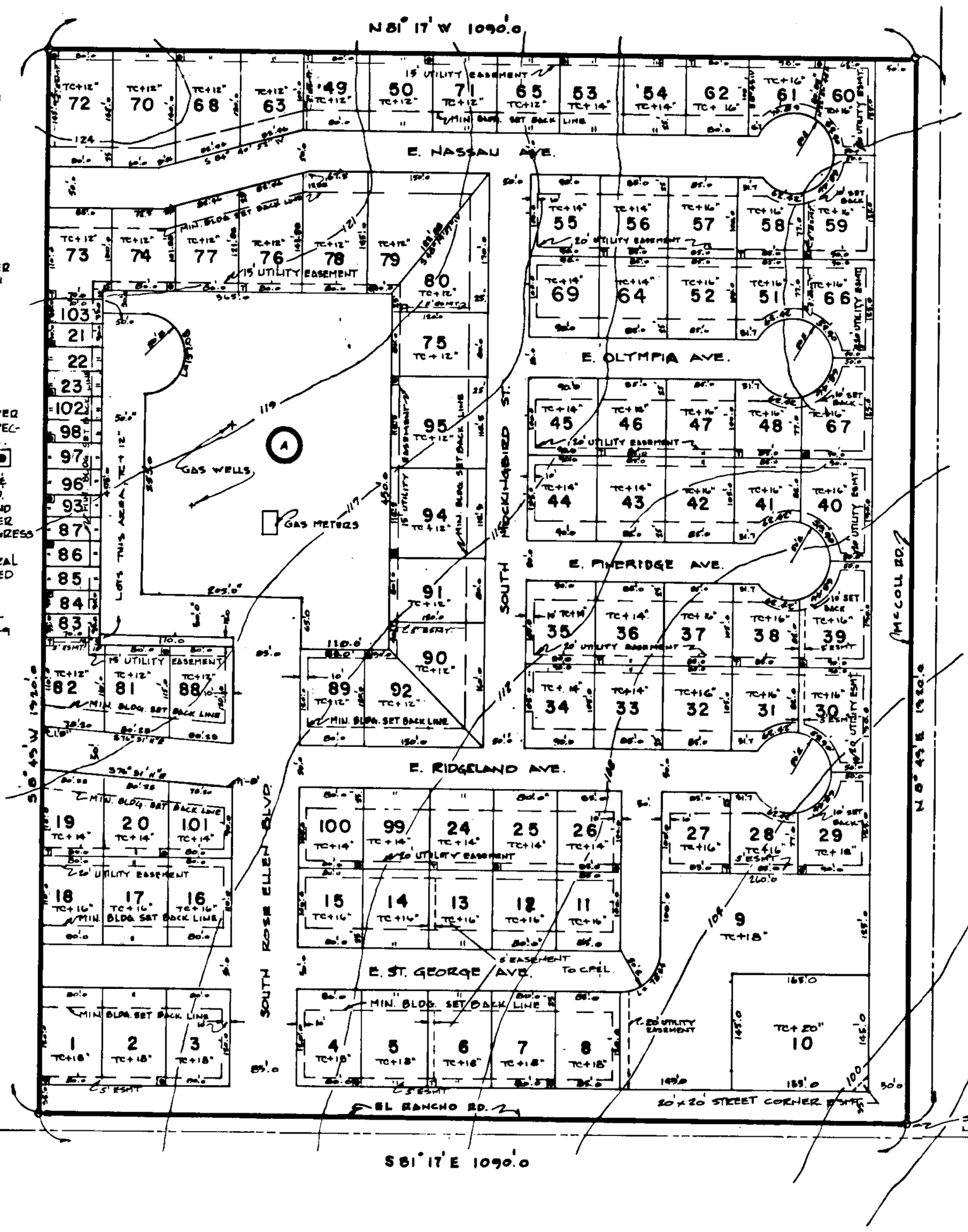
LOT LINE

5'/5' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE, SPECIFIC LOCATION SHOWN BY SYMBOL. [⊙]

3. CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT & 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 PURPOSES AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED & MAINTAINED FROM TIME TO TIME.

4. SIDEWALK REQUIRED ALONG EL RANCHO RD & McCOLL RD. ALL SIDEWALKS TO BE CONSTRUCTED PER EXISTING McALLEN SPECIFICATIONS.

5. NON-SEQUENTIAL LOT NUMBERING BY REQUEST OF DEVELOPER.



11458

MAP OF FAIRWAY GRANDE VILLAGE UNIT NO. 2

McALLEN, TEXAS

BEING A SUBDIVISION OF LOT 5, BLOCK 16, STEEL AND PERSHING SUBDIVISION OF PORCIONE 66 AND 67
HIDALGO COUNTY, TEXAS
CONTAINING 33.03 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD THIS DATE
1:06 O'clock P M.
APR 18 1977
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By: [signature] Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This 18th day of April 1977
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By: [signature] Deputy

Recorded in Book 19 Page 174
of the map records of Hidalgo
County, Texas
Charles L. Melden
County Surveyor

STATE OF TEXAS
COUNTY OF HIDALGO

I(WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FAIRWAY GRANDE VILLAGE SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACE THEREON SHOWN FOR PURPOSES OF CONSIDERATION THEREIN EXPRESSER.

Fairway Grande, Inc.
(OWNER)
Sam Olguin
(PRESIDENT)

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Olguin 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 2ND DAY OF APRIL, 19 76.

Diann Thiercof
NOTARY PUBLIC
COUNTY OF HIDALGO, 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.

[signature]
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
SAMUEL H. FARIS
35921
REGISTERED PROFESSIONAL ENGINEER

Samuel H. Faris
PROFESSIONAL ENGINEER

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

[signature]
MAYOR, CITY OF McALLEN

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2 ON THIS 24th DAY OF Feb. A.D. 1977.
SECRETARY George E. Trimble PRESIDENT E.R. Runnels

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By [signature]
Date 4-14-77

VOL. 19 PAGE 174

Planning Department

Memo

TO: Planning and Zoning Commission

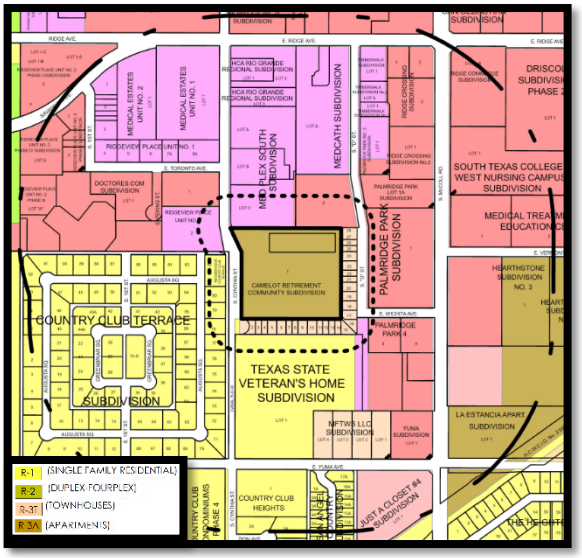
FROM: Planning Staff

DATE: September 24, 2025

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

Lots 1 Thru 28 Camelot Retirement Community, Lot 1, Hidalgo County, Texas. (REZ2025-0191)
2105 South Cynthia Street

LOCATION: The subject property is located along the east side of South Cynthia Street between East Yuma Avenue and East Toronto 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 properties are zoned R-3T (Multi-Family Residential Townhouse - OC) District to the east and south, C-1 (Office Building-OC) District to the north and west, R-1 (Single Family Residential – OC) District to the west and C-3 (General Business – 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, townhomes, apartments and medical and commercial plazas.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Retail commercial buildings make up the majority of the land use category.

DEVELOPMENT TRENDS: The development trend along South Cynthia Street is single-family residences, apartments, commercial buildings and townhomes.

HISTORY: Lots 1 Thru 28 Camelot Retirement Community subdivision was recorded November 5, 1991. 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.

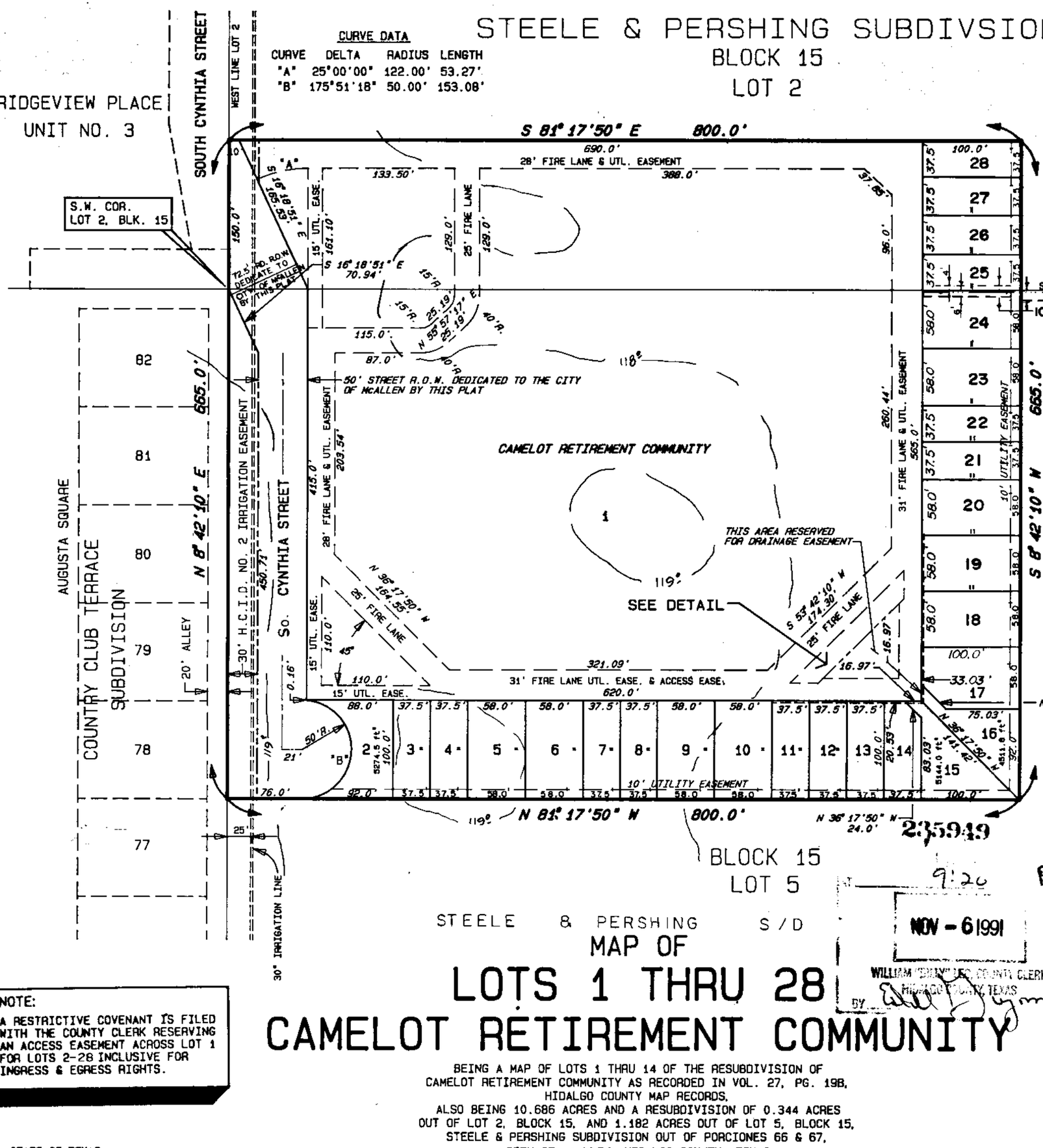
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3 (High Density Residential-UDC) District.

STEELE & PERSHING SUBDIVSION
BLOCK 15
LOT 2

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
"A"	25°00'00"	122.00'	53.27'
"B"	175°51'18"	50.00'	153.08'

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 5th day of Nov. 1991
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy
Jennifer Castillo



DETAIL

STEELE & PERSHING S/D

BLOCK 15
LOT 5

MAP OF
LOTS 1 THRU 28
CAMELOT RETIREMENT COMMUNITY

BEING A MAP OF LOTS 1 THRU 14 OF THE RESUBDIVISION OF CAMELOT RETIREMENT COMMUNITY AS RECORDED IN VOL. 27, PG. 19B, HIDALGO COUNTY MAP RECORDS, ALSO BEING 10.686 ACRES AND A RESUBDIVISION OF 0.344 ACRES OUT OF LOT 2, BLOCK 15, AND 1.182 ACRES OUT OF LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION OUT OF PORCIONES 66 & 67, CITY OF McALLEN, HIDALGO COUNTY, TEXAS AND CONTAINING A TOTAL OF 12.213 Ac.

NOTE:
A RESTRICTIVE COVENANT IS FILED WITH THE COUNTY CLERK RESERVING AN ACCESS EASEMENT ACROSS LOT 1 FOR LOTS 2-28 INCLUSIVE FOR INGRESS & EGRESS RIGHTS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DISIGNATED HEREIN AS LOTS 1 THRU 28 OF THE RESUBDIVISION OF CAMELOT RETIREMENT COMMUNITY TO THE CITY OF McALLEN, 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 IS 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.

MILDRED M. ODEM: OWNER LOT 11
2105 S. CYNTHIA D-111 McALLEN, TX.

WILLIAM J. LONDON: OWNER LOT 12
2105 S. CYNTHIA D-112 McALLEN, TX.

LINDA FINCH: GENERAL PARTNER & DEVELOPER
LOTS 1, 2, 13-28
600 SANDAU # 900 SAN ANTONIO TX 78216

ETHIE MARY EWERS: OWNER LOT 6
2105 S. CYNTHIA D-106 McALLEN, TX.

HAZEL VAN BERGEN: OWNER LOT 3
2105 S. CYNTHIA D-103 McALLEN, TX.

HAROLD G. SMITH: OWNER LOT 7
2105 S. CYNTHIA D-107 "

THOMAS W. HARRIS: OWNER LOT 4
2105 S. CYNTHIA D-104 "

WILFRED E. LOGGINS: OWNER LOT 8
2105 S. CYNTHIA D-108 "

WILLIAM S. NICHOLS: OWNER LOT 5
2105 S. CYNTHIA D-105 "

NORMAN ROBERTS WRIGHT: OWNER LOT 9
2105 S. CYNTHIA D-109 "

LENA T. SHOWERS: OWNER LOT 10
2105 S. CYNTHIA D-110 "

STATE OF TEXAS:
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALL OF THE ABOVE KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF Sept. 1991.

FRED L. KURTH
Notary Public, State of Texas
My Comm. Exp. 3-20-93

NOTARY PUBLIC COUNTY OF HIDALGO TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF TEXAS, DO 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 GROUNDS, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

6/27/91
FRED L. KURTH: R.P.E. #54151, R.P.L.S. #4750
SURVEYED: 12/5/86, PREPARED: 5/30/91
T-248, PG. 4-11 /JOB NO. 91043

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

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION NO. 2 ON THIS 3rd DAY OF 10 A.D., 1991.

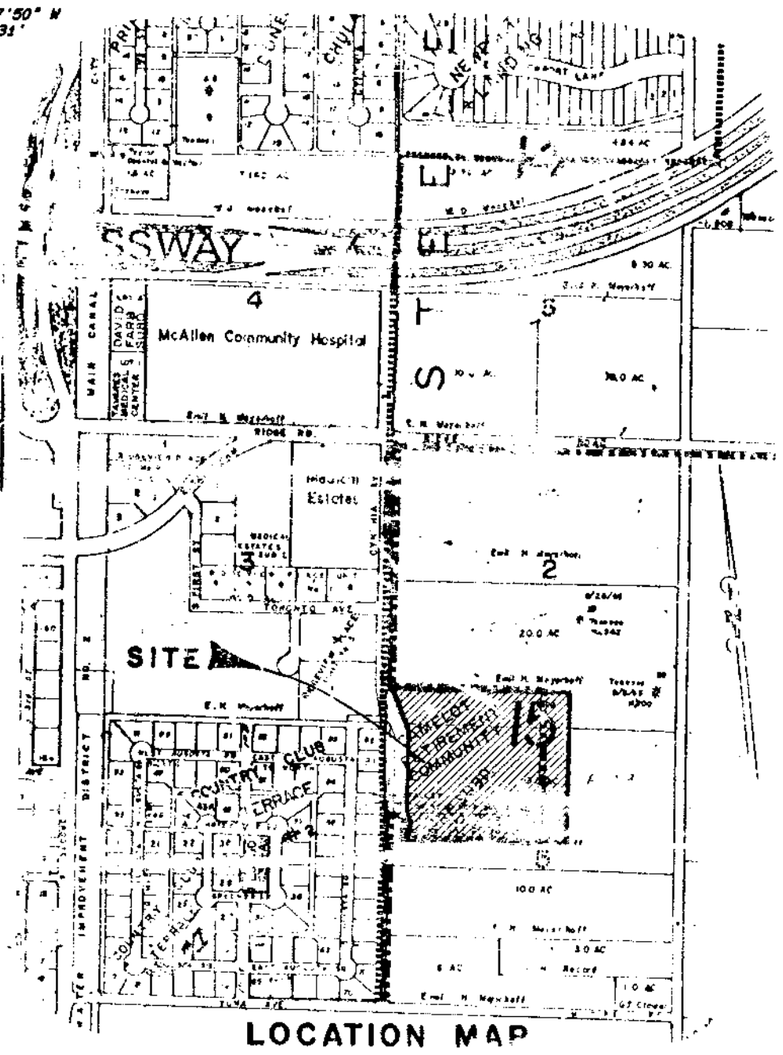
SECRETARY

PRESIDENT

NOTES:

1. PROPOSED SETBACKS
   LOT 1 - MINIMUM SETBACKS FROM ALL PROPERTY LINES 30 FEET EXCEPT WHERE FIRE LANES AND UTILITY EASEMENT REQUIRE A GREATER SETBACK.
   LOTS 2-28 - FRONT: 20 FEET/30 FEET FRONTING CYNTHIA.
   SIDE - 6 FEET BETWEEN LOTS 2&3,4&5, 6&7, 8&9, 10&11, 12&13, 14&15 16, &17, 18&19, 20&21, 22&23, 24&25, 26&27 AND NORTH PROPERTY L. LOT 28
   SIDE - 0 FEET BETWEEN LOTS 3&4, 5&6, 7&8, 9&10, 11&12, 13&14, 15&16 17&18, 19&20, 21&22, 23&24, 25&26, 27&28.
   REAR - LOTS 2 - 28 10 FEET.
2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 120.00 U.S.C.&G.S. DATUM MEAN SEA LEVEL OR HIGHER.
3. ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480343 0005 C & 480343 0010 C.
4. BENCH MARK: MOST NORTHERLY MANHOLE ACROSS FROM CAMELOT. TOP OF MH. EL.= 119.38
5. 4 FOOT SIDEWALK REQUIRED ALONG SOUTH CYNTHIA STREET.
6. 6 FOOT BUFFER FENCE REQUIRED ALONG SOUTH CYNTHIA STREET. INCLUDING CUL-DE-SAC. NO BUFFER FRONTING FOUNTAIN AREA.
7. MAINTENANCE OF THE 30 FOOT H.C.I.D. NO. 2 IRRIGATION EASEMENT WILL BE THE RESPONSIBILITY OF THIS DEVELOPMENT.
8. THE PLANNING & ZONING COMMISSION MUST APPROVE THE SITE PLAN BEFORE ANY BUILDING PERMITS WILL BE ISSUED.
9. CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED A 5 FOOT EASEMENT AND RIGHT-OF-WAY IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRICAL SERVICE LATERAL AND A 10x10 FOOT EASEMENT FOR TRANSFORMERS, TOGETHER WITH THE RIGHT OF INGRESS & EGRESS FOR SUCH PURPOSE AT THE LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
10. 6 FOOT BUFFER NOT REQUIRED ALONG CYNTHIA ON THE NORTH 220 FEET OF LOT 1.
11. A LICENSE AGREEMENT RECORDED IN VOL. 2805, PG. 638, OF DEED RECORDS ALLOWS A VARIANCE TO THE 15' UTILITY EASEMENT FOR THE EXISTING CARPORTS ON LOT 1, WITH THE CONDITIONS TO NOT ALLOW STRUCTURE TO BE RECONSTRUCTED IF REMOVED AND NO RECOVERABLE DAMAGES FOR ANY WORK REQUIRED ON ANY UTILITIES WITHIN THE EASEMENT.
12. THE EXISTING CARPORT ALONG CYNTHIA STREET ENCROACHES 30 FEET INTO THE BUILDING SETBACK AND THE EXISTING CARPORT AT THE SOUTHWEST CORNER OF THE PROPERTY ENCROACHES 15 FEET INTO THE BUILDING SETBACK AS APPROVED BY CITY COMMISSION ON MAY 8, 1989 AND FINAL APPROVAL BY P & Z ON MAY 16, 1989.

235949
9:20 A.
NOV - 6 1991
WILLIAM "BILLY" LEO COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY



METES AND BOUNDS DESCRIPTION

A tract of land containing 12.213 acres of land situated in Hidalgo County, texas and also being all of 10.686 acres out of LOTS 1 THRU 14 OF THE RESUBDIVISION OF CAMELOT RETIREMENT COMMUNITY (Deed ref. Volume 27, Page 19-B, H.C.M.R.) and also being 0.344 of one acre out of LOT 2, BLOCK 15 and 1.182 acres out of LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION (Deed ref. Volume , Page , H.C.M.R.) and said 12.213 acres of land also being more particularly described as follows;

BEGINNING at the northwest corner of said Resubdivision of Lots 1 thru 14 of Camelot Retirement Community for the northwest corner of this tract;

Thence S 81° 17' 50" E along the north line of said resubdivision at a distance of 700.00 feet pass the northeast corner of said resubdivision and continuing a total distance of 800.00 feet to the northeast corner of this tract;

Thence S 8° 42' 10" W at a distance of 150.00 feet pass the common corner of said Lots 2 & 5 of the Steele and Pershing Subdivision and continuing a total distance of 665.00 feet to the southeast corner of this tract;

Thence N 81° 17' 50" W at a distance of 100.00 feet pass the southeast corner of said resubdivision and continuing a total distance of 800.00 feet to the southwest corner of said resubdivision for the southwest corner of this tract;

Thence N 8° 42' 10" E along the west line of said resubdivision a distance of 665.00 feet to the POINT OF BEGINNING and containing 12.213 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THIS SUBDIVISION PLAT CONTAINS THE POTABLE AND SEWER SERVICE FACILITIES PLANS OF THE IMPROVEMENTS TO BE CONSTRUCTED AND FULLY COMPLETED AND OPERABLE BY OCT. 15, 1991. I FURTHER CERTIFY THAT THESE FACILITIES ARE IN COMPLIANCE WITH THE TCEQ RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE.

6/27/91
ENGINEER

11-5-91

Recorded in Book 27 Page 78A of the Map Records of Hidalgo County, Texas.

CHECKED BY:

MELDEN & HUNT INC.
CONSULTING ENGINEERS
& SURVEYORS
EDINBURG, TEXAS
(512) 381-0981

Planning Department

Memo

TO: Planning and Zoning Commission

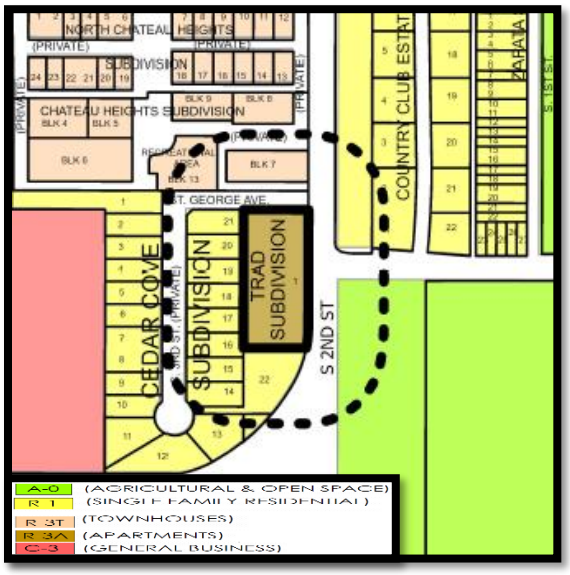
FROM: Planning Staff

DATE: September 24, 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:**

TRAD SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0175)
3300 SOUTH 2ND STREET

LOCATION: The subject property is located on the south west corner of Saint George Avenue and South 2nd 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-3T (Multi-family Residential Townhouse-OC) District to the north. R-1 (Low-Density Residential-UDC) District to the east, south and west. A-O (Agricultural & Open Space-OC) District to the east.

LAND USE: The property consists of condominiums and are zoned R-3A (Multi-family Residential Apartment-OC) District. Surrounding uses include vacant land, townhomes and single-family dwellings.

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 and townhome residential.

HISTORY: Trad Subdivision was recorded August 24, 1994 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.

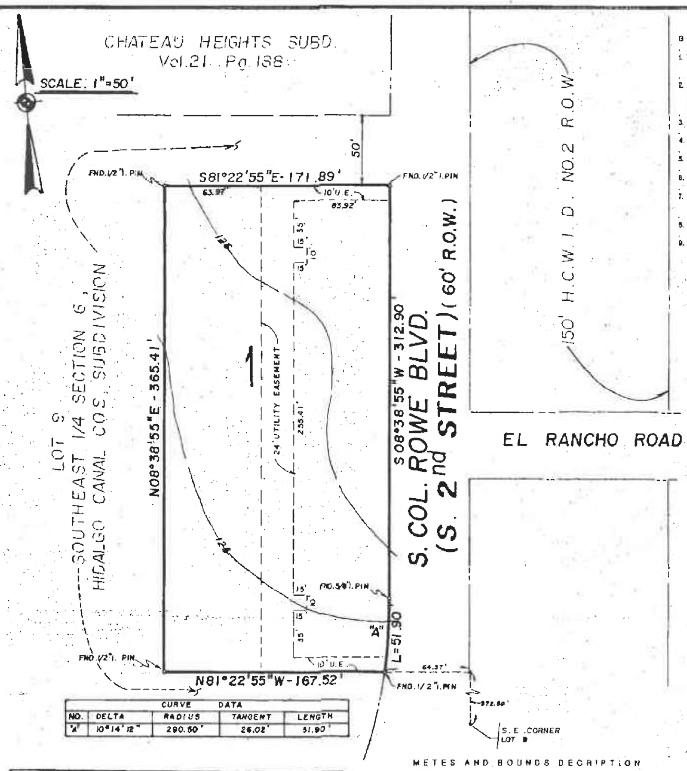
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

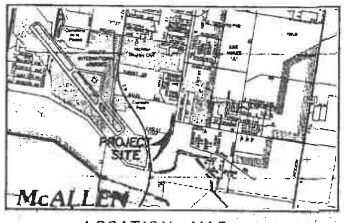
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3 (High-Density Residential-UDC) District.

SUBDIVISION PLAT OF

TRAD SUBDIVISION

A1.430 ACRE TRACT OF LAND OUT OF THE NORTH 365.41 FEET OF THE SOUTH 738.00 FEET OF THE WEST 171.89 FEET OF THE EAST 231.89 FEET OF LOT 9, SOUTHEAST1/4 OF SECTION 6 HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64,65 and 66 AS RECORDED IN VOLUME0 PAGE 177 OF THE DEED RECORDS OF HIDALGO COUNTY TEXAS.





LOCATION MAP

DATE OF PREPERATION : 12-9-93

L.L. RODRIGUEZ and ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / SURVEYORS
3827 N.10TH ST. McAllen, Texas SUITE 101

METES AND BOUNDS DESCRIPTION

A 1.430 ACRE TRACT OF LAND OUT OF THE NORTH 365.41 FEET OF THE SOUTH 738.00 FEET OF THE WEST 171.89 FEET OF THE EAST 231.89 FEET OF LOT 9, SOUTHEAST 1/4 OF SECTION 6, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONS 64,65 AND 66 AS RECORDED IN VOLUME 0, PAGE 177 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLWS:

BEGINNING AT A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 2nd STREET FOR THE SOUTHEAST CORNER OF THIS TRACT; SAID POINT BEING N 08 38'55"E, 372.59 FEET AND N 81 22'55"W, 64.37 FEET FROM THE SOUTH-EAST CORNER OF SAID LOT 9;

THENCE N 81 22'55" W, A DISTANCE OF 167.52 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08 38'55" E, A DISTANCE OF 365.41 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81 22'55" E, A DISTANCE OF 171.89 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE TRACT; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 2nd STREET;

THENCE S 08 38'55"W, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 312.90 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT; SAID POINT BEING A POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 1 4'12" AND A RADIUS OF 290.50 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 51.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.430 ACRES OF LAND , MORE OF LESS.

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0010 C REVISED NOVEMBER 2, 1982.
2. BUILDING SETBACK ALONG COL. ROWE BLVD. TO BE 20' OR IN LINE WITH EXISTING STRUCTURES OR AS APPROVED ON SITE PLAN, WHICHEVER IS GREATER.
3. REAR BUILDING SETBACK TO BE 10'.
4. SIDE BUILDING SETBACK TO BE IN ACCORDANCE WITH ZONING ORDINANCE.
5. A 4' WIDE SIDEWALK IS REQUIRED ALONG COL. ROWE BLVD.
6. A 6' BUFFER IS REQUIRED FROM SINGLE FAMILY ZONE OR USE.
7. SITE PLAN MUST BE APPROVED BY CITY'S PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. MINIMUM FINISHED FLOOR ELEVATION SHALL BE T/C + 1.8' FROM COL. ROWE BLVD.
9. ALL CORNER CLIPS TO BE IN CONFORMANCE WITH CITY'S ZONING ORDINANCES.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TRAD 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, SEWER LINES, WATER COURSES, 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
ANTONIO TRAD SUAYFETA
2408 S. 2nd STREET
McALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO TRAD SUAYFETA 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE 9th DAY OF December A.D. 1993

NOTARY PUBLIC, TEXAS
EXPIRATION DATE: [illegible]

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 5

ON THIS THE 18th DAY OF January A.D. 1994

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 SUBDIVISION PLAT OF TRAD 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 27th DAY OF Jan A.D. 1994

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR IN THE 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 AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 34928
REGISTERED PROFESSIONAL LAND SURVEYOR # 2448

APPROVED FOR RECORDING
COMMISSIONERS' COURT
To the [illegible] day of 19
WILLIAM "BILLY" [illegible] CO. Comm. Clerk
Hidalgo County, Texas
By [illegible] Deputy

29 119 B
[illegible] map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors

FILED
AUG 2 4 1994
WILLIAM "BILLY" [illegible] CO.
By [illegible]

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY [illegible]
DATE 8-11-94

CHECKED FOR ORDINANCE 8/8/94

93122

VOL. 29 PG. 119B

Planning Department

Memo

TO: Planning and Zoning Commission

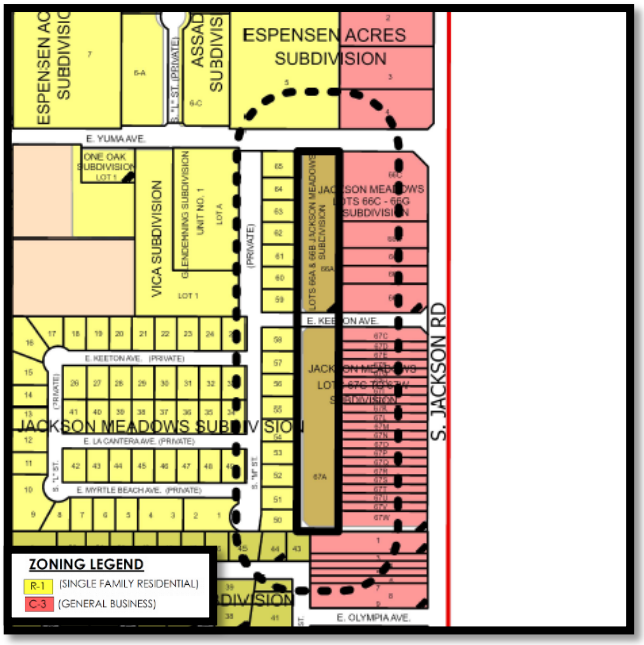
FROM: Planning Staff

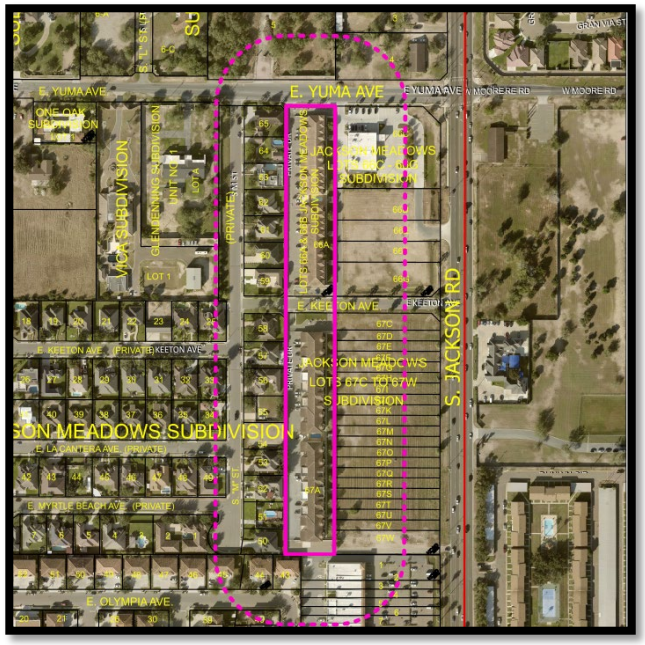
DATE: September 24, 2025

SUBJECT: **REZONING FROM R-3A (MULTI-FAMILY RESIDENTIAL APARTMENT-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:**

JACKSON MEADOWS SUBDIVISION, HIDALGO COUNTY,TEXAS. (REZ2025-0184)
1412-1413 EAST KEETON AVENUE (LOTS 66A AND 67A)

LOCATION: The subject property is located along south side of East Yuma Avenue and west of South Jakcson Road.





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

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

LAND USE: The subdivision consist of multi-family residential units. Surrounding uses include single-family residential dwellings, vacant land and a commercial plaza.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Multi-family homes currently make up the entire use for this property.

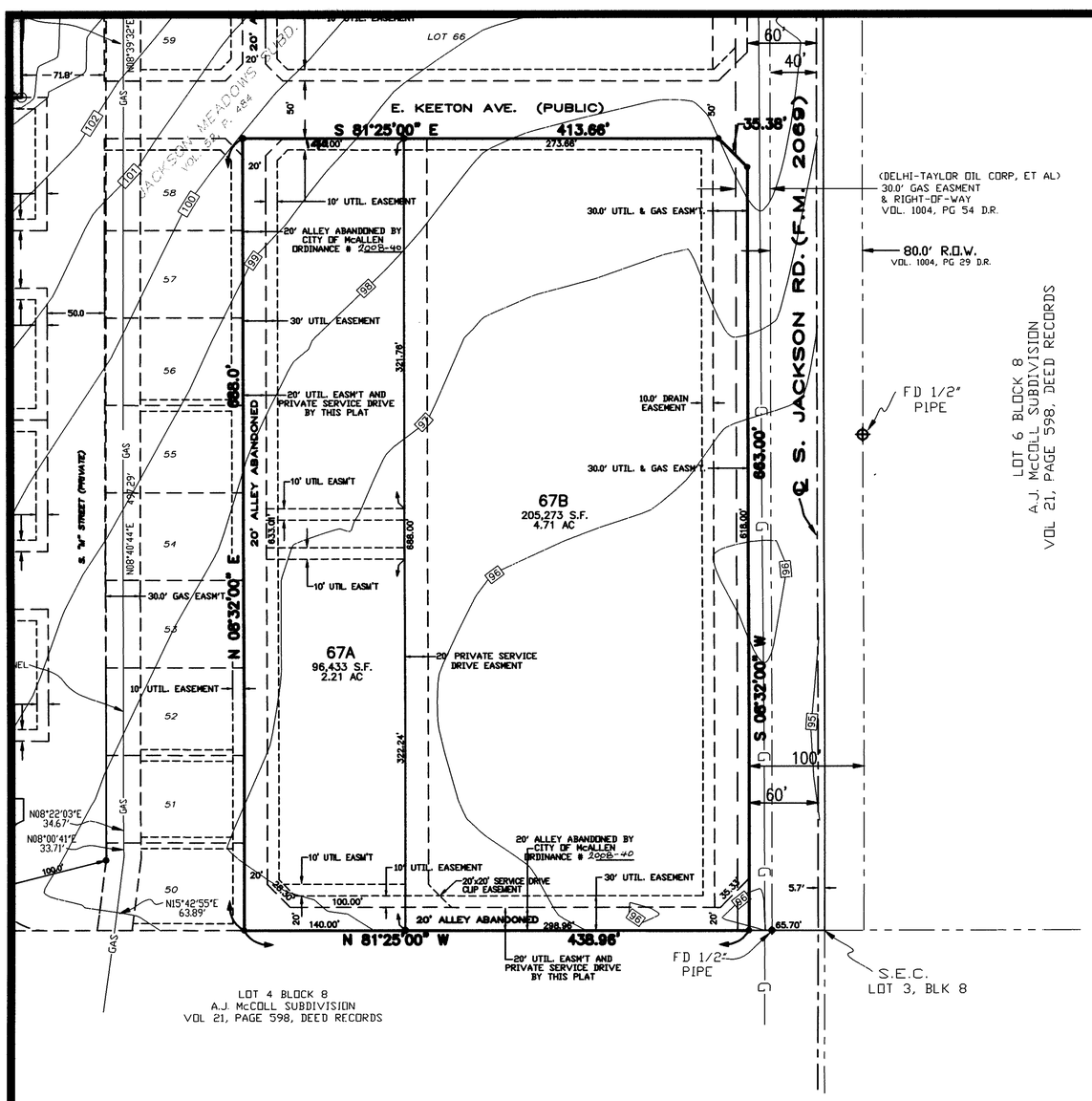
DEVELOPMENT TRENDS: The development trend includes single-family residences, multi-family units, and commercial uses in the area.

ANALYSIS: The proposed R-3(High Density-UDC) District is an equivalent zoning district to the current R-3A (Multi-family Residential-OC) District soning designations. It also follows the development trend in this area.

Any future constructions must 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" = 60'

LEGEND
CORNERS: ● I.R. FOUND
○ I.R. SET

PLAT of Lots 67A & 67B JACKSON MEADOWS SUBDIVISION

A 6.92 ACRE TRACT OF LAND BEING A REPLAT OF 67 JACKSON MEADOWS SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 52, PAGE 184, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PREPARED BY: K. K. ENGINEERING CONSULTANT
DATE: FEBRUARY, 2008

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOTS 67A & 67B JACKSON MEADOWS SUBDIVISION TO THE CITY ON McALLEN, TEXAS, AND WHOSE NAME(S) IS(ARE) 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 (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:
ESPONJAS DEVELOPMENT, LTD.
EDUARDO CANTU, MANAGING MEMBER
810 W. FERGUSON
PHARR, TX. 78577

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 DESIGNATE HEREIN AS THE LOTS 67A & 67B JACKSON MEADOWS 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 THE ANY FORECLOSURES 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: LONESTAR NATIONAL BANK
OSCAR RODRIGUEZ, V.P.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDUARDO CANTU & OSCAR RODRIGUEZ 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF June 2008

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 9-2-2008

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, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF LOTS 67A & 67B JACKSON MEADOWS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 21 DAY OF June A. D.

CHAIRMAN

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: 6/20/07

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

KAMBIZ S. KHADEMI, P.E.
REG. PROFESSIONAL ENGINEER No. 57767

STATE OF TEXAS
KAMBIZ S. KHADEMI
57767
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

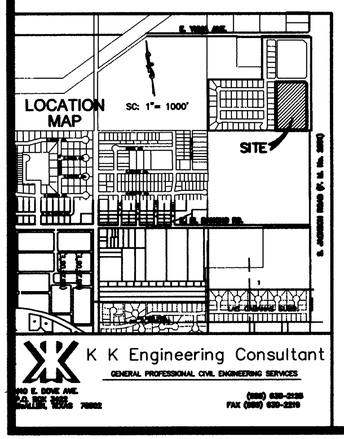
I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5571
323 W. CANO
EDINBURG, TEXAS 78539

STATE OF TEXAS
JOSE MARIO GONZALEZ
5571
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL PLAT NOTES:

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
2. THE SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343-0010 C DATED NOVEMBER 2, 1982
3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   LOT 67A: E. KEATON AVE. – 20'
   REAR – 40' FOR EASEMENTS OR GREATER FOR SITE PLAN
   SIDES – WEST SIDE: 30' FOR EASEMENTS OR GREATER FOR SITE PLAN.
   EAST SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
   LOT 67B: S. JACKSON ROAD – 60' OR GREATER FOR APPROVED SITE PLAN.
   E. KEETON ROAD – 30' OR GREATER FOR APPROVED SITE PLAN
   SOUTH SIDE – 30' OR GREATER FOR APPROVED SITE PLAN .
   WEST SIDE – 20' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
4. DRAINAGE DETENTION OF 1.28 AC-FT IS REQUIRED FOR THIS SUBDIVISION, THIS SHALL BE ACCOMPLISHED BY: 0.41 AC-FT FOR LOT 67A & 0.87 AC-FT FOR LOT 67B. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE CITY OF MCALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS, MEASURED FROM THE CURB.
6. 4' SIDEWALK IS REQUIRED ON S. JACKSON ROAD & E. KEETON AVE.,
7. 6' BUFFER REQUIRED BETWEEN MULTI-FAMILY AND COMMERCIAL AND RESIDENTIAL ZONES/USES. AN 8' MASONRY BUFFER IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY ZONES/USES.
8. BENCHMARK: (McALLEN CODE MC90 – ELEV. 96.41) AT THE WEST BOUND OF S. JACKSON RD., 87 FT. WEST FROM THE E.O.P. OF S. JACKSON RD. AND 692 FT. NORTH OF CL. OF E. EL RANCHO RD.
9. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOT 67B AND WILL INCLUDE THE CURB AT LOCATION ON S. JACKSON RD.
10. COMMON AREAS, PRIVATE SERVICE DRIVE, ETC. TO BE MAINTAINED BY LOT(67A&67B) OWNERS, NOT THE CITY OF McALLEN.



METES & BOUNDS

A 6.92 acre tract of land being all of Lot 67, and a 20.00 foot public alley all out of the Jackson Meadows Subdivision, an addition to the city of McAllen, Hidalgo County, Texas as per map recorded in Volume 52, Page 184, Map Records of Hidalgo County, Texas, said 6.92 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at Southwest corner of Lot 50, for the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE North 08°32'00" East, with the West line of a 20 foot public alley a distance of 688.00 feet to the South right-of-way line of E. Keeton Avenue for the Northwest corner of this tract of land;

THENCE South 81°25'00" East, with said South right-of-way line, a distance of 413.66 feet to a corner of land;

THENCE South 36°27'17" East, with a right-of-way corner clip, a distance of 35.38 feet to the West right-of-way line of Jackson Road, for a corner of this tract of land;

THENCE South 08°32'00" West, said West right-of-way line, a distance of 663.00 feet to the South line of a 20 foot public alley for the Southeast corner of this tract of land;

THENCE North 81°25'00"West, with said South line, a distance of 438.97 feet to the POINT OF BEGINNING, containing 6.92 acres if land more or less.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: 7/1/08 AT 4:22 AM/PM
AS A RECORDING NUMBER 1065849
BY, Amelda Leal DEPUTY

RECORDED IN VOLUME 55 PAGE 104
OF THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
ARTURO GUAJARDO, JR.
COUNTY CLERK

Planning Department

Memo

TO: Planning and Zoning Commission

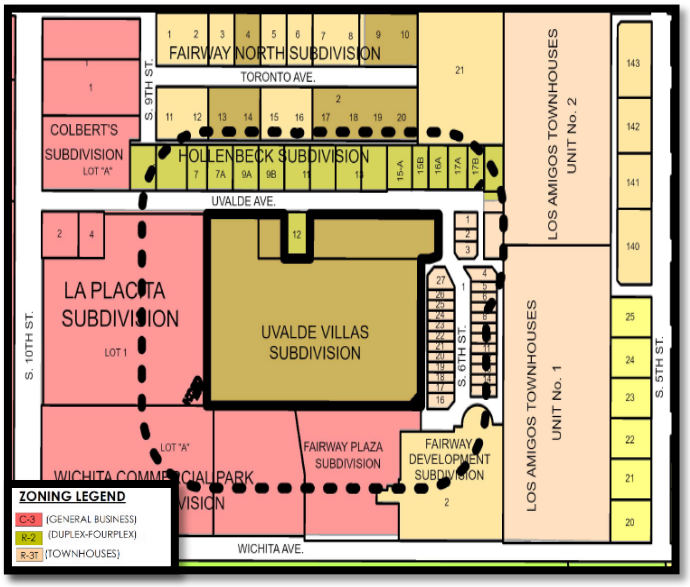
FROM: Planning Staff

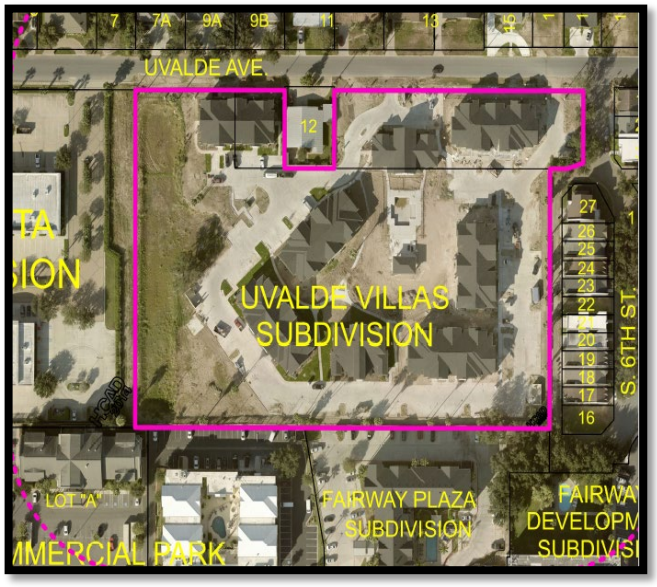
DATE: September 24, 2025

SUBJECT: **REZONING FROM R-3A (MULTI-FAMILY RESIDENTIAL APARTMENT-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:**

701 UVALDE AVENUE, (UVALDE VILLAS, LOT 1) - (PIDS: 1562585 AND 1562592) (REZ2025-0186)

LOCATION: The subject property is along south side of Uvalde Avenue approximately 508 east of South 10th 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 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) to the west and south. R-3T (Multi-family Residential Townhouse-OC) District to east, and R-2 (Duplex-Fourplex Residential-OC) District to north.

LAND USE: The subject property consists of multi-family aparments. Surrounding uses include commercial buildings, duplexes, single-family dwellings, and townhomes.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

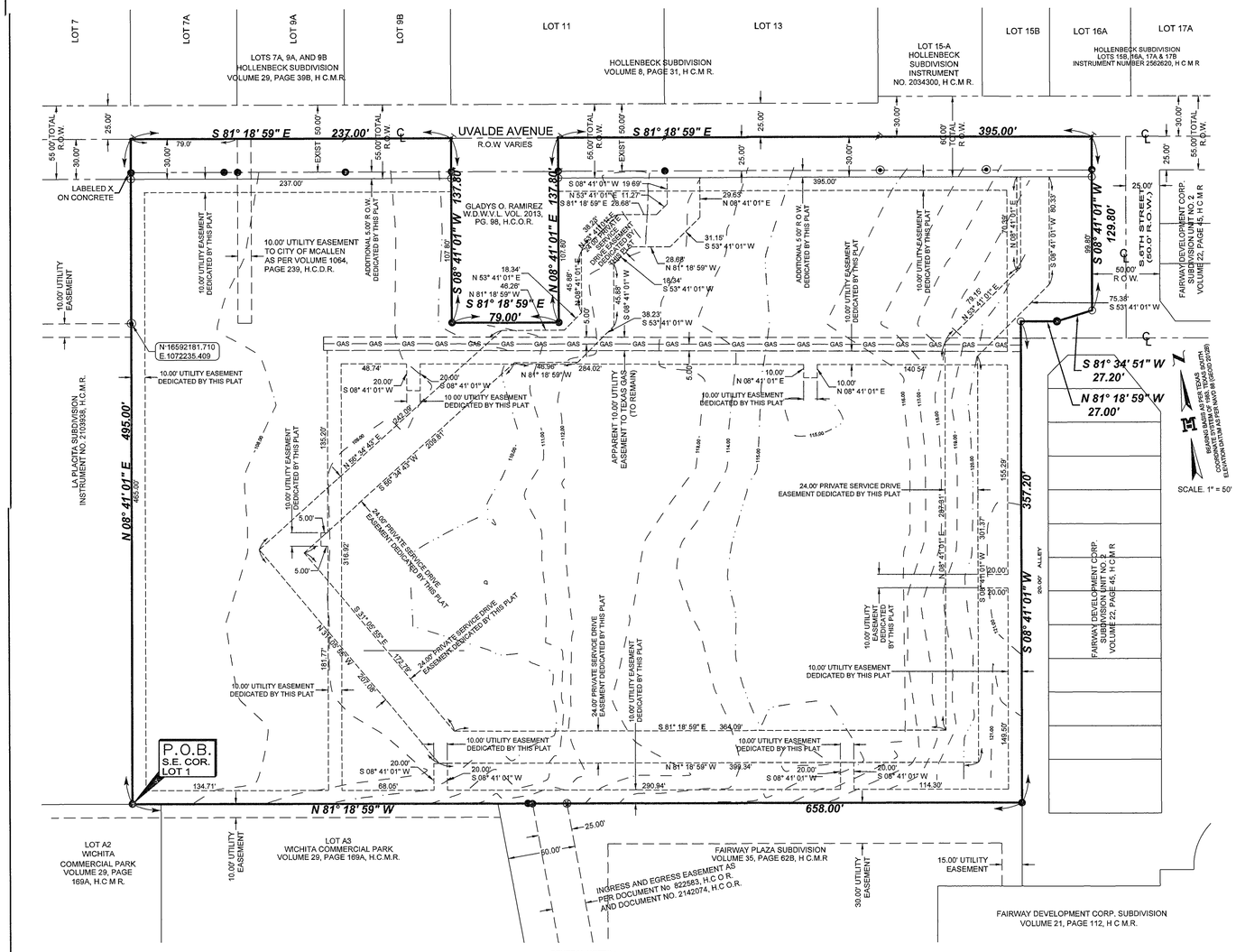
DEVELOPMENT TRENDS: The development trend around this area is commercial uses, single-family and multifamily residential.

ANALYSIS: 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. It also follows the development trend in this area.

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

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

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



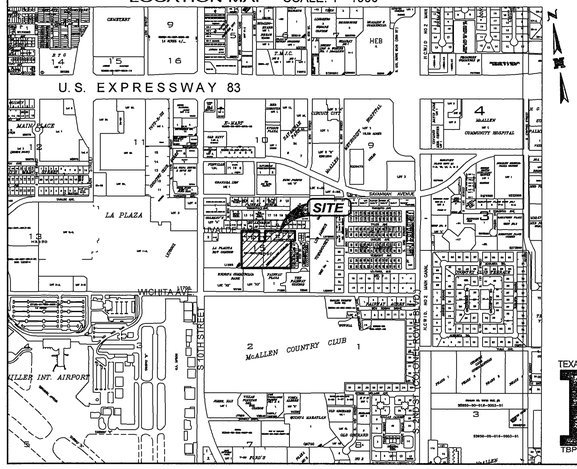
LEGEND

- FOUND No.4 REBAR
- FOUND PK NAIL
- FOUND 2" STEEL POST
- FOUND "X" MARK IN STUMP
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- SET "X" MARK ON CONCRETE

— GAS — GAS — GAS LINE

R.O.W - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
VOL - VOLUME
PG. - PAGE
P.O.B - POINT OF BEGINNING
S.E. COR. - SOUTHEAST CORNER

LOCATION MAP SCALE: 1"=1000'



GENERAL NOTES:

1. THE SITE LIES IN ZONE "B". 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 "B" SHOWN ON.
COMMUNITY-PANEL NUMBER: 480343.0010 C
MAP REVISED: NOVEMBER 2, 1982
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE.

FRONT:	20 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES. WHICHEVER IS GREATER APPLIES.
REAR:	10 FT IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
INTERIOR SIDES:	6 FT. IN ACCORDANCE WITH THE ZONING ORDINANCE 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 SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 52,787.00 CUBIC FEET (1 212 AC FT)

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

5. CITY OF McALLEN BENCHMARK: "MC 83" FROM THE CITY OF McALLEN G.P.S REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999, BEING LOCATED AT THE EAST BOUND OF THE EXP. 83 OVERPASS ON 2ND STREET. 30" ALUM PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 134.54, NORTHING: 16593602.3424, EASTING: 1074754 7042 (NAVD88)
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS
7. 4 FT. WIDE MINIMUM SIDEWALK ALONG UVALDE AVENUE AND SOUTH 6TH STREET
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS
11. COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF MCALLEN.
12. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
13. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWNG CONDITIONS WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UP FRONT PRIOR TO PLAT RECORDING THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR UVALDE VILLAS SUBDIVISION ARE $71,400.00 BASED ON $700.00 PER LOT/DWELLING UNIT. FOR EACH OF THE PROPOSED 102 LOTS/DWELLING UNITS, $35,700.00 IS TO BE PAID BEFORE PLAT RECORDING; THEREAFTER THE PARK FEE AT A RATE OF $350.00 PER LOT/DWELLING UNIT WILL BE PAID AT TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON 02-20-23 , WITH THE CONDITIONS LISTED.
14. THE SANITARY SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATION/LOT OWNER(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN.

TEXAS REGIST. F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY:	EM	DATE 10-14-21
SURVEYED, CHECKED	J.L.G.	DATE 03-07-23
FINAL CHECK		DATE

SUBDIVISION MAP OF

UVALDE VILLAS SUBDIVISION

7.393 ACRES CONSISTING OF:
TRACT 1: 0.218 OF ONE ACRE
BEING THE WEST 69 FEET OF THE EAST ½ OF LOT 8,
HOLLENBECK SUBDIVISION,
TRACT 2: 0.282 OF ONE ACRE
BEING THE WEST ½ OF LOT 10 AND THE EAST 10 FEET OF SAID
LOT 8, ALL OF SAID HOLLENBECK SUBDIVISION,
TRACT 3: 3.000 ACRES
BEING OUT OF LOT 15, SOUTHEAST ¼ SECTION 7,
HIDALGO CANAL COMPANY SUBDIVISION,
TRACT 5: 0.250 OF ONE ACRE BEING THE EAST ½ OF SAID LOT 10,
OF SAID HOLLENBECK SUBDIVISION,
TRACT 6: 0.250 OF ONE ACRE BEING THE EAST ½ OF LOT 12, OF
SAID HOLLENBECK SUBDIVISION,
TRACT 7: 0.997 OF ONE ACRE BEING ALL OF LOTS 14 AND 16, OF
SAID HOLLENBECK SUBDIVISION,
AND TRACT 8: 2.396 ACRES OUT OF SAID LOT 15,
OF SAID SOUTHEAST ¼ SECTION 7, OF
SAID HIDALGO CANAL COMPANY SUBDIVISION

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 7.393 ACRES, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, CONSISTING OF
TRACT 1: 0.218 OF ONE ACRE BEING THE WEST 69 FEET OF THE EAST HALF OF LOT 8, HOLLENBECK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 31, HIDALGO COUNTY MAP RECORDS,
TRACT 2: 0.282 OF ONE ACRE BEING THE WEST HALF OF LOT 10 AND THE EAST 10 FEET OF SAID LOT 8, ALL OF SAID HOLLENBECK SUBDIVISION,
TRACT 3: 3.000 ACRES BEING PART OR PORTION OUT OF LOT 15, SOUTHEAST ¼ SECTION 7, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGES 175-177, HIDALGO COUNTY DEED RECORDS;
TRACT 5: 0.250 OF ONE ACRE BEING THE EAST HALF OF SAID LOT 10, OF SAID HOLLENBECK SUBDIVISION,
TRACT 6: 0.250 OF ONE ACRE BEING THE EAST HALF OF LOT 12, OF SAID HOLLENBECK SUBDIVISION, SAID 0.250 OF ONE ACRE (PERTAINING TO TRACT 6 ONLY);
TRACT 7: 0.997 OF ONE ACRE BEING ALL OF LOTS 14 AND 16, OF SAID HOLLENBECK SUBDIVISION;
TRACT 8. 2.396 ACRES BEING PART OR PORTION OUT OF SAID LOT 15, SOUTHEAST ¼ SECTION 7, OF SAID HIDALGO CANAL COMPANY SUBDIVISION,
WHICH SAID 7.393 ACRES WHERE CONVEYED TO TGO UVALDE 21, LP. A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3288298, HIDALGO COUNTY OFFICIAL RECORDS, SAID 7.393 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A NO. 4 REBAR FOUNDT AT THE SOUTHEAST CORNER OF LA PLACITA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 2103938, HIDALGO COUNTY MAP RECORDS FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT,

1. THENCE, N 08° 41' 01" E [N 08° 46' 00" E MAP CALL] ALONG THE EAST LINE OF SAID LA PLACITA SUBDIVISION, AT A DISTANCE OF 357.20 FEET PASS A PIPE FOUND (NORTHING 16592181.710, EASTING 1072235.409) AT THE SOUTHWEST CORNER OF THE WEST HALF OF SAID LOT 8, AT A DISTANCE OF 470.00 FEET PASS A NO 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTINUING A TOTAL DISTANCE OF 495.00 FEET TO A NAIL FOUND ON THE NORTH LINE OF SAID LOT 8, FOR THE NORTHWEST CORNER OF THIS TRACT,
2. THENCE, S 81° 18' 59" E ALONG THE NORTH LINES OF SAID LOTS 8 AND 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF UVALDE AVENUE, AT A DISTANCE OF 69.00 FEET PASS A NAIL FOUND, AT A DISTANCE OF 79.00 FEET PASS A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF SAID LOT 10, AT A DISTANCE OF 158.00 FEET PASS A NAIL FOUND AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID LOT 10, CONTINUING A TOTAL DISTANCE OF 237.00 FEET TO A NAIL FOUND AT THE NORTHEAST CORNER OF SAID LOT 10 AND THE NORTHWEST CORNER OF SAID LOT 12, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 41' 01" W ALONG THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 12, AT A DISTANCE OF 25.00 FEET PASS A NO 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTINUING A TOTAL DISTANCE OF 137.80 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF SAID LOT 12 AND BEING ON THE SOUTH LINE OF SAID HOLLENBECK SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 18' 59" E ALONG THE SOUTH LINES OF SAID LOT 12 AND SAID HOLLENBECK SUBDIVISION, A DISTANCE OF 79.00 FEET TO A NO 4 REBAR FOUND AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LOT 12 AND THE SOUTH LINE OF SAID HOLLENBECK SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 08° 41' 01" E ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 12, AT A DISTANCE OF 112.80 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTINUING A TOTAL DISTANCE OF 137.80 FEET TO A NAIL FOUND AT THE NORTHWEST CORNER OF SAID EAST HALF OF SAID LOT 12, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF UVALDE AVENUE, FOR AN OUTSIDE CORNER OF THIS TRACT.
6. THENCE, S 81° 18' 59" E ALONG THE NORTH LINES OF SAID LOTS 12, 14, AND 16, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF UVALDE AVENUE, AT A DISTANCE OF 79.00 FEET PASS A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF SAID LOT 14, AT A DISTANCE OF 237.00 FEET PASS A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 14 AND THE NORTHWEST CORNER OF SAID LOT 16, CONTINUING A TOTAL DISTANCE OF 395.00 FEET TO A NAIL FOUND AT THE NORTHEAST CORNER OF SAID LOT 16 AND THE NORTHWEST CORNER OF FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 22, PAGE 45, HIDALGO COUNTY MAP RECORDS, AND BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 6TH/ STREET FOR THE NORTHEAST CORNER OF THIS TRACT,
7. THENCE, S 08° 41' 01" W [N 08° 48' E] ALONG THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO. 2, AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 6TH/ STREET, A DISTANCE OF 129.80 FEET TO A NO 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID LOT 16, FOR AN OUTSIDE CORNER OF THIS TRACT,
8. THENCE, S 81° 34' 51" W [N 63° 35' E MAP CALL] ALONG A SOUTH LINE OF SAID LOT 16, A DISTANCE OF 27.20 FEET TO AN OUTSIDE CORNER OF SAID LOT 16 AND ON A BOUNDARY LINE OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO 2, FOR AN OUTSIDE CORNER OF THIS TRACT,
9. THENCE, N 81° 18' 59" W [S 81° 12' E MAP CALL] ALONG A SOUTH LINE OF SAID LOT 16, A DISTANCE OF 27.00 FEET TO AN "X" MARK ON CONCRETE FOUND AT AN OUTSIDE CORNER OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO. 2, FOR AN INSIDE CORNER OF THIS TRACT,
10. THENCE, S 08° 41' 01" W [(S 08° 48' 00" W DEED AND MAP CALLS)] ALONG A WEST LINE OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO. 2, A DISTANCE OF 357.20 FEET (357.48 FEET DEED CALL) TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF FAIRWAY PLAZA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 35, PAGE 62B, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT,
11. THENCE, N 81° 18' 59" W (N 81° 12' 00" W DEED CALL) [S 81° 12' 00"E MAP CALL] ALONG THE NORTH LINES OF SAID FAIRWAY PLAZA SUBDIVISION AND WICHITA COMMERCIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 169A, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 365.85 FEET PASS A NO. 4 REBAR FOUND, CONTINUING A TOTAL DISTANCE OF 658.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.393 ACRES OF LAND, MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO 3 ON THIS THE 16th DAY OF August , 20 23 .

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., PRESIDENT

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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

09-30-23
DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

II, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS UVALDE VILLAS SUBDIVISION, DO HERE BY GRANT, AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE, UNDER SAID CITY THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S), AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUEST'S. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF UVALDE AVENUE FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

TGO UVALDE 21, L.P., A LIMITED PARTNERSHIP

BY: TGO UVALDE VILLAS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY. TEXAS GREY OAKS, LLC, A TEXAS LIMITED LIABILITY COMPANY
ITS. MANAGER

STEVE LOLLIS, PRESIDENT
TEXAS GREY OAKS, LLC
9907 MOOREBERRY
HOUSTON, TEXAS 77080

08.30.2023
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE LOLLIS 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 30th DAY OF Aug , 20 23

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 07-01-2025

ADELITA M ROBLES
Notary Public, State of TX
ID# 12941562-1
My Commission Expires
07-01-2025

THE 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 UVALDE VILLAS 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

LONE STAR NATIONAL BANK

S. DAVID DEANDA JR, PRESIDENT, TRUSTEE
520 E. NOLANA AVENUE
McALLEN, TX 78504

8/30/2023
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED S. DAVID DEANDA 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 30th DAY OF August , 20 23

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

STATE OF TEXAS
COUNTY OF HIDALGO.

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

MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368
STATE OF TEXAS
DATE PREPARED 03-26-2021
ENGINEERING JOB No. 21038.00

08.30.2023
DATE:
DATE REVISED : 08-30-23

MELDEN & HUNT, INC
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO.

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF UVALDE VILLAS SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-18-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR NO 6238
STATE OF TEXAS
DATE SURVEYED: 09-22-2022
SURVEY JOB No. 21049.08

08/30/2023

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

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

MAYOR, CITY OF McALLEN

9/7/23
DATE

CITY SECRETARY

9/7/23
DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

9-6-23
DATE

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: 10-6-2023 AT 4:20 AM/PM
INSTRUMENT NUMBER 3489902
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY DEPUTY

Planning Department

Memo

TO: Planning and Zoning Commission

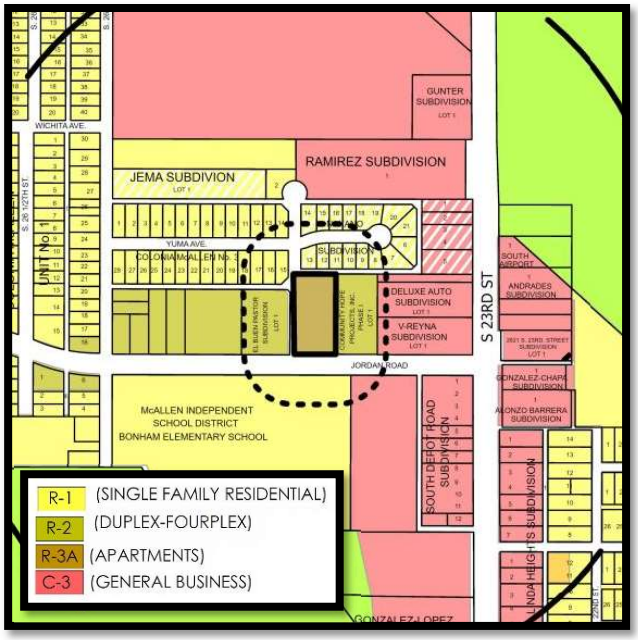
FROM: Planning Staff

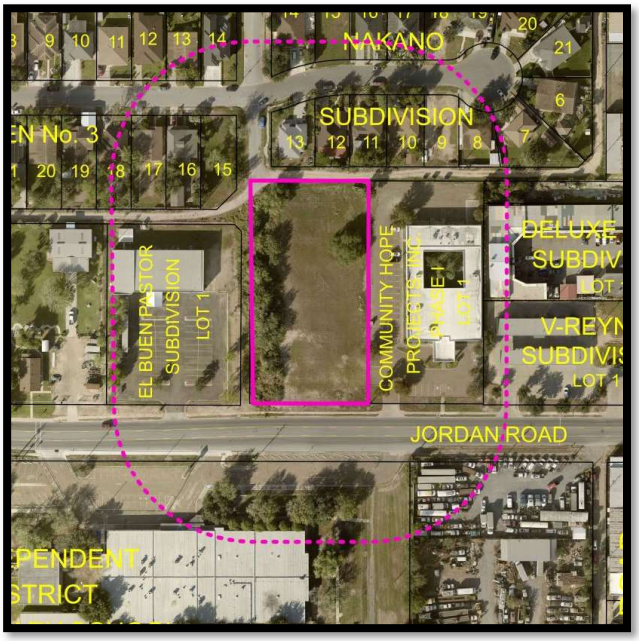
DATE: September 24, 2025

SUBJECT: **REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT-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:**

2336 JORDAN ROAD (PID: 230715) (REZ2025-0173)

LOCATION: The subject property is located along the north side of Jordan Road, west of South 23rd 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 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 north, R-2 (Duplex-Fourplex Residential-OC) District to the east and west, and R-1 (Single-Family Residential-OC) District to the north and south.

LAND USE: The property is currently vacant. Surrounding uses include commercial, institutional, residential vacant land.

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

land use for these properties as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend around this area is commercial residential uses.

HISTORY: The parcel is not subdivided.

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 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.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

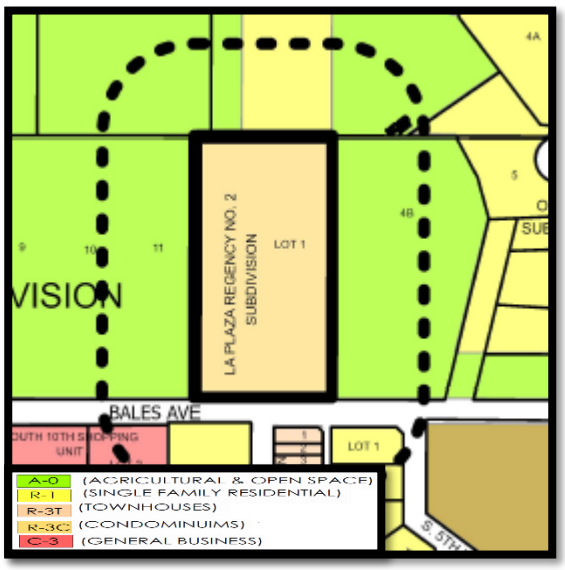
DATE: September 24, 2025

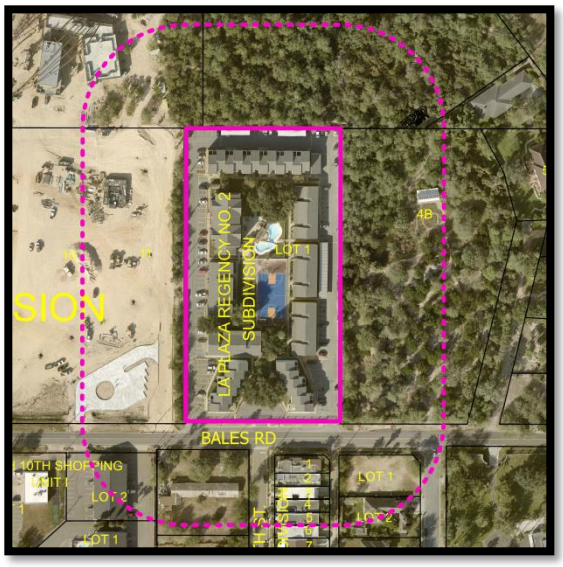
SUBJECT: **REZONING FROM R-3C (MULTI-FAMILY RESIDENTIAL CONDOMINIUM-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTY:**

LA PLAZA REGENCY NO. 2 SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. (REZ2025-0176)

700 BALES ROAD

LOCATION: The subject properties are located north of Bales Avenue between South 10th street and South 2nd 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 A-O (Agricultural & Open Space-OC) District to the north, east and west. R-1 (Single-family Residential-OC) District to the north and south. R-3T (Multi-family Residential Townhouse-OC) District and C-3 (General Business-OC) District to the south.

LAND USE: The properties consist of condominiums and are zoned R-3C (Multi-family Residential Condominium-OC) District. Surrounding uses include vacant land, commercial uses and single-family and 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 and multi-family residential.

HISTORY: La Plaza Regency No. 2 Subdivision was recorded October 27, 1981. The subject properties are comprised of one lot only. The initial zoning designation for this property was R-3C (Multi-family Residential Condominium-OC) District with no rezoning since then according to our records.

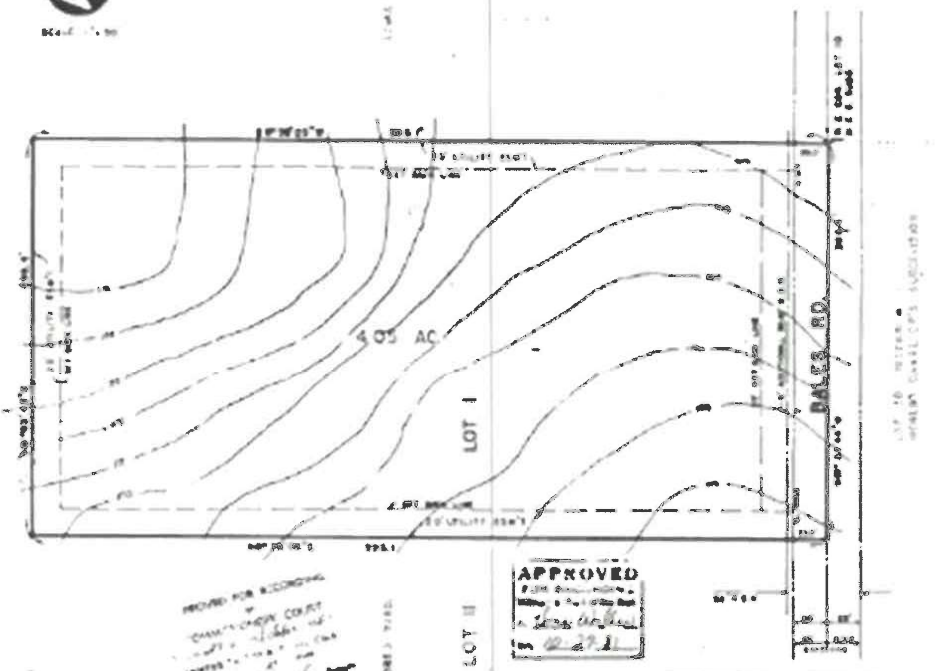
ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan for Complete Communities. The proposed use for R-3 (High-Density Residential-UDC) District is an equivalent zoning district to the current was R-3C (Multi-family Residential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

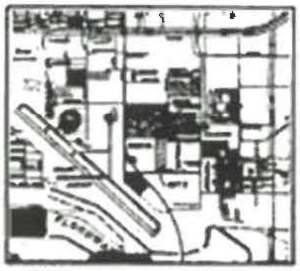
VOL. 22 PAGE 27



APPROVED

LA PLAZA REGENCY No. 2 SUBD.

A 4.05 ACRE TRACT OUT OF
LOTS 12 & 13, FORDS SUBDIVISION
McALLEN, HIDALGO COUNTY, TEXAS



FLORES ASSOCIATES

Planning Department

Memo

TO: Planning and Zoning Commission

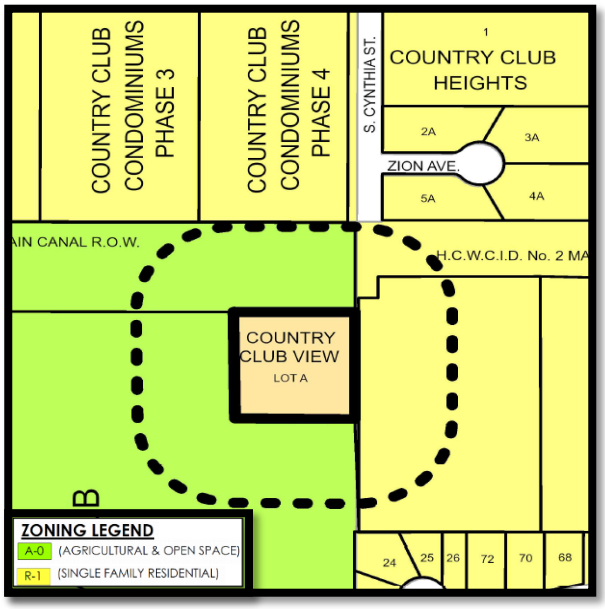
FROM: Planning Staff

DATE: September 24, 2025

SUBJECT: **REZONING FROM R-3C (DUPLEX-FOURPLEX RESIDENTIAL-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:**

COUNTRY CLUB SUBDIVISION, LOT A, HIDALGO COUNTY, TEXAS. (REZ2025-0179)
2700 SOUTH CYNTHIA

LOCATION: The subject property is located south of East Yuma Avenue and South Cynthia 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 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 east, and A-O (Agricultural & Open Space -OC) District to the south, west and north.

LAND USE: The current use for this lot is single-family and multi-family residential.

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

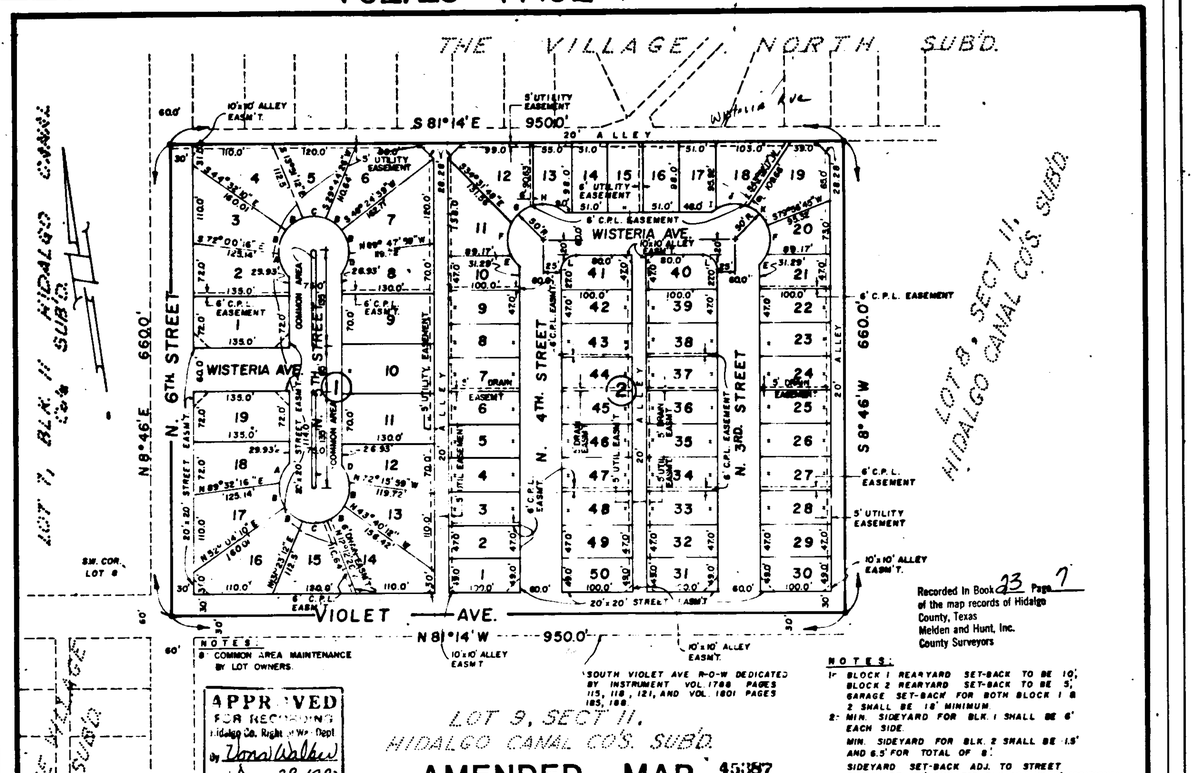
DEVELOPMENT TRENDS: The development trend near the area is multi-family rensidential to the noth and east . The Mcallen Country Club Golf course covers the area to the west and south of the property.

ANALYSIS: The proposed R-3(High Density-UDC) District is an equivalent zoning district to the current R-3C (Multi-family Condominium-OC) District soning designations. The current use aligns with the development trend in this area.

Any future constructions must 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:
8 COMMON AREA MAINTENANCE BY LOT OWNERS.

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Dona Walker
Date Dec. 28, 1982

SOUTH VIOLET AVE. R-O-W DEDICATED BY INSTRUMENT VOL 1788 PAGES 115, 118, 121, AND VOL 1801 PAGES 185, 188.

CURVE	RADIUS	LENGTH	CHORD	ANGLE
A	50'	26.00'	25.7	29°47'23"
B	50'	34.47'	33.79'	39°30'00"
C	50'	38.04'	37.13'	43°35'38"
D	50'	27.43'	27.08'	31°26'09"
E	50'	19.19'	19.08'	21°59'42"
P	50'	43.63'	42.26'	50°00'00"
G	50'	39.20'	38.20'	44°54'55"
H	50'	48.46'	46.59'	55°31'58"
I	50'	3.85'	3.85'	4°24'11"
J	50'	41.81'	40.48'	47°54'01"
K	50'	42.39'	41.13'	48°34'47"
L	20'	31.42	28.28'	90°00'00"

LOT 9, SECT 11, HIDALGO CANAL CO'S. SUB'D.

AMENDED MAP OF LONDON COURT SUBDIVISION

McALLEN, TEXAS.

BEING A RESUBDIVISION OF BLOCKS 1 & 2, LONDON COURT SUBDIVISION, OUT OF THE SOUTH 1/2, OF LOT 8, SECTION 11, HIDALGO CANAL CO'S. SUBDIVISION, OF PORCIONES 64,65 & 66, HIDALGO COUNTY, TEXAS. CONTAINING 14.40 AC. OF LAND MORE OR LESS.

FILED FOR RECORD THIS DATE: At 2:13 o'clock P.M. DEC 29 1982
Deed Records of Hidalgo County, Texas

PREPARED BY
FABIAN, NELSON & MEDINA INC
McALLEN, TEXAS

SCALE 1"=100' DATE NOV. 22-82

CHECKED FOR DRAINAGE
BY: Wal D. Bann

Recorded In Book 23 Page 7 of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors

NOTES:
1. BLOCK 1 REARYARD SET-BACK TO BE 10'; BLOCK 2 REARYARD SET-BACK TO BE 5'. GARAGE SET-BACK FOR BOTH BLOCK 1 & 2 SHALL BE 18' MINIMUM.
2. MIN. SIDEYARD FOR BLK. 1 SHALL BE 6' EACH SIDE.
MIN. SIDEYARD FOR BLK. 2 SHALL BE 1.5' AND 6.5' FOR TOTAL OF 8'.
SIDEYARD SET-BACK ADJ. TO STREET SHALL BE 10' MIN. FOR BLK. 1&2 W/ 8' ADDITIONAL FOR GARAGE UNIT WERE APPLICABLE.
3. MIN. FRONTYARD SET-BACK FOR BLK 1, SHALL BE 20' EXCEPT FOR CUL-DE-SAC LOTS TO BE 10' MIN.
MIN. FRONTYARD SET-BACK FOR BLK. 2 SHALL BE 10' EXCEPT CUL-DE-SAC LOTS TO BE ALLOWED TO LOT LINE.
4. REAR ENTRY GARAGE UNITS ARE ALLOWED ON LOTS 2, 3, 17 & 18 ALONG 6th STREET. PERMISSABLE REAR ENTRY ON VIOLET SHALL BE FOR LOTS 15 & 16 ONLY.
5. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
6. 4' SIDEWALK REQUIRED ON EAST SIDE OF 6th STREET AND NORTH SIDE OF VIOLET. SIDEWALKS REQUIRED BOTH SIDE OF 3rd, 4th and WISTERIA AVENUE PER CITY SPECIFICATIONS.
7. LONDON COURT SUB'D. IS RECORDED IN VOL. 22, Pg. 177, MAP RECORDS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "AMENDED MAP OF LONDON COURT 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, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

Douglas G. Bready
DOUGLAS G. BREADY PRES.
RONCC ENTERPRISES INC.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS G BREADY 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 November, 1982

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. Wyland
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.

Mayor, City of McAllen

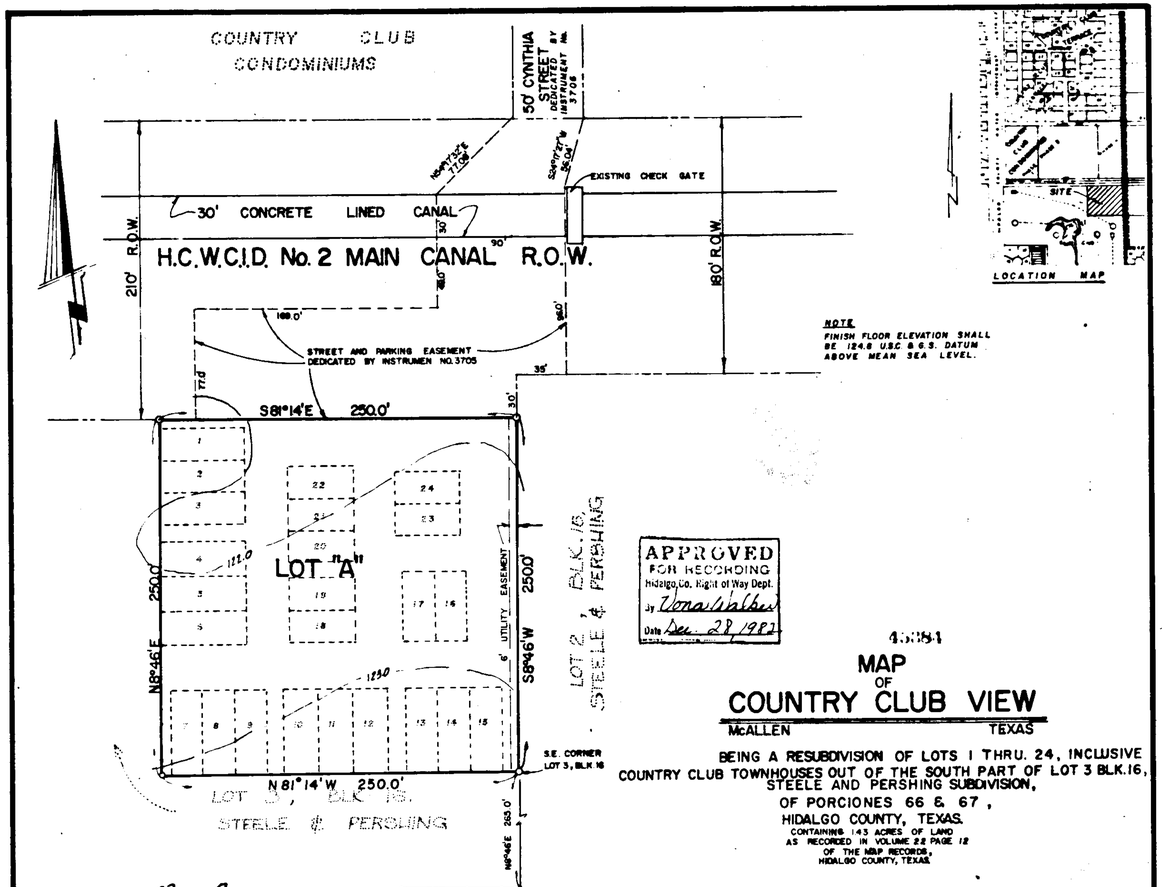
THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3 ON THIS 29th DAY OF November A.D. 19 82

Secretary

Gloria Dale
President

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
In the 30th day of Dec 1982
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
Roberta Hinton Dep

VOL. 23 PAGE 7



NOTE
FINISH FLOOR ELEVATION SHALL BE 124.8 U.S.C. & G.S. DATUM ABOVE MEAN SEA LEVEL.

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Dona Walker
Date Dec. 28, 1982

45384

MAP OF COUNTRY CLUB VIEW

McALLEN TEXAS

BEING A RESUBDIVISION OF LOTS 1 THRU. 24, INCLUSIVE COUNTRY CLUB TOWNHOUSES OUT OF THE SOUTH PART OF LOT 3 BLK. 16, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 & 67, HIDALGO COUNTY, TEXAS.
CONTAINING 1.43 ACRES OF LAND AS RECORDED IN VOLUME 22 PAGE 12 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

Recorded In Book 23 Page 7 of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors

FILED FOR RECORD THIS DATE: 3:47 o'clock P.M. DEC 29 1982
Deed Records of Hidalgo County, Texas

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

SCALE 1"=50' DATE: 4/2/82

CHECKED FOR DRAINAGE
BY: Wal D. Bann

STATE OF TEXAS:
COUNTY OF HIDALGO:

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "COUNTRY CLUB VIEW" 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.

PHIL A. BLEAKNEY

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHIL A. BLEAKNEY 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 20 DAY OF October, 1982

My Commission Expires 1/31/85
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 APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS 26th DAY OF November A.D. 19 82

Secretary

George E. Kuhl
President

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
In the 22nd day of Dec 1982
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
Roberta Hinton Dep

Planning Department

Memo

TO: Planning and Zoning Commission

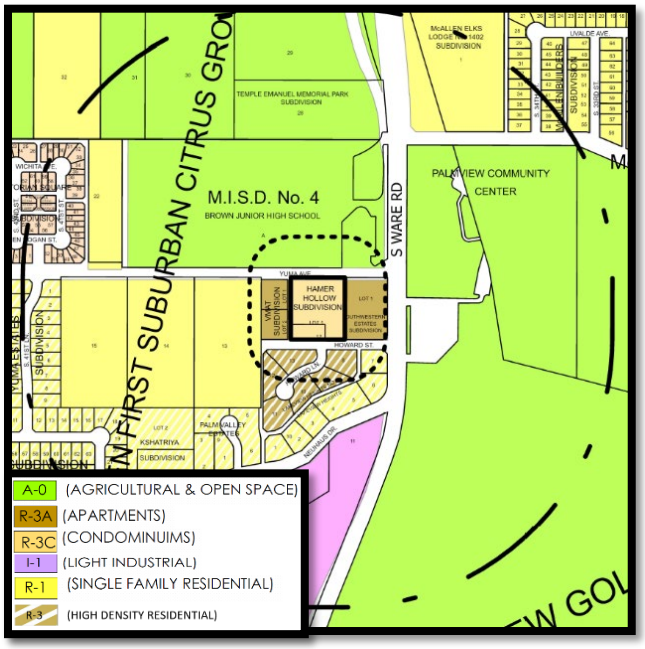
FROM: Planning Staff

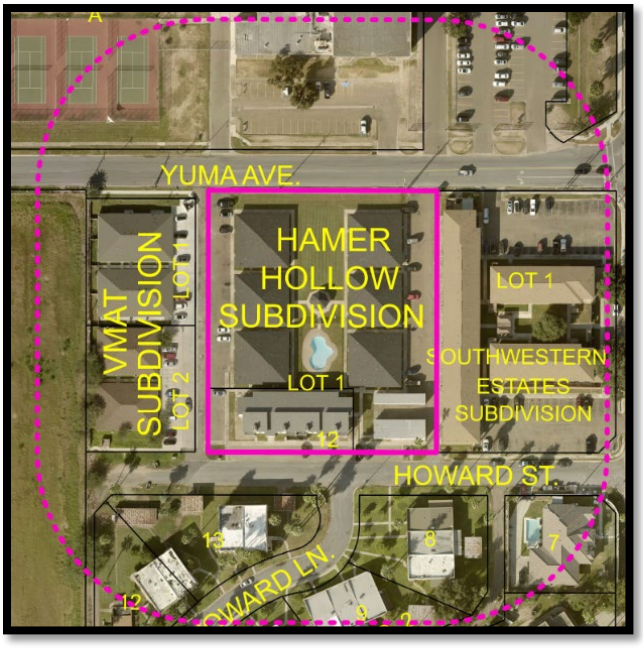
DATE: September 24, 2025

SUBJECT: **REZONING FROM R-3C (MULTI-FAMILY 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 PROPERTY:**

3710-3712 Howard Drive (Hamer Hollow Subdivision Lot 1 and PID: 23065, 230638, 230639, 230640, 230642, 230641, 230643, 230644) (REZ2025-0163)

LOCATION: The subject properties are located west of South Ware Road between Yuma Avenue and Howard 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 A-O (Agricultural & Open Space-OC) District to the north, R-3A (Multi-Family Residential-OC) District to the west and east and R-3(High Density Residential – UDC) District to the south.

LAND USE: The properties consist of condominiums and are zoned R-3C (Multi-family Residential Condominium-OC) District. Surrounding uses include apartments, single-family homes, Brown Middle School, 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 and multi-family residential.

HISTORY: Hamer Hollow Subdivision was recorded February 27, 1984. The initial zoning designation for this property was R-3C (Multi-family Residential Condominium-OC) District with no rezoning since then according to the city records.

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

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

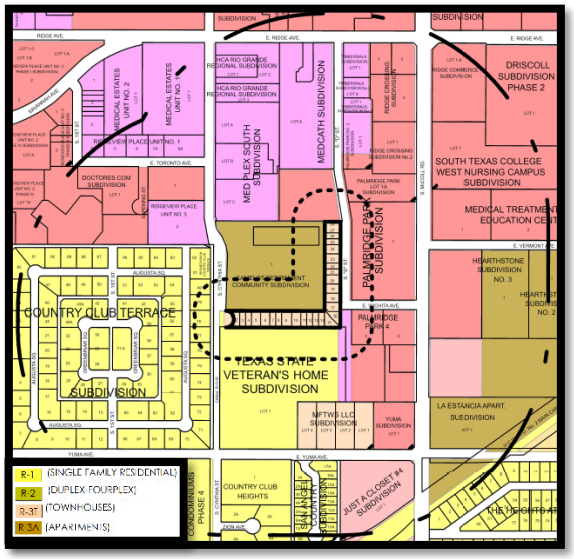
FROM: Planning Staff

DATE: September 24, 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:**

Lots 1 Thru 28 Camelot Retirement Community, Lots 2-28, Hidalgo County, Texas. (REZ2025-0190)
2105 South Cynthia Street

LOCATION: The subject property is located along the east side of South Cynthia Street between East Yuma Avenue and East Toronto 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 properties are zoned R-3A (Multi-Family Residential Apartment-OC) District to the west, C-1 (Office Building-OC) District to the east, R-1 (Single Family Residential–OC) District to the west and south and C-3 (General Business–OC) District to the east.

LAND USE: The property contains multi-family apartment dwellings and is zoned R-3T (Multi-family Residential Townhouse-OC) District. Surrounding uses include single-family residential dwellings, townhomes, apartments, medical and commercial plazas.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Retail commercial buildings make up the majority of the land use category.

DEVELOPMENT TRENDS: The development trend along South Cynthia Street is single-family residences, apartments, commercial buildings and townhomes.

HISTORY: Lots 1 Thru 28 Camelot Retirement Community subdivision was recorded November 5, 1991. 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-3T 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.

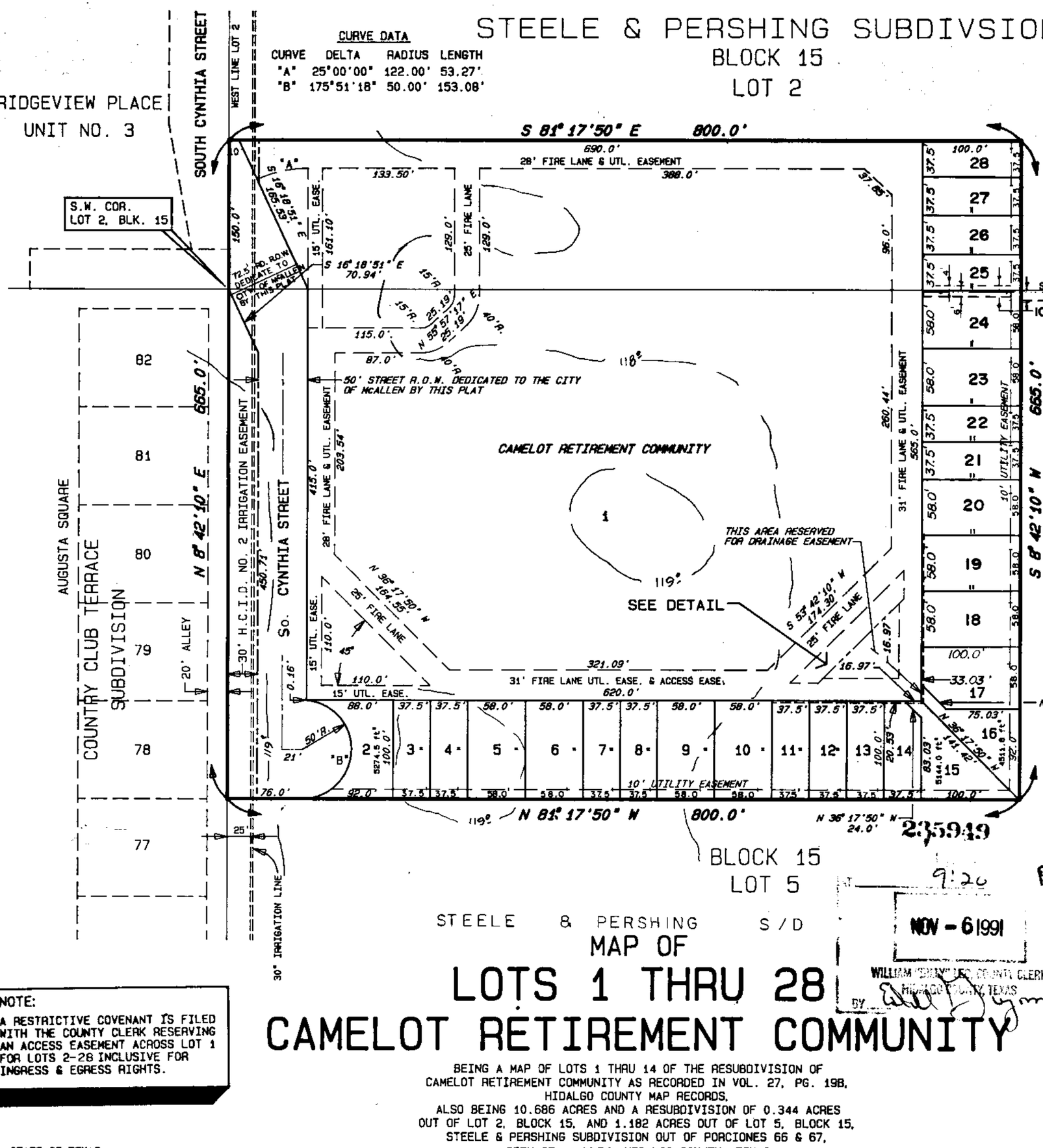
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3 (High Density Residential-UDC) District.

STEELE & PERSHING SUBDIVSION
BLOCK 15
LOT 2

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
"A"	25°00'00"	122.00'	53.27'
"B"	175°51'18"	50.00'	153.08'

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 5th day of Nov. 1991
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy
Jennifer Castillo



DETAIL

STEELE & PERSHING S/D

BLOCK 15
LOT 5

MAP OF
LOTS 1 THRU 28
CAMELOT RETIREMENT COMMUNITY

BEING A MAP OF LOTS 1 THRU 14 OF THE RESUBDIVISION OF CAMELOT RETIREMENT COMMUNITY AS RECORDED IN VOL. 27, PG. 19B, HIDALGO COUNTY MAP RECORDS, ALSO BEING 10.686 ACRES AND A RESUBDIVISION OF 0.344 ACRES OUT OF LOT 2, BLOCK 15, AND 1.182 ACRES OUT OF LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION OUT OF PORCIONES 66 & 67, CITY OF McALLEN, HIDALGO COUNTY, TEXAS AND CONTAINING A TOTAL OF 12.213 Ac.

NOTE:
A RESTRICTIVE COVENANT IS FILED WITH THE COUNTY CLERK RESERVING AN ACCESS EASEMENT ACROSS LOT 1 FOR LOTS 2-28 INCLUSIVE FOR INGRESS & EGRESS RIGHTS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DISIGNATED HEREIN AS LOTS 1 THRU 28 OF THE RESUBDIVISION OF CAMELOT RETIREMENT COMMUNITY TO THE CITY OF McALLEN, 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 IS 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.

MILDRED M. ODEM: OWNER LOT 11
2105 S. CYNTHIA D-111 McALLEN, TX.

WILLIAM J. LONDON: OWNER LOT 12
2105 S. CYNTHIA D-112 McALLEN, TX.

LINDA FINCH: GENERAL PARTNER & DEVELOPER
LOTS 1, 2, 13-28
600 SANDAU # 900 SAN ANTONIO TX 78216

ETHIE MARY EWERS: OWNER LOT 6
2105 S. CYNTHIA D-106 McALLEN, TX.

HAZEL VAN BERGEN: OWNER LOT 3
2105 S. CYNTHIA D-103 McALLEN, TX.

HAROLD G. SMITH: OWNER LOT 7
2105 S. CYNTHIA D-107 "

THOMAS W. HARRIS: OWNER LOT 4
2105 S. CYNTHIA D-104 "

WILFRED E. LOGGINS: OWNER LOT 8
2105 S. CYNTHIA D-108 "

WILLIAM S. NICHOLS: OWNER LOT 5
2105 S. CYNTHIA D-105 "

NORMAN ROBERTS WRIGHT: OWNER LOT 9
2105 S. CYNTHIA D-109 "

LENA T. SHOWERS: OWNER LOT 10
2105 S. CYNTHIA D-110 "

STATE OF TEXAS:
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALL OF THE ABOVE KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF Sept. 1991.

FRED L. KURTH
Notary Public, State of Texas
My Comm. Exp. 3-20-93

NOTARY PUBLIC COUNTY OF HIDALGO TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF TEXAS, DO 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 GROUNDS, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

6/27/91
FRED L. KURTH: R.P.E. #54151, R.P.L.S. #4750
SURVEYED: 12/5/86, PREPARED: 5/30/91
T-248, PG. 4-11 /JOB NO. 91043

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

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION NO. 2 ON THIS 3rd DAY OF 10 A.D., 1991.

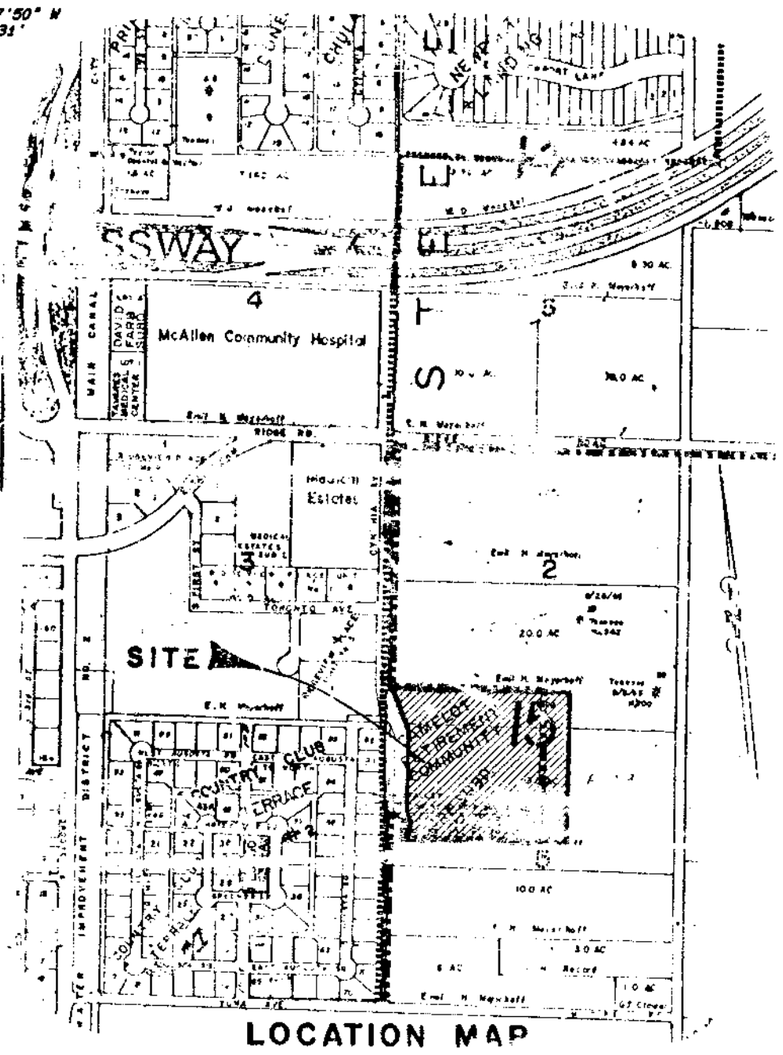
SECRETARY

PRESIDENT

NOTES:

1. PROPOSED SETBACKS
   LOT 1 - MINIMUM SETBACKS FROM ALL PROPERTY LINES 30 FEET EXCEPT WHERE FIRE LANES AND UTILITY EASEMENT REQUIRE A GREATER SETBACK.
   LOTS 2-28 - FRONT: 20 FEET/30 FEET FRONTING CYNTHIA.
   SIDE - 6 FEET BETWEEN LOTS 2&3,4&5, 6&7, 8&9, 10&11, 12&13, 14&15 16, &17, 18&19, 20&21, 22&23, 24&25, 26&27 AND NORTH PROPERTY L. LOT 28
   SIDE - 0 FEET BETWEEN LOTS 3&4, 5&6, 7&8, 9&10, 11&12, 13&14, 15&16 17&18, 19&20, 21&22, 23&24, 25&26, 27&28.
   REAR - LOTS 2 - 28 10 FEET.
2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 120.00 U.S.C.&G.S. DATUM MEAN SEA LEVEL OR HIGHER.
3. ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480343 0005 C & 480343 0010 C.
4. BENCH MARK: MOST NORTHERLY MANHOLE ACROSS FROM CAMELOT. TOP OF MH. EL.= 119.38
5. 4 FOOT SIDEWALK REQUIRED ALONG SOUTH CYNTHIA STREET.
6. 6 FOOT BUFFER FENCE REQUIRED ALONG SOUTH CYNTHIA STREET. INCLUDING CUL-DE-SAC. NO BUFFER FRONTING FOUNTAIN AREA.
7. MAINTENANCE OF THE 30 FOOT H.C.I.D. NO. 2 IRRIGATION EASEMENT WILL BE THE RESPONSIBILITY OF THIS DEVELOPMENT.
8. THE PLANNING & ZONING COMMISSION MUST APPROVE THE SITE PLAN BEFORE ANY BUILDING PERMITS WILL BE ISSUED.
9. CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED A 5 FOOT EASEMENT AND RIGHT-OF-WAY IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRICAL SERVICE LATERAL AND A 10x10 FOOT EASEMENT FOR TRANSFORMERS, TOGETHER WITH THE RIGHT OF INGRESS & EGRESS FOR SUCH PURPOSE AT THE LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
10. 6 FOOT BUFFER NOT REQUIRED ALONG CYNTHIA ON THE NORTH 220 FEET OF LOT 1.
11. A LICENSE AGREEMENT RECORDED IN VOL. 2805, PG. 638, OF DEED RECORDS ALLOWS A VARIANCE TO THE 15' UTILITY EASEMENT FOR THE EXISTING CARPORTS ON LOT 1, WITH THE CONDITIONS TO NOT ALLOW STRUCTURE TO BE RECONSTRUCTED IF REMOVED AND NO RECOVERABLE DAMAGES FOR ANY WORK REQUIRED ON ANY UTILITIES WITHIN THE EASEMENT.
12. THE EXISTING CARPORT ALONG CYNTHIA STREET ENCROACHES 30 FEET INTO THE BUILDING SETBACK AND THE EXISTING CARPORT AT THE SOUTHWEST CORNER OF THE PROPERTY ENCROACHES 15 FEET INTO THE BUILDING SETBACK AS APPROVED BY CITY COMMISSION ON MAY 8, 1989 AND FINAL APPROVAL BY P & Z ON MAY 16, 1989.

235949
9:20 A.
NOV - 6 1991
WILLIAM "BILLY" LEO COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY



METES AND BOUNDS DESCRIPTION

A tract of land containing 12.213 acres of land situated in Hidalgo County, texas and also being all of 10.686 acres out of LOTS 1 THRU 14 OF THE RESUBDIVISION OF CAMELOT RETIREMENT COMMUNITY (Deed ref. Volume 27, Page 19-B, H.C.M.R.) and also being 0.344 of one acre out of LOT 2, BLOCK 15 and 1.182 acres out of LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION (Deed ref. Volume , Page , H.C.M.R.) and said 12.213 acres of land also being more particularly described as follows;

BEGINNING at the northwest corner of said Resubdivision of Lots 1 thru 14 of Camelot Retirement Community for the northwest corner of this tract;

Thence S 81° 17' 50" E along the north line of said resubdivision at a distance of 700.00 feet pass the northeast corner of said resubdivision and continuing a total distance of 800.00 feet to the northeast corner of this tract;

Thence S 8° 42' 10" W at a distance of 150.00 feet pass the common corner of said Lots 2 & 5 of the Steele and Pershing Subdivision and continuing a total distance of 665.00 feet to the southeast corner of this tract;

Thence N 81° 17' 50" W at a distance of 100.00 feet pass the southeast corner of said resubdivision and continuing a total distance of 800.00 feet to the southwest corner of said resubdivision for the southwest corner of this tract;

Thence N 8° 42' 10" E along the west line of said resubdivision a distance of 665.00 feet to the POINT OF BEGINNING and containing 12.213 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THIS SUBDIVISION PLAT CONTAINS THE POTABLE AND SEWER SERVICE FACILITIES PLANS OF THE IMPROVEMENTS TO BE CONSTRUCTED AND FULLY COMPLETED AND OPERABLE BY OCT. 15, 1991. I FURTHER CERTIFY THAT THESE FACILITIES ARE IN COMPLIANCE WITH THE TCEQ RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE.

6/27/91
ENGINEER

11-5-91

Recorded in Book 27 Page 78A of the Map Records of Hidalgo County, Texas.

CHECKED BY:

MELDEN & HUNT INC.
CONSULTING ENGINEERS
& SURVEYORS
EDINBURG, TEXAS
(512) 381-0981

Planning Department

Memo

TO: Planning and Zoning Commission

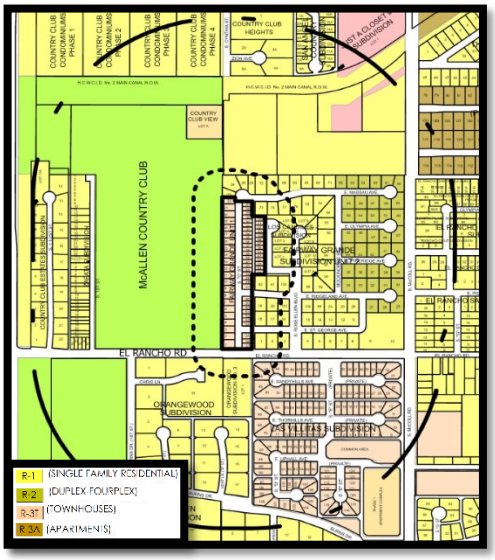
FROM: Planning Staff

DATE: September 24, 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:**

<u>Amended Fairway Grande Village</u>, Hidalgo County, Texas. (REZ2025-0189)
3000-3305 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 1-22 & Lots 27-57)
3012-3116 South Rose Ellen Boulevard (Fairway Grande Village Unit 2 Lots 21-23 & Lots 83-87 & Lot 93 & Lots 96-98, Lots 102 & 103)

LOCATION: The subject property is located along South Casa Linda Street between El Rancho Road and East Nassau 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 properties are zoned R-1 (Single Family Residential–OC) Distrcit to the north, east and south, there is A-O (Agricultural and Open Space–OC) Distrcit to the west.

LAND USE: The property contains multi-family townhome dwellings and is zoned R-3T (Multi-family Residential Townhouse-OC) District. Surrounding uses include single-family residential dwellings, townhomes, apartments and the 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 Casa Linda Street is multi-family residential townhomes.

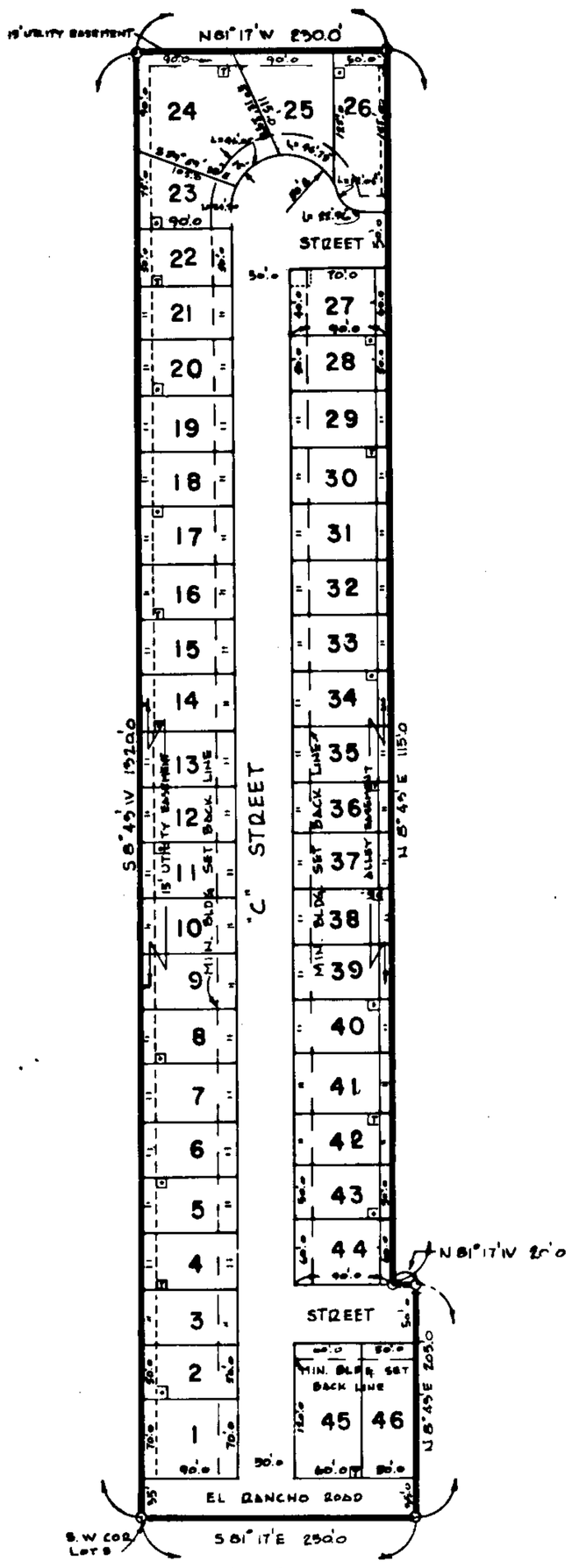
HISTORY: Amended Fairway Grande Village subdivision was recorded April 18, 1977. The earliest zoning record found for the property, indicating an R-3T zoning designation, dates back to 1979.

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-3T District zoning designation.

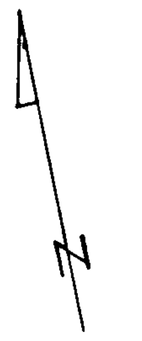
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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.



VACATE



NOTE: 1. MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN ON EACH LOT-TC+XX'
2. SIDEYARD SET-BACKS SHALL BE 6'FT. MIN-IMUM EACH SIDE UNLESS OTHERWISE SHOWN.

PAD 54'x54' — 6' — EASEMENT LINE — LOT LINE

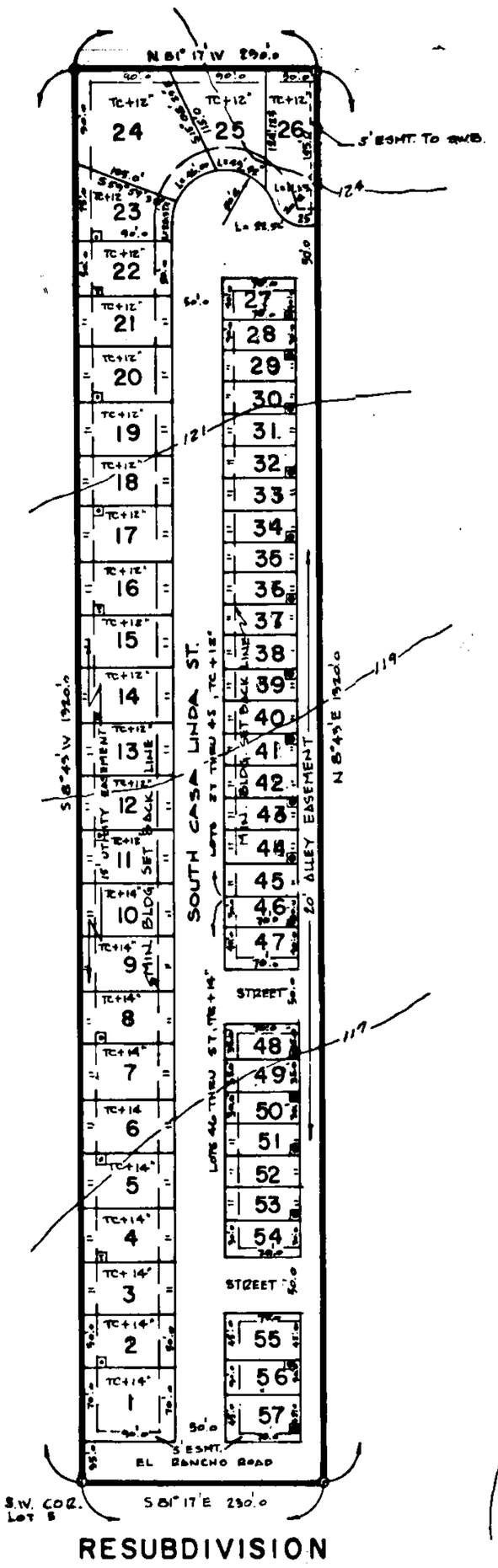
6'/6' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSFORMER SPACE, SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL.

PAD 5' x 5' — EASEMENT LINE — LOT LINE

5'/5' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE, SPECIFIC LOCATION SHOWN BY SYMBOL.

3. CENTRAL POWER & LIGHT CO. IS HEREBY AN EASEMENT & RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED & MAINTAINED FROM TIME TO TIME.

4. SIDEWALK REQUIRED ALONG EL RANCHO RD. WALKS TO BE CONSTRUCTED A MINIMUM OF 5' FEET BACK OF CURB.



RESUBDIVISION

11459

AMENDED MAP
OF
FAIRWAY GRANDE VILLAGE
UNIT NO. 1
McALLEN, TEXAS
VACATE & RESUBDIVISON UNIT NO. 1

BEING A SUBDIVISON OF LOT 5 BLOCK 16, STEEL & PERSHING SUBDIVISON OR PORCION 66 & 67 HIDALGO COUNTY, TEXAS CONTAINING 6.97 ACRES OF LAND, MORE OR LESS.

Recorded in Book 19 Page 172 of the map records of Hidalgo County, Texas
Charles L. Meiden
County Surveyor

FILED FOR RECORD THIS DATE
1:28 O'clock P.M.
APR 18 1977
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [signature] Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 18th day of April 1977
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By [signature] Deputy

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FAIRWAY GRANDE 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, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Fairway Country, Inc.
OWNER

[signature]
(PRESIDENT)

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Olgin KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXCUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2ND DAY OF APRIL, 1976.

[signature]
NOTARY PUBLIC
COUNTY OF HIDALGO, TEXAS.

I, THE UNDERSIGNED, CHAIRMEN 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.

[signature]
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS — SAMUEL H. FARIS — 3020 — REGISTERED PROFESSIONAL ENGINEER

Samuel H. Faris
PROFESSIONAL ENGINEER

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

[signature]
MAYOR, CITY OF McALLEN

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2 ON THIS 14th DAY OF Feb. A.D. 19 77.
SECRETARY [signature] PRESIDENT [signature].

APPROVED
FOR RECORDING
Hidalgo Co. Right-of-Way Dept.
By [signature]
Date 4.14.77

VOL. 19 PAGE 172

VOL. 19 PAGE 172

Planning Department

Memo

TO: Planning and Zoning Commission

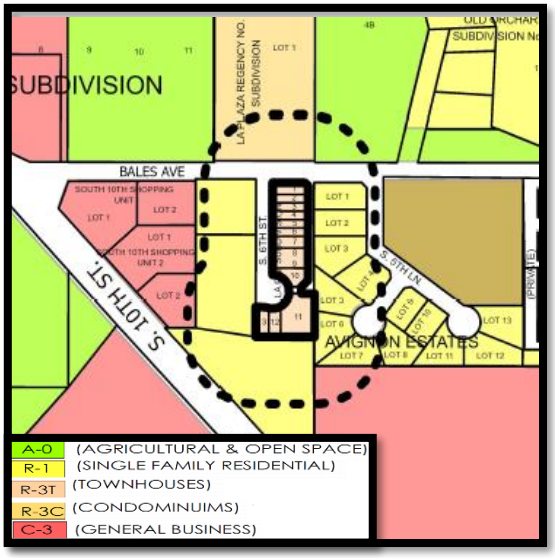
FROM: Planning Staff

DATE: September 24, 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:**

LA PAZ SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0174)
3100-3207 SOUTH 6TH LANE (LOTS 1-13)

LOCATION: The subject properties are located on the south of Bales Avenue and along the east side of South 6th 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-3C (Multi-family Residential Condominium-OC) District and A-O (Agricultural & Open Space-OC) District to the north. R-1 (Single-family Residential-OC) District to the east, south, and west.

LAND USE: The properties consist of townhomes and are zoned R-3T (Multi-family Residential Townhouse-OC) District. Surrounding uses include vacant land, condominiums and single-family 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 and multi-family residential.

HISTORY: La Paz Subdivision was recorded May 8, 1992. The subject properties are comprised of 13 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 does conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan for Complete Communities. The proposed use for R-3 (High-Density Residential-UDC) District is an equivalent zoning district to the current R-3T (Multi-family Residential Townhouse-OC) 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-3 (High-Density Residential-UDC) District.

: OF TEXAS
'Y OF HIDALGO
)E) THE UNDERSIGNED, OWNER(S) OF
LAND SHOWN ON THIS PLAT, AND
GNATED HEREIN AS LA PAZ
VISION TO THE CITY OF MCALLEN
, AND WHOSE NAME IS SUBSCRIBED
'O, HEREBY DEDICATE TO THE USE OF
PUBLIC ALL STREETS, ALLEYS,
S, WATER COURSES, DRAINS,
IENTS, AND PUBLIC PLACES THEREON
WN FOR THE PURPOSE OF
DERATION THEREIN EXPRESSED

Luis F. Garcia

GARCIA RECORD OWNER

: OF TEXAS
'Y OF HIDALGO
:E ME, THE UNDERSIGNED AUTHORITY,
IIS DAY PERSONALLY APPEARED LUIS
A KNOWN TO ME TO BE THE PERSON
E NAME IS SUBSCRIBED TO THE
SGOING INSTRUMENT, AND
WLEDGED TO ME THAT HE EXECUTED
SAME FOR THE PURPOSES AND
DERATIONS THEREIN STATED.

Hazel M Zepeda

UNDER MY HAND AND SEAL OF
E, THIS THE 17th DAY OF July,
MY COMMISSION EXPIRES 11-16-92

: OF TEXAS
'Y OF HIDALGO
E UNDERSIGNED, CHAIRMAN OF THE
NING AND ZONING COMMISSION OF
CITY OF MCALLEN HEREBY CERTIFY
THIS SUBDIVISION PLAT CONFORMS
ALL REQUIREMENTS OF THE
VISION REGULATIONS OF THIS CITY
IN MY APPROVAL IS REQUIRED.

MAN, PLANNING COMMISSION

E UNDERSIGNED, MAYOR OF THE CITY
CALLEN HEREBY CERTIFY THAT THIS
IVISION PLAT CONFORMS TO ALL
IREMENTS OF THE SUBDIVISION
ATIONS OF THIS CITY WHEREIN MY
VAL IS REQUIRED.

ITY OF MCALLEN

PLAT IS HEREBY APPROVED BY THE
.D. NO. 2, SUBJECT TO THE
TION THAT THE SUBDIVISION WILL
DE A WATER SYSTEM TO DISTRIBUTE
LE WATER. THIS DISTRICT WILL
IDE ONLY IRR. WATER WHERE
IBUTING FACILITIES HAVE BEEN
RUCTED AND MAINTAINED AT THE
SE OF THE OWNER AND CONSISTING
PELINE VALVES, CHECK GATES TO
NNECTED TO THE NEAREST DISTRICT
ITY. DATED THIS THE 27th DAY OF
1991

DENT — SECRETARY

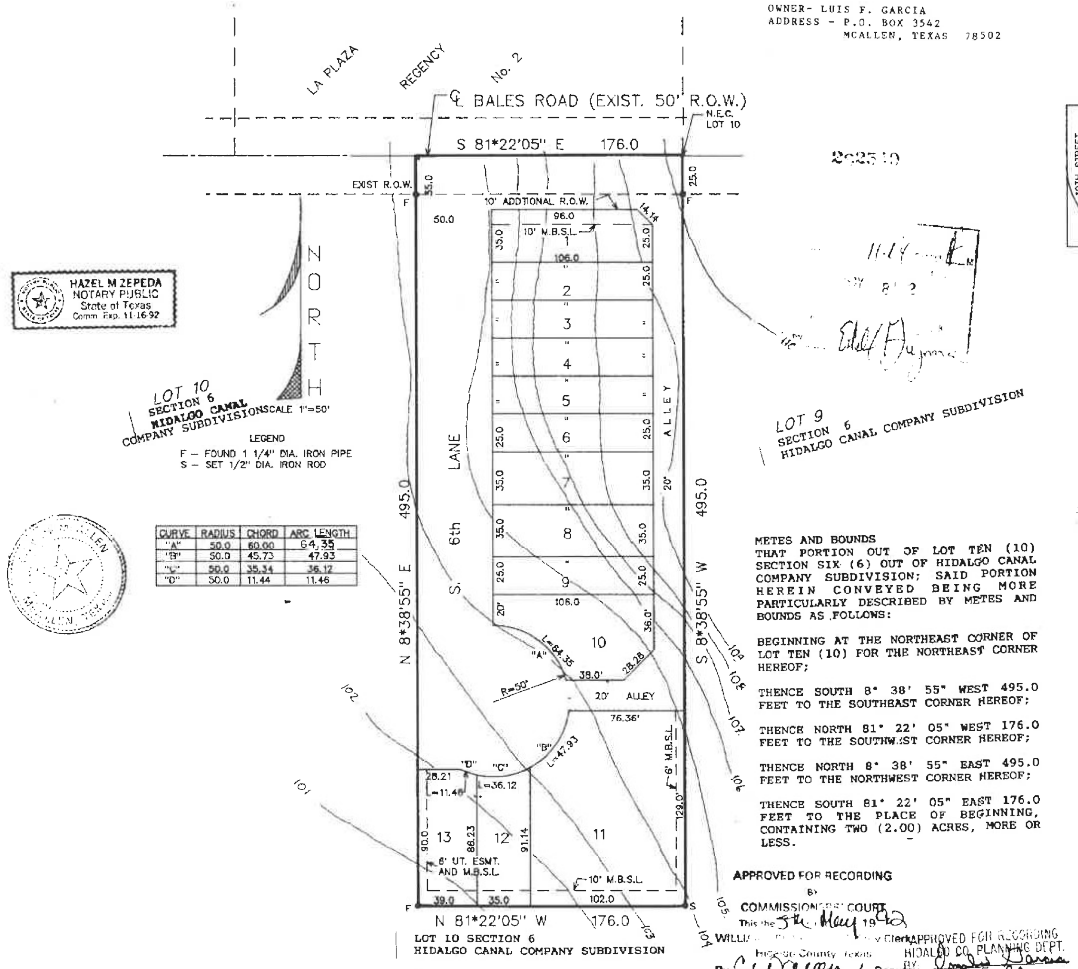
HE UNDERSIGNED, ENGINEER AND
YOR, IN THE STATE OF TEXAS,
3Y CERTIFY THAT THIS PLAT
SENTS THE FACTS FOUND ON THE
D AT THE TIME OF SURVEY AND
PROPER ENGINEERING
DERATIONS HAVE BEEN GIVEN TO
PLAT.

F. PENA JR.
91

STATE OF TEXAS — PABLO F. PENA JR. — 36985 — REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS — 2275 — REGISTERED PUBLIC SURVEYOR

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



CURVE	RADIUS	CHORD	ARC LENGTH
"A"	50.0	60.00	64.35
"B"	50.0	45.73	47.93
"C"	50.0	35.34	36.12
"D"	50.0	11.44	11.46

OWNER- LUIS F. GARCIA
ADDRESS - P.O. BOX 3542
MCALLEN, TEXAS 78502

METES AND BOUNDS
THAT PORTION OUT OF LOT TEN (10) SECTION SIX (6) OUT OF HIDALGO CANAL COMPANY SUBDIVISION; SAID PORTION HEREIN CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT TEN (10) FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 8° 38' 55" WEST 495.0 FEET TO THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 81° 22' 05" WEST 176.0 FEET TO THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 8° 38' 55" EAST 495.0 FEET TO THE NORTHWEST CORNER HEREOF;

THENCE SOUTH 81° 22' 05" EAST 176.0 FEET TO THE PLACE OF BEGINNING, CONTAINING TWO (2.00) ACRES, MORE OR LESS.

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 5th day of May 19 92
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY: Lupe Garcia
DATE: 5-5-92



VICINITY MAP
SCALE 1"=2000'

NOTES
1. THIS AREA IS IN FLOOD
COMMUNITY-PANEL NUMBER 480
MAP REVISED NOVEMBER 2, 199
2. SETBACK LINES ARE AS FOL
LOTS 1 THRU 10: FRONT-1
WHERE GREATER REQUIRED;
SIDEYARD TO ZONING ORDIN
CORNER SETBACK ON NORTH PRO
OF LOT 1; 5' SIDE SETBACK
PROPERTY LINE OF LOT 10 A
ALLEY, EXCEPT WHERE GREATE
REAR-0.' EXCEPT WHERE GREATE
18' GARAGE DOOR SETBACK.
LOTS 11 THRU 13: FRONT-10
WHERE GRATER REQUIRED;
SIDEYARD TO ZONING ORDINANC
SETBACK ON THE EAST PROPERT
LOT 11 AND THE WEST PROPERT
LOT 13; REAR-10'; 5' SETBA
NORTH PROPERTY LINE OF
ADJACENT TO ALLEY, EXCE
GREATER REQUIRED; 18' GA
SETBACK;
3. ONLY ONE DWELLING PER LO
4. ANY FUTURE CONSTRUCTION
A MIN OF T/C + 12"
5. A 6' BUFFER IS REQUI
BALES ROAD AND FROM ADJACEN
FAMILYRESIDENTIAL ZONE/USE
APPLICABLE.
6. NO LOT FRONTAGE OR AC
BALES ROAD FOR LOT 1.
7. THE DEVELOPER MUST PR
ENGINEERED DETENTION P
APPROVAL BY THE ENGI
DEPARTMENT PRIOR TO APPLICA
BUILDING PERMIT.
8. A DETENTION OF 0.07
REQUIRED.
9. 25'x25' CORNER CLIP EASI
ALL STREET INTERSECTIONS;
CORNER CLIP EASEMENTS AT
STREET INTERSECTIONS.
10. 4' CONCRETE WA
BE REQUIRED ON BALES ROAD AND S.

LA PAZ SUBDIVISION

BEING A SUBIDVISION OF 2.00 ACRES OUT OF LOT 10, SECTION 6, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS

Recorded in Book 27 Page 143A of the map records of Hidalgo County, Texas
Holden and Hood, Inc.
County Surveyors

APPROVED FOR REC
BY
COMMISSIONERS'
This the day of
WILLIAM "BILLY" LEO,
Hidalgo County,
By .....

BY:

Planning Department

Memo

TO: Planning and Zoning Commission

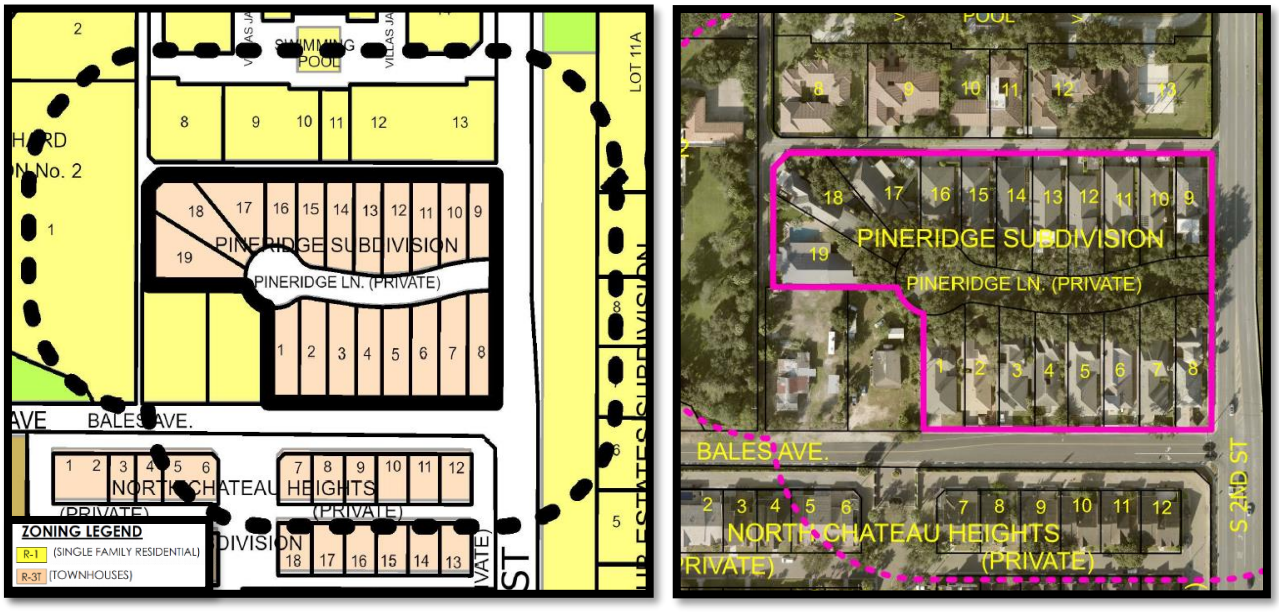
FROM: Planning Staff

DATE: September 24, 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:**

PINERIDGE SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0187)
200-308 PINERIDGE LANE (LOTS 1-19 a, BLOCK 1)

LOCATION: The subject property is located AT THE NORTHWEST CORNER OF SOUTH 2nd Street and Bales 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 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 east, north and west, ad R-3T (Multi-family Residential Townhouse-OC) District to the south.

LAND USE: The subject property consists of multi-family townhouses. Surrounding uses include, townhomes and single-family dwellings.

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.

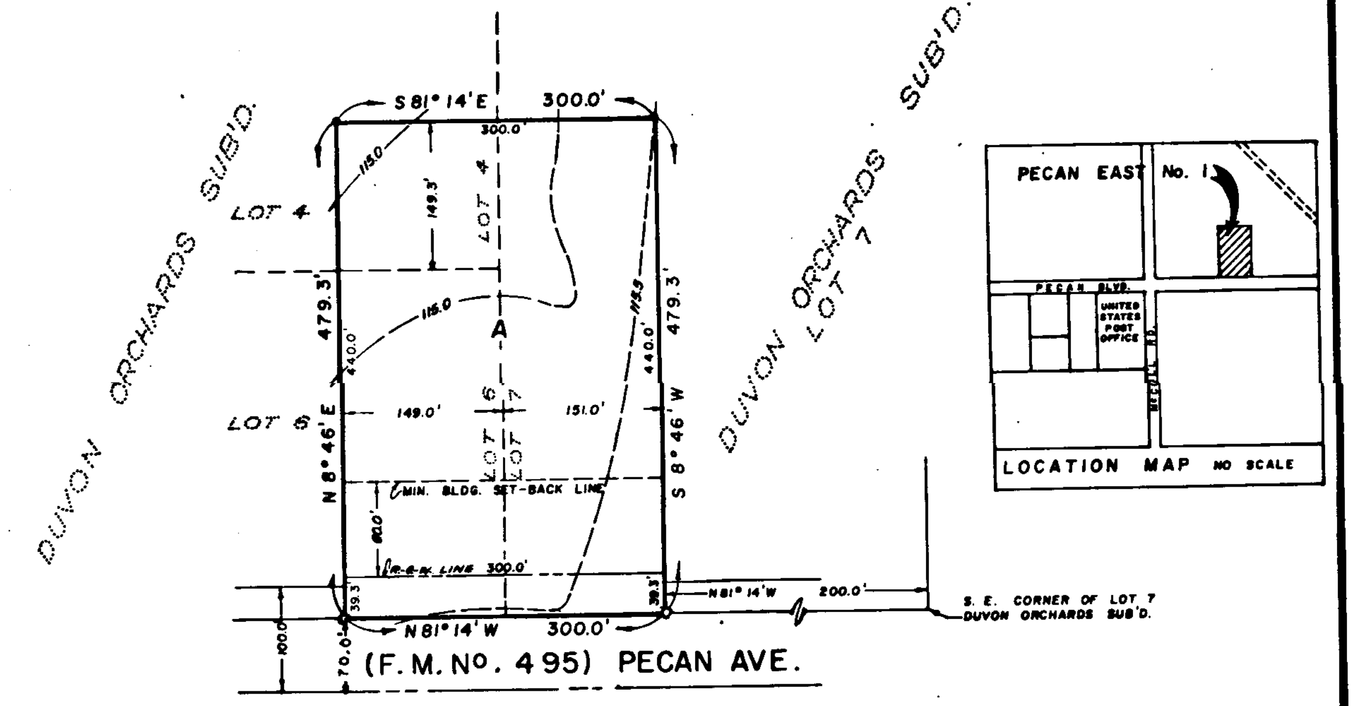
DEVELOPMENT TRENDS: The development trend around this area is single-family residential and townhomes.

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-3T District zoning designation.

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

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

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



24615

MAP OF PECAN EAST No. 1

McALLEN, TEXAS

BEING A RESUBDIVISION OF PARTS OF LOTS 4, 6, & 7 OF DUVON ORCHARDS SUB'D., HIDALGO COUNTY, TEXAS

CONTAINING 3.25 ACRES OF LAND MORE OR LESS

NOTES:
1. FRONT YARD SET-BACK LINE AS SHOWN.
2. SIDEYARD SET-BACK LINE SHALL BE AS FOLLOWS: 1.0 FT. PER 2.0 FT. OF BLDG. HEIGHT OR 0.0 FT. SET-BACK IF FIREWALLS ARE CONSTRUCTED.
3. REAR YARD SET-BACK LINE SHALL BE 5.0 FT.
4. MIN. FLOOR ELEV. SHALL BE TOP OF CURB +21" MEASURED AT FRONT CENTER OF LOT.
5. A 4.0 FT. SIDEWALK WILL BE REQUIRED ON THE NORTH SIDE OF PECAN AVE. R-O-W AS PER CITY REQUIREMENTS.
6. SEWER SEPTIC SYSTEM FOR THIS SUBDIVISION IS TO SERVE RESTROOMS, COFFEE BAR, MOP ROOM AND WATER FOUNTAIN FACILITIES ONLY. NO ADDITIONAL CONNECTIONS WILL BE ALLOWED UNTIL PUBLIC SEWER SYSTEM IS SUPPLIED AND CONNECTIONS MADE.

FILED FOR RECORD THIS DATE
At 1:12 o'clock P M
AUG 6 1979
SANTOS SALDAÑA, County Clerk, Hidalgo County, Texas
By Deputy

Recorded in Book 21 Page 29 of the map records of Hidalgo County, Texas
Charles L. Maldon
County Surveyor

APPROVED FOR RECORDING
Hidalgo Co. Hight of Way Dept.
by Dora Walker
Date 8-6-79

APPROVED FOR RECORDING
BY COMMISSIONERS' COURT
This the 6th Day of Aug 1979
SANTOS SALDAÑA, County Clerk
Hidalgo County, Texas
By: Dhorrgan Deputy

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

SCALE: 1" = 100' DATE: 7/19/79

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

VANCO TRUSTS
BY F. E. BUTLER
AGENT AND ATTORNEY IN FACT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED F. E. BUTLER, 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 July, 1979

NOTARY PUBLIC
DONNA L. KIDD
IN AND FOR HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES JUNE 1, 1981

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 APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3 ON THIS 7th DAY OF July A.D. 1979

Sekt Fonlenker
SECRETARY

President

24617

VACATING and RESUBDIVISION PLAT OF PINERIDGE SUBDIVISION

BEING A VACATING PLAT OF LOTS 1-10, BLOCK 1, OUT OF PINERIDGE SUBDIVISION AS RECORDED IN BOOK 21, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND LOTS 1-10, BLOCK 1, PINERIDGE SUBDIVISION, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE 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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____ A.D. 1979

NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

APPROVAL BY WATER DISTRICT
THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3
ON THIS 31st DAY OF May A.D. 1979

VICE PRESIDENT

SECRETARY

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

MAYOR, CITY OF McALLEN

THIS PLAT OF PINERIDGE SUBDIVISION OF 3.25 ACRES OF LAND WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 22nd DAY OF June A.D. 1979

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I 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.

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF July A.D. 1979

NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
BY COMMISSIONERS' COURT
This the 6th Day of Aug 1979
SANTOS SALDAÑA, County Clerk
Hidalgo County, Texas
By: Dhorrgan Deputy

FILED FOR RECORD THIS DATE
At 1:12 o'clock P M
AUG 6 1979
SANTOS SALDAÑA, County Clerk, Hidalgo County, Texas
By: Deputy

Recorded in Book 21 Page 29 of the map records of Hidalgo County, Texas
Charles L. Maldon
County Surveyor

APPROVED FOR RECORDING
Hidalgo Co. Hight of Way Dept.
by Dora Walker
Date 8-6-79

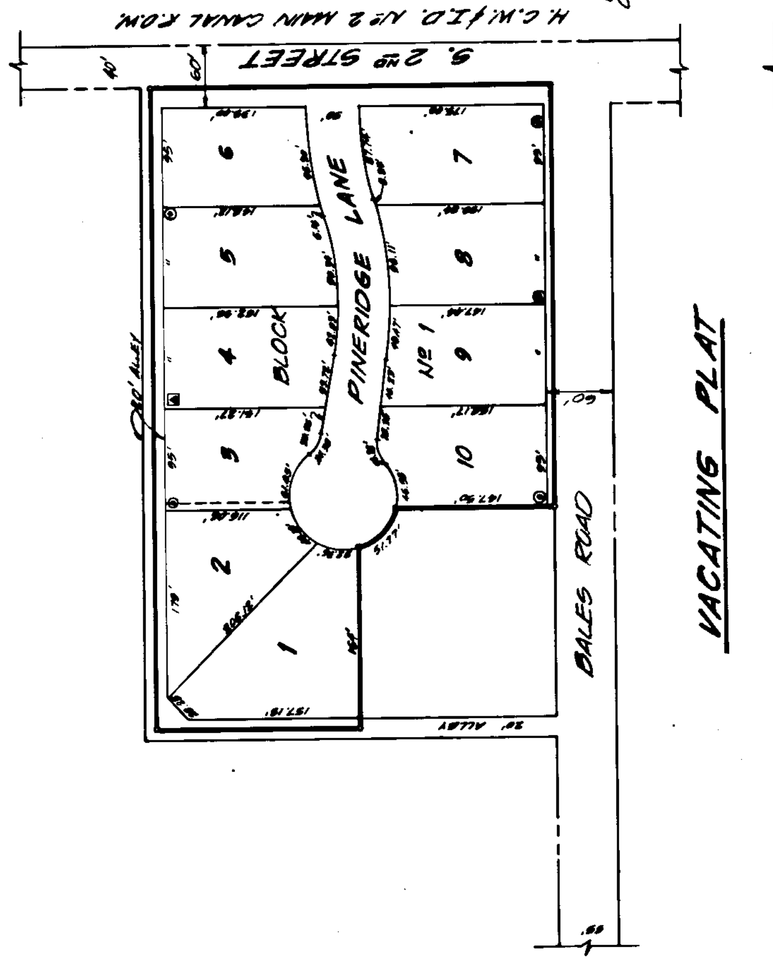
LOCATION MAP

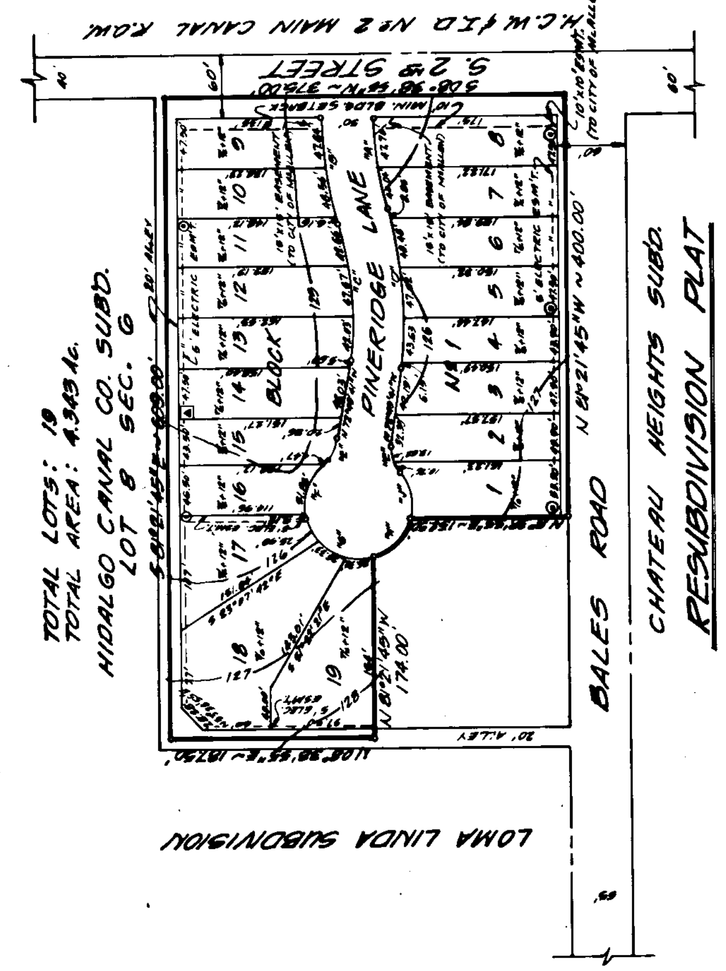
Scale: 1" = 100'

GENERAL NOTES
1. SIDEYARD SETBACKS SHALL BE 7'-1" MINIMUM PER LOT SUCH THAT AN 8' MINIMUM SETBACK EXISTS BETWEEN BLDGS. I.A.W. MINIMUM DISTANCE PERMIT
2. MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN ON EACH LOT
3. FRONTYARD SETBACKS SHALL BE 15' MINIMUM.
4. BACKYARD SETBACKS SHALL BE 10' MINIMUM.
5. ALL LOTS SHALL HAVE ROLL OVER CURB AT DRIVEWAY
6. GENERAL NOTE: A 10' WIDE EASEMENT IS HEREBY GRANTED TO THE CITY OF McALLEN ALONG THE REAR OF LOT 10 AND SUBDIVISION FOR ALL UNDER GROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS & EGRESS FOR SUCH PURPOSE AT THE POINT LOCATION WHERE SUCH SERVICE LATERAL SHALL BE INSTALLED & MAINTAINED FROM TRANSFORMER TO BUILDING.
7. A 4' SIDEWALK WILL BE REQUIRED ON THE NORTH SIDE OF PECAN AVE. R-O-W AS PER CITY REQUIREMENTS. THE SIDEWALK WILL BE LOCATED ON THE WEST SIDE OF 2 1/2" STREET.

C EASEMENT LINE
4'X4' EASEMENT TO CENTRAL POINT
LIGHT CO. FOR PEDESTAL SPACE
SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL ◻

E EASEMENT LINE
8'X8' EASEMENT TO CENTRAL POINT
LIGHT CO. FOR PEDESTAL SPACE
SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL ◎





CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
A	16°55'30"	800.00'	47.79'	94.76'
B	16°55'30"	760.00'	45.39'	90.02'
C	24°16'00"	760.00'	91.98'	160.69'
D	24°16'00"	840.00'	72.91'	154.93'
E	90°00'00"	25.00'	25.00'	39.27'
F	90°00'00"	60.00'	60.00'	94.25'
G	89°18'47"	60.00'	58.98'	93.51'
H	89°41'13"	60.00'	59.02'	93.91'
J	89°41'13"	60.00'	59.02'	93.91'

CROSS, FERNANDEZ, PALMER, TELFAIR, ENGINEERS AND ASSOCIATES, INC.
Consulting Engineers / Planners
McAllen / San Antonio, Texas

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

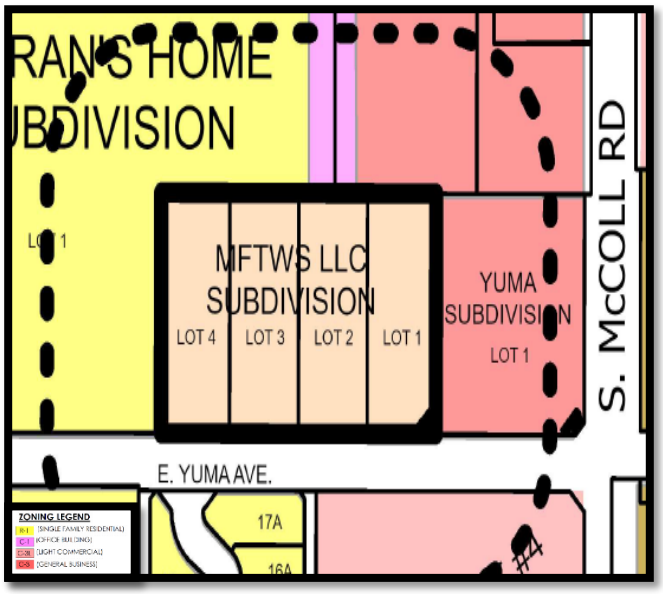
DATE: September 24, 2025

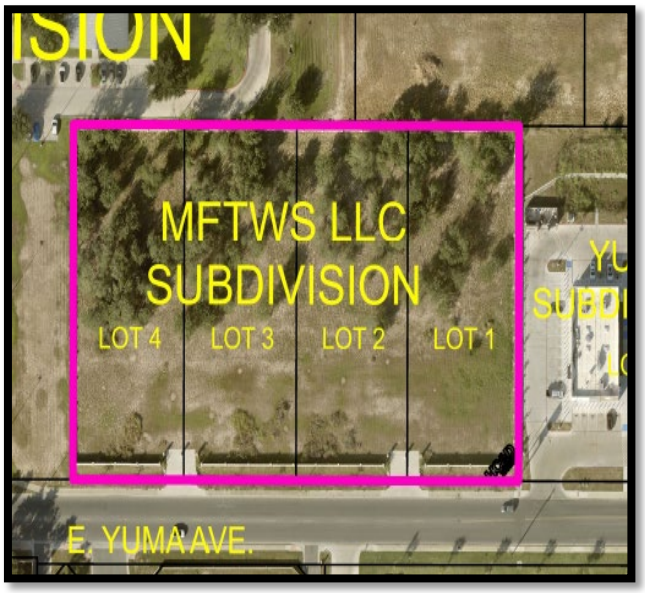
SUBJECT: **REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL APARTMENT-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

MFTWS LLC SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0185)

401-501 EAST YUMA AVENUE (LOTS 1-4)

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





PROPOSAL: The City of McAllen is requesting to rezone the property to R-3 (High Density Residential-UDC) District as part of the citywide 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 northwest, west and southwest, C-3L (Light Commercial-OC) District to the southeast. C-3 (General Business-OC) District to the east and northeast and C-1 (Office Building Office-OC) District to the north.

LAND USE: The subdivision is currently vacant. Surrounding uses includes a convenient store and gas station, vacant lots, single-family dwellings, self-storage units and the Alfredo Gonzalez Texas State Veterans Home.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial area. Multi-family and commercial areas make up the majority west of this area.

DEVELOPMENT TRENDS: The development trend around this area is single-family dwellings, multi-family units and commercial uses.

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

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

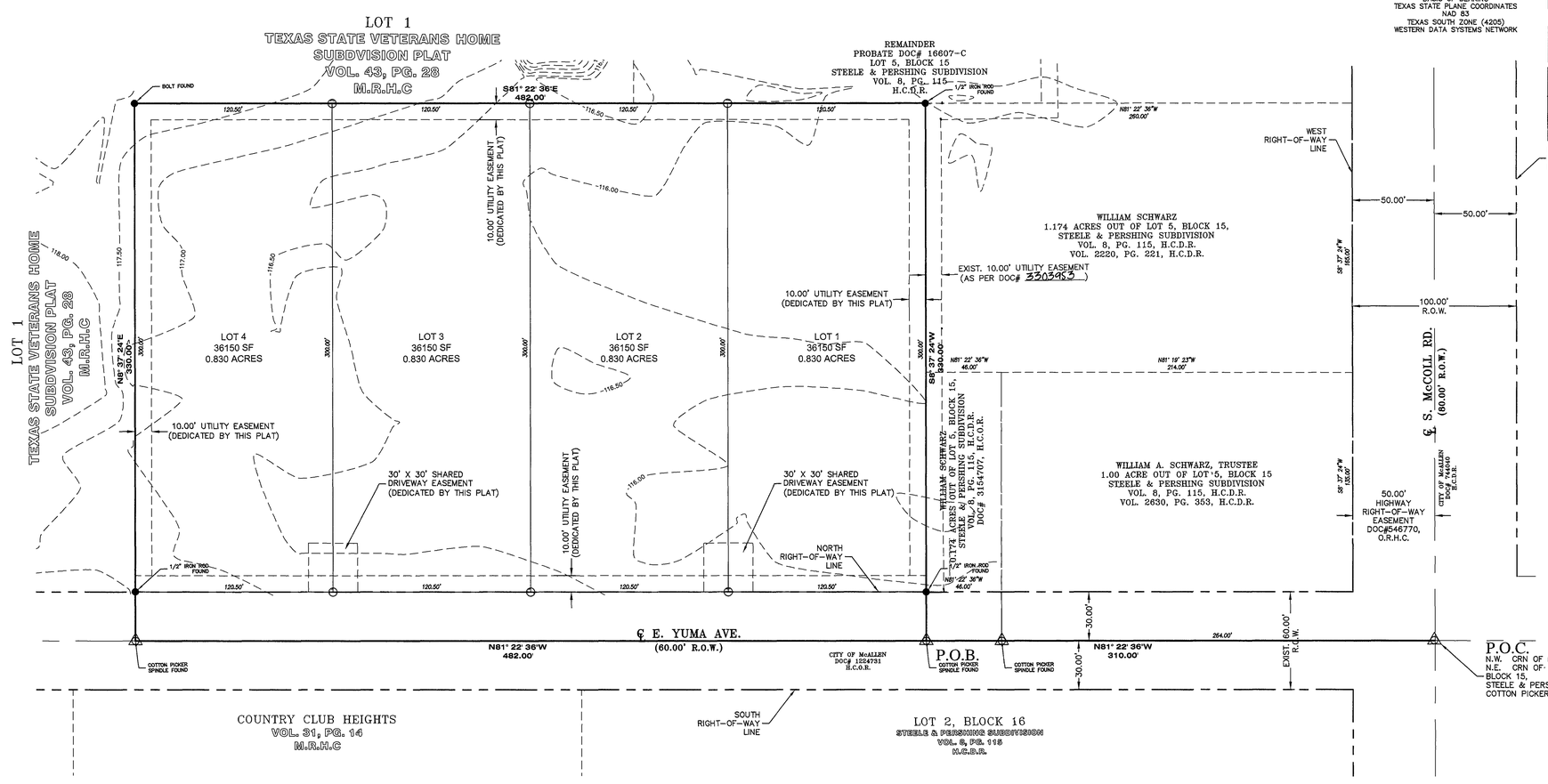
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

DATE OF PREPARATION: JANUARY 12, 2022

MINOR PLAT OF
MFTWS LLC SUBDIVISION

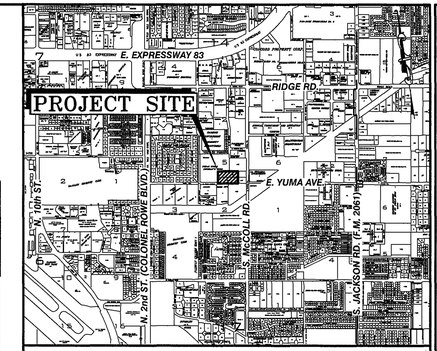
BEING A 3.65 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT FIVE (5), BLOCK FIFTEEN (15), STEELE & PERSHING SUBDIVISION, RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

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

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



LOCATION MAP SCALE: 1" = 2000'

METES AND BOUNDS DESCRIPTION:

BEING A 3.65 ACRE TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT FIVE (5), BLOCK FIFTEEN (15), STEELE & PERSHING SUBDIVISION OF THE EAST HALF (1/2) OF PORCION 66 AND ALL OF PORCION 67, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.65 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF McCOLL ROAD, AND SAME POINT BEING THE SOUTHEAST CORNER OF A CALLED ONE (1) ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO WILLIAM A. SCHWARZ AS TRUSTEE, RECORDED IN VOLUME 2630, PAGE 353, DEED RECORDS OF HIDALGO COUNTY, TEXAS,

THENCE N 81°22'36" W ALONG THE SOUTH LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID ONE (1) ACRE SCHWARZ TRACT, PASSING AT 264.00 FEET A COTTON-PICKER-SPINDLE FOUND, THE SOUTHWEST CORNER OF THE SAID ONE (1) ACRE SCHWARZ TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 310.00 FEET TO A COTTON-PICKER-SPINDLE-FOUND, SAME BEING A POINT WITHIN THE RIGHT-OF-WAY OF E. YUMA AVENUE, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 81°22'36" W ALONG THE SOUTH LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, A DISTANCE OF 482.00 FEET TO A COTTON-PICKER-SPINDLE FOUND, SAME BEING A POINT WITHIN THE RIGHT-OF-WAY OF E. YUMA AVENUE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°37'24" E PARALLEL WITH THE EAST LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, PASSING AT 30.00 FEET A 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF E. YUMA AVENUE, SAME POINT BEING THE SOUTHEAST CORNER OF A CALLED TEXAS ESTATE VETERANS' HOME SUBDIVISION PLAT, RECORDED IN INSTRUMENT #1229486, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A 1/2-INCH IRON ROD FOUND, THE NORTHWEST CORNER OF A CALLED THREE (3) ACRES TRACT DESCRIBED IN A WARRANTY DEED CONVEYED TO WILLIAM A. SCHWARZ AS TRUSTEE, RECORDED IN VOLUME 2220, PAGE 221, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°22'36" E PARALLEL WITH THE SOUTH LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID THREE (3) ACRES SCHWARZ TRACT, A DISTANCE OF 482.00 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°37'24" W PARALLEL WITH THE EAST LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, PASSING AT 300.00 FEET A 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF E. YUMA AVENUE, AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 3.65 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.33 ACRES LIES WITHIN THE RIGHT-OF-WAY OF E. YUMA AVENUE.

GENERAL PLAT NOTES:

1. THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "C" WHEN PERTAINING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0425 C MAP REVISED NOVEMBER 16, 1982.

ZONE "C" – AREAS OF MINIMAL FLOODING.

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAGD 1929) OR 107.15 (NAVD 88). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3. 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

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

FRONT: 25 FT. OR GREATER FOR EASEMENTS.

REAR: 10 FT. OR GREATER FOR EASEMENTS.

SIDES: 10 FT. OR GREATER FOR EASEMENTS.

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

5. A DRAINAGE DETENTION OF 5,335 CF OR 0.122 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.

6. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT.

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

8. THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.

9. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON EAST YUMA AVENUE.

10. CITY OF McALLEN BENCHMARK (MC89) SET BY ARANDA & ASSOC. LOCATED AT THE SOUTH BOUND OF EL RANCHO ST. CLOSE TO S. CASA LINDA ST. ELEV= 112.66 NAVD 88

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG EAST YUMA AVENUE.

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

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

14. SHARED DRIVEWAY EASEMENTS WILL BE MAINTAINED BY PROPERTY OWNERS AND NOT CITY OF MCALLEN.

15. PROPERTIES WILL ONLY BE ACCESSED THROUGH THE SHARED DRIVEWAY EASEMENTS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MFTWS LLC 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.

Katherine Zeigler 5/03/2021
KATHERINE ZEIGLER (MANAGER) DATE
MFTWS, LLC (OWNER)
5711 N. 10TH STREET
MCALLEN, TX. 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHERINE ZEIGLER, 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 3 DAY OF May 2021.

EDWIN PENA
Notary Public, State of Texas
Comm. Expires 12-13-2023
Notary ID 132283189

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 12-13-2023

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 10th DAY OF May, 2021.

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

SECRETARY

PRESIDENT

HIDALGO COUNTY IRRIGATION DISTRICT #2 SAN JUAN TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

CITY MAYOR 6/1/22 DATE

CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, DIRECTOR OF PLANNING DEPARTMENT OF THE CITY OF MCALLEN, DO HEREBY CERTIFY THIS MINOR PLAT KNOWN AS MFTWS LLC SUBDIVISION, CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 2021 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

EDGAR GARCIA 06/2/22
DIRECTOR OF PLANNING DEPARTMENT DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

IVAN GARCIA P.E., R.P.L.S. 4/26/21
REG. PROFESSIONAL ENGINEER No. 115662 DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S. 4/26/21
REG. PROFESSIONAL LAND SURVEYOR No. 6469 DATE
SURVEY FIRM No. 10194027

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

PRINCIPAL CONTACTS:

NAME		ADDRESS			PHONE & FAX	
OWNER(S): KATHERINE ZEIGLER (MANAGER)		5711 N. 10TH STREET	MCALLEN, TX.	78504	(956) 453-5211	
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

THE COUNTY OF HIDALGO TEXAS

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

ON: 6-22-22 AT 4:32 AM/PM
INSTRUMENT NUMBER 3354796
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR
FINAL

PROJECT:
PLAT SHEET
MINOR PLAT OF MFTWS LLC SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	DANIEL RODRIGUEZ
SCALE	1"=40'
DATE:	JANUARY 12, 2022
PROJECT:	SUB 20 005
REVISIONS.	
PAGE NO.	1-OF-1

Planning Department

Memo

TO: Planning and Zoning Commission

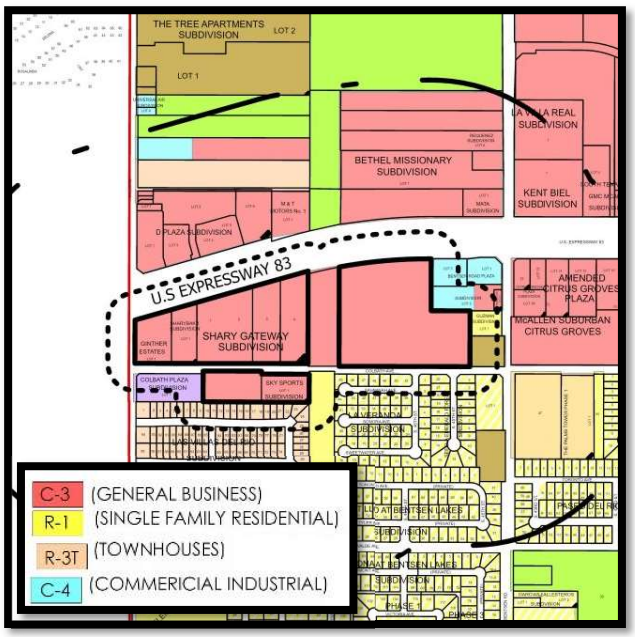
FROM: Planning Staff

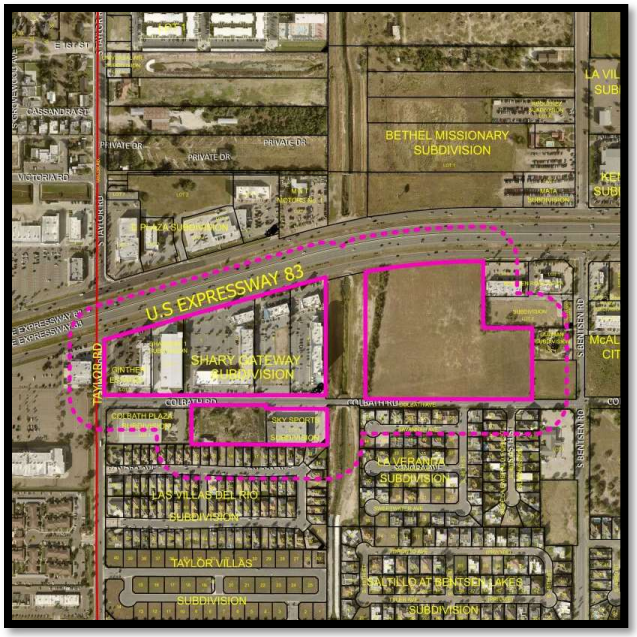
DATE: September 24, 2025

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:**

4601 EXPRESSWAY 83 (PID: 280925) (REZ2025-0167)
GINTHER ESTATES SUBDIVISION, LOT 1, SHARYBAK SUBDIVISION, LOT 1, SHARY GATEWAY SUBDIVISION, LOTS 1- 4, HIDALGO COUNTY, TEXAS. (REZ2025-0167):
4801-5025 EXPRESSWAY 83
SKY SPORTS SUBDIVISION, LOT 1, AND PID: 280853 (REZ2025-0167):
4801-4901 COLBATH ROAD

LOCATION: The subject properties are located on the south side of expressway 83, between South Bentsen Road and South Taylor Road.





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

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the north, R-1 (Low-Density Residential-UDC) District to the southeast, R-3T (Multifamily Residential Townhouse-OC) to the south, I-1 (Light Industrial-OC) District to the southwest,

and C-4 (Commercial Industrial-OC) to the northeast.

LAND USE: The properties consist of multitenant commercial buildings. Surrounding uses include commercial buildings, vacant land, townhomes and single-family dwellings.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial, which consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses, generally along major roadway corridors.

DEVELOPMENT TRENDS: The development trend around this area along Expressway 83 is commercial uses.

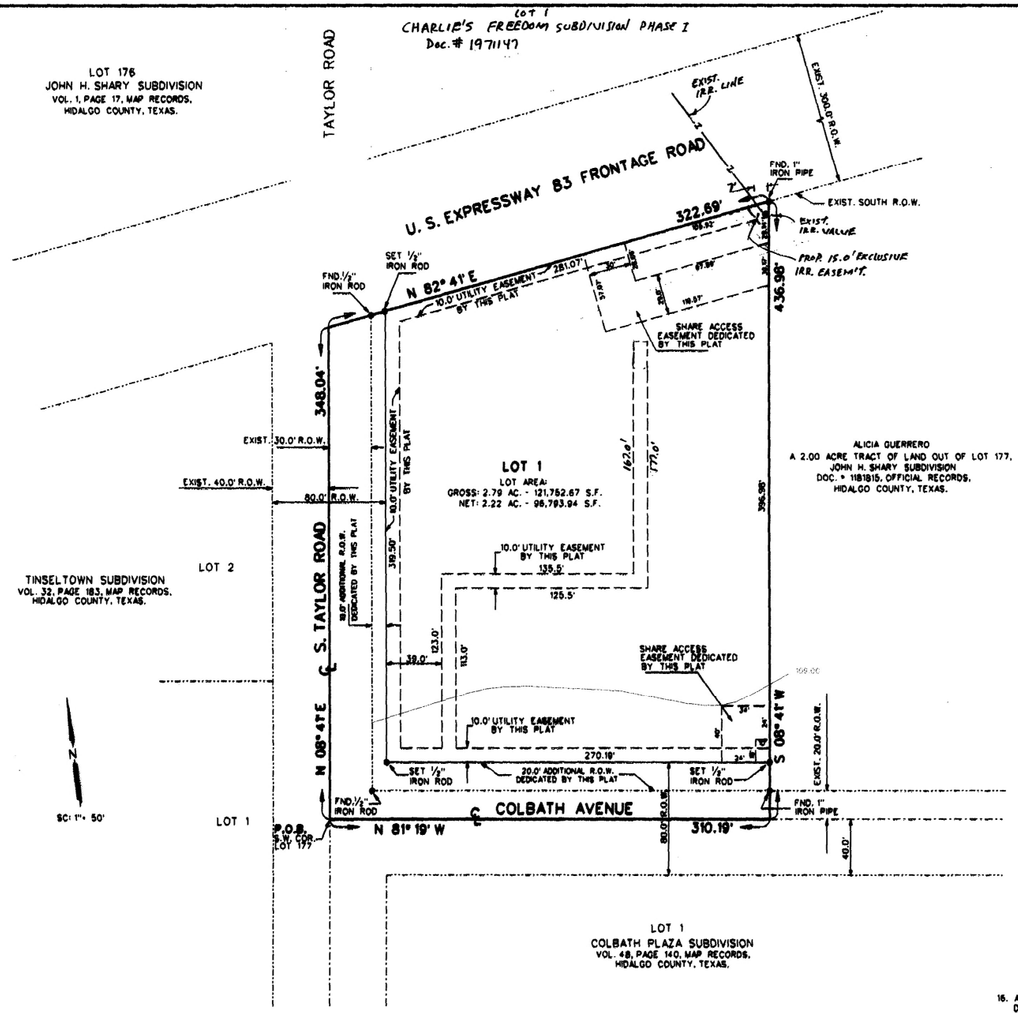
HISTORY: The subject properties are comprised of Ginther Estates Subdivision recorded on August 4th, 2009, Sharybak Subdivision recorded on March 23rd, 2023, Shary Gateway Subdivision was recorded on September 24th, 2010, Sky Sports subdivision was recorded on August 26th, 2015, and two parcels that are not subdivided.

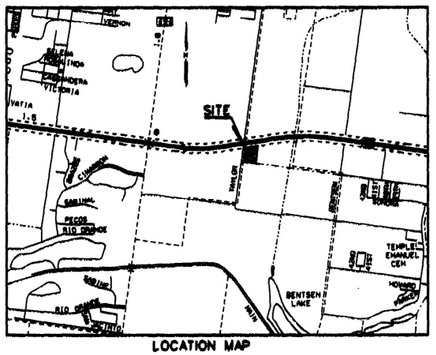
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial-UDC) District is an equivalent zoning district to the current C-3 (General Business-OC) District zoning designation.

Any future constructions must 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.





GINTHER ESTATES

A 2.79 ACRE TRACT OF LAND OUT OF LOT 177, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.79 ACRE TRACT OF LAND OUT OF LOT 177, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINES OF TAYLOR ROAD AND W. COLBATH AVENUE FOR THE SOUTHWEST CORNER OF LOT 177 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08° 41' E, ALONG THE WEST LINE OF LOT 177 AND THE CENTERLINE OF S. TAYLOR ROAD, A DISTANCE OF 348.04 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF U. S. EXPRESSWAY 83 FOR THE NORTHWEST CORNER OF THIS TRACT,

THENCE: N 82° 41' E, ALONG THE SOUTH R.O.W. LINE OF U.S. EXPRESSWAY 83, PASSING AT 31.21 FEET A 1/2" IRON ROD FOUND FOR THE EAST R.O.W. LINE OF S. TAYLOR ROAD, A TOTAL DISTANCE OF 322.69 FEET FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE: S 08° 41' W, PASSING A 1" IRON PIPE FOUND AT 386.98 FEET FOR THE NORTH R.O.W. LINE OF COLBATH AVENUE, A TOTAL DISTANCE OF 436.98 FEET TO A POINT ON THE SOUTH LINE OF LOT 177 AND IN THE CENTERLINE OF COLBATH AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE: N 81° 19' W, ALONG THE SOUTH LINE OF LOT 177 AND WITH THE CENTERLINE OF COLBATH AVENUE A DISTANCE OF 310.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.79 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   U.S. EXP. 83 75.0' OR GREATER FOR EASEMENT
   S. TAYLOR ROAD 40.0' OR GREATER FOR EASEMENT
   COLBATH AVENUE 40.0' OR GREATER FOR EASEMENT
   OTHERS - ACCORDING TO ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
4. 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; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL No. 480334 0400 C
   MAP REVISED: NOVEMBER 16, 1982.
5. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
6. BENCH MARK ELEV.= 104.41, MC 80 LOCATED ON THE SOUTH BOUND OF U. S. EXP. 83, APPROXIMATLEY 500 FEET EAST OF TAYLOR ROAD AND 16 FEET NORTH FROM THE END OF A CANAL. FOUND 30" ALUMINUM PIPE WITH 3 1/4" BRASS CAP
7. 4.0' CONC. SIDEWALK IS REQUIRED ON U.S. EXP. 83 FRONTAGE ROAD, SOUTH TAYLOR ROAD AND COLBATH AVE.
8. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 0.78 AC-FT.
9. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. A 6.0 FT OPAQUE BUFFER REQUIRED FROM ADJECENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
11. SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.
12. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TOU.S. EXPRESSWAY 83 FRONTAGE ROAD PRIOR TO THE CITY ISSUING A BUILDING PERMIT.
13. LOT OWNER SHALL MAINTAINED THE GREEN AREAS ALONG U.S. EXP. 83 FRONTAGE ROAD, S. TAYLOR ROAD AND COLBATH AVENUE
14. 25.0' x 25.0' SIGHT OBSTRUCTION EASEMENTIS REQUIRED AT ALL STREET INTERSECTIONS.
16. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
17. 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 CROSS PERMIT FROM THE DISTRICT.
18. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES, OR DRIVEWAYS 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.
19. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.

ON: 8/4/2009 AT 8:50 AM/PM
INSTRUMENT NUMBER 2028036
RECORDED IN VOLUME _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
BY: Imelda Sosa DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED AS GINTHER ESTATES TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATRELINES, SEWER LINES, 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.

FACILITY INDUSTRIAL SERVICE, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: MIGUEL RAMIREZ-MEMBER
ADDRESS: 1900 SABINAL
MISSION, TEXAS. 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL RAMIREZ, 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 13TH DAY OF MARCH, 20 09.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

LEONOR ARRATIA
Notary Public, State of Texas
My commission Expires
December 19, 2010

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT IS 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. DATED THIS THE 30 DAY OF April A.D., 2009

Fernando Rivera Jr. — SECRETARY
M. C. Watt — PRESIDENT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
BY: Godfrey Garza Jr./MG 8/03/2009

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 SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Richard Cortez 7/4/09
MAYOR, CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Homero Luis Gutierrez RPLS 3/17/2009
HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

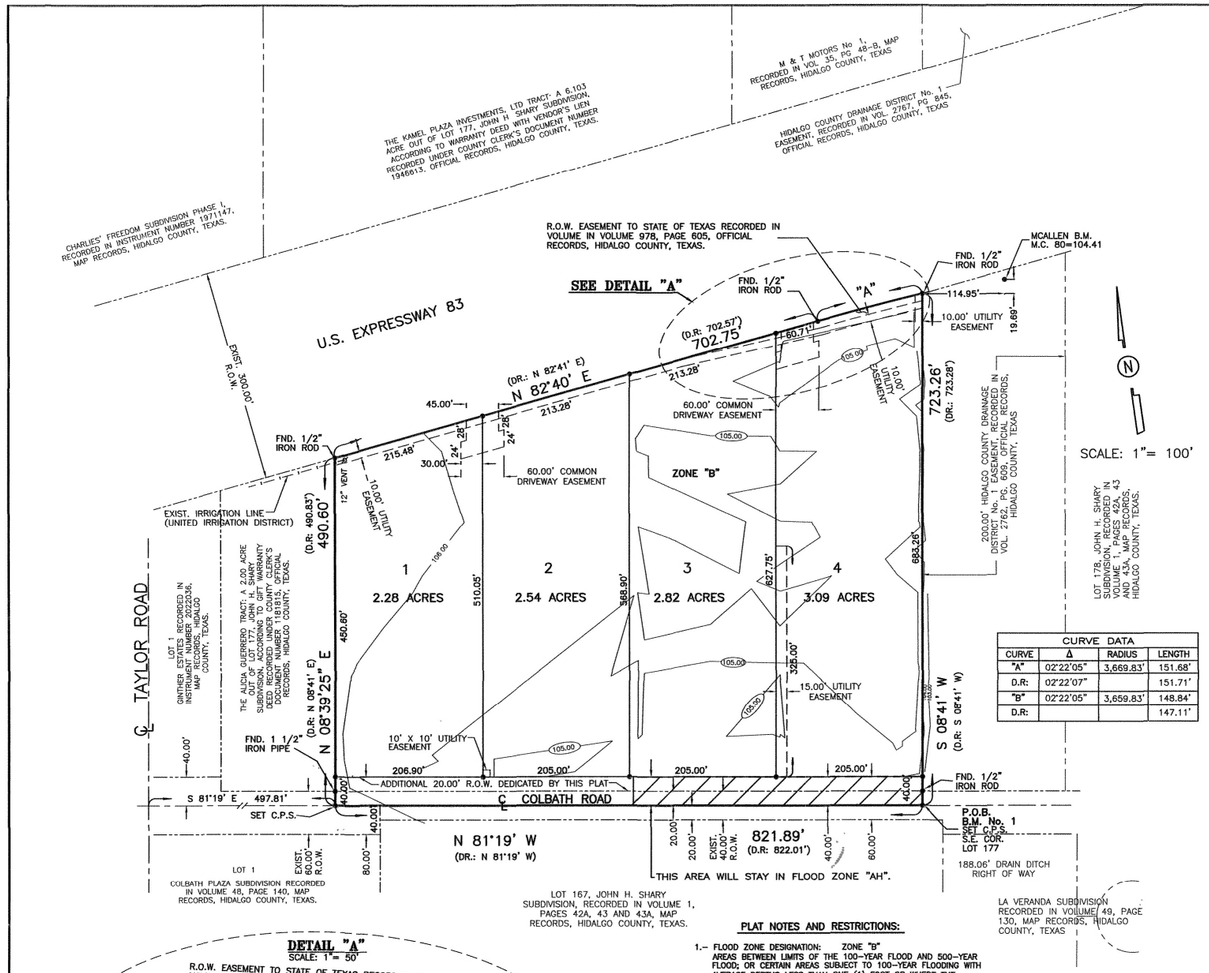
I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo Arratia P.E.
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001 3/14/09
526 N. 5TH ST.
DONNA, TEXAS. 78537

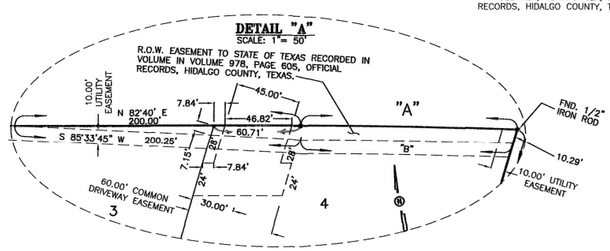
STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

DATE OF PREPARATION: APRIL 2008

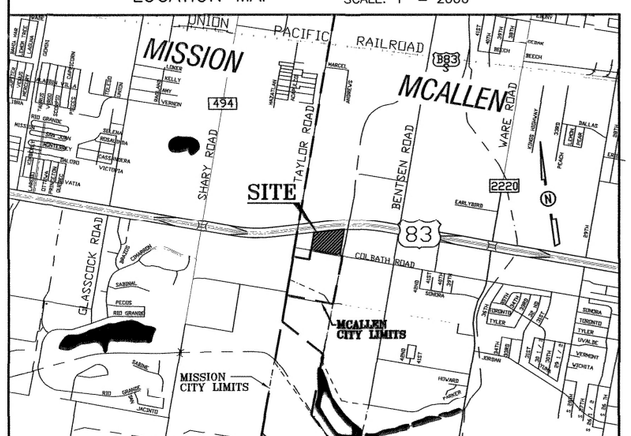
NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218



CURVE DATA			
CURVE	Δ	RADIUS	LENGTH
"A"	02°22'05"	3,669.83'	151.68'
D.R:	02°22'07"		151.71'
"B"	02°22'05"	3,669.83'	148.84'
D.R:			147.11'



LOCATION MAP SCALE: 1" = 2000'



SUBDIVISION PLAT OF :

SHARY GATEWAY SUBDIVISION

AN 11.48 ACRE TRACT OF LAND OUT OF LOT 177, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1418099 AND CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2106618, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

AN 11.48 ACRE TRACT OF LAND OUT OF LOT 177, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1418099 AND CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2106618, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF COLBATH ROAD FOR THE SOUTHEAST CORNER OF LOT 177 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°19' W, ALONG THE SOUTH LINE OF LOT 177 AND THE CENTERLINE OF COLBATH ROAD, A DISTANCE OF 821.89 FEET (DEED RECORD: 822.01 FEET) TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THE ALICIA GUERRERO TRACT (A 2.0 ACRE TRACT OUT OF LOT 177, JOHN H. SHARY SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1181815, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°39'25" E (DEED RECORD: N 08°41' E), ALONG THE EAST LINE OF THE ALICIA GUERRERO TRACT, PASSING A 1 1/2" IRON PIPE FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF COLBATH ROAD, A TOTAL DISTANCE OF 490.60 FEET (DEED RECORD: 490.83 FEET) TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 82°40' E (DEED RECORD: N 82°41' E), ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83, A DISTANCE OF 702.75 FEET (DEED RECORD: 702.57 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 AND A CURVE TO THE RIGHT (CURVE DATA: DELTA = 02°22'05", RADIUS = 3,669.83 FEET), A DISTANCE OF 151.68 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 177 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°41' W, ALONG THE EAST LINE OF LOT 177, PASSING A 1/2" IRON ROD FOUND AT 703.26 FEET FOR THE NORTH RIGHT OF WAY LINE OF COLBATH ROAD, A TOTAL DISTANCE OF 723.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.48 ACRES OF LAND MORE OR LESS, OF WHICH 0.75 OF AN ACRE LIES WITHIN ROAD RIGHT OF WAY, LEAVING A NET TOTAL OF 10.73 ACRES.

BEARINGS ARE IN ACCORDANCE WITH GINTHER SUBDIVISION, RECORDED UNDER INSTRUMENT NUMBER 2022036, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

1-19-10
DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 DLLS(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY 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: Gilbert Gonzalez 1/28/10

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SHARY GATEWAY 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.

9-20-10
DATE

LOTS 1, 2, & 3
FIRST NATIONAL BANK
MICHAEL McCANN, SENIOR PROPERTY MANAGER
P.O. BOX 810/100 W. CANO
EDINBURG, TEXAS 78540-0810

9-20-10
DATE

LOT 4
SIMON GONZALEZ
DBA SIMON'S CONSTRUCTION
825 N. WARE ROAD
MCALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

SIMON GONZALEZ
DBA SIMON'S CONSTRUCTION &
MICHAEL McCANN,
SENIOR PROPERTY MANAGER

BEFORE ME, the undersigned notary public, on this day personally appeared 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 20th day of SEPTEMBER, 2010

LILIA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires
July 23, 2012

LILIA A. QUINTANILLA—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.

CHAIRMAN, PLANNING COMMISSION

Sept. 24, 2010
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

Sept 24, 2010
DATE

ATTEST: CITY SECRETARY

9/24/10
DATE

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS THE 21st DAY OF SEPTEMBER, 2010

ATTEST: SECRETARY PRESIDENT

PLAT NOTES AND RESTRICTIONS:

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

FLOOD ZONE DESIGNATION: ZONE "AH"
BASE FLOOD ELEVATION = 105.00 FEET
AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

C.P.N. 480334 0400 C MAP REVISED: NOVEMBER 16, 1982

COMMUNITY–PANEL NUMBER 480334 0450 C
LOMR F – SEPTEMBER 2010 CASE No. 10-06-3114A

2.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES:
FRONT– U.S. EXPRESSWAY 83..... 75.00' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
FRONT–COLBATH ROAD..... 40.00' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
SIDES..... AS PER ZONING ORDINANCES OR GREATER FOR APPROVED SITE PLAN OR EASEMENT

5.– NO BUILDINGS NOR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6.– REQUIRED DRAINAGE DETENTION IS: 108,852.88 C.F. (2.50 AC./FT.) TOTAL
(0.53 AC.–FT. FOR LOT 1, 0.59 AC.–FT. FOR LOT 2, 0.66 AC.–FT. FOR LOT 3 AND 0.72 AC.–FT. FOR LOT 4)

7.– BENCHMARK No. 1= 101.94 COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM
CITY OF MCALLEN BENCHMARK – MC 80= 104.41 30" ALUM. PIPE FOUND AT 19.69' NORTH AND 114.95' EAST FROM THE NORTHEAST OF THIS SUBDIVISION. N.A.V.D. 88 DATUM

8.– AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9.– MINIMUM 4 FOOT WIDE SIDEWALK IS REQUIRED ON U.S. EXPRESSWAY 83 AND COLBATH ROAD.

10.– A 6.00' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

11.– SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS.

12.– LOT OWNER SHALL MAINTAIN THE GREEN AREAS ALONG U.S. EXPRESSWAY 83 FRONTAGE ROAD AND COLBATH ROAD.

13.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.

14.– 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.

15.– NO PERMANENT STRUCTURE, (FOR EXAMPLE FENCES OR DRIVEWAYS 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.

16.– NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

17.– THE ONLY ACCESS ALONG U.S. EXPRESSWAY 83 WILL BE ONLY AT THE SHARE ACCESS EASEMENT LOCATIONS.

18.– A 8.00' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

19.– COMMON AREAS FOR THE COMMERCIAL DEVELOPMENT WILL PROVIDE FOR COMMON ACCESS.

(CONT'D)

20. A CONTINUOUS ALIGNED 24' COMMON ACCESS DRIVE REQUIRED CONNECTING THE TWO COMMON ACCESS DRIVES SHOWN BETWEEN LOTS 1 & 2 AND LOTS 3+4 ALONG EXPRESSWAY 83 IS REQUIRED AT TIME OF SITE PLAN APPROVAL

LIENHOLDER'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICERS OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SHARY GATEWAY 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.

Given under my hand and seal of office this 22nd day of September, 2010

Notary Public

NEYDA S. RAMIREZ
Notary Public, State of Texas
My Commission Expires
March 17, 2013

SECURITY INTEREST HOLDER
FIRST NATIONAL BANK
MICHAEL V. McCARTHY, TRUSTEE
P.O. BOX 810/100 W. CANO
EDINBURG, TEXAS 78540–0810

SIGNATURE – LOT 4

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.

ALFONSO QUINTANILLA
P.E. No. 95534

9-14-10
DATE

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

ON: 9/29/10 AT 4:47 AM/PM
INSTRUMENT NUMBER 2191259
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F–1513

LAND SURVEYORS
PHONE 956–381–6480
FAX 956–381–0527
QuintanillaHeadley@sbcglobal.net

FILENAME	F:\DATA\SUBD\McALLEN\SHARY GATEWAY SUBDIVISION\SHARY GATEWAY SUBDIVISION–PLAT		
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JAN 15, 2010	M.G.		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
SEPT. 14, 2010	M.G.	E.R.	A.Q

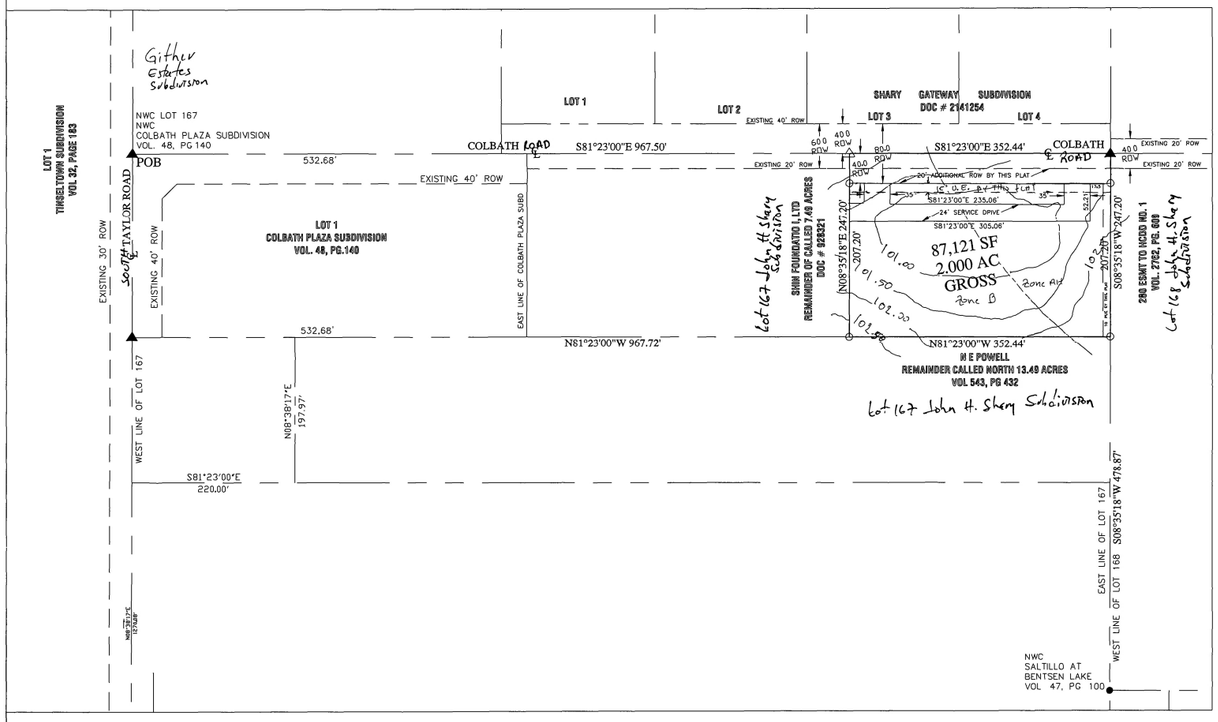
DATE OF PREPARATION: 04-27-2015

MAP
OF
SKY SPORTS SUBDIVISION
McALLEN, TEXAS

BEING A 2.000 ACRE TRACT OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, DEED RECORDS, HIDALGO COUNTY, TEXAS

N

SCALE 1"=100'



LEGEND

▣	FOUND ALUMINUM DISK
●	FOUND 1/2" IPON ROD
○	SET 1/2" IRON ROD
⊗	FIRE HYDRANT
G	GAS MARKER
◀	LIGHT POLE
WV	WATER VALVE
R O W	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CUPB
B-B	BACK OF CURB TO BACK OF CURB
P O C	POINT OF COMMENCEMENT
P O B	POINT OF BEGINNING
H C D R	HIDALGO COUNTY DEED RECORDS
H C M R	HIDALGO COUNTY MAP RECORDS

▲ Found Cotton Picker Spindle
△ Set Cotton Picker Spindle

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE SKY SPORTS 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, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN

SHIN FOUNDATION I, LTD. - OWNER

7/26/15
Date

BY: GENERAL PARTNER SHIN FOUNDATION, INC.

JONG II SHIN, V.P., DIRECTOR / MANAGING MEMBER

STATE OF TEXAS:
COUNTY OF HIDALGO.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jong Il Shin. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY 26th OF July , 2015

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION — 8/21/2015 Date

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

James E. Darling
MAYOR, CITY OF McALLEN — 8/21/2015 Date

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

HIDALGO COUNTY DRAINAGE DISTRICT NO 1

BY: RAUL E. SESIN, PE GENERAL MANAGER — 8/24/15 Date

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

8/3/15 DATE

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
4037 W. EXP 83, SUITE 150
MCALLEN, TEXAS 78501

7/28/15 DATE

STATE OF TEXAS — MARIO A SALINAS — 96611 — LICENSED PROFESSIONAL ENGINEER

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT, ON THIS THE 13th DAY OF August, 2015

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

SECRETARY — PRESIDENT — 13th DAY OF August, 2015

NOTES:

1 – MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS

A) FRONT 40 FOOT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

B) REAR= IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

C) SIDES= IN ACCORDANCE WITH THE ZONING OPDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

2 – THIS PROPERTY FALLS ITHE WESTERN HALF OF THE SUBDIVISION IS IN ZONE "B", AREAS OF MINIMAL FLOODING, AND THE EASTERN HALF OF THE SUBDIVISION IS IN ZONE AH, WITH A BFE OF 105.00, AREAS OF A 100-YEAR SHALLOW FLOODING, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480334 0400 C, REVISED JANUARY 2, 1981 ZOIE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING).

3 – STORM WATER DETENTION OF 11,326 C F OR 0.26 AC-FT IS REQUIRED FOR THIS SUBDIVISION,

4 – MINIMUM FINISH FLOOR ELEVATION SHALL BE AT ELEV 105.00 OR 18 INCHES ABOVE TOP OF CURB, WHICHEVER IS GREATER, MEASURED AT THE FRONT CENTER OF EACH LOT FEMA BFE = 105

5 – 4' MINIMUM SIDEWALK IS REQUIRED ALONG COBALTH POAD.

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

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

8 – BENCHMARK TOP OF CPS FOUND, NEC OF LOT 167 == N=16595838 89, E= 1057338 69, ELEVATION = 101 80 HC-80, Elev. 104.41 ft, is located on the south (FRONTAGE ROAD) BOUND OF EXPWY 83, APPROXIMATELY 500 FEET EAST OF TAYLOR ROAD.

9 – OWNER IS REQUIRED TO PROVIDE AN EIGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDIIG PERMITS

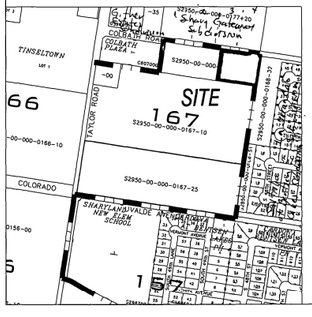
10 – AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY FESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES

11 – SITE PLAN APPROVAL FROM THE PLANNING & ZONING COMMISSION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

N

VICINITY MAP

1"=600'



METES AND BOUNDS

BEING 2 000 ACRES OF LAND OUT OF LOT 167, JOHN H SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, AND SAME BEING OUT OF A CALLED NORTH 7.49 ACRES OF LAND DESCRIBED BY WARRANTY DEED WITH VENDOR'S LIEN FROM HARRY H. POWELL AND MARY MAY POWELL, CO-TRUSTEES OF THE HARRY H AND MARY MAY POWELL LIVING TRUST, DATED NOVEMBER 29, 2000, RECORDED IN DOCUMENT NO. 928921, DEED RECORDS HIDALGO COUNTY, TEXAS, SAID 2 000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

COMMENCING AT A COTTON PICKER SPINDLE FOUND, THE NORTHWEST CORNER OF THE SAID LOT 167, SAME BEING A POINT AT THE INTERSECTION OF TAYLOR ROAD AND COLBATH ROAD,

THENCE S 81°23'00"E ALONG THE NORTH LINE OF THE SAID LOT 167 AND WITHIN COLBATH ROAD, A DISTANCE OF 967 50 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT AND PLACE OF BEGINNING;**

THENCE S 81°23'00"E ALONG THE NORTH LINE OF THE SAID LOT 167 AND WITHIN COLBATH ROAD, A DISTANCE OF 352.44 FEET TO A COTTON PICKER SPINDLE FOUND THE NORTHEAST CORNER OF THE SAID LOT 167, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE S 08°35'18"W ALONG THE EAST LINE OF THE SAID LOT 167, SAME BEING THE EAST LINE OF THE SAID CALLED 7 49 ACRE TRACT, A DISTANCE OF 247.20 FEET TO AN IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE N 81°23'00"W ACROSS THE SAID LOT 167, SAME BEING THE SOUTH LINE OF THE SAID CALI ED 7.49 ACRE TRACT, A DISTANCE OF 352 44 FEET TO AN IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE N 08°35'18"E ACROSS THE SAID LOT 167, A DISTANCE OF 247 20 FEET TO THE **POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.**

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: 8-26-15 AT 9:38 AM/PM
INSTRUMENT NUMBER 2640785
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: Yolanda Riviera Monge DEPUTY

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

Planning Department

Memo

TO: Planning and Zoning Commission

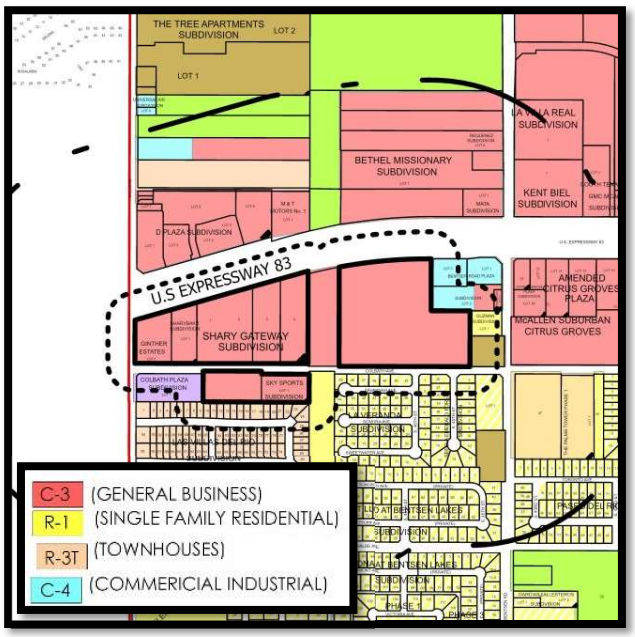
FROM: Planning Staff

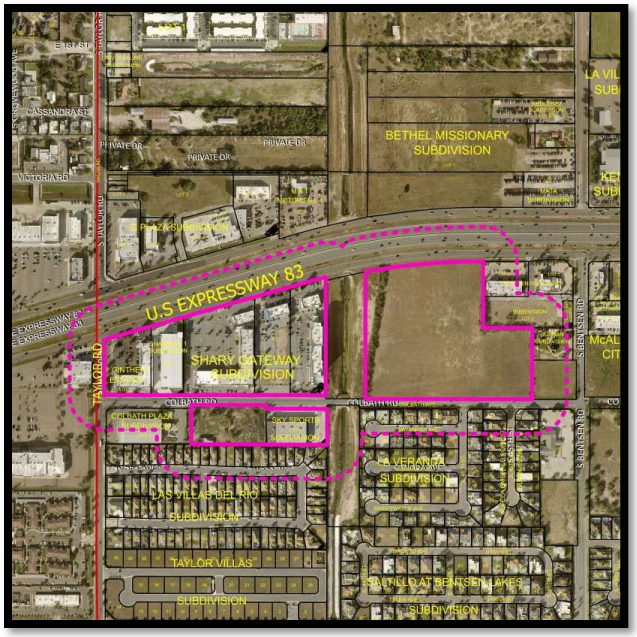
DATE: September 24, 2025

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:**

4601 EXPRESSWAY 83 (PID: 280925) (REZ2025-0167)
GINTHER ESTATES SUBDIVISION, LOT 1, SHARYBAK SUBDIVISION, LOT 1, SHARY GATEWAY SUBDIVISION, LOTS 1- 4, HIDALGO COUNTY, TEXAS. (REZ2025-0167):
4801-5025 EXPRESSWAY 83
SKY SPORTS SUBDIVISION, LOT 1, AND PID: 280853 (REZ2025-0167):
4801-4901 COLBATH ROAD

LOCATION: The subject properties are located on the south side of expressway 83, between South Bentsen Road and South Taylor Road.





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

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the north, R-1 (Low-Density Residential-UDC) District to the southeast, R-3T (Multifamily Residential Townhouse-OC) to the south, I-1 (Light Industrial-OC) District to the southwest,

and C-4 (Commercial Industrial-OC) to the northeast.

LAND USE: The properties consist of multitenant commercial buildings. Surrounding uses include commercial buildings, vacant land, townhomes and single-family dwellings.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial, which consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses, generally along major roadway corridors.

DEVELOPMENT TRENDS: The development trend around this area along Expressway 83 is commercial uses.

HISTORY: The subject properties are comprised of Ginther Estates Subdivision recorded on August 4th, 2009, Sharybak Subdivision recorded on March 23rd, 2023, Shary Gateway Subdivision was recorded on September 24th, 2010, Sky Sports subdivision was recorded on August 26th, 2015, and two parcels that are not subdivided.

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 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.

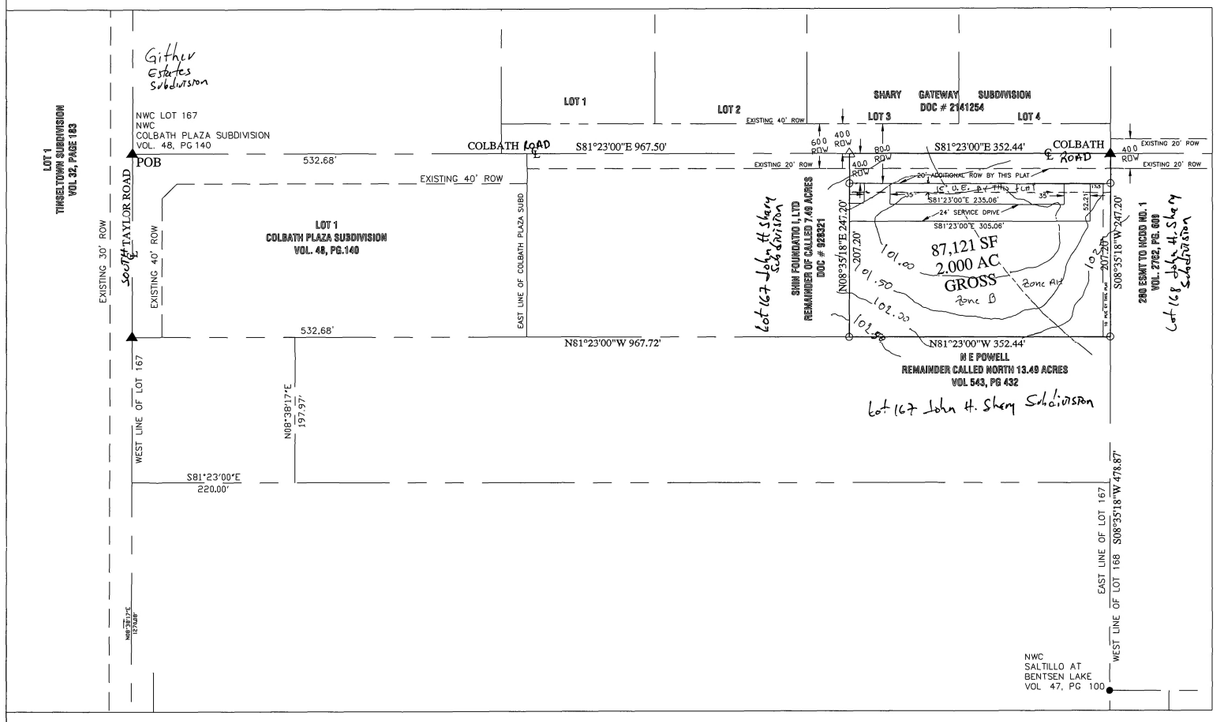
DATE OF PREPARATION: 04-27-2015

MAP
OF
SKY SPORTS SUBDIVISION
McALLEN, TEXAS

BEING A 2.000 ACRE TRACT OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, DEED RECORDS, HIDALGO COUNTY, TEXAS

N

SCALE 1"=100'



LEGEND

▣	FOUND ALUMINUM DISK
●	FOUND 1/2" IPON ROD
○	SET 1/2" IRON ROD
⊗	FIRE HYDRANT
G	GAS MARKER
◀	LIGHT POLE
WV	WATER VALVE
R O W	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CUPB
B-B	BACK OF CURB TO BACK OF CURB
P O C	POINT OF COMMENCEMENT
P O B	POINT OF BEGINNING
H C D R	HIDALGO COUNTY DEED RECORDS
H C M R	HIDALGO COUNTY MAP RECORDS

▲ Found Cotton Picker Spindle
△ Set Cotton Picker Spindle

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE SKY SPORTS 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, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN

SHIN FOUNDATION I, LTD. - OWNER

7/26/15
Date

BY: GENERAL PARTNER SHIN FOUNDATION, INC.

JONG II SHIN, V.P., DIRECTOR / MANAGING MEMBER

STATE OF TEXAS:
COUNTY OF HIDALGO.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jong Il Shin. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY 26th OF July , 2015

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION — 8/21/2015 Date

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

James E. Darling
MAYOR, CITY OF McALLEN — 8/21/2015 Date

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

HIDALGO COUNTY DRAINAGE DISTRICT NO 1

BY: RAUL E. SESIN, PE GENERAL MANAGER — 8/24/15 Date

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

8/3/15 DATE

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
4037 W. EXP 83, SUITE 150
MCALLEN, TEXAS 78501

7/28/15 DATE

STATE OF TEXAS — MARIO A SALINAS — 96611 — LICENSED PROFESSIONAL ENGINEER

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT, ON THIS THE 13th DAY OF August, 2015

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

SECRETARY — PRESIDENT — 13th DAY OF August, 2015

NOTES:

1 – MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS

A) FRONT 40 FOOT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

B) REAR= IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

C) SIDES= IN ACCORDANCE WITH THE ZONING OPDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

2 – THIS PROPERTY FALLS ITHE WESTERN HALF OF THE SUBDIVISION IS IN ZONE "B", AREAS OF MINIMAL FLOODING, AND THE EASTERN HALF OF THE SUBDIVISION IS IN ZONE AH, WITH A BFE OF 105.00, AREAS OF A 100-YEAR SHALLOW FLOODING, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480334 0400 C, REVISED JANUARY 2, 1981 ZOIE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING).

3 – STORM WATER DETENTION OF 11,326 C F OR 0.26 AC-FT IS REQUIRED FOR THIS SUBDIVISION,

4 – MINIMUM FINISH FLOOR ELEVATION SHALL BE AT ELEV 105.00 OR 18 INCHES ABOVE TOP OF CURB, WHICHEVER IS GREATER, MEASURED AT THE FRONT CENTER OF EACH LOT FEMA BFE = 105

5 – 4' MINIMUM SIDEWALK IS REQUIRED ALONG COBALTH POAD.

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

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

8 – BENCHMARK TOP OF CPS FOUND, NEC OF LOT 167 == N=16595838 89, E= 1057338 69, ELEVATION = 101 80 HC-80, Elev. 104.41 ft, is located on the south (FRONTAGE ROAD) BOUND OF EXPWY 83, APPROXIMATELY 500 FEET EAST OF TAYLOR ROAD.

9 – OWNER IS REQUIRED TO PROVIDE AN EIGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDIIG PERMITS

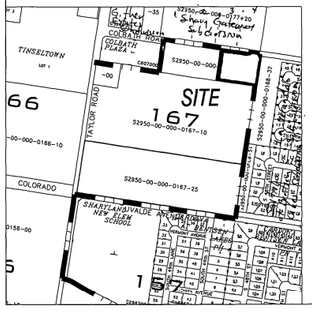
10 – AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY FESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES

11 – SITE PLAN APPROVAL FROM THE PLANNING & ZONING COMMISSION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

N

VICINITY MAP

1"=600'



METES AND BOUNDS

BEING 2 000 ACRES OF LAND OUT OF LOT 167, JOHN H SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, AND SAME BEING OUT OF A CALLED NORTH 7.49 ACRES OF LAND DESCRIBED BY WARRANTY DEED WITH VENDOR'S LIEN FROM HARRY H. POWELL AND MARY MAY POWELL, CO-TRUSTEES OF THE HARRY H AND MARY MAY POWELL LIVING TRUST, DATED NOVEMBER 29, 2000, RECORDED IN DOCUMENT NO. 928921, DEED RECORDS HIDALGO COUNTY, TEXAS, SAID 2 000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

COMMENCING AT A COTTON PICKER SPINDLE FOUND, THE NORTHWEST CORNER OF THE SAID LOT 167, SAME BEING A POINT AT THE INTERSECTION OF TAYLOR ROAD AND COLBATH ROAD,

THENCE S 81°23'00"E ALONG THE NORTH LINE OF THE SAID LOT 167 AND WITHIN COLBATH ROAD, A DISTANCE OF 967 50 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT AND PLACE OF BEGINNING;**

THENCE S 81°23'00"E ALONG THE NORTH LINE OF THE SAID LOT 167 AND WITHIN COLBATH ROAD, A DISTANCE OF 352.44 FEET TO A COTTON PICKER SPINDLE FOUND THE NORTHEAST CORNER OF THE SAID LOT 167, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE S 08°35'18"W ALONG THE EAST LINE OF THE SAID LOT 167, SAME BEING THE EAST LINE OF THE SAID CALLED 7 49 ACRE TRACT, A DISTANCE OF 247.20 FEET TO AN IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE N 81°23'00"W ACROSS THE SAID LOT 167, SAME BEING THE SOUTH LINE OF THE SAID CALI ED 7.49 ACRE TRACT, A DISTANCE OF 352 44 FEET TO AN IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE N 08°35'18"E ACROSS THE SAID LOT 167, A DISTANCE OF 247 20 FEET TO THE **POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.**

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: 8-26-15 AT 9:38 AM/PM
INSTRUMENT NUMBER 2640785
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: Yolanda Riviera Monge DEPUTY

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

Planning Department

Memo

TO: Planning and Zoning Commission

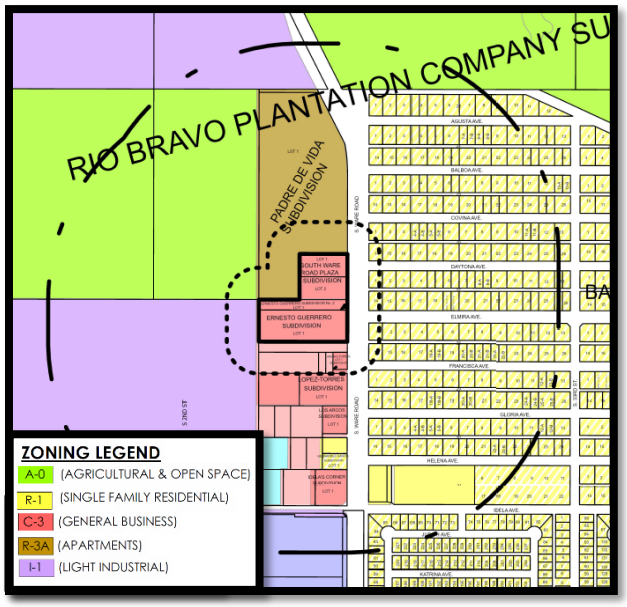
FROM: Planning Staff

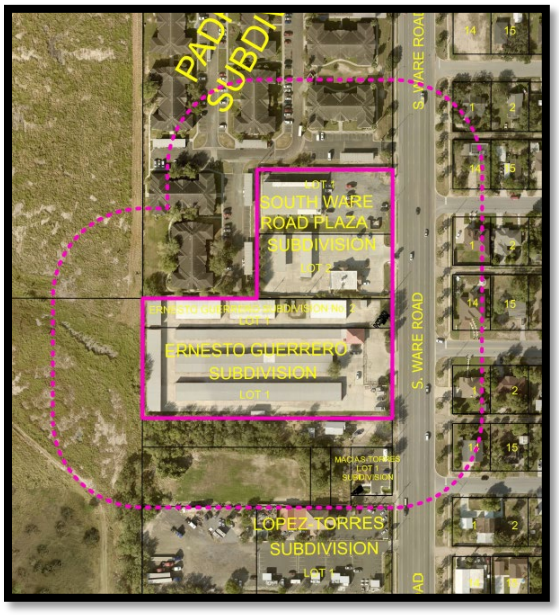
DATE: September 24, 2025

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

SOUTH WARE ROAD PLAZA SUBDIVISION LOTS 1-2, ERNESTO GUERRERO SUBDIVISION, LOT 1, ERNESTO GUERRERO SUBDIVISION NO 1, LOT 1 HIDALGO COUNTY, TEXAS. (REZ2025-0181)
4100-4206 SOUTH WARE

LOCATION: The subject property is located on the east side along South Ware Road approximately 1000 feet north of Idela Avenue.





PROPOSAL: The City of McAllen is requesting to rezone the property to C-2 (Regional Commerical-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, R-3A (Multifamily Residential Apartment-OC) District to the north, I-1 (Light Industrial-OC) District and C-3L(Light Commercial-OC) District to the south.

LAND USE: The subject properties contain commercial suites including, storage units, a carwash facility, a watermill express and a Dollar General Store. Surrounding uses include Commercial buisnesses single-family residential dwellings, Multifamily Apartments and Vacant land.

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

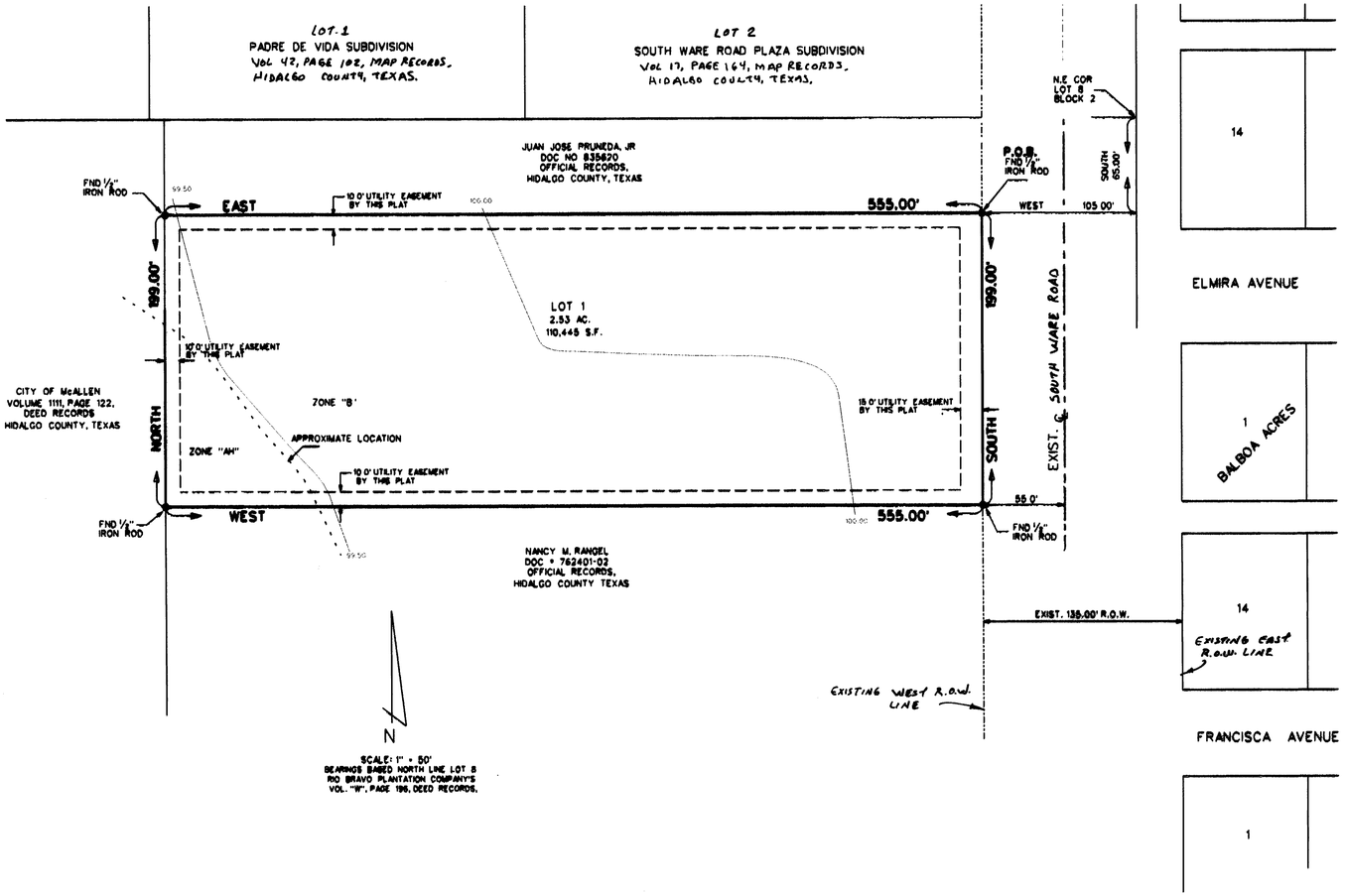
DEVELOPMENT TRENDS: The development trend along South Ware Road is single-family residences to the east, and multi-family residential and commercial to the west of South Ware Road.

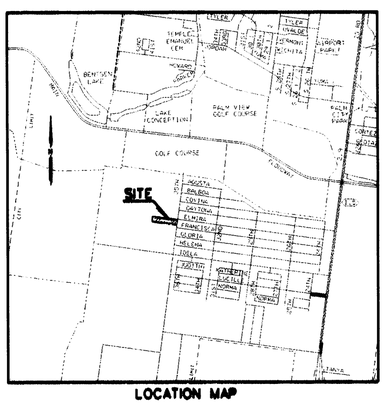
ANALYSIS: The proposed C-3 (General Buisness-OC) District is an equivalent zoning district to the current C-2(Regional Commercial-UDC) District zoning designation. It follows the development trend in this area.

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 C-2 (Regional Commercial-UDC) District.





LOCATION MAP

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.

ON: 12-4-09 AT 4:47 AM/PM
INSTRUMENT NUMBER 2056830
RECORDED IN VOLUME — PAGE —
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

BY: _____ DEPUTY

ERNESTO GUERRERO SUBDIVISION

A 2.53 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME "W", PAGE 196, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.53 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME "W", PAGE 196, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1904390, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND AT THE EXISTING WEST R.O.W. LINE OF WARE ROAD, FOR THE NORTH-EAST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH, 65.00 FEET AND WEST, 105.00 FEET FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 2,

THENCE:, SOUTH, ALONG THE WEST R.O.W. LINE OF WARE ROAD, A DISTANCE OF 199.00 FEET, TO A ½" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE: WEST A DISTANCE OF 555.00 FEET TO A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE: NORTH A DISTANCE OF 199.00 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT,

THENCE, EAST A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: S. WARE ROAD - 65.0' OR GREATER FOR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
4. 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; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   ZONE "AH" - AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. BASE FLOOD ELEVATION IS 99.00 FEET
   COMMUNITY-PANEL No. 480334 0010 C
   MAP REVISED: NOVEMBER 2, 1982.
5. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
6. BENCH MARK ELEV.= 98.55, MC 82 -3½" BRASS MONUMENT CAP LOCATED ON IDELA PARK , 50 FEET FROM THE BACK OF CURB OF IDELA STREET, AND 182 FEET EAST FROM THE CENTERLINE OF WARE ROAD.
7. 4.0 FT WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH WARE ROAD.
8. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 29,598 CF (0.68 AC-FT.)
9. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. A 8.0 FT OPAQUE REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES
    A 8.0 FT MASONRY BUFFER REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES
11. SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED AS ERNESTO GUERRERO SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATEDTO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATRELINES, SEWER LINES, 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.

Ernesto Chapa Guerrero
OWNER: ERNESTO CHAPA GUERRERO
ADDRESS: 4709 S. 29TH ST.
McALLEN, TEXAS. 78503

Blanca Guerrero
OWNER: BLANCA GUERRERO
ADDRESS: 4709 S. 29TH ST.
McALLEN, TEXAS. 78503

Raul U. Guerrero
OWNER: RAUL U. GUERRERO
ADDRESS: 4709 S. 29TH ST.
McALLEN, TEXAS. 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNESTO CHAPA GUERRERO, BLANCA GUERRERO AND RAUL U. GUERRERO, 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 19TH DAY OF SEPTEMBER, 20 09.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

LEONOR ARRATIA
Notary Public, State of Texas
My Commission Expires
December 19, 2010

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
BY: Gabby Garza Jr. Mgr
12/04/09

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.

12-1-09
CHAIRMAN, PLANNING COMMISSION

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.

12-3-09
MAYOR, CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Homero L. Gutierrez, RPLS 9/19/2009
HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

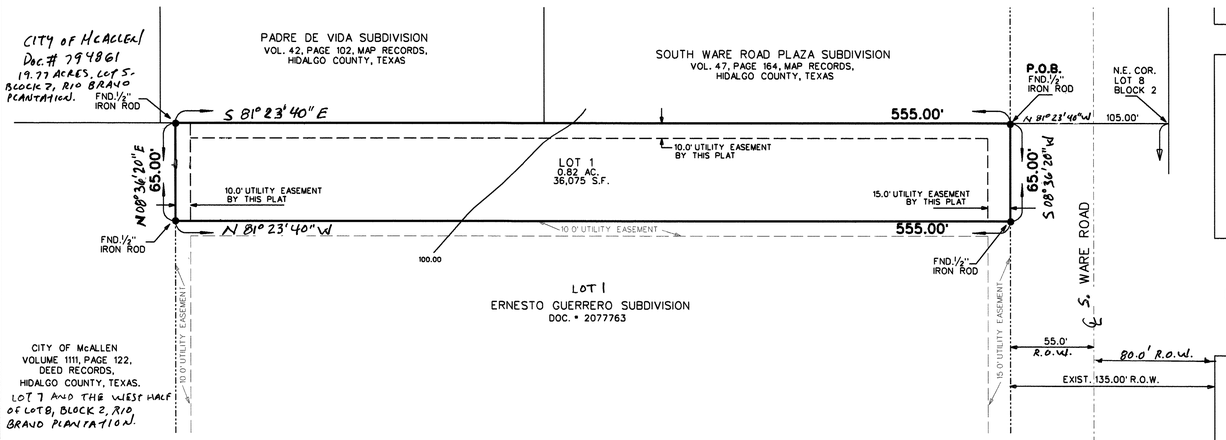
I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo Arratia, P.E. 9/19/09
GUILLERMO A ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

DATE OF PREPARATION: NOVEMBER 2008

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

ERNESTO GUERRERO SUBDIVISION No. 2



A 0.82 ACRE TRACT OF LAND BEING THE NORTH 65.00 FEET OF THE NORTH 130.00 FEET OF THE EAST HALF OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME "W", PAGE 197, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 0.82 ACRE TRACT OF LAND BEING THE NORTH 65.00 FEET OF THE NORTH 130.00 FEET OF THE EAST HALF OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME "W", PAGE 196, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND AT THE EXISTING WEST R.O.W. LINE OF WARE ROAD, FOR THE NORTH-EAST CORNER OF THIS TRACT, SAID ROD BEARS N 81° 23'40"W, 105.00' FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 2,

THENCE; S 08° 36' 20" W, ALONG THE WEST R.O.W. LINE OF WARE ROAD, A DISTANCE OF 65.00 FEET, TO A ½" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE; N 81° 23' 40" W, A DISTANCE OF 555.00 FEET TO A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE; N 08° 36' 20" E, A DISTANCE OF 65.00 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT,

THENCE; S 81° 23' 40" E A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.82 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED AS ERNESTO GUERRERO SUBDIVISION No. 2 TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATEDTO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATRELINES, SEWER LINES, 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.

Ernesto Chapa Guerrero
OWNER: ERNESTO CHAPA GUERRERO
ADDRESS: 4709 S. 29TH ST.
McALLEN, TEXAS. 78503

Blanca Guerrero
OWNER: BLANCA GUERRERO
ADDRESS: 4709 S. 29TH ST.
McALLEN, TEXAS. 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNESTO CHAPA GUERRERO AND BLANCA GUERRERO, 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 4th DAY OF DECEMBER, 20 12.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

LEONOR ARRATIA
Notary Public, State of Texas
My comision Expires
December 19, 2014

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: Godfrey Garza Jr. 02/22/13

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 — 2/19/13 DATE

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

MAYOR, CITY OF McALLEN — 2/14/13 DATE

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: S. WARE ROAD - 65.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
4. 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: AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL No. 480334 0010 C
   MAP REVISED: NOVEMBER 2, 1982.
5. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
6. BENCH MARK ELEV.= 98.55, MC 92 -3¼" BRASS MONUMENT CAP LOCATED ON IDELA PARK, 50 FEET FROM THE BACK OF CURB OF IDELA STREET, AND 182 FEET EAST FROM THE CENTERLINE OF WARE ROAD.
7. 4.0 FT WIDE MINIMUM SIDEWALK IS REQUIRED ON S. WARE ROAD
8. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 5,227 CF (0.12 AC-FT.)
9. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. A 6.0 FT OPAQUE BUFFER REQUIRED FROM ADJECENT/BETWEEN MULTIFAMILY RESIDENTIAL & COMMERCIAL OR INDUSTRIAL ZONES/USES
    A 8.0 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791 DATE 11/14/2012
2600 SAN DIEGO
MISSION, TEXAS 78572

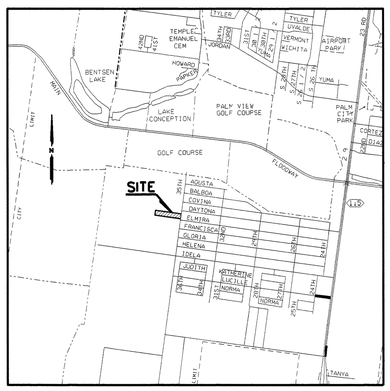
STATE OF TEXAS REGISTERED — HOMERO LUIS GUTIERREZ — 2791 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001 DATE: 11/14/12
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS — GUILLERMO A. ARRATIA — 94001 — LICENSED PROFESSIONAL ENGINEER



LOCATION MAP

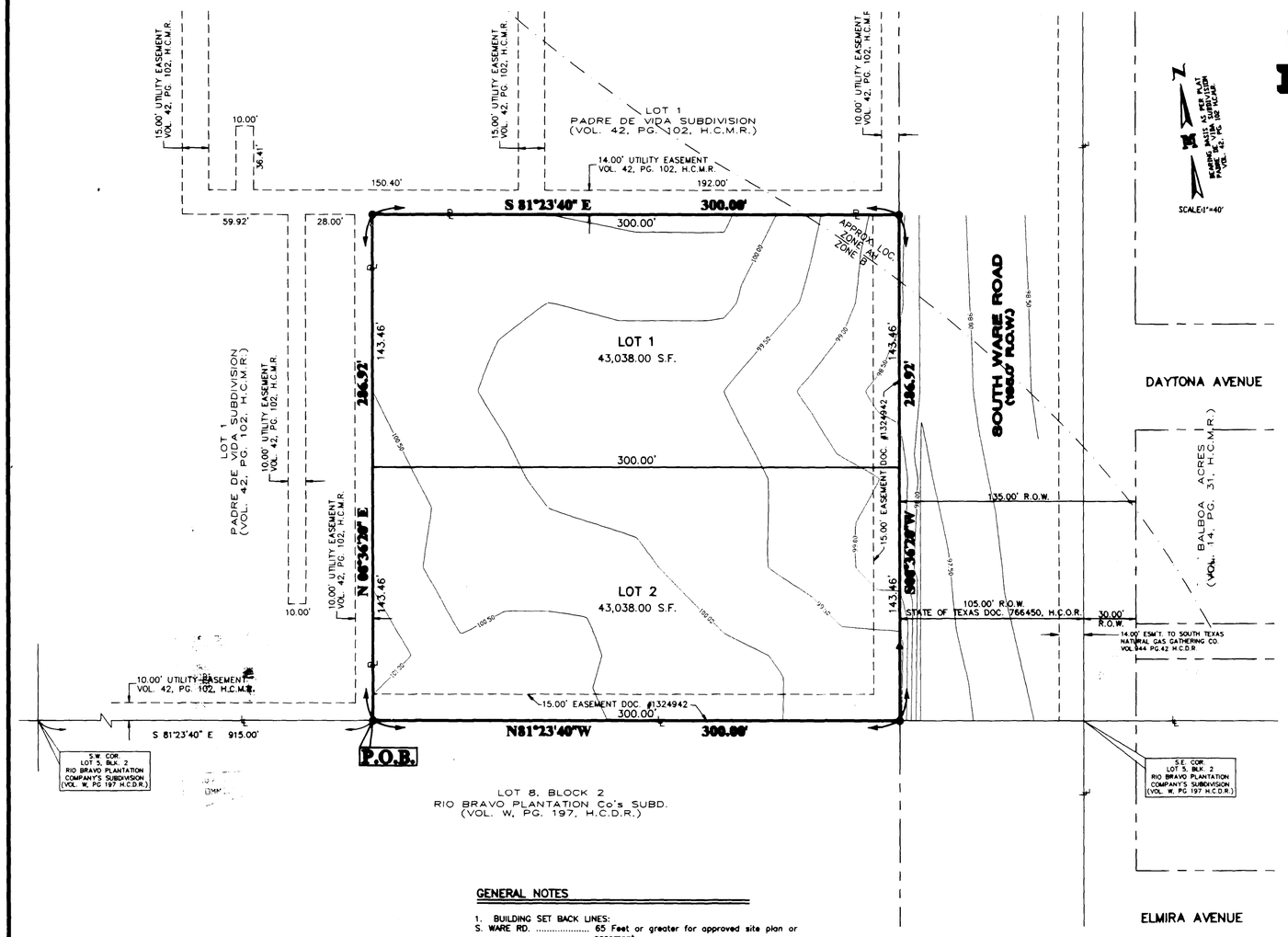
THE COUNTY OF HIDALGO TEXAS

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

ON: 2/25/13 AT 1:41 AM/PM
INSTRUMENT NUMBER 2385406
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: DEPUTY

DATE OF PREPARATION: OCTOBER 15, 2012

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM No. 9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



MAP OF
SOUTH WARE ROAD PLAZA SUBDIVISION

BEING A SUBDIVISION OF 1.976 ACRES, OUT OF LOT 5, BLOCK 2, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME W, PAGE 197, H.C.D.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS.

A TRACT OF LAND CONTAINING 1.976 ACRES, SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOT 5, BLOCK 2; RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME W, PAGE 197, HIDALGO COUNTY DEED RECORDS, SAID 1.976 ACRES ARE ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE SOUTH LINE OF SAID LOT 5, BLOCK 2, SAID IRON ROD BEARS S 81°23'40" E, A DISTANCE OF 915.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 2, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1). THENCE, N 08°36'20" E, ALONG A BOUNDARY LINE OF PADRE DE VIDA SUBDIVISION, RECORDED IN VOLUME 42, PAGE 102, HIDALGO COUNTY, MAP RECORDS, A DISTANCE OF 286.92 FEET TO AN IRON ROD FOUND FOR AN INSIDE CORNER OF SAID PADRE DE VIDA SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

2). THENCE, S 81°23'40" E, ALONG A BOUNDARY LINE OF SAID PADRE DE VIDA SUBDIVISION, A DISTANCE OF 300.00 FEET TO AN IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF WARE ROAD, AN OUTSIDE CORNER OF SAID PADRE DE VIDA SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

3). THENCE, S 08°36'20" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD, A DISTANCE OF 286.92 FEET TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

4). THENCE, N 81°23'40" W, ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 2, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.976 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBBIE HYMEL, 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 4th DAY OF APRIL, 2005

Laura N. Serres
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:
03-11-2006

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL 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 3-7-05
FRED L. KURTH, RPE # 54151 RPLS # 4750
DATE SURVEYED: 10/14/04 & 11/22/04
DATE PREPARED: 03/01/05
V-725, PG. 16 & 17, AND T-729, PG. 5
JOB No. 04224.00

STATE OF TEXAS
COUNTY OF TEXAS

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SOUTH WARE ROAD PLAZA 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, 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.

SANTO ANDREI, LTD
ROY IBAREZ
1410 DOVE
McALLEN, TEXAS 78504
HIDALGO COUNTY.

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 "SOUTH WARE ROAD PLAZA 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.

ROBBIE HYMEL, JR.
INTER NATIONAL BANK

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROY IBAREZ 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 4th DAY OF March, 2005

Celestine Stewart
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: 8-26-2005

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.

Leo Montalvo
MAYOR, CITY OF McALLEN

ATTESTED BY:
CITY SECRETARY

4-14-05
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

4-14-05
DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 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:

GENERAL NOTES

1. BUILDING SET BACK LINES:
S. WARE RD. ..... 65 Feet or greater for approved site plan or easement.
OTHER SETBACK LINES AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

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

3. FLOOD ZONE DESIGNATION:
APPROXIMATELY 1% OF THE PROPERTY LIES WITHIN ZONE "AH" (THE NORTHEAST CORNER OF THE PROPERTY), THE REST 99% LIES IN ZONE "B".
ZONE "B": AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS OF 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.

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.
BASE FLOOD ELEVATION = 99.00

COMMUNITY-PANEL NUMBER: 480343 0010 B
MAP REVISED: JUNE 15, 1981.

4. TOTAL RUNOFF DETENTION REQUIRED: 0.18 ACRE-FEET.

5. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. BENCH MARK: TOP OF TYPE "A" INLET, LOCATED ON THE WEST SIDE OF S. WARE ROAD, APPROXIMATELY 270 FEET NORTH OF THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION=97.40

7. CITY OF McALLEN BENCH MARK INFORMATION: MC 92, 3 1/4" BRASS MONUMENT CAP LOCATED ON IDELA PARK, 50 FEET FROM THE BACK OF CURB OF IDELA STREET, AND 162 FEET EAST FROM THE CENTERLINE OF WARE ROAD. ELEVATION=98.55

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

9. 4' CONC. SIDEWALK REQUIRED ALONG SOUTH WARE ROAD.

10. 6' BUFFER FENCE REQUIRED FROM ADJACENT RESIDENTIAL ZONE/USE.

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

LOCATION MAP
SCALE 1" = 2,000'



FILED FOR RECORD IN HIDALGO COUNTY
BY: J.D. SALINAS III
COUNTY CLERK
ON: 4/6/2005 11:47
INSTRUMENT #1460846
AS A

Recorded In Volume 47 Page 164
of the map records of Hidalgo
County, Texas
J.D Salinas III
County Clerk

LEGEND:

SET C.P.S. ——— ▲
FOUND #4 REBAR ——— ●
SET #4 REBAR W/PLASTIC CAP STAMPED: "MELDEN AND HUNT" —— O

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

DRAWN BY: [illegible] DATE: 3-2-05
SURVEY CHECKED: [illegible] DATE: 3-2-05
FINAL CHECK: _____ DATE: _____

Planning Department

Memo

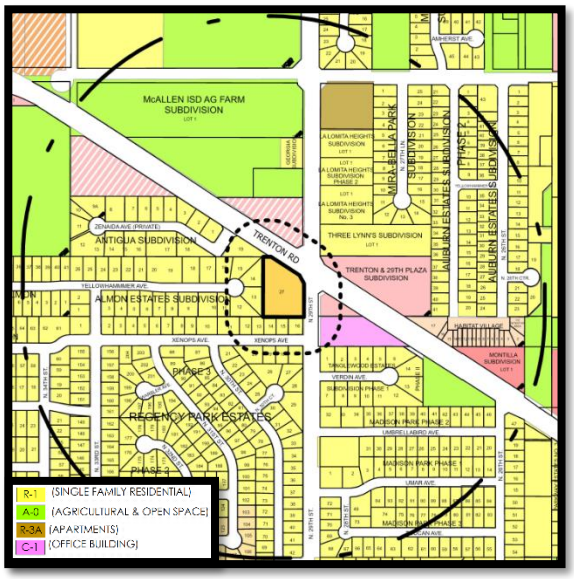
TO: Planning and Zoning Commission

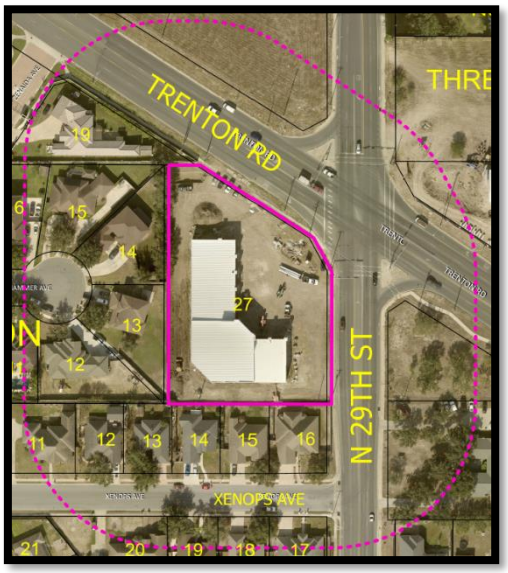
FROM: Planning Staff

DATE: September 10, 2025

SUBJECT: **REZONE FROM C-2 (NEIGHBORHOOD COMMERCIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 27, ALMON ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 7601 NORTH 29TH STREET. (REZ2025-0160):**

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





PROPOSAL: The applicant is proposing to rezone the property to C-2 (Regional Commercial-UDC) District 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-1 (Local Commercial-UDC) to the north and C-3L (Light Commercial-OC) District to the east.

LAND USE: The property contains a commercial plaza and is zoned C-2 (Neighborhood Commercial-OC) District. Surrounding uses include single-family residential dwellings, townhomes, commercial businesses, Michael E. Fossum Middle School and McAllen Youth Baseball Complex.

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 regionally accepted commercial uses like retail, services, and offices are suitable in this land use category. These nonresidential elements are typically low-scale and horizontally integrated, aligning with the character of existing single-family neighborhoods while enhancing local access to amenities and housing options.

DEVELOPMENT TRENDS: The development trend along North 29th Street and Trenton Road is single-family homes and commercial businesses.

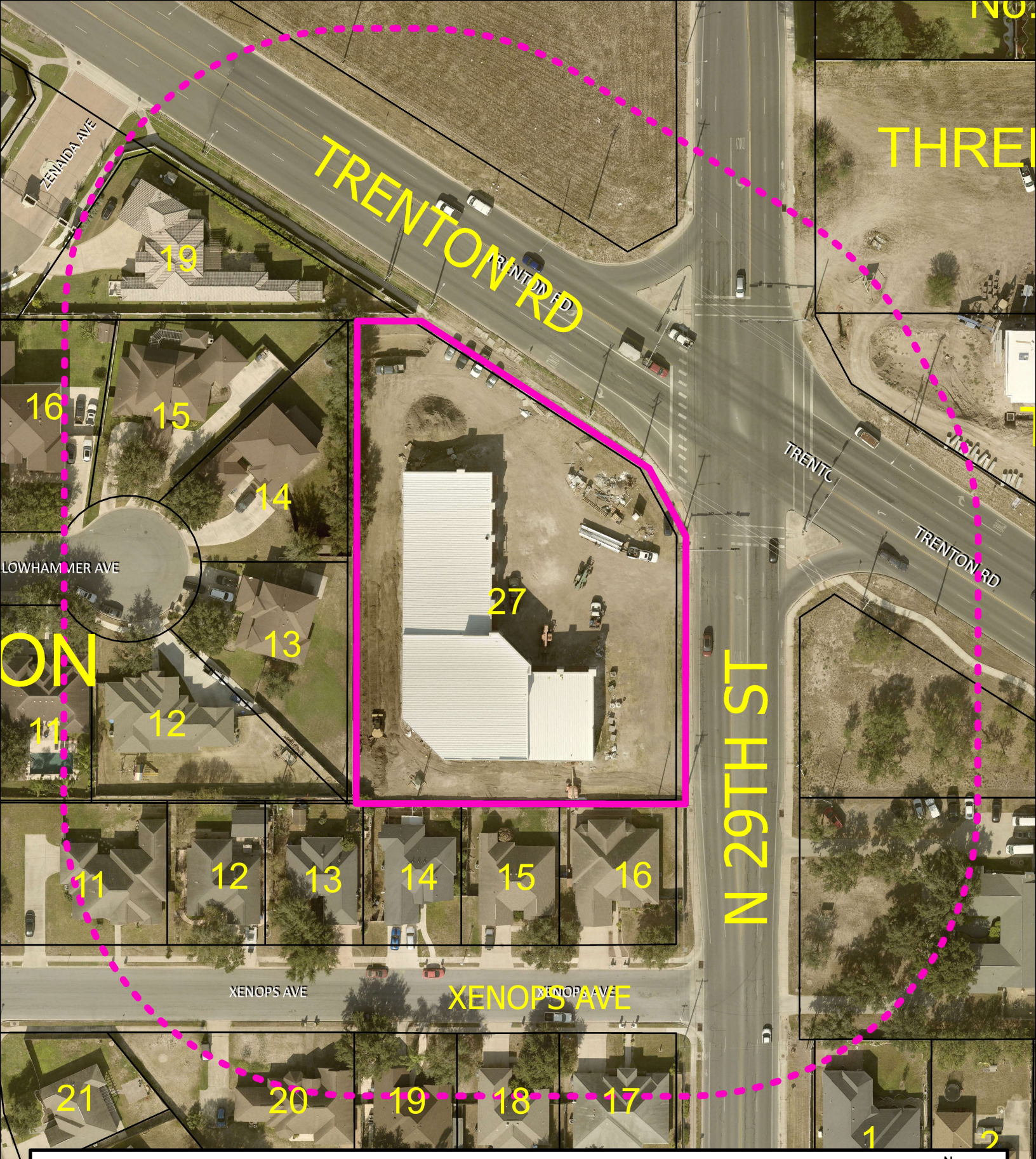
HISTORY: Almon Estates was recorded October 10, 2003. The application for this rezoning request was submitted August 15, 2025.

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) District is equivalent to the current C-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 C-2 (Regional Commercial-UDC) District.



CITY OF MCALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

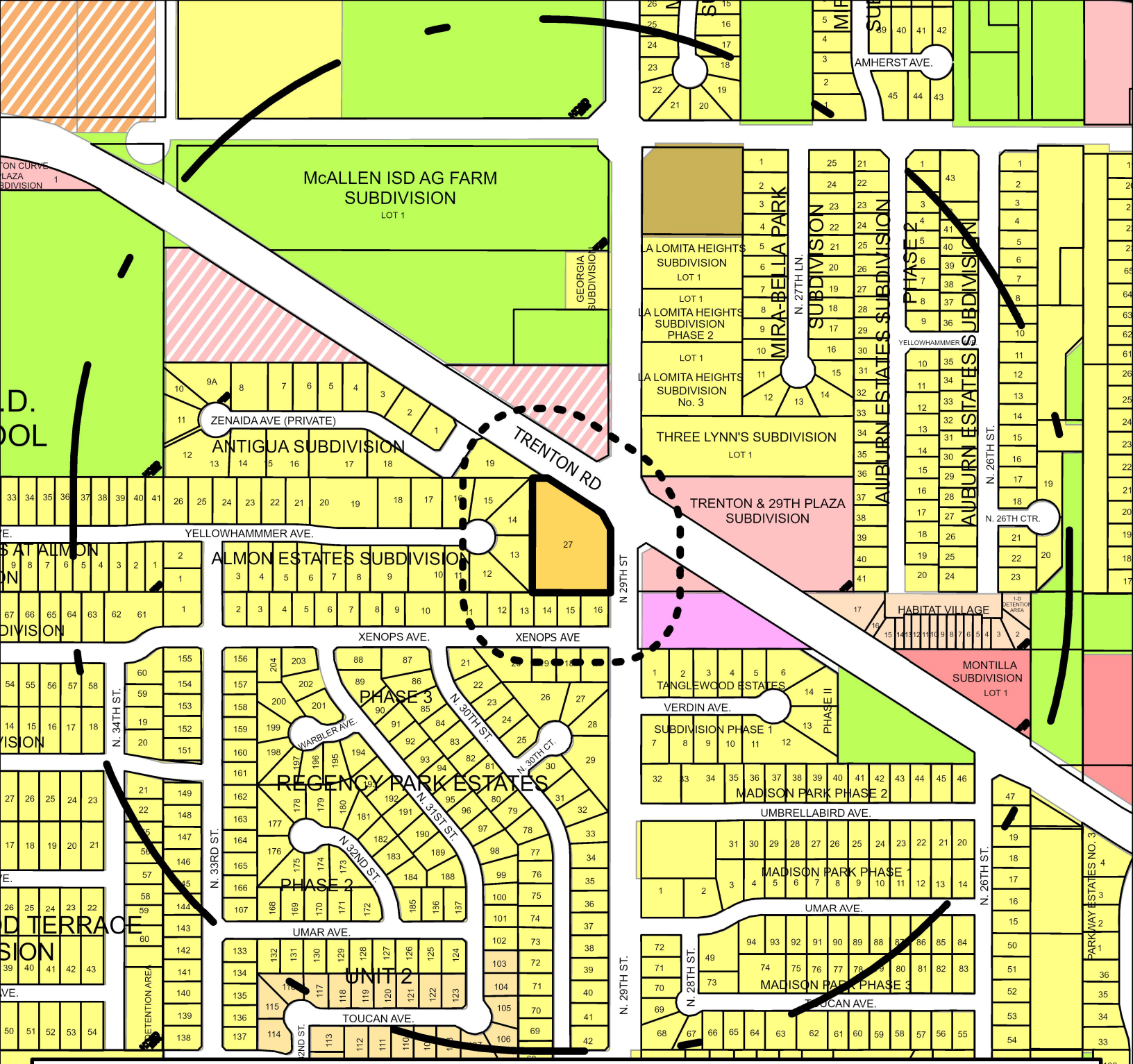
AREA MAP

N
W E
S

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



CITY OF MCALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP

N
W E
S

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

OLD ZONE

- A-O (AGRICULTURAL & OPEN...)
- R-1 (SINGLE FAMILY RES...)
- R-2 (DUPLEX-FOURPLEX)
- R-3A (APARTMENTS)
- R-3C (CONDOMINIUMS)
- R-3T (TOWNHOMES)
- R-4 (MOBILE HOMES)
- C-1 (OFFICE BUILDING)
- C-2 (NEIGHBORHOOD COMM...)
- C-3 (GENERAL BUSINESS)
- C-3L (LIGHT COMMERCIAL)
- C-4 (COMMERCIAL IND...)
- I-1 (LIGHT INDUSTRIAL)
- I-2 (HEAVY INDUSTRIAL)

UDC ZONE

- A-O (AGRICULTURAL & OPEN...)
- R-1 (LOW DENSITY RES...)
- R-2 (MEDIUM-DENSITY RES...)
- R-3 (HIGH-DENSITY RES...)
- C-1 (LOCAL COMMERCIAL)
- C-2 (REGIONAL COMMERCIAL)
- I-1 (LIGHT INDUSTRIAL)
- I-2 (HEAVY INDUSTRIAL)
- M-1 (LOCAL MIXED USE)
- M-2 (REGIONAL MIXED USE)
- C-C (CITY CORE)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

SUBDIVISION PLAT OF
ALMON ESTATES

A TRACT OF LAND CONTAINING 10.00 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, MAP REFERENCE; VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ALMON ESTATES, AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HEREIN, 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 WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER: LEO MONTALVO
900 N. MAIN STREET
McALLEN, TEXAS 78501

OWNER: RENE ALCALA
2709 QUAIL AVENUE
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, LEO MONTALVO & RENE ALCALA PERSONALLY APPEARED AND PROVED, THROUGH THEIR DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSES, TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED

THIS THE 25th DAY OF August, 2003 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 9/5/05

MARIA ELENA FLORES
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-05-2005

I, THE UNDERSIGNED, THE MAYOR PRO-TEM 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.

MAYOR PRO-TEM, CITY OF MCALLEN — DATE 9/23/03

THIS SUBDIVISION PLAT OF ALMON ESTATES 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 23rd DAY OF September, 2003 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.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808 — 8/6/03

STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S. — 8/6/03
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608
CVQ LAND SURVEYORS
2014 NORTH WARE ROAD
MCALLEN, TEXAS 78501
(956) 618-1551
DATE SURVEYED: NOVEMBER 7, 2002

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: _____ 10/6/03

GENERAL NOTES

1. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS; (EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)

LOTS 1-26

FRONT	25 FEET
REAR	10 FEET EXCEPT 46.71 FEET FOR LOT 19 AND 30 FEET AT THE NORTHEAST CORNER OF LOT 20.
COMMON SIDE	6 FEET EXCEPT 10 FEET ON THE WEST SIDE OF LOT 26 AND 15 FEET ON THE WEST SIDE OF LOT 18, & 20 FEET ON THE EAST SIDE OF LOT 19
SIDE CORNER	10 FEET
GARAGE	18 FEET (EXCEPT WHERE GREATER SET BACK REQUIRED)

LOT 27

TRENTON ROAD	60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
N. 29th STREET	40 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.

OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

3. THIS PROPERTY IS LOCATED IN ZONE "C" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL No. 480334 0400 C, REVISED NOV. 11, 1982.
4. 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 0.92 Ac- Ft. AND OR 1,306 cu. ft. PER LOT FOR LOTS 1 – 26 AND 6,500 cu. ft. FOR LOT 27.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT.
7. BENCHMARK: ELEVATION = 114.05
60 D NAIL ON POWER POLE LOCATED 70 SOUTH AND 100 WEST OF THE NORTH EAST CORNER OF THIS SUBDIVISION. (MC 39)
8. A 15 x 15 FOOT CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
9. A 4 FT. SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF N. 29th STREET, SOUTH SIDE OF TRENTON ROAD, BOTH SIDES OF YELLOWHAMMER AVENUE AND N. 33RD STREET.
10. SET 1/2" ø IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
11. A 6' BUFFER IS REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL ZONE/USE.
12. A SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT FOR LOT 27.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.00 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, MAP REFERENCE; VOLUME 24, PAGE 68, H.C.D.R. AND SAID 10.00 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ON THE SOUTHEAST CORNER OF SAID LOT 58 AND THE CENTERLINE OF 29TH STREET (NORTH ROOTH ROAD), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 17' 30" W, ALONG THE SOUTH LINE OF SAID LOT 58, AT A DISTANCE OF 20.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF SAID 29TH STREET, AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 58, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 42' 30" E, ALONG THE WEST LINE OF SAID LOT 58, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 17' 30" E, AT A DISTANCE OF 1300.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 29TH STREET, AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE EAST LINE OF SAID LOT 58 AND THE CENTER LINE OF SAID 29TH STREET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 08° 42' 30" W, ALONG THE WEST LINE OF SAID LOT 58, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES OF LAND, OF WHICH 0.15 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID 29TH STREET, LEAVING A NET OF 9.85 ACRES OF LAND, MORE OR LESS;

SECURITY INTEREST HOLDER

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, HOLDER OF SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ALMON ESTATES 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 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.

Lone Star National Bank — SIGNATURE — TITLE
BANK NAME

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED David Linder KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 14th DAY OF August, 2003 A.D.

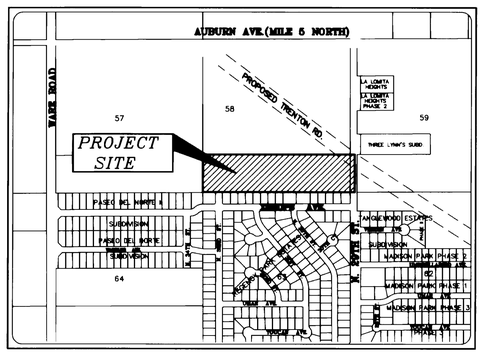
EMMA VIGIL
Notary Public, State of Texas
My Commission Expires
February 10, 2007

NOTARY PUBLIC, TEXAS
EXPIRATION DATE: 2-10-07

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, THIS THE 4th DAY OF August, 2003 A.D. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

SECRETARY — PRESIDENT

LOCATION MAP
N.T.S.



IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
6	9,969.00	0.229
7	9,495.00	0.218
11	9,383.58	0.2154
12	13,242.93	0.3040
13	12,070.28	0.2771
14	12,479.42	0.2865
15	12,691.06	0.2913
16	12,102.00	0.2778
19	17,416.00	0.400
20	10,620.86	0.2438
21	9,471.96	0.2174

CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	09°49'23"	316.05'	27.12'	54.19'	54.14'
C2	02°32'31"	366.05'	8.12'	16.24'	16.22'
C3	07°16'52"	366.05'	23.29'	46.54'	46.51'
C4	30°18'47"	50.00'	13.54'	26.45'	26.15'
C5	64°47'29"	50.00'	31.73'	56.54'	53.58'
C6	60°38'05"	50.00'	29.24'	52.91'	50.48'
C7	59°52'54"	50.00'	28.80'	52.26'	49.91'
C8	57°17'58"	50.00'	27.32'	50.00'	47.95'
C9	27°04'47"	50.00'	12.04'	23.63'	23.41'
C10	00°54'09"	316.05'	2.49'	4.98'	4.98'
C11	08°55'14"	316.05'	24.65'	49.21'	49.16'
C12	04°07'02"	366.05'	13.16'	26.30'	26.30'
C13	05°42'21"	366.05'	18.24'	36.45'	36.44'

CENTERLINE CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"A"	09°49'23"	341.05'	29.31'	58.47'	58.40'

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 8-6-03 AT 4:08 AM/PM
AS A RECORDING NUMBER 251774
BY: DEPUTY

recorded in volume 13 Page 138
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

DATE OF PREPARATION: NOVEMBER 12, 2002 DRAWN BY: A. O'CAÑA, JR., L. HERNANDEZ, & M. FONSECA

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588

Planning Department

Memo

TO: Planning and Zoning Commission

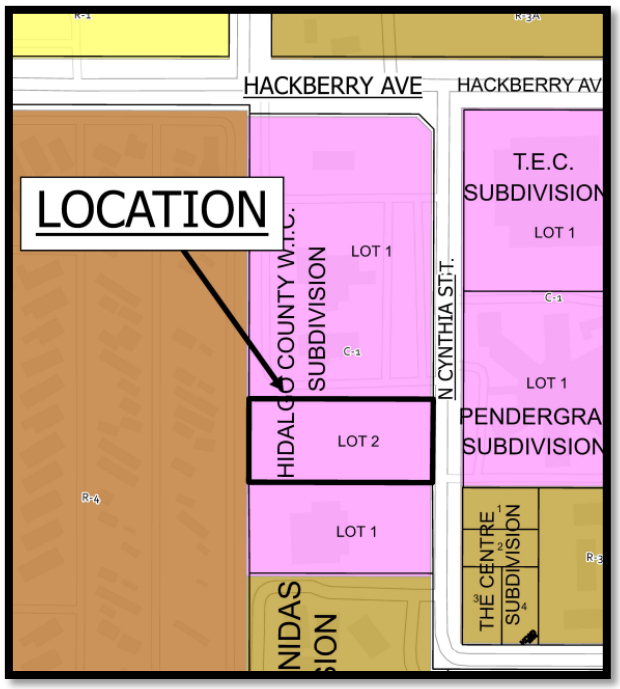
FROM: Planning Staff

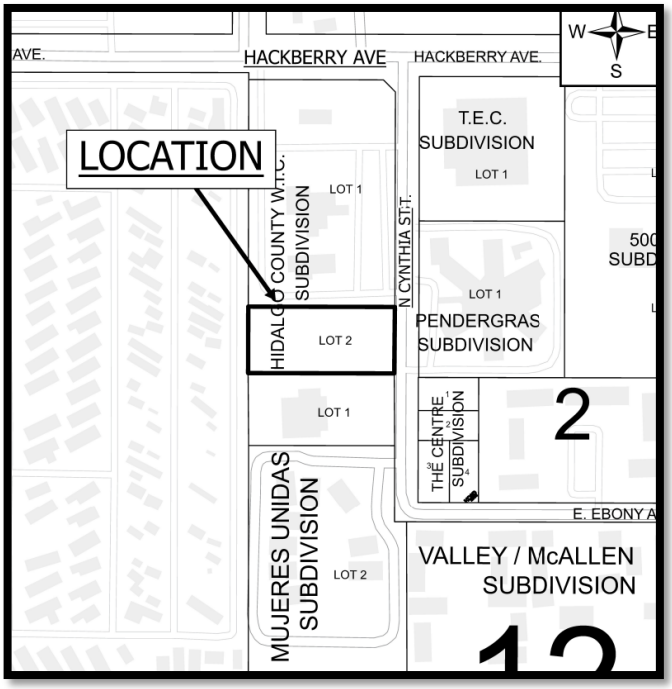
DATE: September 4, 2025

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.

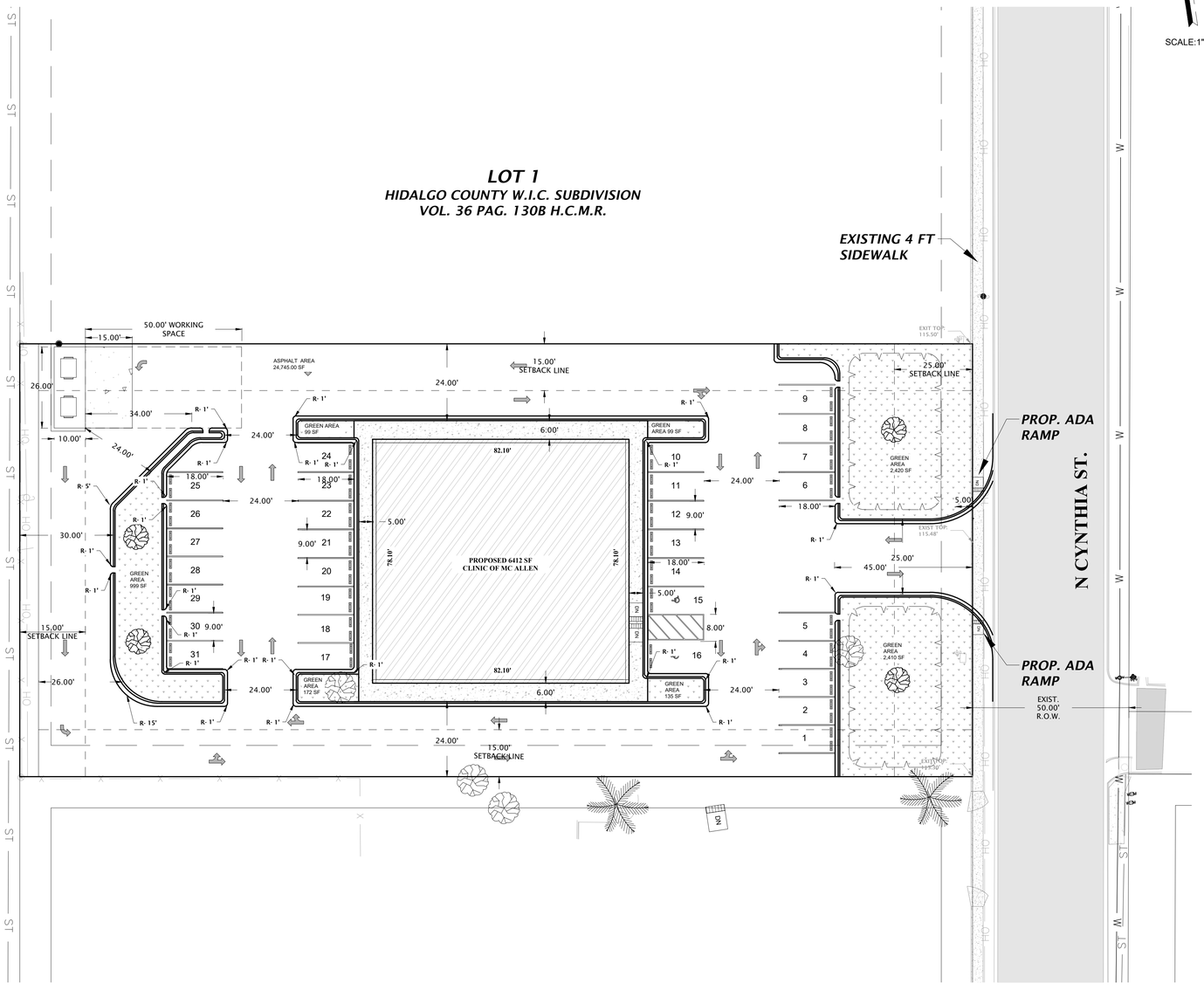
LEGEND

- 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

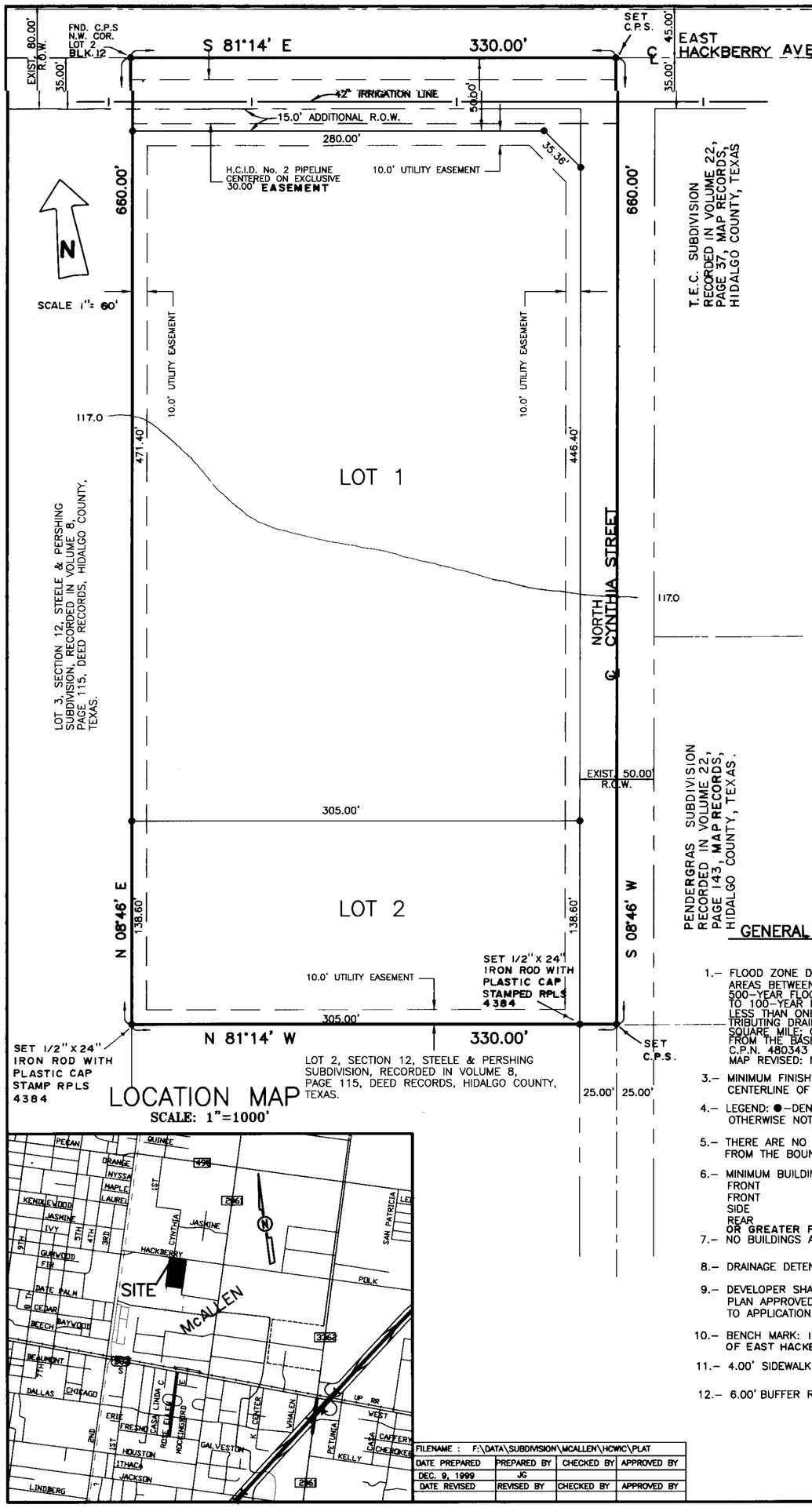
HIDALGO COUNTY HEALTH
CLINIC CITY OF McALLEN
DIMENSION SITE PLAN & LANDSCAPE SITE PLAN

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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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

SUB2024-0080

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 CUE Subdivision

Legal Description 14.52 acres out of Lot 7, Section 6, Hidalgo Canal Company Subdivision, Hidalgo County TX, Vol. Q, Pg. 177, Deed Records, Hidalgo County, TX and Lots 9, 10 & Part of Lot 11, Ford's Subdivision, Hidalgo County, TX, Vol. 7, Pg. 15, Map Records, Hidalgo ,TX

Location 700 Sunset Drive | 804 Bales Road | 2801 S. 10th Street

City Address or Block Number 2801 South 10th Street

Total No. of Lots 3 Total Dwelling Units _____ Gross Acres 14.52 Net Acres 12.85

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☑Commercial (14.52 Acres)/☐ Residential (____ Lots) Replat: ☑Yes/☐No

Existing Zoning A-O, R-1 & C-3 Proposed Zoning A-O, R-1 & C-3 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Open Proposed Land Use Learning Center & Park

Irrigation District # HCWID#3 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 675893 | 175515 | 189372

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name City of McAllen Phone 956.681.1151

Address 1300 Houston Ave. E-mail bolazaran@mcallen.net

City McAllen State Texas Zip 78501

Developer

Name City of McAllen Phone 956.681.1151

Address 1300 Houston Ave. E-mail bolazaran@mcallen.net

City McAllen State Texas Zip 78501

Contact Person Bilkis Olazaran

Engineer

Name Perez Consulting Engineers Phone 956.631.4482

Address 808 Dallas Ave. E-mail dp@perezce.com ah@perezce.com

City McAllen State Texas Zip 78501

Contact Person David Perez, P.E.

Surveyor

Name CVQ Land Surveyors Phone 956.618.1551

Address 517 Beaumont Ave. E-mail cvq@cvqlandsurvey.com surveycrew@cvqlandsurvey.com

City McAllen State Texas Zip 78501

KF

RECEIVED
JUL 23 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)

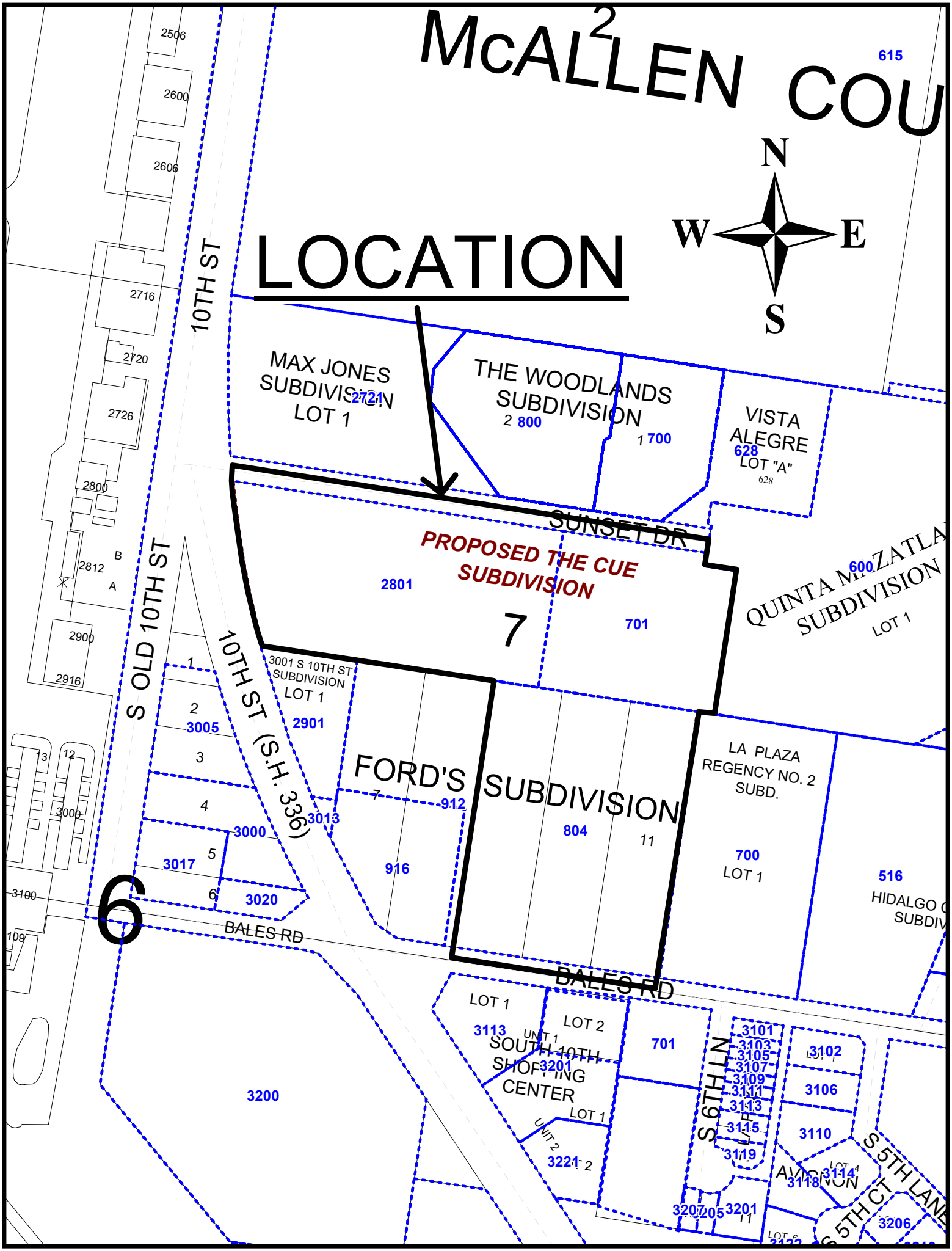
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

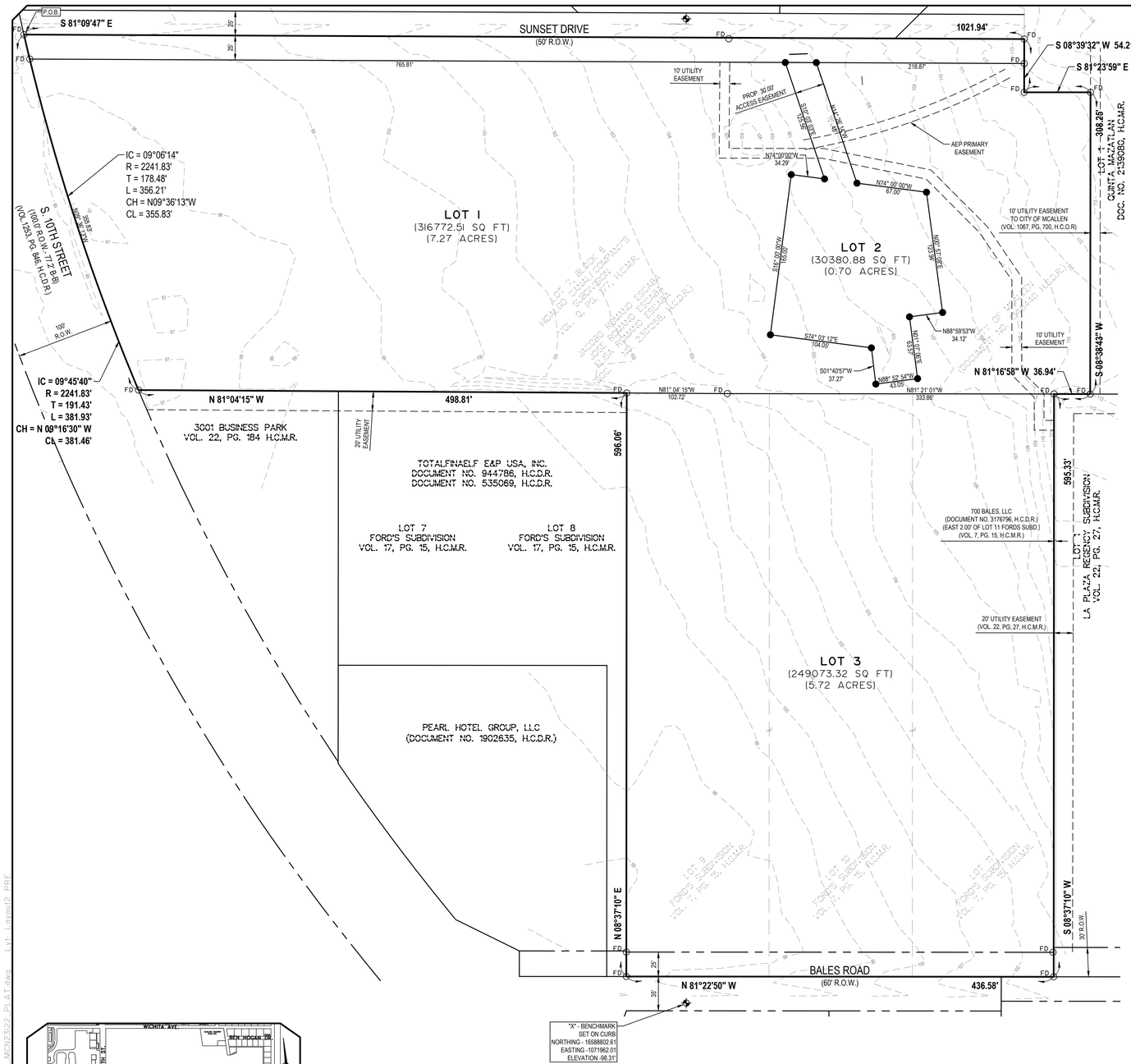
Signature _____ Date 7/2/2024

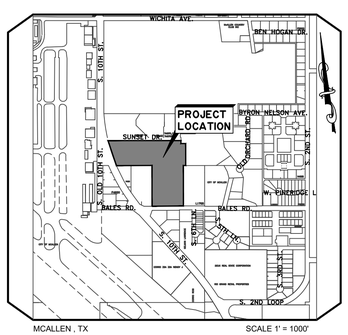
Print Name David Perez, P.E.

Owner ☐ Authorized Agent ☑

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


McALLEN COU
LOCATION
N
W
E
S
10TH ST
S OLD 10TH ST
10TH ST (S.H. 336)
MAX JONES SUBDIVISION LOT 1
THE WOODLANDS SUBDIVISION
VISTA ALEGRE LOT "A"
SUNSET DR
PROPOSED THE CUE SUBDIVISION
7
2801
701
QUINTA MAZATLA SUBDIVISION LOT 1
3001 S 10TH ST SUBDIVISION LOT 1
2901
FORD'S SUBDIVISION
LA PLAZA REGENCY NO. 2 SUBD.
700 LOT 1
516
HIDALGO
6
BALES RD
3200
SOUTH 10TH SHOPPING CENTER
LOT 1
LOT 2
3113
3201
3221
3101
3103
3105
3107
3109
3111
3113
3115
3119
3102
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3114
3118
AVIGNON
S 5TH LANE
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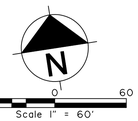
LOCATION MAP

PRELIMINARY SUBDIVISION PLAT

THE CUE SUBDIVISION

MCALLEN, TEXAS

14.52 ACRES OUT OF LOT 7, SECTION 6, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OF LOTS 9, 10 AND PART OR PORTION OF LOT 11, FORD'S SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 7, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS



LEGEND:

FD ○	=	1/2" IRON ROD FOUND
I.R.S. ●	=	IRON ROD SET
⊕	=	BENCHMARK
P.L.	=	PROPERTY LINE
L.L.	=	LOT LINE
P.O.B.	=	POINT OF BEGINNING
R.O.W.	=	DENOTES RIGHT OF WAY
M.R.H.C.T.	=	MAP RECORDS OF HIDALGO COUNTY TX
D.R.H.C.T.	=	DEED RECORDS HIDALGO COUNTY TX
O.R.H.C.T.	=	OFFICIAL RECORDS HIDALGO COUNTY TX
VOL.	=	VOLUME
PGS.	=	PAGES

GENERAL NOTES:

1. MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT CENTER OF SUNSET DRIVE.
2. MINIMUM SET BACKS LINES:

   FRONT - 25.0 FT ALONG SUNSET DRIVE
   REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE.
   SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. SETBACKS FOR THE EXISTING STRUCTURE(S) REMAIN; HOWEVER ONCE ANY ADDITIONS OR NEW CONSTRUCTION IS PROPOSED, THE SETBACKS AS REFERENCED IN NOTE NO. 2 WILL APPLY.
4. BY GRAPHICAL PLOTTING LAND CONTAINED WITHIN THIS SUBDIVISION LIES IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82. COMMUNITY PANEL NO. 480343-0010C
5. REQUIRED STORM WATER DETENTION SHALL BE 1.77 ACRE-FEET (2855.6 CY)
6. BENCHMARK
   NORTHING - 16588802.61
   EASTING - 1071962.01
   ELEVATION - 98.31'
7. 4 FT SIDEWALK IS REQUIRED ALONG SUNSET DRIVE.
8. 6 FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
9. THE CONSTRUCTION OF ANY STRUCTURES AND DRAINAGE DETENTION PONDS ON OR WITHIN ANY EASEMENT SHALL BE PROHIBITED.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 14.52 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 7, SECTION 6, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND LOTS 9 AND 10 AND PART OR PORTION OF LOT 11, FORD'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 7, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 14.52 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING, AT A NAIL FOUND, AT THE SOUTHWEST CORNER OF MAX JONES SUBDIVISION, MAP REFERENCE: VOLUME 18, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, THE EAST RIGHT-OF-WAY LINE OF S. 10TH STREET, (STATE HIGHWAY 336), RECORDED IN VOLUME 1253, PAGE 846, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81 09' 47" E, ALONG THE SOUTH LINE OF SAID MAX JONES SUBDIVISION, WITHIN SUNSET DRIVE, A DISTANCE OF 1021.94 FEET, TO A NAIL SET, ON THE WEST LINE OF QUINTA MAZATLAN SUBDIVISION MAP REFERENCE: DOCUMENT NUMBER 2139080 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 08 39' 32" W, ALONG THE WEST LINE OF SAID QUINTA MAZATLAN SUBDIVISION, AT A DISTANCE OF 25.00 FEET, PASS A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SUNSET DRIVE, CONTINUING A TOTAL DISTANCE OF 54.40 FEET, TO A ½" IRON ROD FOUND, AT AN INSIDE CORNER OF SAID QUINTA MAZATLAN SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 81 23' 59" E, ALONG SAID QUINTA MAZATLAN SUBDIVISION, A DISTANCE OF 67.78 FEET, TO AN IRON PIPE FOUND, ON AN INSIDE CORNER OF SAID QUINTA MAZATLAN SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 08 38' 43" W, ALONG SAID QUINTA MAZATLAN SUBDIVISION, A DISTANCE OF 308.25 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID QUINTA MAZATLAN SUBDIVISION, THE NORTH LINE OF LA PLAZA REGENCY NO. 2 SUBDIVISION, MAP REFERENCE: VOLUME 22 PAGE 27 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;

THENCE N 81 16' 58" W, ALONG THE NORTH LINE OF SAID LA PLAZA REGENCY NO. 2 SUBDIVISION, AT A DISTANCE OF 34.94 FEET, PASS A ½" IRON ROD FOUND, ON THE NORTHWEST CORNER OF SAID LA PLAZA REGENCY NO. 2 SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 36.94 FEET, TO THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO 700 BALES, LLC, RECORDED IN DOCUMENT NUMBER 3176798 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;

THENCE S 08 37' 10" W, ALONG THE WEST LINE OF SAID 700 BALES, LLC, TRACT, AT A DISTANCE OF 570.33 FEET, PASS A ½ IRON ROD WITH A PLASTIC CAP STAMPED "JA GZA" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF BALES RD, CONTINUING A TOTAL DISTANCE OF 595.33 FEET, TO A NAIL SET, ON THE SOUTH LINE OF SAID LOT 11, FORD'S SUBDIVISION, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81 22' 50" W, ALONG THE SOUTH LINE OF SAID LOTS 11, 10 AND 9, FORD'S SUBDIVISION, WITHIN SAID BALES ROAD, A DISTANCE OF 436.58 FEET, TO A NAIL SET, ON THE WEST LINE OF SAID LOT 9, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08 37' 10" E, ALONG THE WEST LINE OF SAID LOT 9, AT A DISTANCE OF 25.00 FEET, PASS A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE NORTH RIGHT-OF-WAY LINE OF SAID BALES ROAD, CONTINUING A TOTAL DISTANCE OF 596.06 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "JA GZA" FOUND, ON THE NORTHWEST CORNER OF SAID LOT 9, FOR A CORNER HEREOF;

THENCE N 81 04' 15" W, ALONG THE NORTH LINE OF LOTS 7 AND 8, OF SAID FORD'S SUBDIVISION, AT A DISTANCE OF 292.00 FEET, PASS THE NORTHEAST CORNER OF 3001 BUSINESS PARK SUBDIVISION, MAP REFERENCE: VOLUME 22 PAGE 184 MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 498.81 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP "M & H" FOUND, ON THE EAST RIGHT-OF-WAY OF SAID S. 10TH STREET (FM 336), AND A CURVE TO THE RIGHT, FOR A CORNER HEREOF;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 381.93 FEET, SAID CURVE HAVING A RADIUS OF 2241.83 FEET, A DELTA ANGLE OF 09 45' 40", A TANGENT OF 191.43 FEET, AND A CHORD THAT BEARS N 09 16' 30" W, 381.46 FEET, TO THE POINT OF BEGINNING, CONTAINING 14.52 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

STATE OF TEXAS
COUNTY OF HIDALGO
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **THE CUE SUBDIVISION** TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, 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.

_____
CITY OF McALLEN
1300 HOUSTON AVE.
McALLEN, TEXAS 78504
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO
ON THIS DAY PERSONALLY APPEARED _____, _____, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE _____ DAY OF,_____ A.D. 20___.

_____
NOTARY PUBLIC

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

DATED THIS THE_____ DAY OF,_____ A.D. 20___.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION
McALLEN, TEXAS

I, 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.

DATED THIS THE_____ DAY OF, _____ A.D. 20___.

_____ _____
MAYOR ATTEST: CITY SECRETARY
CITY OF McALLEN, TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

DATED THIS THE_____ DAY OF, _____ 2023.

_____
CARLOS VASQUEZ, R.P.L.S. NO. 4608
CVQ LAND SURVEYORS, LLC
TBPELS FIRM NO. 10119600
517 BEAUMONT AVE.
McALLEN, TEXAS 78501

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

DATED THIS THE_____ DAY OF, _____ 2023.

_____
J. DAVID PEREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS T.B.P.E. NO. 89429

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

PCE Para Consulting Engineers
Texas Registered Engineering Firm F-2158
808 Dallas Ave. McAllen, Texas 78501
(956) 631-4482 fax (956) 682-1545

DATE OF PREPARATION: JULY 3, 2024

SHEET 1 OF 1

ACad Rel: 24.2s (LMS Tech) User: pce-ul
Jul 03,2024 - 2:24PM - LTs: PSLT-60.TWO VR:0
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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/18/2025

SUBDIVISION NAME: THE CUE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. 10th Street: ROW dedication needed for 75 ft. from centerline for total 150 ft. ROW Paving: By the State Curb & gutter: By the State Revisions needed: - Show and label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final. - Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final. - Submit a copy of the referenced documents prior to final. - Provide the ROW dedication as shown above prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Sunset Drive: ROW dedication as needed for 5 ft. additional ROW dedication for 30 ft. from centerline for total 55 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Show and label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final. - Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final. - Label if 25 ft. ROW shown inside the property was dedicated by a separate instrument or is dedicated by this plat. - Reference the document number for the existing ROW and submit a copy of the referenced documents prior to final. - Provide ROW dedication as needed above prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Bales Road: ROW dedication needed for 35 ft. from centerline for total 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: - ROW dedication requirements must be finalized prior to final. - Show and label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final. - Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final. - Clarify if 25 ft. ROW was dedicated by separate instrument or is dedicated by this plat, please label it accordingly prior to final. - Reference document number for the existing ROW and submit a copy of the referenced documents prior to final. - Provide the ROW dedication as shown above 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

_____ 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	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties ** A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use, which include a service drive. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: According to the Zoning Ordinance or greater for easements or approved site plan, or in line with average existing setback, whichever is greater - Revise the setback note as shown above prior to final. - Proposing: 25 ft. along Sunset Drive **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater - Revise the setback note as shown above prior to final. - Proposing: In accordance with the Zoning Ordinance **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater - Revise the setback note as shown above prior to final. - Proposing: In accordance with the Zoning Ordinance **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater - Add the setback note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* 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 S. 10th Street, Sunset Drive, and Bales Road - Revise the setback note as shown above prior to final. - Engineering Department may request 5 ft. sidewalk for S. 10th Street 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

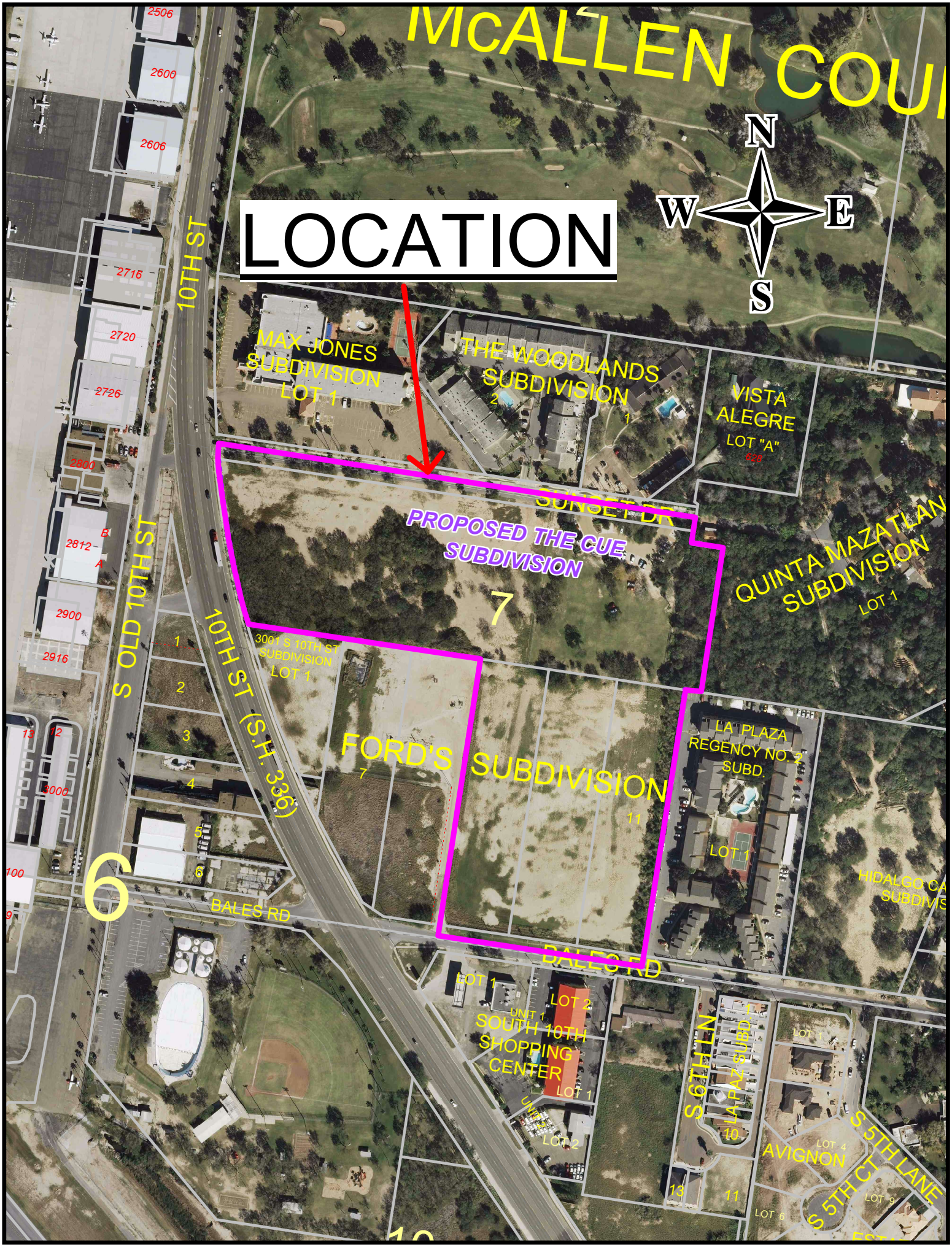
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Any additional buffer as applicable must be finalized prior to final. **Landscaping Ordinance: Section 110-46	Required
* 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 _____. - Plat note requirement will be finalized prior to final. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. ** A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. - Any change in the approved site plan will require the CUP to be amended.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners. - Add a plat note as shown above prior to final.	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 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. - Provide the lot frontage for Lot 2 to verify compliance with minimum lot width for the respective zone prior to final. **Zoning Ordinance: Section 138-356	TBD
ZONING/CUP	
* Existing: A-O, R-1, and C-3 Proposed: A-O, R-1, and C-3 ***Zoning Ordinance: Article V ** A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. - Any change in the approved site plan will require the CUP to be amended.	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. Based on the submitted application, the proposed use is learning center and park; therefore, park land dedication or fees do not apply.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application, the proposed use is learning center and park; therefore, park land dedication or fees do not apply.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. Based on the submitted application, the proposed use is learning center and park; therefore, park land dedication or fees do not apply.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - There is a 30 ft. Access Easement is shown as part of Lot 2. Clarify if Lot 2 will have a frontage to Sunset Drive or is accessed by an access easement prior to final. An easement must be shown by dashed line, not solid line. If lot 2 will not front a street, revise the lot boundary and submit a variance for staff review and process prior to final. - If an easement is dedicated by separate instrument, add the document number on the plat and provide a copy prior to final. - If an easement is dedicated by this plat, add "by this plat" prior to final. - Remove any reference from "Prop." to "By this plat" prior to final. - The distance and bearing of all easements will be needed, if they are not running along the lot lines. - Add dimensions from corner of the lots to the easements prior to final. - The easement labeled as AEP Primary easement seems to be incomplete. Clarify/revise the easement prior to final. - Any abandonment must be done by separate process, not by plat. - Legal description of all adjacent lots on all sides, even the other side of the streets are needed on the plat prior to final. -Engineer submitted a request for a 6- month extension and will be heard at the planning and zoning on 09/24/2025 in revised prelim. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMIANRY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL AND APPROVAL OF THE 6-MONTH EXTENSION.	Applied

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


LOCATION
N
W
E
S
McALLEN COU
10TH ST
S OLD 10TH ST
10TH ST (S.H. 336)
MAX JONES SUBDIVISION LOT 1
THE WOODLANDS SUBDIVISION
VISTA ALEGRE LOT "A"
SUNSET DR
PROPOSED THE CUE SUBDIVISION
7
QUINTA MAZATLAN SUBDIVISION
LOT 1
3001 S 10TH ST SUBDIVISION LOT 1
FORD'S SUBDIVISION
LA PLAZA REGENCY NO. 2 SUBD.
LOT 1
HIDALGO CA SUBDIVIS
BALES RD
6
LOT 1
LOT 2
UNIT 1
SOUTH 10TH SHOPPING CENTER
LOT 1
UNIT 2
LOT 2
S 15TH ST
LAPAZ SUBD.
AVIGNON
LOT 4
S 5TH LANE
S 5TH CT
LOT 9
LOT 6
2506
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September 17, 2025

McAllen Planning Department
311 N. 15th St.
McAllen, Texas 78501

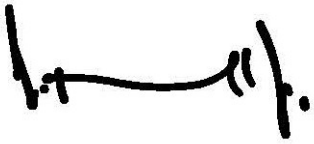
Re: The Que Subdivision Extension Request
McAllen, Texas

Dear McAllen Planning Department:

Please accept this letter as a request for subdivision extension for “The Cue Subdivision”.

If you have any questions, please feel free to contact me at 956.631.4482 or email me at dp@perezce.com.

Respectfully submitted,
Perez Consulting Engineers, LLC



J. David Perez, P.E.
President

SUB 2025-0124

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: WATERLILLY ON TAYLOR SUBDIVISION

Legal Description: 6.213 ACRES OUT OF LOT 1, BLOCK 1, MANLORSON'S ESTATES SUBDIVISION

Location: SOUTHEAST CORNER OF TAYLOR ROAD AND HIGHWAY 83

City Address or Block Number: 5121 HIGHWAY 83

Total No. of Lots: 15 Total Dwelling Units: 12 Gross Acres: 6.213 Net Acres: _____

X Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: X **Commercial** (3.87 **Acres**)/ X **Residential** (12 **Lots**) Replat: ☑Yes/☐No

Existing Zoning: C-3 Proposed Zoning: C-2 & R-2 Applied for Rezoning ☑No/☐Yes: Date: _____

Existing Land Use: 1 SINGLE-FAMILY RESIDENCE Proposed Land Use: COMMERCIAL AND TOWNHOMES

Irrigation District #: UID Water CCN: ☑MPU/☐Sharyland Water SC Other: _____

Agricultural Exemption: ☐Yes/☑No Parcel #: 226,948

Estimated Rollback Tax Due: 0 Tax Dept. Review: I.D.L

Owner

Name: WATER-LILLY HEIGHTS, LLC Phone: c/o (956) 381-0981

Address: 3050 POST OAK BLVD, SUITE 110 E-mail: BETO@MELDENANDHUNT.COM

City: HOUSTON State: TX Zip: 77056

Developer

Name: WATER-LILLY HEIGHTS, LLC Phone: (c/o (956) 381-0981

Address: 3050 POST OAK BLVD, SUITE 110 E-mail: BETO@MELDENANDHUNT.COM

City: HOUSTON State: TX Zip: 77056

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 MARIO@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 26 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)

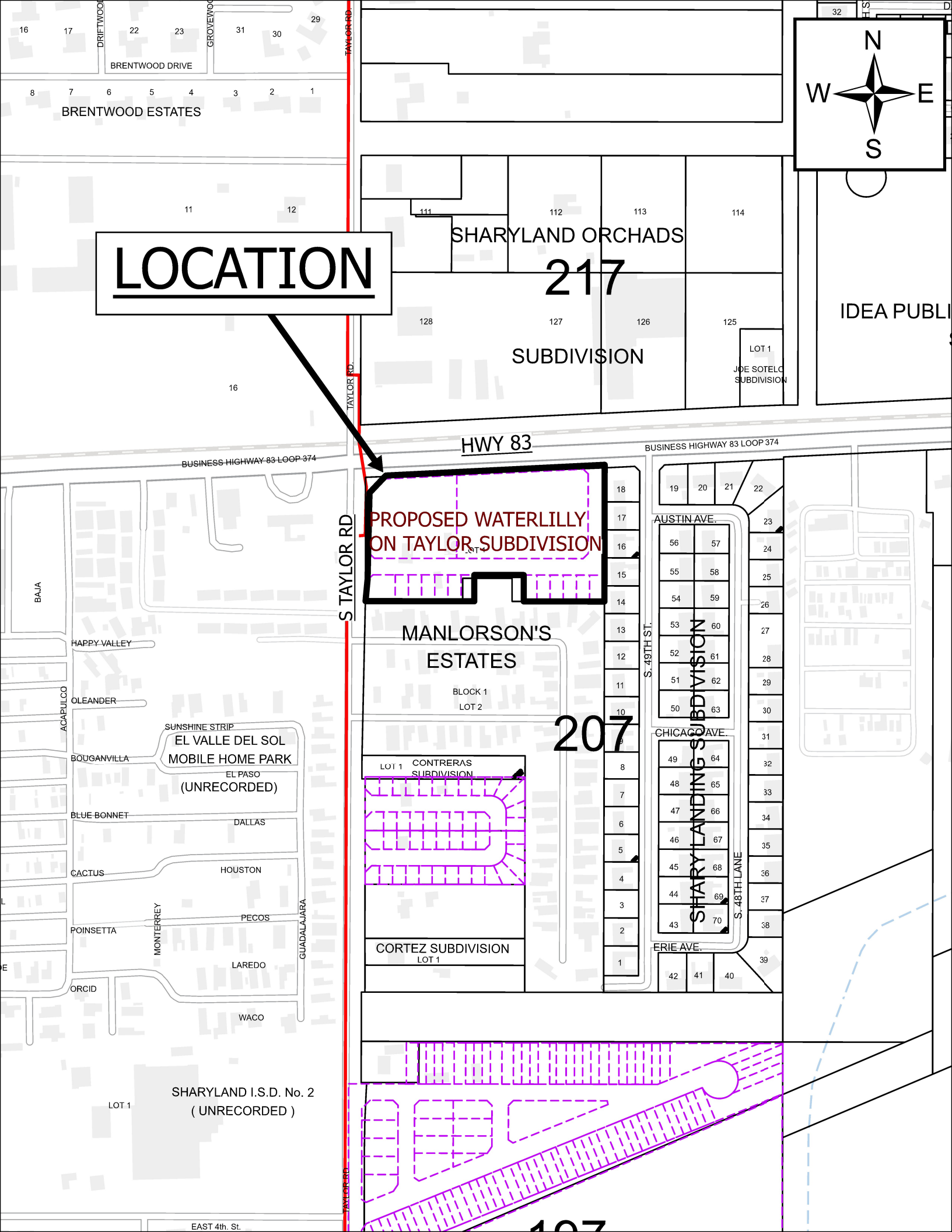
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

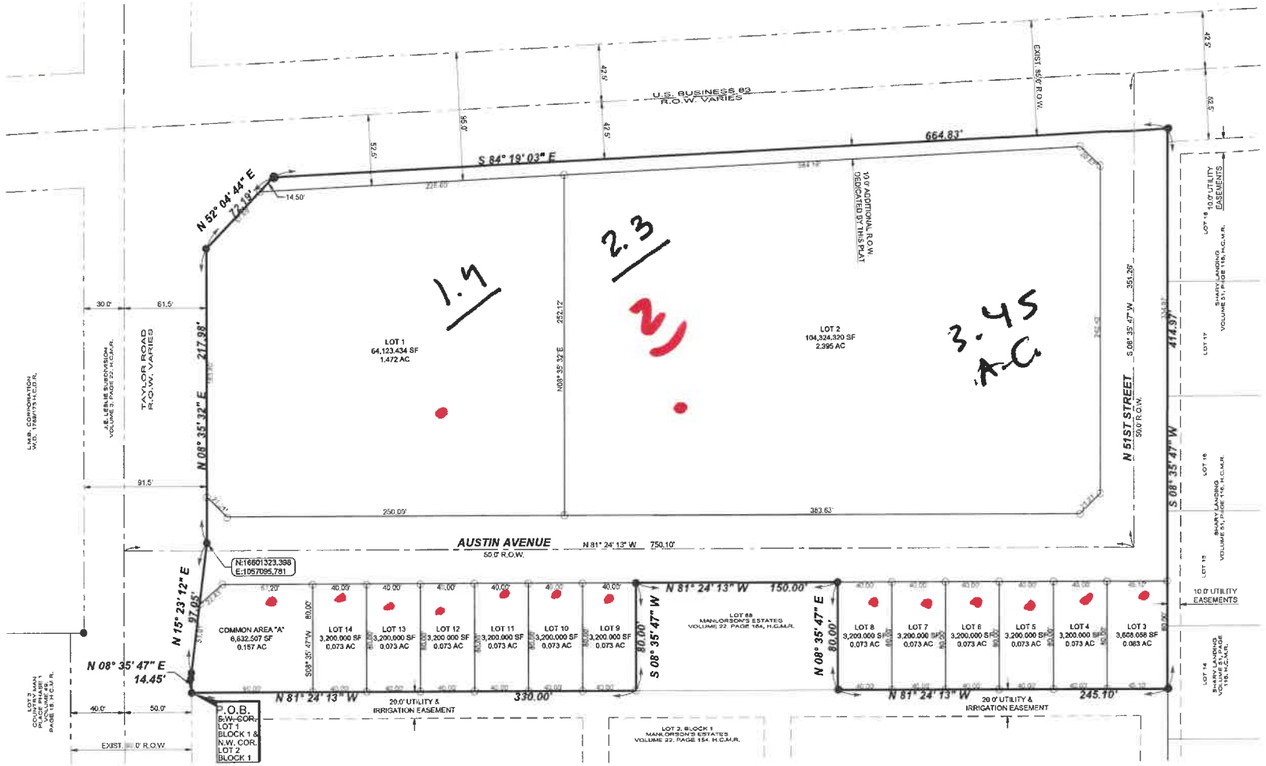
Signature _____ Date 8/20/2025

Print Name Mario A Reyna, P.E.

Owner ☐ Authorized Agent ☑

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


LOCATION
PROPOSED WATERLILLY ON TAYLOR SUBDIVISION
LOT 1
MANLORSON'S ESTATES
BLOCK 1
LOT 2
207
CONTRERAS SUBDIVISION
LOT 1
CORTEZ SUBDIVISION
LOT 1
SHARYLAND ORCHADS
217
SUBDIVISION
LOT 1
JOE SOTELO SUBDIVISION
IDEA PUBLI
SHARYLAND LANDING SUBDIVISION
AUSTIN AVE.
CHICAGO AVE.
ERIE AVE.
S. 49TH ST.
S. 48TH LANE
HWY 83
BUSINESS HIGHWAY 83 LOOP 374
S TAYLOR RD
TAYLOR RD.
BRENTWOOD DRIVE
BRENTWOOD ESTATES
DRIFTWOOD
GROVEWOOD
BAJA
HAPPY VALLEY
OLEANDER
ACAPULCO
SUNSHINE STRIP
EL VALLE DEL SOL
MOBILE HOME PARK
EL PASO
(UNRECORDED)
BOUGANVILLA
BLUE BONNET
DALLAS
CACTUS
HOUSTON
POINSETTA
PECOS
MONTERREY
GUADALAJARA
LAREDO
ORCID
WACO
SHARYLAND I.S.D. No. 2
(UNRECORDED)
LOT 1
EAST 4th. St.
N
W
E
S



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 6.213 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 1, BLOCK 1, MANLORSON'S ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 154, HIDALGO COUNTY MAP RECORDS, WHICH SAID 6.213 ACRES WERE CONVEYED TO RICK MICHELENA AND RON MICHELENA, BY VIRTUE OF WARRANTY DEED AGREEMENT RECORDED UNDER DOCUMENT NUMBER 3233930, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.213 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

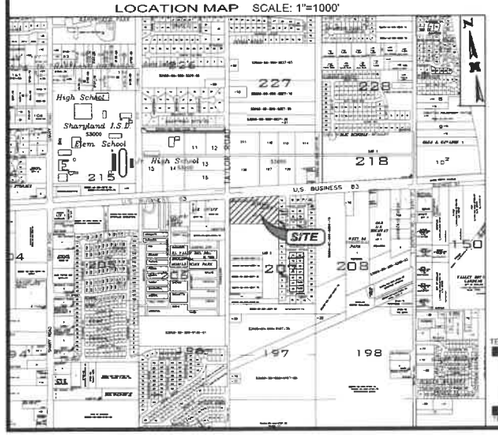
BEGINNING ON A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID MANLORSON'S ESTATES AND BEING ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 35' 47" E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLER ROAD, A DISTANCE OF 14.45 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, N 15° 23' 12" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, A DISTANCE OF 97.05 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16601323.398, EASTING: 1057095.781] FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 08° 35' 32" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, A DISTANCE OF 217.98 FEET TO A POINT, FROM WHICH A NO. 4 REBAR FOUND BEARS S 64° 41' 29" W A DISTANCE OF 0.35 FEET, AT AN INSIDE CORNER OF A CERTAIN TRACT CONVEYED TO THE CITY OF MISSION BY VIRTUE OF CAUSE NO. COD-0578-H RECORDED UNDER DOCUMENT NUMBER 3237958, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;
4. THENCE, N 52° 04' 44" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, A DISTANCE OF 72.19 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 84° 06' 04" E A DISTANCE OF 0.87 FEET AND A NO. 5 REBAR FOUND BEARS N 87° 52' 08" E A DISTANCE OF 0.71 FEET, ON THE NORTH LINE OF SAID LOT 1, BLOCK 1, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
5. THENCE, S 84° 19' 03" E (N 84° 14' 00" W MAP CALL) ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF U.S. BUSINESS 83, A DISTANCE OF 664.83 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 82° 27' 51" E A DISTANCE OF 0.91 FEET, AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND BEING THE WEST LINE OF SHARY LANDING, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGE 116, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
6. THENCE, S 08° 35' 47" W (S 08° 41' 00" W MAP CALL) ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 AND THE WEST LINE OF SAID SHARY LANDING, A DISTANCE OF 414.97 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 82° 14' 43" E A DISTANCE OF 0.91 FEET, AT THE SOUTHEAST CORNER OF SAID LCT 1, BLOCK 1 AND THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, FOR THE SOUTHEAST CORNER OF THIS TRACT;
7. THENCE, N 81° 24' 13" W ALONG A SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE NORTH LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 245.10 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 75° 52' 01" E A DISTANCE OF 0.90 FEET, AT AN OUTSIDE CORNER OF SAID LOT 1, BLOCK 1 AND THE SOUTHEAST CORNER OF LOT 88, OF SAID MANLORSON'S ESTATES, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 08° 35' 47" E ALONG A BOUNDARY LINE OF SAID LOT 1, BLOCK 1 AND THE EAST LINE OF SAID LOT 88, AT A DISTANCE OF 70.00 FEET PASS AN INSIDE CORNER OF SAID LOT 1, BLOCK 1 AND THE NORTHEAST CORNER OF SAID LOT 88, CONTINUING A TOTAL DISTANCE OF 80.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 81° 24' 13" W A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 08° 35' 47" W AT A DISTANCE OF 10.00 FEET PASS AN INSIDE CORNER OF SAID LOT 1, BLOCK 1, AND THE NORTHWEST CORNER OF SAID LOT 88, CONTINUING A TOTAL DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET AT AN OUTSIDE CORNER OF SAID LOT 1, BLOCK 1 AND THE SOUTHWEST CORNER OF SAID LOT 88, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 81° 24' 13" W ALONG A SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE NORTH LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.213 ACRES OF LAND, MORE OR LESS.

DRAWN BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
REVISED BY: _____ DATE _____
FINAL CHECK _____ DATE _____

SCALE: 1" = 50'

LOCATION MAP SCALE: 1"=1000'



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

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

TEXAS REGIST. F-1435
TBPLS No. 10006900

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

SUBDIVISION MAP OF

WATERLILLY ON TAYLOR SUBDIVISION

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

6.21

GENERAL NOTES :

THE SITE LIES IN ZONE "C", ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING".

COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
AND
COMMUNITY-PANEL NUMBER: 480334 0400 C
MAP REVISED: NOVEMBER 16, 1982

1. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE FRONT TOP OF CURB MEASURED FROM CENTER OF LOT.
2. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT:	50 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES
REAR:	IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
INTERIOR SIDES:	IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
GARAGE:	18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 60,314.00 CUBIC FEET (1.385 AC FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA(S)

   AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. CITY OF McALLEN BENCHMARK: "MC 75" FROM THE CITY OF McALLEN G.P.S. BEING LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUS 83 & TAYLOR RD. 36" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 133.46, NORTHING: 16601670.5456, EASTING: 1057151.64201 (NAVD88).
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH R.O.W. OF PECAN BOULEVARD (FM 495).
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
11. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
12. COMMON AREA "A" TO BE USED FOR DETENTION.

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

APPROVED BY DRAINAGE DISTRICT.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WATERLILLY ON TAYLOR SUBDIVISION, DO HEREBY GRANT, AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE, UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S), AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF PECAN BOULEVARD (FM 495) FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

OCEANGATE INVESTMENTS, LLC

_____ _____
VINOD KAZAN, PRESIDENT DATE
1317 E. HACKBERRY
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

DATED THIS THE_____DAY OF_____20____.

_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER NO. 117368
STATE OF TEXAS
DATE PREPARED:
ENGINEERING JOB No. 24140.00
DATE REVISED :

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF WATERLILLY ON TAYLOR SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-16-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

DATED THIS THE_____DAY OF_____20____.

_____
ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR NO. 6238
STATE OF TEXAS
DATE SURVEYED: 09-14-2024
SURVEY JOB No. 24750.06

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT 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., PRESIDENT MARK FREELAND, SECRETARY

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

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

SHEET

RECEIVED
AUG 26 2025
By

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/17/2025

SUBDIVISION NAME: WATERLILLY ON TALOR SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
U.S. Business Highway 83 (Loop 374): 50 ft. R.O.W. required from centerline for 100 ft. Total R.O.W. Paving: By the State Curb & gutter: By the State Revisions needed: - Show centerline and label existing ROW on both sides to determine if any ROW dedication is required prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.	Non-compliance
S. Taylor Road: Dedication as needed from centerline for 80 ft. Total R.O.W. Paving : 52ft. Curb & gutter: both sides Revisions Needed: - Show R.O.W. dedication as needed, R.O.W. varies. -Verify alignment of road. -Label existing R.O.W. dedications, from centerline, total, etc., prior to final. -Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for S. Taylor Road. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
Interior Streets: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Proposing street names as (Austin Avenue) & (N. 51st. Street). Street names are subject to change prior to final. - Need to provide a Knuckle on the Interior Streets. - Plat shows 50 ft. R.O.W. for interior street a stub out going North towards U.S. Business 83. Show R.O.W. dedication as needed above and clarify the stub out. Review and revise as applicable prior to final. - As per Traffic & Fire Department requirements, turn-around required, 96 ft. of paving face-to face. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	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	Applied
* 600 ft. Maximum Cul-de-Sac - As per Traffic Department, (Austin Avenue) will require cul-de-sac at the end of Lot 3 rather than continue North. We are not going to allow S 51st Street to connect to Business 83. - Please contact the Traffic Operations Department if you have any questions at (956) 681-2715. - The preliminary plat Submitted on August 26, 2025 will not comply with the maximum Cul-De-Sac length requirement. - Need to revise accordingly. Provide 'Cul-de-sac' details regarding R.O.W. and paving details to assure compliance prior to final. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Proposing: 50 ft. or greater for easements or approved site plan or in line with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356	Required
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
*Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **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
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. Taylor Rd., U.S. Business Highway 83, and both sides of all interior streets. Revisions Needed: -Include note as shown above prior to final, once final wording is established. Note may be subject to change. **Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording 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

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along S. Taylor Rd. & U.S. Business Highway 83. **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. Revisions Needed: - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to add HOA plat notes. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 (General Business District) Proposed: C-2 (Regional Commercial District) & R-2 (Medium Density Residential District) - Rezoning required prior to final. ***Zoning Ordinance: Article V	Required

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. Commercial developments do not apply to Parks. * Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of $700 per dwelling unit. As per plat submitted on August 26,2025 a total of 12 lots are proposed, park fees total to $8,400 ($700 X 12 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Land dedication in lieu of fee. Commercial developments do not apply to Parks. * Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of $700 per dwelling unit. As per plat submitted on August 26,2025 a total of 12 lots are proposed, park fees total to $8,400 ($700 X 12 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
"Comments: - Clarify use of the 25 ft. dedication to Hidalgo County Drainage District #1, will it be an easement or ROW, revise and review as applicable. Easement appears to dead-end and must clarify overlap/transition of 25 ft. access and utility easement as it goes southwest easement is then labeled for the Drainage District. - There are some easements annotations shown on plat but no line work is shown engineer must clarify location of said easements. - Access easement cannot dead-end and must loop within the property the location and dimensions must be finalized, prior to recording. - No overlap of easements into the R.O.W. is allowed. - Need to provide a Knuckle on the Interior Streets. *Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Disclaimer: Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

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


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

SUB2024-0077

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Villas at Tres Lagos Phase I

Legal Description 12.235 acres out of Section 227 and 232, Texas Mexican Railway Company Survey according to the patent issued by the State of Texas recorded in Volume 4, Pages 142-143, HCDR

Location Northeast corner of Shary Road and Tres Lagos Boulevard

City Address or Block Number 5300 Tres Lagos Blvd

Total No. of Lots ~~63~~ 76 FF 9/16/25 Total Dwelling Units ~~63~~ 76 9/16/25 Gross Acres 12.235 Net Acres _____

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** ~~63~~ 76 FF 9/16/25 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-3T, R-1, & C-4 Proposed Zoning R-3T Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Townhomes

Irrigation District # UID Water CCN: ☐MPU/☑Sharyland Water SC Other _____

Agricultural Exemption: ☑Yes/☐No Parcel # 1075073

Estimated Rollback Tax Due 1,866.43 Tax Dept. Review UPG

Owner

Name Rhodes Enterprises Inc Phone (956) 287-2800

Address 200 S 10th Street, Suite 1700 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Developer

Name Rhodes Development, Inc Phone (956) 287-2800

Address 200 S 10th Street, Suite 1700 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Contact Person Brad Frisby, VP

Engineer

Name Melden & Hunt, Inc Phone (956) 381-0981

Address 115 West McIntyre Street E-mail mario@meldenandhunt.com / beto@meldenandhunt.com drobles@meldenandhunt.com

City Edinburg State TX Zip 78541

Contact Person Mario A. Reyna, Beto De La Garza and Della Robles

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 SEP 16 2025 By OC

RECEIVED JUL 22 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)

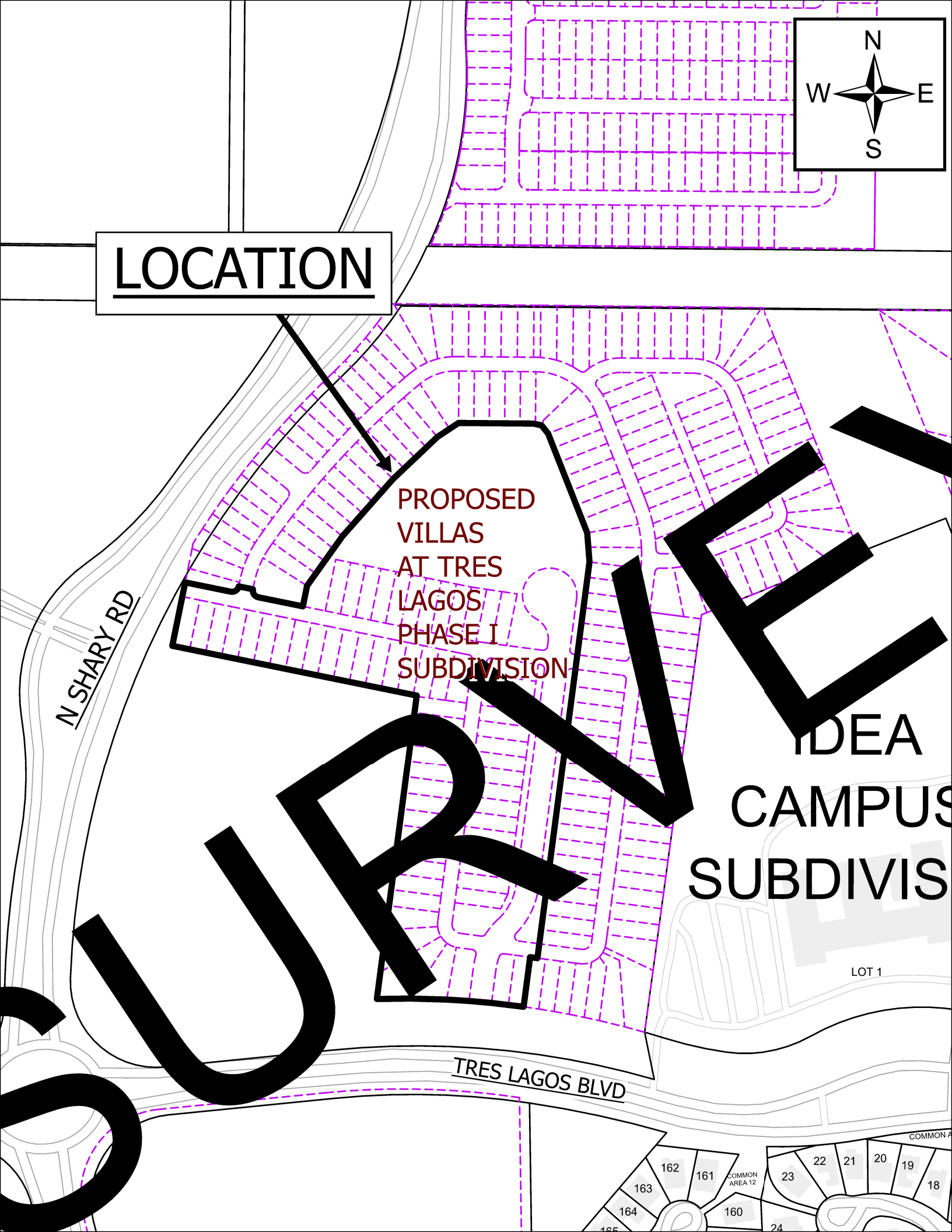
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 07.11.2024

Print Name Mario A Reyna, P.E.

Owner ☐ Authorized Agent ☑

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


N
W
E
S
LOCATION
PROPOSED
VILLAS
AT TRES
LAGOS
PHASE I
SUBDIVISION
N SHARY RD
TRES LAGOS BLVD
LOT 1
COMMON AREA 12
162
161
163
164
160
23
22
21
20
19
18
24

SUBDIVISION MAP OF

VILLAS AT TRES LAGOS PHASE I

(PRIVATE SUBDIVISION)

SUBDIVISION OF 13.101 ACRES
OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)

SCALE:1"=60'

BOUNDARY Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
"C1"	008° 02' 23"	1,950.00'	273.62'	137.04	N69° 37' 46"W	273.40'
"C2"	009° 33' 47"	1,950.00'	325.47'	163.11	N78° 25' 51"W	325.09'

CENTERLINE Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
"C1"	020° 58' 50"	150.00'	54.93'	27.77	S26° 29' 25"W	54.62'
"C2"	018° 50' 58"	150.00'	49.35'	24.90	S46° 24' 19"W	49.13'
"C3"	039° 49' 48"	150.00'	104.27'	54.34	N35° 54' 54"E	102.19'
"C4"	090° 00' 04"	36.00'	56.55'	36.00	S29° 00' 01"E	50.91'
"C5"	000° 25' 29"	568.91'	4.22'	2.11	S73° 47' 35"E	4.22'
"C6"	003° 35' 52"	600.00'	37.68'	18.84	S71° 47' 56"E	37.67'

LEGEND & ABBREVIATIONS

- ● FND. No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- N.T.S. - NOT TO SCALE-DETAILS
- SWSC - SHARYLAND WATER SUPPLY CORPORATION
- S.W.D. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- ℄ - ROAD CENTER LINE
- ⚬ - INDICATOR FOR BEGIN AND END CURVE
- C.A.- COMMON AREA
- S.W.- SIDEWALK

Lot Area Table		
Lot #	SQ. FT.	Area
1	3758.88	0.086
2	4062.45	0.093
3	5362.53	0.123
4	6234.40	0.143
5	10147.62	0.233
6	6995.54	0.161
7	4787.63	0.110
8	4009.59	0.092
9	4009.59	0.092
10	4009.59	0.092
11	4009.59	0.092
12	4009.59	0.092
13	4009.59	0.092
14	4009.59	0.092
15	4009.59	0.092
16	4009.59	0.092
17	4009.59	0.092
18	4009.59	0.092
19	4009.59	0.092
20	4009.59	0.092
21	4648.90	0.107
22	3952.91	0.091
23	4025.00	0.092
24	3996.00	0.092
25	3996.00	0.092
26	3996.00	0.092
27	3996.00	0.092
28	3996.00	0.092
29	3996.00	0.092
30	3996.00	0.092

Lot Area Table		
Lot #	SQ. FT.	Area
31	3996.00	0.092
32	3996.00	0.092
33	3996.00	0.092
34	3996.00	0.092
35	3996.00	0.092
36	3996.00	0.092
37	3996.00	0.092
38	4361.61	0.100
39	3943.32	0.091
40	3943.32	0.091
41	3943.32	0.091
42	3943.32	0.091
43	3943.32	0.091
44	3943.32	0.091
45	3943.32	0.091
46	3943.32	0.091
47	3943.32	0.091
48	3970.07	0.091
49	3984.46	0.091
50	3965.87	0.091
51	4310.54	0.099
52	3876.00	0.089
53	3876.00	0.089
54	3876.00	0.089
55	3876.00	0.089
56	3876.00	0.089
57	3876.00	0.089
58	3876.00	0.089
59	3876.00	0.089
60	3876.00	0.089

Lot Area Table		
Lot #	SQ. FT.	Area
61	3876.00	0.089
62	3876.00	0.089
63	3876.00	0.089
64	3876.00	0.089
65	3876.00	0.089
66	3676.98	0.084

Common Area Table		
Lot #	SQ. FT.	Area
A	159538.57	3.663
B	14189.29	0.326
C	12830.15	0.295

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.00'	1,950.00'	000° 59' 56"	N74° 08' 55"W	34.00'	17.00
C2	37.37'	1,950.00'	001° 05' 53"	N75° 11' 50"W	37.37'	18.68
C3	30.42'	125.00'	013° 56' 30"	S22° 58' 15"W	30.34'	15.28
C4	13.27'	10.00'	076° 02' 39"	S67° 57' 50"W	12.32'	7.82
C5	49.61'	1,950.00'	001° 27' 28"	N77° 56' 44"W	49.61'	24.81
C7	17.21'	10.00'	098° 35' 46"	N24° 41' 04"W	15.16'	11.63
C8	3.97'	52.00'	004° 22' 33"	S71° 48' 44"E	3.97'	1.99
C9	22.69'	52.00'	025° 00' 20"	S57° 07' 17"E	22.51'	11.53
C10	80.13'	1,950.00'	002° 21' 16"	N79° 51' 06"W	80.12'	40.07
C11	74.31'	1,950.00'	002° 11' 01"	N82° 07' 14"W	74.31'	37.16
C12	20.37'	52.00'	022° 26' 24"	S33° 23' 55"E	20.24'	10.32
C13	22.70'	52.00'	025° 00' 47"	S9° 40' 19"E	22.52'	11.53
C14	11.95'	52.00'	013° 09' 56"	S9° 25' 02"W	11.92'	6.00
C15	15.22'	10.00'	087° 12' 52"	N27° 37' 35"W	13.79'	9.53
C16	13.26'	616.00'	001° 14' 02"	S70° 37' 01"E	13.26'	6.63
C17	23.62'	584.00'	002° 19' 04"	S71° 09' 32"E	23.62'	11.81
C18	17.15'	584.00'	001° 40' 56"	S73° 09' 32"E	17.15'	8.57
C19	15.71'	10.00'	090° 00' 00"	N61° 00' 00"E	14.14'	10.00
C20	59.93'	50.00'	068° 40' 35"	N18° 20' 17"W	56.41'	34.16
C21	260.41'	60.00'	248° 40' 35"	S71° 39' 43"W	99.09'	87.83
C22	15.71'	10.00'	090° 00' 00"	S29° 00' 00"E	14.14'	10.00
C23	15.71'	10.00'	090° 00' 00"	S61° 00' 00"W	14.14'	10.00
C24	114.33'	175.00'	037° 25' 54"	N34° 42' 57"E	112.31'	59.29
C25	22.24'	10.00'	127° 25' 54"	S10° 17' 03"E	17.93'	20.25
C26	15.71'	10.00'	090° 00' 00"	S61° 00' 00"W	14.14'	10.00
C27	15.70'	10.00'	089° 58' 44"	N28° 59' 22"W	14.14'	10.00
C28	86.90'	125.00'	039° 49' 48"	N35° 54' 54"E	85.16'	45.29
C29	43.70'	175.00'	014° 18' 30"	S48° 40' 33"W	43.59'	21.97
C30	11.25'	10.00'	064° 28' 42"	N73° 45' 39"E	10.67'	6.31
C31	31.42'	20.00'	090° 00' 00"	S29° 00' 00"E	28.28'	20.00

N. SHARY ROAD R.O.W. VARIES

CITY OF MCALLEN (PID) DOC. # _____

N 20° 00' 00" E 143.00'

S 70° 00' 00" E 102.74'

"C3"

5.00' S.W.S.C EXCLUSIVE EASEMENT

S 70° 00' 00" E 32.00'

"C4"

S 70° 00' 00" E 100.70'

N 70° 00' 00" W 551.29'

S 20° 00' 00" W 46.27'

N 44° 00' 00" E 134.76'

N 50° 00' 00" E 188.58'

N 55° 00' 00" E 135.61'

N 65° 00' 00" E 56.01'

S 61° 00' 00" E 165.55'

S 69° 42' 51" E 18.30'

S 30° 00' 00" E 23.33'

S 13° 00' 00" E 235.78'

S 04° 00' 00" W 64.55'

S 16° 00' 00" W 207.00'

S 15° 19' 23" W 32.00'

N 16° 00' 00" E 677.69'

S 16° 00' 00" W 645.59'

S 16° 00' 00" W 110.56'

N 74° 00' 00" W 16.26'

P.O.B.

P.O.C.
S.W. COR.
SECTION 232
BLOCK 10
TEXAS-MEXICAN
RAILWAY COMPANY
SURVEY

S 80° 30' 28" E 895.93'

N 09° 29' 34" E 2,011.82'

TRES LAGOS BLVD. R.O.W. VARIES

TRES LAGOS BLVD. 100.00' R.O.W.

CITY OF MCALLEN RIGHT-OF-WAY DEDICATION DOCUMENT NUMBER 2713439, H.C.O.R.

EXISTING R.O.W. 100.00'

50.0'

50.00'

CITY OF MCALLEN S.W.D. DOC. No. 2793824, H.C.O.R.

"C2"

"C1"

RHODES ENTERPRISES, INC. S.W.D. DOCUMENT NUMBER 2775108, H.C.O.R.

RIO STREET (PRIVATE)

5.00' S.W.S.C. EXCLUSIVE EASEMENT

N 16° 00' 00" E 609.61'

32.00' R.O.W.

COLLEGE AVE. (PRIVATE)

LOBOS STREET (PRIVATE)

N 16° 00' 00" E 507.14'

50.00' R.O.W.

WISDOM AVE. (PRIVATE)

COMMON AREA "A" LOT 67

COMMON AREA "B" LOT 68

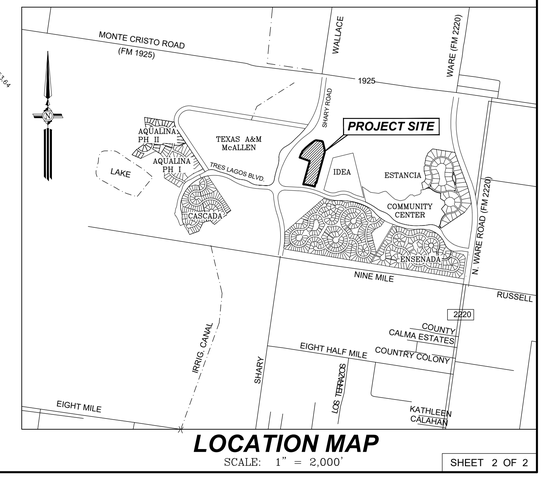
COMMON AREA "C" LOT 69

481.14'

50.00' ALL WEATHER TURNAROUND EASEMENT RECORDED DOC. No. _____ H.C.O.R.

RHODES ENTERPRISES, INC. S. W.D. DOCUMENT NUMBER 2775108, H.C.O.R.

RHODES ENTERPRISES, INC. S.W.D. DOCUMENT NUMBER 2775108, H.C.O.R.



LOCATION MAP
SCALE: 1" = 2,000'

SHEET 2 OF 2

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/O956-381-0981	C/O956-381-1839
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: LH. DATE 02/19/2025
REVISED BY: A.A. DATE 07/23/2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

J:\Land Development\Residential\Active\24139 - Rhodes - Villas at Tres Lagos 8 - 7 Acres\Land Files\RHS RODGERS\24139 Plat With 8 Boundary.dwg, 8/4/2025 4:29:13 PM, DWG To PDF.pc3

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 12.235 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PATENT RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 12.235 ACRES ACRE OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775108, HIDALGO COUNTY OFFICIAL RECORDS, SAID 12.235 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND THE SOUTHEAST CORNER OF SAID SECTION 227, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;

THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232, AND WITHIN THE RIGHT-OF- WAY OF 9 MILE LINE ROAD, A DISTANCE OF 895.93 FEET TO A POINT BEING ON THE SOUTH LINE OF SAID SECTION 232;

THENCE, N 09° 29' 34" E A DISTANCE OF 2,011.82 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO IDEA PUBLIC SCHOOLS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2696072, HIDALGO COUNTY OFFICIAL RECORDS;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 08° 02' 23", A RADIUS OF 1,950.00 FEET, AN ARC LENGTH OF 273.62 FEET, A TANGENT OF 137.04 FEET, AND A CHORD THAT BEARS N 69° 37' 46" W A DISTANCE OF 273.40 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO LEFT, WITH A CENTRAL ANGLE OF 09° 33' 47", A RADIUS OF 1,950.00 FEET, AN ARC LENGTH OF 325.47 FEET, A TANGENT OF 163.11 FEET, AND A CHORD THAT BEARS N 78° 25' 51" W A DISTANCE OF 325.09 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 16° 00' 00" E A DISTANCE OF 677.69 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 70° 00' 00" W DISTANCE OF 296.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 20° 00' 00" E A DISTANCE OF 111.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 70° 00' 00" E A DISTANCE OF 10.12 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 20° 00' 00" E A DISTANCE OF 78.27 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 44° 00' 00" E A DISTANCE OF 134.76 FEET TO A NO. REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, N 50° 00' 00" E A DISTANCE OF 168.58 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
9. THENCE, N 55° 00' 00" E A DISTANCE OF 135.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 65° 00' 00" E A DISTANCE OF 56.01 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
11. THENCE, S 81° 00' 00" E A DISTANCE OF 165.55 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
12. THENCE, S 69° 42' 51" E A DISTANCE OF 18.30 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
13. THENCE, S 30° 00' 00" E A DISTANCE OF 23.33 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 13° 00' 00" E A DISTANCE OF 235.78 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, S 04° 00' 00" W A DISTANCE OF 64.55 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 16° 00' 00" W A DISTANCE OF 207.00 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 15° 19' 23" W A DISTANCE OF 32.00 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
18. THENCE, S 16° 00' 00" W A DISTANCE OF 645.59 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, N 74° 00' 00" W A DISTANCE OF 16.26 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, S 16° 00' 00" W A DISTANCE OF 110.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.235 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED MOSTLY IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000.

   ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN .

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

   FRONT: 10 FEET MINIMUM OR (GREATER FOR EASEMENT)

   REAR: 11 FEET, OR GREATER FOR EASEMENTS.

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

   SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS.

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 94,599C.F. (2.172 Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC21, TOP OF 30" ALUMINUM PIPE WITH A 3-14" WEST BRASS MONUMENT CAP TOP LOCATED SOUTHBOUND OF FM1925, AT AN ORCHARD WALLACE ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16654181.474 E: 1058559.89987 ELEV.=150.58
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG TRES LAGOS BOULEVARD.
9. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.
12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.
15. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
16. MINIMUM 4 FOOT WIDE SIDEWALKS REQUIRED ALONG ALL INTERIOR STREETS AND ALONG TRES LAGOS BOULEVARD SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
17. UNITED IRRIGATION DISTRICT NOTES:
    - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
    - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
    - A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED
19. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT TRES LAGOS PHASE I SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
20. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
21. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
22. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
23. DEVELOPER/TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT/OWNER/HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF BOTH PAVED TEMPORARY TURN AROUNDS SHOWN ON PLAN.
24. COMMON AREAS A, B & C WILL MAINTAINED BY THE PROPERTY OWNER/HOA AND NOT THE CITY OF MCALLEN.
25. NO CURB CUT, ACCESS, OR LOT FRONTATGE PERMITTED ALONG TRES LAGOS BOLUEVARD.

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

VILLAS AT TRES LAGOS PHASE I SUBDIVISION

SUBDIVISION OF 13.101 ACRES
OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

ATTEST: _____ _____
PRESIDENT SECRETARY

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

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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

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 & ZONING COMMISSION DATE

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/O956-381-0981	C/O956-381-1839
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 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 HERE IN AS VILLAS AT TRES LAGOS PHASE I SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEYS(S), AND EASEMENT(S) THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC A PORTION OF TRES LAGOS BOULEVARD FOR THE USE STREET RIGHT AWAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

_____ _____
RHODES DEVELOPMENT, INC. DATE:
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS THE _____DAY_____,20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 07/15/2024
DATE REVISED:
ENGINEERING JOB No. 24108.00

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 VILLAS AT TRES LAGOS PHASE I SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03/25/24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
DATED THIS THE _____DAY OF _____,20_____.

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL
LAND SURVEYOR No.6238

STATE OF TEXAS
DATE SURVEYED: 3-25-24
T- , PAGE
SURVEY JOB No. 23869.08

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

Saved: Developments\Subdivisions\VILLAS AT TRES LAGOS PHASE I SUBDIVISION\Villas at Tres Lagos Ph 1 Subdivision\Plat\Plat\Plat\VILLAS AT TRES LAGOS PHASE I SUBDIVISION.dwg, 8/4/2025 4:28:47 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/19/2025

SUBDIVISION NAME: VILLAS AT TRES LAGOS PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B Curb & gutter: both sides Revisions needed: City of McAllen thoroughfare plan designates Tres Lagos Blvd. as a Minor Arterial with 100 ft. of R.O.W. Provide document number on Plat for the Tres Lagos Blvd. R.O.W. dedications. -Provide R.O.W. detail along Tres Lagos Blvd., centerline dimensions, and Total R.O.W. to establish compliance with required R.O.W. dedications as Plat does not propose any additional R.O.W. dedications. -There is an existing 'special warranty deed' noted on the plat. Please provide a copy of this document regarding this special warranty deed for staff review, prior to final. -Subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked.' -Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d) **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: -Label all street R.O.W.'s on the plat. -Interior streets show varying R.O.W.'s for 50ft - 32ft. Revise plat to comply with minimum requirements as of 08/02/24 no variance has been submitted. -Street names will be established prior to final. Finalize street name requirement prior to recording. -Need to submit Master Plan / Layout Plan for overall development to establish finalized street requirements. -Provide Paved temporary street turnaround, must be done through a separate instrument. Diameter of pavement to be of adequate size for City Turnarounds and City Services. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA

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

* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac. Revisions needed: -Provide Cul-de-sac on the north/south street along lots 37 & 38. - 96 ft. diameter with a 10 ft. R.O.W back of curb. -Provide a master plan/layout plan of this subdivision for staff review. **Additional Comments to be noted once master plan/layout plan have been submitted. **Subdivision Ordinance: Section 134-36 **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: Finalize setbacks prior to final. Revisions Needed: -Include note as shown above prior to final. Proposing: "20 feet minimum or as shown in "Front setback table" sheet 2 of 2 (Greater Applies)" **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: "11 feet, or greater for easements" **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: "5 feet, or greater for easements." **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: "10 feet or greater for easements" **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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 Tres Lagos Blvd., and both sides of all interior streets. Revisions Needed: -If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. -Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. **Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording 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. -Prior to final, along Tres Lagos Blvd. and other streets based on Master Plan must be established. -Include note as shown above prior to final once wording is established. Note subject to change once lot frontage requirements have been finalized. **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 Tres Lagos Blvd. -Others as applicable based on Master Plan prior to final. **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. Revisions Needed: -Noted #26 Proposing: "Common Areas 1,2, & 3 will maintained by the property owner/HOA and no City of McAllen.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
*Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: -Revise Plat note #12 to reflect above. **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	Non-compliance

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-3T, R-3A,C-4 Proposed: R-3T -Please update application to reflect current zoning and relevant information. -the increase of lots shows in a different zone. Please submit a zone change for that portion. **Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval. -Please update application to reflect current zoning and relevant information. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Non-compliance
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. -Clarify the total number of dwelling units to finalize the park fee prior to final.	TBD
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. -Clarify the use of the C.A (Common Areas) Lots 176,177 & 178.	TBD
* Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	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

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

COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Please provide Cul-de-sac on the north/south street along lot 37 & 38. 96 ft. diameter with a 10 ft. R.O.W back of curb. * Lots increased, must pay the difference of the amount paid per lot. *Please provide the signed and sealed survey for the 12.235 acres as mentioned in the Plat submittal. *Missing Plat note # 23. *Proposed Private subdivision, but wording is for Public. *Note #26: Common areas don't match the labels/numbers shown on the plat. *Provide the Master Plan / Layout plan for this development. *Provide the original Letter of Authorization. *It this development will be private, will this development be gated? *Please label the Detention Lot. *Please revise the numbering sequence of the Lots. *Submit Doc. No's for the R.O.W. and Recorded Easements for staff review. *Clarify the application for the Number of Dwelling units & Existing Zoning. *Subdivision increased the number of lots and acreage.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED AND DRAINAGE APPROVAL.	Applied


LOCATION
N
W
E
S
N SHARY RD
N SHARY RD
N SHARY RD
PROPOSED
VILLAS
AT TRES
LAGOS
PHASE I
SUBDIVISION
SURVEY
IDEA
CAMPUS
SUBDIVIS
TRES LAGOS BLVD
162
161
163
164
160
23
22
21
20
19
18
24

SUB2024-0084

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Vista Paloma SUBDIVISION

Legal Description: John H. Shary, S1174.4' Lot 347, 35.59 Ac GR, 34.79 Ac NET

Location: Intersection of Dove Ave. and N. Taylor Rd.,Southeast property .

City Address or Block Number: 5200 N. TAYLOR RD.

Total No. of Lots: 6 Total Dwelling Units: 6 Gross Acres: 35.06 Net Acres: 31.04

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒**Residential (** 6 **Lots)** Replat: ☐Yes/☒No

Existing Zoning: A-O Proposed Zoning: R-1 Applied for Rezoning ☒No/☐Yes: Date: ____

Existing Land Use: Agricultural Proposed Land Use: Single Family Residential

Irrigation District #: United Irr. Water CCN: ☒MPU/☐Sharyland Water SC Other: ____

Agricultural Exemption: ☐Yes/☐No Parcel #: 281903

Estimated Rollback Tax Due: N/A Tax Dept. Review: I.D.L

Owner

Name: Robert A. Dyer Phone: ____

Address: P.O Box 3300 E-mail: perennialproduce@gmail.com

City: Mission State: TX Zip: 78573

Developer

Name: Robert A. Dyer Phone: ____

Address: P.O. Box 3300 E-mail: perennialproduce@gmail.com

City: Mission State: TX Zip: 78573

Contact Person: Robert A. Dyer

Engineer

Name: SWG Engineering LLC Phone: 956-968-2198

Address: 611 Bill Summers Intl Blvd E-mail: jreyes@siglerwinstongreenwood.com

City: Weslaco State: TX Zip: 78956

Contact Person: Jose G. Reyes, P.E

Surveyor

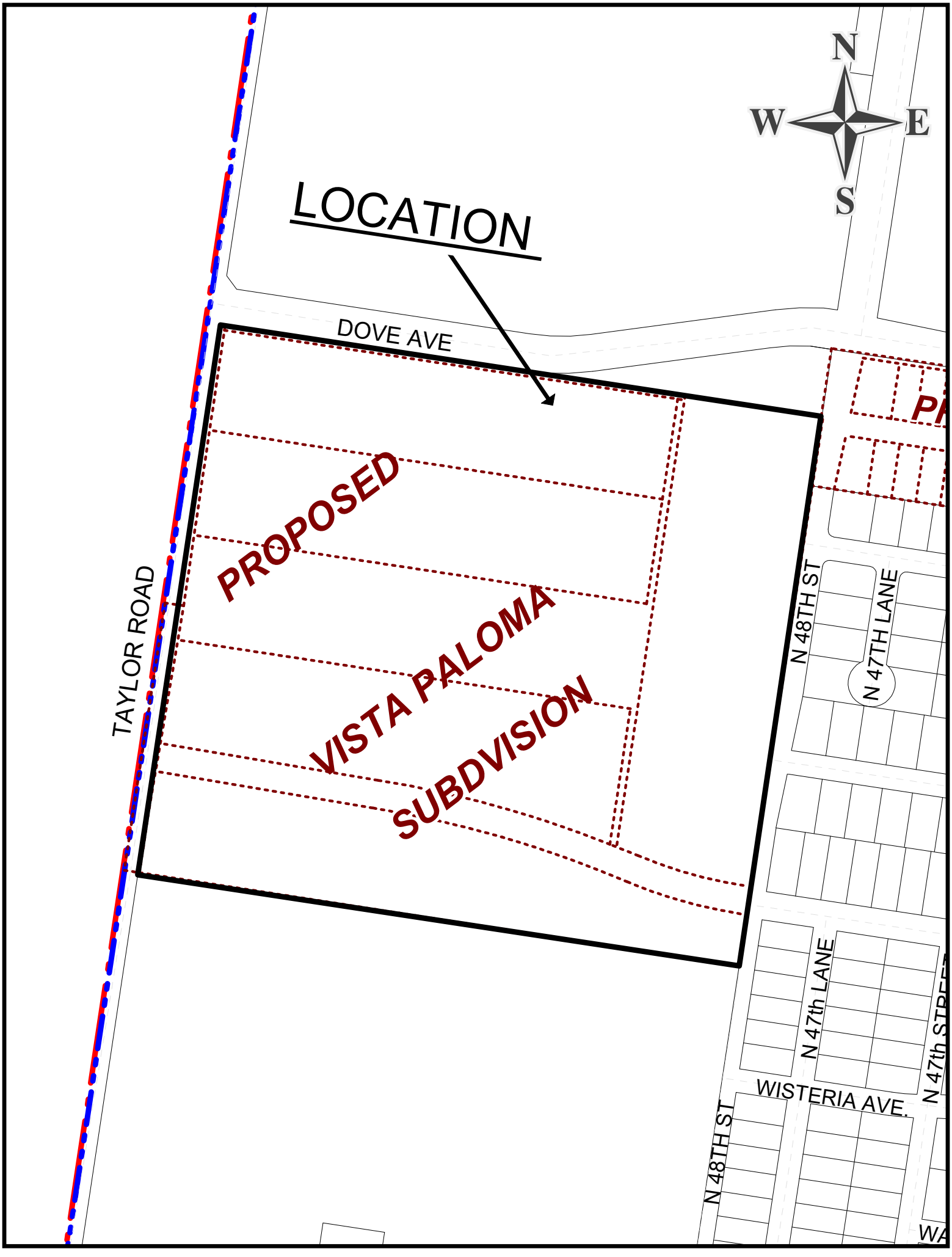
Name: SWG Engineering LLC Phone: 956-968-2198

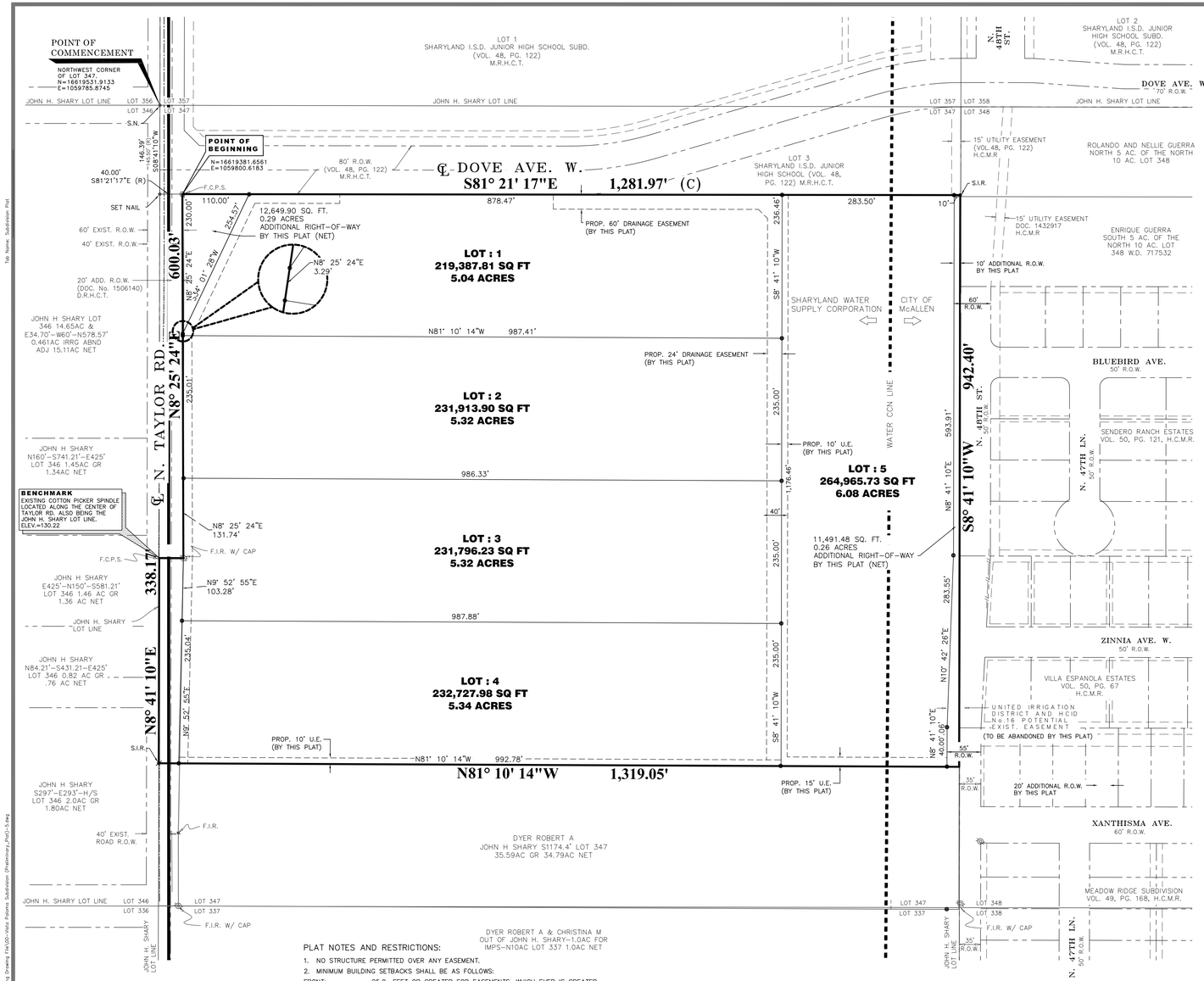
Address: 611 Bill Summers Intl Blvd E-mail: joe@siglerwinstongreenwood.com

City: Weslaco State: TX Zip: 78596

AUG 05 2024

BY: CW


N
W
E
S
LOCATION
DOVE AVE
PROPOSED
VISTA PALOMA
SUBDVISION
TAYLOR ROAD
N 48TH ST
N 47TH LANE
N 47th LANE
WISTERIA AVE.
N 48TH ST
N 47th ST



BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S81° 17' 48"E	39.83

PLAT NOTES AND RESTRICTIONS:

1. NO STRUCTURE PERMITTED OVER ANY EASEMENT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   - FRONT: 25.0 FEET OR GREATER FOR EASEMENTS, WHICH EVER IS GREATER
   - REAR: 10.0 FEET OR GREATER FOR EASEMENTS, WHICH EVER IS GREATER
   - SIDE: 6.0 FEET OR GREATER FOR EASEMENTS, WHICH EVER IS GREATER
   - SIDE CORNER: 10.0 FEET OR GREATER FOR EASEMENTS, WHICH EVER IS GREATER
   - GARAGE SETBACK: 18.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED.
3. BENCH MARK: EXISTING COTTON PICKER SPINDLE LOCATED ALONG THE CENTER OF TAYLOR RD. ALSO BEING THE JOHN H. SHARY LOT LINE. ELEV.=130.22
4. THIS PROPERTY IS LOCATED IN ZONE "C" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL No. 480334 0400 C; REVISED NOVEMBER 16, 1982
5. DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO AN APPLICATION FOR A BUILDING PERMIT.
6. A 6 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES ALONG N. TAYLOR RD., N. 48TH ST. AND DOVE AVE.
7. AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. DRAINAGE DETENTION REQUIRED OF 1.91 ACRE-FEET AND OR 83.77 CUBIC FEET PER LOT.
9. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
10. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18-IN ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
11. A 25 x 25 FOOT CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
12. A 4' WIDE SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF N. TAYLOR RD., WEST SIDE OF N. 48TH ST., SOUTH SIDE OF DOVE AVE. AND ALONG BOTH SIDES OF ALL INTERIOR STREETS.
13. A 1/2-IN DIAMETER IRON ROD TO BE SET ON ALL LOT CORNERS.
14. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED AS FOLLOWING:
    - LOTS 2-5 TO HAVE ACCESS FROM ALONG N. TAYLOR RD.
    - LOT 1 TO HAVE ACCESS FROM ALONG DOVE AVE.
    - LOT 6 TO HAVE ACCESS FROM ALONG N. 48TH ST.
15. DRIVEWAY SPACING ALONG N. TAYLOR RD. TO BE 200' SEPARATION.
16. 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.
17. 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. ANDY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
18. NO UTILITY COMPANY OR OTHER PERSON IN ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FORM THE IRRIGATION DISTRICT. ANDY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
19. A BLANKET EASEMENT IS RETAINED BY UNITED IRRIGATION DISTRICT WITHIN A DESIGNATED PORTION OF THIS PROPERTY, CORRESPONDING TO THE ALIGNMENT OF AN EXISTING IRRIGATION LINE. THIS EASEMENT IS RESERVED FOR THE ONGOING OPERATION, MAINTENANCE, AND SERVICING OF IRRIGATION INFRASTRUCTURE BENEFITING SURROUNDING PROPERTIES. NO BUILDINGS SHALL BE ERECTED OVER SAID EASEMENT.

ABBREVIATIONS

VOL.	= VOLUME	STRM.	= STORM
PG.	= PAGE	F.C.P.S.	= FOUND COTTON PICKER SPINDLE
DOC.	= DOCUMENT	F.I.P.	= FOUND IRON PIPE
W.D.	= WARRANTY DEED	TX.	= TEXAS
ADD.	= ADDED	AC.	= ACRES
S.I.R.	= SET IRON ROD	R.O.W.	= RIGHT OF WAY
F.I.R.	= FOUND IRON ROD	EXIST.	= EXISTING
IRR.	= IRRIGATION	APPAR.	= APPARENT
S.F.	= SQUARE FEET	DEPT.	= DEPARTMENT
LF	= LINEAR FEET	No.	= NUMBER
PROP.	= PROPOSED	BK	= BOOK
B.S.	= BUILDING SET BACK	CONN.	= CONNECTION
R	= RADIUS	DR.	= DEED RECORD
W/	= WITH	CRV.	= CURVE
N	= NORTH	E.P.	= EDGE OF PAVEMENT
S	= SOUTH	I.S.D.	= INDEPENDENT SCHOOL DISTRICT
E	= EAST	M.R.H.C.T.	= MAP RECORD HIDALGO COUNTY TEXAS
W	= WEST	D.R.H.C.T.	= DEED RECORD HIDALGO COUNTY TEXAS
LP	= LIGHT POLE	CCN	= CERTIFICATE OF CONVENIENCE AND NECESSITY
ULP	= UTILITY LIGHT POLE	(R)	= RECORDED
UPP	= UTILITY POWER POLE	(M)	= MEASURED
CONC.	= CONCRETE	(C)	= CALCULATED
ESMT.	= EASEMENT	SUB.	= SUBDIVISION
ELEC.	= ELECTRIC	TRANS.	= TRANSFORMER

STATE OF TEXAS: COUNTY OF HIDALGO:

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CIRTIFICATE

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.

RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS THE ____ DAY OF _____, 20____

UNITED IRRIGATION DISTRICT PRESIDENT — ATTEST. SECRETARY

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	KEVIN L. HUGHES	7601 N. WARE RD.	McALLEN, TX. 78504	(956) 330-2483
ENGINEER:	RANDALL C. WINSTON	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78596	(956) 968-2194
SURVEYOR:	JOE WINSTON	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78596	(956) 968-2194



BASIS OF BEARING AS PER THE TEXAS COORDINATE SYSTEM NAD 83 (NORTH AMERICAN DATUM 83) TEXAS STATE PLANES, SOUTH ZONE, U.S. FOOT

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXIST. PROP. / R.O.W. LINE
- CENTER LINE
- EDGE OF PAVEMENT
- OVERHEAD ELEC. LINE — OHE —
- FOUND COTTON PIKER SPINDLE
- FOUND IRON ROD
- SET REBAR
- SET NAIL
- SET IRON PIN

LEGAL DESCRIPTION OF VISTA PALOMA SUBDIVISION:

BEING A TRACT OF LAND CONTAINING 27.94 GROSS (27.11 NET) ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PARTIAL TRACT OF LAND OUT OF LOT 347, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 347 AT A SET NAIL (HAVING A COORDINATE VALUE OF N= 16619531.9133, E= 1059785.8745) AND BEING LOCATED AND THE ORIGINAL CENTERLINE OF TAYLOR ROAD, THENCE, S08° 41' 10" W, ALONG THE WEST JOHN H. SHARLY LOT LINE AND THE CENTER LINE OF TAYLOR ROAD, A MESURED DISTANCE OF 146.39 (145.50 RECORDED) FEET TO SET NAIL (HAVING A COORDINATE VALUE OF N= 16619387.2038, E= 1059763.7667) AT THE SOUTHWEST CORNER OF SHARYLAND I.S.D. JUNIOR HIGH SCHOOL SUBDIVISION, AS RECORDED IN VOLUME 48, PAGE 122, MAP RECORD, HIDALGO COUNTY, TEXAS, THENCE TO AB SAID LOT LINE AT A DISTANCE OF 40.00 FEET TO A FOUND COTTON PICKER SPINDLE AND THE NORTHEAST CORNER OF THE RIGHT-OF-WAY DEDICATED TO THE CITY OF McALLEN, AS RECORDED IN DOCUMENT No. 1506140 HIDALGO COUNTY, TEXAS. (HAVING A COORDINATE VALUE OF N= 16619381.6561, E= 1059800.6183) FOR THE NORTHWEST CORNER OF THIS TRACT DESCRIBED AND **THE POINT OF BEGINNING**.

THENCE, S 81° 21' 17" E, ALONG THE SOUTH LINE OF SHARYLAND I.S.D. JUNIOR HIGH SCHOOL SUBDIVISION AND PARTIALLY THE SOUTH RIGHT-OF-WAY LINE OF DOVE AVENUE (HAVING AN 80' RIGHT-OF-WAY) AT A CALCULATED DISTANCE OF 1,281.97 FEET TO A SET 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE, S 08° 41' 10" W, PARALLEL TO THE JOHN H. SHARY LOT 347 EAST LOT LINE, A TOTAL DISTANCE OF 924.40 FEET TO A 1/2 INCH FOUND IRON ROD FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE, N 81° 10' 14" W, PARALLEL TO THE SOUTH LINE LOT 347, A TOTAL DISTANCE OF 1,319.05 (MEASURED) TO A 1/2 INCH SET IRON ROD FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE, N 08° 41' 10" E, A TOTAL DISTANCE OF 338.17 FEET TO A FOUND COTTON PICKER SPINDLE AND THE SOUTHWEST CORNER OF THE RIGHT-OF-WAY, DEDICATED TO THE CITY OF McALLEN, AS RECORDED IN DOCUMENT No. 1506140 HIDALGO COUNTY, TEXAS AND OUTSIDE CORNER OF THIS DESCRIPTION;

THENCE, N 81° 17' 48" E, A TOTAL DISTANCE OF 39.82 FEET (L1) (N 18° 18' 50" W, 40.00' RECORDED) TO A 1/2 INCH FOUND IRON ROD AND THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY, DEDICATED TO THE CITY OF McALLEN, AS RECORDED IN DOCUMENT No. 1506140 HIDALGO COUNTY, TEXAS AND INSIDE CORNER OF THIS DESCRIPTION;

THENCE, N 08° 25' 24" E, ALONG SAID RIGHT-OF-WAY, DEDICATED TO THE CITY OF McALLEN, AS RECORDED IN DOCUMENT No. 1506140 HIDALGO COUNTY, TEXAS AT A DISTANCE OF 600.03 FEET (S 08° 41' 10" E, 600.00' RECORDED) AND ALSO BEING THE NORTHEAST CORNER OF SAID RECORDED DOCUMENT No. 1506140 FOR **THE POINT OF BEGINNING** AND CONTAINING 1,217,209.08 SQUARE FEET OR 27.94 GROSS ACRES OF LAND OF WICH 12,276.06 SQUARE FEET OR 0.28 ACRES LIE WITHIN TALOR ROAD APPARENT 60 FEET RIGH-OF-WAY AND 11,491.48 SQUARE FEET OR 0.26 ACRES LIES ALONG THE WEST EXISTING RIGHT OF WAY OF N. 48TH. STREET AND 12,649.90 OR 0.29 ACRES LIE AT THE NORTHWEST CORNER OF SAID TRACT, LEAVING A NET AREA OF 1,180,792 SQUARE FEET OR 27.11 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS: COUNTY OF HIDALGO:

I, RANDALL C. WINSTON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEAR BY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

ENGINEER'S SIGNATURE PRELIMINARY
RANDALL C. WINSTON
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NUMBER: 70417

Date

STATE OF TEXAS: COUNTY OF HIDALGO:

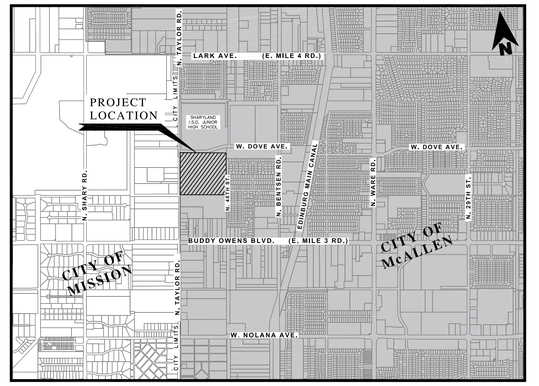
Joe B. Winston Jr., a registered professional land surveyor in Texas, hereby certify that the above plat and description of the the VISTA PALOMA SUBDIVISION, was prepared from a survey of the property made on the ground by me or under my supervision and that the proper engineering consideration has been given to this plat and is a true and accurate representation of the subdivision.

SURVEYOR'S SIGNATURE PRELIMINARY
Joe B. Winston Jr. P.E. # 31109 R.P.L.S. # 3780

Date

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

ON_____ AT _____ AM / PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY_____ DEPUTY



VICINITY MAP
SCALE: 1"= 2000'

STATE OF TEXAS: COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VISTA PALOMA SUBDIVISION, TO THE CITY OF McALLEN 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 SAME FOR PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER(S) _____ DATE _____
KEVIN L. HUGHES
7601 N WARE RD.
McALLEN, TX, 78504

STATE OF TEXAS: COUNTY OF HIDALGO:

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

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

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
MY COMMISSION EXPIRES:

STATE OF TEXAS: COUNTY OF HIDALGO:

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

_____ _____
MAYOR OF THE CITY OF McALLEN DATE

STATE OF TEXAS: COUNTY OF HIDALGO:

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

DATED THIS DAY_____OF_____ , 20___.

_____ _____
CHAIRMAN PLANNING AND ZONING COMMISSION DATE

SUBDIVISION PLAT OF VISTA PALOMA SUBDIVISION

A TRACT OF LAND CONTAINING 35.06 GROSS (33.94 NET) ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, BEING A PART OF LAND OUT OF LOT 347, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS IN VOL. 1 PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES, LLC.
SWG
CONSULTING ENGINEERS
WESLACO, TEXAS
611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78596
(956)-968-2194 OFFICE (956)-968-8300 FAX
TEXAS FIRM REGISTRATION NO. F-592

24-102

DATE PREPARATION: AUGUST, 2025

COPYRIGHT 2025 SWG ENGINEERING, LLC

RG

Title Name: Subdivision Plat
8/7/2025 4:26 PM C:\Users\DRIVE\OneDrive - SWG Engineering, LLC\Desktop\SWG Projects Folder\PROJECTS\24-102 Hughes & Dyer 35 Ac Subd SE Corner of Dove & Taylor\Drafting\Working Drawing File\00-Vista Palomas Subdivision (Preliminary)_Plat1-5.dwg

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/18/2025

SUBDIVISION NAME: VISTA PALOMA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Taylor Rd. - Minimum 20 ft. dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides Revisions Needed: - Please provide Doc. No. for the apparent 60 ft. R.O.W. located on the Southwest corner of the property. - Need to Provide for dedication for section of property that is inside the apparent R.O.W. - Please provide R.O.W. Recorded Docs. for staff review, prior to final. - Please clarify the R.O.W. area that runs from East to West, will this be connecting to N. Taylor Rd.? *Disclaimer: R.O.W. area seems to be closed off before reaching Taylor Rd., please clarify on the plat prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Dove Ave. - Dedication for 40 ft. from centerline for 80 ft. R.O.W. Paving: 52 ft. B-B Curb & gutter: Both Sides Revisions Needed: - Please provide R.O.W. Documents for staff review prior to final. *Disclaimer: There is an apparent triangular piece of land Lot 3 that is part of the Sharyland I.S.D. Junior High School. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. 48th St.: *60 ft. - 70 ft. ranging R.O.W. required* Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides Revisions Needed: - Varying R.O.W. curvature going from North to South side of the R.O.W. *City to revise the required dedication for N. 48th street, to be finalized prior to final. - Need to provide an Area map to verify for street alignments/offsets. - United Irrigation District and HCID No. 16 existing easement runs into part of N. 48th St. Please clarify. - Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance

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

(E/W Collector Street) Xanthisma Ave. - Dedication needed for 60 ft. of R.O.W. Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides Revisions Needed: - Please clarify curvature of the R.O.W. Area shown on the plat. - R.O.W. area shown on the plat meanders going North, verify with City roadmap. - R.O.W. area and acreage shown needs to be replaced with the street name. - Need to provide an Area map to verify for street alignments/offsets. - There is an overlap of easement into the proposed R.O.W., please clarify with staff 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 layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: Paving: *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements, whichever is greater applies. - If the zoning remains, setbacks will increase. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. -Clarify/Revise the plat note as shown above prior to final. Proposing: "18.0 feet except where greater setback is required." **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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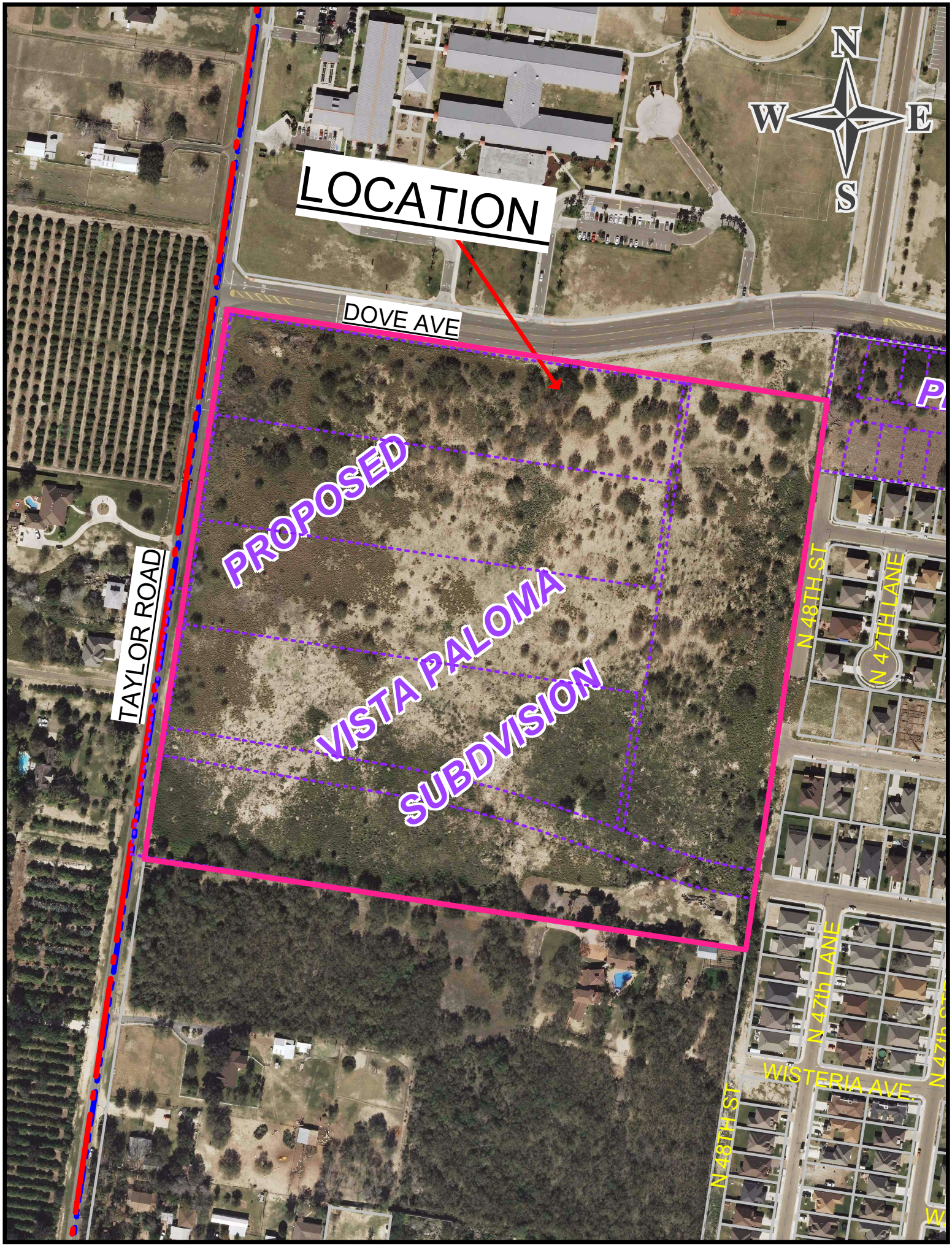
SIDEWALKS	
* A 4 ft. wide minimum sidewalk required on N. Taylor Rd. , N. 48th St., Dove Ave., & both sides of interior streets. Proposing: "A 4' wide sidewalk is required along the East side of N. Taylor Rd. West side of N. 48th St., South side of Dove Ave. & along all interior streets." **Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to Final. ***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 along N. 48th St., and Dove Ave. Revisions Needed: -Please add note as shown above. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Taylor Rd., Dove Ave., and N. 48th St. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance

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

ZONING/CUP	
* Existing: A-O Proposed: R-1 - Subdivision will need to apply for an application for Zoning Change to R-1 (Single-Family Residential District). ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of $700 per dwelling unit. As per plat submitted on August 5,2024 a total of 6 lots are proposed, park fees total to $4,200 ($700 X 6 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the City Manager's Office. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of $700 per dwelling unit. As per plat submitted on August 5,2024 a total of 6 lots are proposed, park fees total to $4,200 ($700 X 6 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation for a 6-Lot Single Family Subdivision has been waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Gen has been waived.	Applied
COMMENTS	
Comments: - Verify Vicinity Map City limits as property is located inside of the City limits, not outside as it currently shows. Add a label leader that stipulates the City of McAllen City Limits - Please remove the Edge of Brush / Tree Line and Tree hatch from the Plat and Legend, as this is more-so part of the Survey and not the Plat requirements. - Please provide staff with a copy of the HCID No. 16 Easement documents for staff review prior to final. * Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. - No overlap of easements into the R.O.W. is allowed. * Disclaimer: No reserve strips are allowed. - Please clarify the S.W.S.C. easement/waterline CCN shown on the Plat. -There was a comment referencing rezoning to R-1 (single family residential) District. If the zone stays at A-O District the setbacks will increase. - At the Planning & Zoning Commission meeting of August 20, 2024, the board voted to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utility approvals. *Must comply with City's Access Management Policy.	Non-compliance

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

RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL AND APPROVAL OF THE 6-MONTH EXTENSION.	Applied


LOCATION
N
W
E
S
DOVE AVE
PROPOSED
VISTA PALOMA
SUBDVISION
TAYLOR ROAD
N 48TH ST
N 47TH LANE
N 47th LANE
WISTERIA AVE
N 48TH ST

Sub2024-0065

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name ~~2nd & Trenton Plaza~~ The Shoppes on 2nd Subdivision FT 9/19/25

Legal Description 5.285 acres out of Lot 4, Block 3, Steele and Pershing Subdivision, Volume 8, Pages 114-115 H.C.D.R. Hidalgo County

Location Corner of Col Rowe Blvd. & Trenton Rd

City Address or Block Number 120 Trenton Road

Total No. of Lots 2 FT 9/26/24 Total Dwelling Units _____ Gross Acres 5.285 Net Acres 5.136

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☑**Commercial** (5.285 **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 Plaza

Irrigation District # HCID #2 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 289979

Estimated Rollback Tax Due $7,207.08 Tax Dept. Review MK 6/10/24

Owner

Name Joe V. Corso,Suzan Kidd Corso,Ann L. Cor Phone 956-225-5295

Address 131 Oakcrest Way E-mail valecha.ash@gmail.com

City Kerville State TX Zip 78029

Developer

Name A.I.M.Z Development LLC Phone 956-225-5295

Address 8025 N. 10th St. Suite 170 E-mail valecha.ash@gmail.com

City McAllen State TX Zip 78504

Contact Person Ashish Valecha

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 valeria@meldenandhunt.com

City Edinburg State Texas Zip 78541

Contact Person Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza

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: _____

ICF

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)

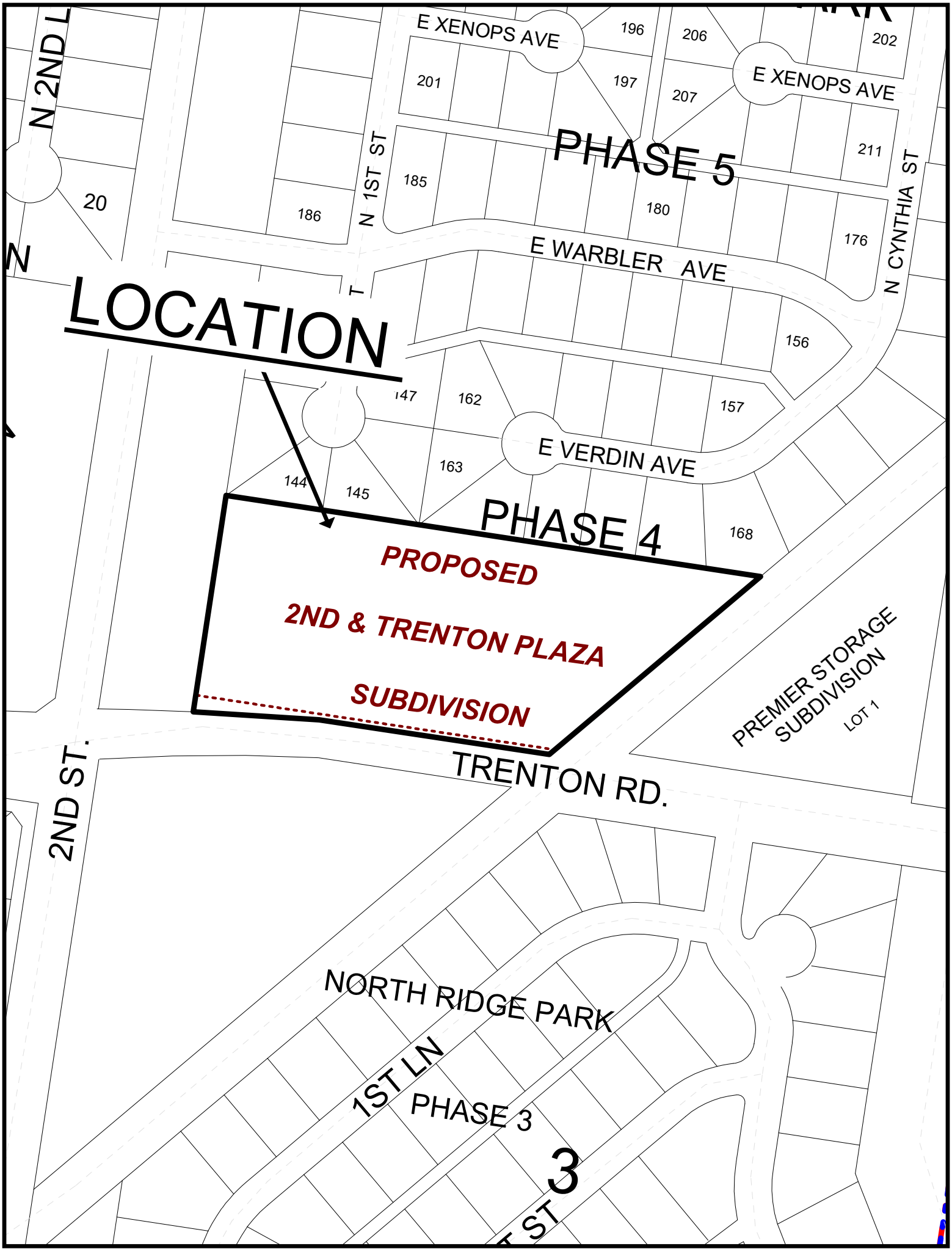
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

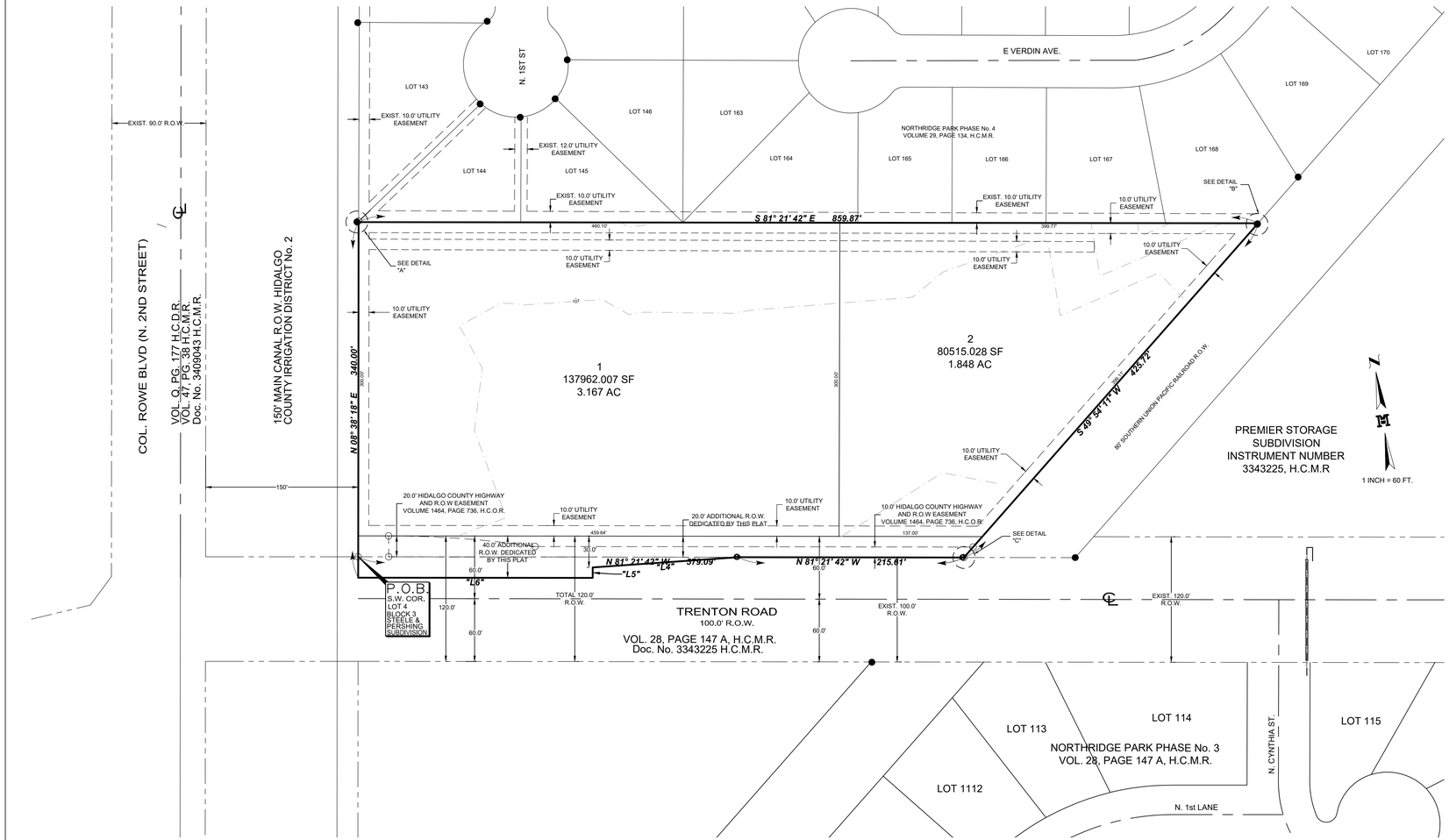
Signature _____ Date 06.07.2024

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☑

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


E XENOPS AVE
196
206
202
201
197
207
E XENOPS AVE
211
PHASE 5
185
180
176
N 1ST ST
N CYNTHIA ST
186
20
E WARBLER AVE
LOCATION
156
147
162
157
E VERDIN AVE
163
144
145
PHASE 4
168
PROPOSED
2ND & TRENTON PLAZA
SUBDIVISION
PREMIER STORAGE
SUBDIVISION
LOT 1
2ND ST.
TRENTON RD.
NORTH RIDGE PARK
1ST LN
PHASE 3
3



SUBDIVISION MAP OF

THE SHOPPES ON 2ND SUBDIVISION

BEING A SUBDIVISION OF 5.404 ACRES
[235,425.554 Sq. Ft.] OUT OF
LOT 4, BLOCK 3
STEELE & PERSHING SUBDIVISION
VOLUME 8, PAGES 114-115 H.C.D.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.404 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114-115, HIDALGO COUNTY DEED RECORDS; SAID 5.404 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO JOE V. CORSO, JR., TONY J. CORSO, AND ANNA L. CORSO, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2862249, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.404 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 38' 18" E, ALONG THE WEST LINE OF SAID LOT 4, BLOCK 3, A DISTANCE OF 340.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF NORTHRIDGE PARK PHASE NO. 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 29, PAGE 134, HIDALGO COUNTY MAP RECORDS, FROM WHICH A NO. 4 REBAR FOUND BEARS N 74° 37' 37" W, A DISTANCE OF 1.62 FEET, FOR NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 21' 42" E, ALONG THE SOUTH LINE OF SAID NORTHRIDGE PARK PHASE NO. 4, A DISTANCE OF 859.87 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST 80-FOOT RIGHT-OF-WAY LINE DEDICATED TO SOUTHERN UNION PACIFIC RAILROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 49° 54' 11" W, ALONG SAID WEST 80-FOOT RIGHT-OF-WAY LINE DEDICATED TO SOUTHERN UNION PACIFIC RAILROAD, AT A DISTANCE OF 0.80 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 425.72 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, FROM WHICH A NO. 5 REBAR FOUND BEARS N 76° 01' 25" W A DISTANCE OF 1.25 FEET, AND FROM WHICH A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF PREMIER STORAGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3343225, HIDALGO COUNTY MAP RECORDS, BEARS S 81° 21' 42" E A DISTANCE OF 106.43 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 21' 42" W, ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 215.61 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 85° 28' 11" W ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 139.59 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 08° 38' 18" W, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID LOT 4, BLOCK 3, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 81° 21' 42" W ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 3, AND ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 224.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.404 ACRES GROSS, OF WHICH 0.034 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TRENTON ROAD, LEAVING A NET OF 5.370 ACRES OF LAND, MORE OR LESS.

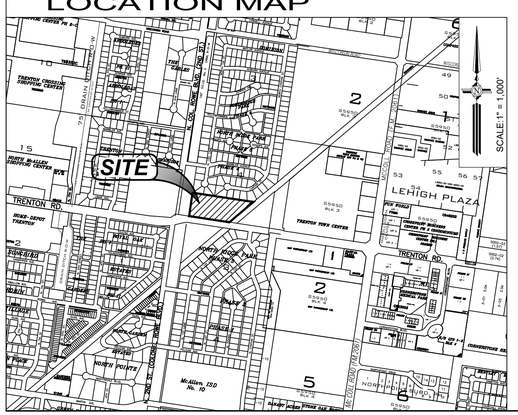
GENERAL NOTES :

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: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   FRONT/ TRENTON ROAD: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE 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.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 56, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED 197 FEET WEST OF THE INTERSECTION OF N. CYNTHIA STREET & E. MARTIN AVE. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16619814.0049, E=1079929.82243, ELEV.=108.46
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 62,552 C.F.; 1.436 Ac.-Ft. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
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' SIDEWALK REQUIRED ON TRENTON ROAD.
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. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. A MINIMUM 24 FT. SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY LOT OWNERS, NOT THE CITY OF MCALLEN.
14. COMMON ARES, ANY PRIVATE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN

LEGEND

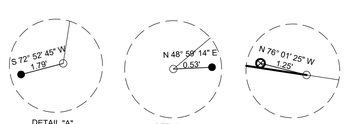
- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.C.P. - REINFORCED CONCRETE PIPE
- Sq. Ft. - SQUARE FEET
- N.T.S. - NOT TO SCALE
- B-B. - BACK OF CURB TO BACK OF CURB
- B-A. - BACK OF CURB TO EDGE OF ASHPALT

LOCATION MAP



DRAWN BY: _CESAR_____ DATE _06-07-2024_
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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



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

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

BY:_____ DEPUTY

Y:\Land Development\Commercial\McAllen\2400's - 4642 - 2nd & Trenton Plat\Autocad files\2400'S 2nd and Trenton.dwg, 8/14/2025 3:07:21 PM, CWC-1, PDF pc3

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
CITY SECRETARY DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF

THE UNDERSIGNED, LIENHOLDER OF RECORD IN THE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS THE SHOPPES ON 2ND SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

BY: _____ _____
STEVE EDLUND, SAN ANTONIO MARKET EXECUTIVE DATE:
SUSSER BANK
11503 NW MILITARY HWY. SUITE 325
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS
COUNTY OF

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

THE ____ DAY OF _____, 2022.

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

DRAWN BY: CESAR DATE 06-07-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

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

DATE PREPARED: 09/03/2021
ENGINEERING JOB # 21161.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

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

DATE SURVEYED: 08/19/2021
T-1093, PG. 74-76
SURVEY JOB # 2447.08

SUBDIVISION MAP OF

THE SHOPPES ON 2ND SUBDIVISION

BEING A SUBDIVISION OF 5.285 ACRES
[230,221.505 Sq. Ft.] OUT OF
LOT 4, BLOCK 3
STEELE & PERSHING SUBDIVISION
VOLUME 8, PAGES 114-115 H.C.D.R.
HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE THE SHOPPES ON 2ND 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 CITY OF MCALLEN.

RAM RGV, INC.
A TEXAS CORPORATION

_____ _____
RAUL GARCIA, PRESIDENT DATE
1312 ENCANTO BLVD
MISSION, TEXAS 78574

A.I.M.Z. DEVELOPMENT L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

_____ _____
ASHISH VALECHA, MANAGING MEMBER DATE
8025 N. 10TH ST. STE 170
McALLEN, TEXAS 78504

_____ _____
PRESHINA SAMTANI, MANAGING MEMBER DATE
8025 N. 10TH ST. STE 170
McALLEN, TEXAS 78504

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PRESHINA SAMTANI, 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:

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\Common\AllAutoCAD\... AM2 - Joel B. Trevino Rural\Archived files\AM2N.2nd and Trevino.dwg, 8/15/2023 3:08:04 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/18/2025

SUBDIVISION NAME: THE SHOPPES ON 2ND SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Trenton Road: ROW dedication needed for 60 ft. from centerline for total 120 ft. ROW Paving: 65' to 85 ft. Curb & gutter: both sides - Please submit a copy of the referenced documents in the plat 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	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 - Show alley/service drive easement on the property prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or in line with existing structures, whichever is greater applies **Zoning Ordinance: Section 138-356	Compliance
* Rear: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356	Compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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 Trenton Road. - Revise the setback note as shown above prior to final. Proposing: 5 ft. sidewalk required on E. Trenton Road. **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.	Required
* Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 **If a use is proposed which requires a CUP, it must be submitted and approved prior to final. ***Zoning Ordinance: Article V	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the City Manager's Office.	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: - Show the width of the Hidalgo County Irrigation District No. 2 canal ROW, reference the document number on the plat, and provide a copy for staff review prior to final. - Reference the document number for the existing 90 ft. ROW shown for Col. Rowe Boulevard and provide a copy for staff review prior to final. - Reference the document number for 80 ft. Southern Union Pacific railroad ROW and provide a copy for staff review prior to final. - The name of the streets in vicinity of the subject property on the north and south side of the subdivision are incorrect, including Cynthia St, N. 1st Lane, Cynthia Ave, etc. Review and revise as applicable prior to final. - If an access to N. 2nd Street is proposed, it requires City approval and an agreement with the Irrigation District prior to final. -The engineer submitted a 6-Month extension and subdivision name change. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND APPROVAL OF THE 6- MONTH EXTENSION.	Applied

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


LOCATION
PROPOSED
2ND & TRENTON PLAZA
SUBDIVISION
PHASE 4
PHASE 5
PHASE 3
E XENOPS AVE
E XENOPS AVE
E WARBLER AVE
E VERDIN AVE
N 2ND
N 1ST ST
N CYNTHIA ST
2ND ST.
TRENTON RD.
NORTH RIDGE PARK
1ST LN
PREMIER STORAGE SUBDIVISION
LOT 1
N
S
E
W
20
185
186
180
176
211
207
201
197
196
206
202
156
157
162
163
144
145

SUB2023-0071

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name El Dorado at Thousand Oaks I, II, III, IV PH2
Location SE corner of Mile 8 1/2 Road and 38th Street
City Address or Block Number 13100 N. 38th ST
Number of Lots 173 Gross Acres 65.56 Net Acres 65.11 ETJ ☐Yes ☑No
Existing Zoning R-1 Proposed Zoning R-1 and R-3A Rezoning Applied for ☑Yes ☐No Date ____
Existing Land Use Open Land Proposed Land Use Residential Irrigation District # N/A
Replat ☐Yes ☑No Commercial ____ Residential ____
Agricultural Exemption ☐Yes ☑No Estimated Rollback Tax Due 22,153.68
Parcel # 552128 Tax Dept. Review MJ
T2100-00-234-0007-00
Water CCN ☐MPU ☑Sharyland Water SC Other ____
Legal Description A 65.56 acre tract of land out of Lots 7, 8, 13, 14, 15, 16, and 17, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas.

Owner

Name Red Rock Real Estate Development Group, LTD. Phone (956) 800-1333
Address 2912 S. Jackson Road E-mail riocantu@yahoo.com
City McAllen State TX Zip 78503

Developer

Name Red Rock Real Estate Development Group, LTD. Phone (956) 800-1333
Address 2912 S. Jackson Road E-mail riocantu@yahoo.com
City McAllen State TX Zip 78503
Contact Person Manuel Cantu

Engineer

Name Quintanilla, Headley & Associates, Inc. Phone (956) 381-6480
Address 124 E. Stubbs Street E-mail alfonsoq@qha-eng.com
City Edinburg State TX Zip 78539
Contact Person Alfonso Quintanilla

Surveyor

Name Quintanilla, Headley & Associates, Inc. Phone (956) 381-6480
Address 124 E. Stubbs Street E-mail alfonsoq@qha-eng.com
City Edinburg State TX Zip 78539

ENTERED
JUL 10 2023
Name: NM

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

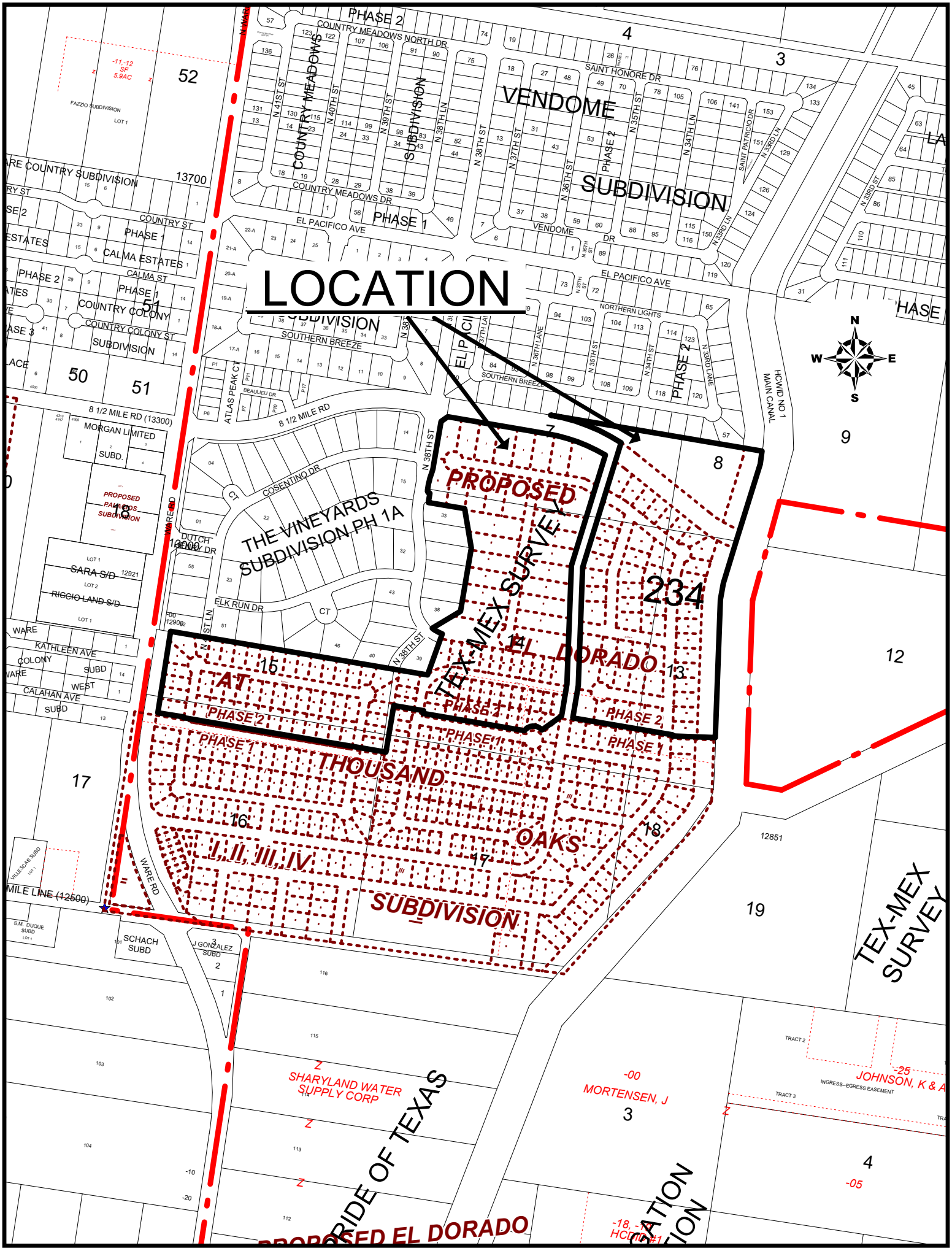
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date May 15, 2023

Print Name Manuel Cantu Jr

Owner □ Authorized Agent □

The Planning Department is now accepting DocuSign signatures on application


LOCATION
PROPOSED
EL DORADO
AT
THOUSAND
OAKS
I, II, III, IV
SUBDIVISION
PHASE 1
PHASE 2
TEX-MEX SURVEY
THE VINEYARDS SUBDIVISION PH 1A
VENDOME
SUBDIVISION
COUNTRY MEADOWS
SUBDIVISION
SOUTHERN BREEZE
NORTHERN LIGHTS
COUNTRY COLONY
SUBDIVISION
CALMA ESTATES
MORGAN LIMITED
SUBD.
SARA S/D
RICCIO LAND S/D
KATHLEEN AVE
COLONY WEST SUBD
CALAHAN AVE
SUBD
SCHACH SUBD
J GONZALEZ SUBD
S.M. DUQUE SUBD
VILLESCAS SUBD
FAZZIO SUBDIVISION
COUNTRY MEADOWS NORTH DR
COUNTRY MEADOWS DR
SAINT HONORE DR
EL PACIFICO AVE
VENDOME DR
COSENTINO DR
ELK RUN DR
DUTCH HOLLOW DR
BEAULIEU DR
ATLAS PEAK CT
8 1/2 MILE RD
8 1/2 MILE RD (13300)
WARE RD
MILE LINE (12500)
HCWID NO 1 MAIN CANAL
SHARYLAND WATER SUPPLY CORP
MORTENSEN, J
JOHNSON, K & A
INGRESS--EGRESS EASEMENT
PROPOSED EL DORADO
PROPOSED PALMS SUBDIVISION
TEX-MEX SURVEY
N
S
E
W

SUBDIVISION PLAT OF :

ELDORADO AT THOUSAND OAKS I, II, III, & IV PHASE II

(PRIVATE SUBDIVISION BLOCK I, III AND IV)

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" (UN-SHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001

2.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES: FOR BLOCKS I, II, III AND IV
FRONT: ..... 25.00 FT. OR GREATER FOR EASEMENTS.
REAR: ..... 10.00 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: ..... 6.00' OR GREATER FOR EASEMENTS.
CORNER SIDE: ..... 10.00 FT. OR GREATER FOR EASEMENT
GARAGE: ..... 18.00 FT. OR GREATER FOR EASEMENTS EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

5.– NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6.– REQUIRED ENGINEERED DRAINAGE DETENTION IS: 1,530,645.46 C.F. (35.14 AC./FT.) TOTAL FOR MASTER PLAN (147.17 AC.)
REQUIRED ENGINEERED DRAINAGE DETENTION FOR 65.56 ACRES IS: 647,467.07 C.F. (14.86 AC./FT.)

7.– BENCHMARK NOTE: CITY OF MCALLEN No. MC 33, EAST SIDE OF NORTH WARE ROAD (FM 2220) BY THE WATER TREATMENT PLANT DRIVEWAY ABOUT 196.30 FEET NORTH AND 53.90 FEET EAST OF EAST RIGHT OF WAY LINE–ELEVATION 118.60. DATUM NAD83

8.– AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9.– A 4.00 FOOT MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF 8 1/2 MILE RD. AND N. 34TH Ln. AND ON BOTH SIDES OF ALL INTERIOR STREETS. A MINIMUM 5.00 FOOT SIDEWALK IS REQUIRED ON N. WARE RD. (FM 2220).

10.– FOR BLOCKS I, II, III AND IV. : NO CURB CUT, ACCESS OR FRONTAGE PERMITTED ALONG 8 1/2 MILE RD. AND NORTH WARE RD (FM 2220), ALONG N. 34TH Ln. INCLUDING LOTS 87–88 AND 97–104 & 116 BLOCK III, LOT 8 AND LOTS 10–18 BLOCK IV AND LOTS 105 & 106 BLOCK II.

11.– E.E. DENOTES ELECTRICAL EASEMENT

12.– 25.00' X 25.00' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

13.– AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER ,AND AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER (SINGLE FAMILY BLOCK I LOTS 53–78) DOCUMENT NUMBER (SINGLE FAMILY BLOCK III LOTS 83–135) AND DOCUMENT NUMBER (SINGLE FAMILY BLOCK IV LOTS 1–30) HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/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 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.

14.– AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER ,AND AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER (SINGLE FAMILY BLOCK II LOTS 79–117), HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/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 110–72 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 110–72 SHALL BE NULL AND VOID.

15.– 8.00 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

16.– BUFFER REQUIREMENTS FOR BLOCK I, II, III AND IV–6.00' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG EAST SIDE OF N. WARE RD. (FM 2220), AND ON LOTS 105 AND 106 IN BLOCK II, LOTS 87, 88, 97, 98–104, AND 116 IN BLOCK III, LOTS 11–18, AND LOTS 8 AND 10, BLOCK IV, ALONG N. 34TH LN.

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

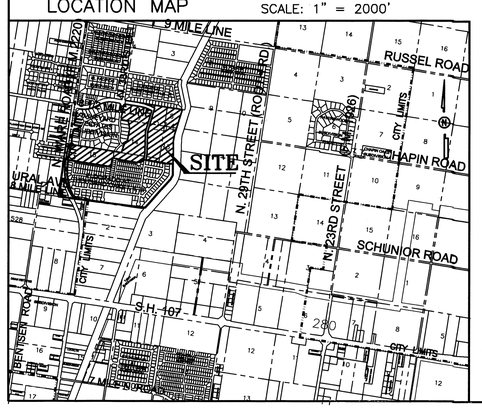
18.– A VARIANCE OF FEES IN LIEU OF PARKLAND DEDICATION – $700 – PER DWELLING UNIT WITH THE FOLLOWING CONDITIONS AND APPROVED BY THE CITY ON APRIL 19, 2024: FIFTY (50%) PERCENT OF PARK FEES ($350) TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT ($350) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II IS COMPOSED OF 174 UNITS. FIFTY PERCENT (50%) UPFRONT IS $60,900. THE OTHER FIFTY PERCENT (50%) IS $ 350 PER EACH OF THE 174 UNITS UNTIL PROJECT IS COMPLETED. THE REMAINING FIFTY PERCENT (50%) ($60,900.) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION.

19.– THE AREA IDENTIFIED AS LOT "B" DETENTION AREA SHALL BE MAINTAINED BY DEVELOPER, ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II HOMEOWNERS ASSOCIATION, INC. (E.A.T.O.H.O.A.) SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN THE COMMON AREA/REGIONAL DETENTION POND/DRAINAGE EASEMENT, WHICH SHALL BE USED EXCLUSIVELY AS A STORM WATER DETENTION AREA. THE LOT OWNERS' PRO RATA SHARES (INCLUDING DRAINAGE EASEMENT MAINTENANCE) SHALL BE DETERMINED BY THE E.A.T.O.H.O.A.. FAILING SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS' 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 ORD. SEC. 134–168, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF THE STORM WATER DETENTION AREA, THE OWNERS' MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION.

20.– COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNERS. HOA AND NOT THE CITY OF MCALLEN, INCLUDING LOT "B"

21.– 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.

LOCATION MAP SCALE: 1" = 2000'



TRACT No. I

A 38.68 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 15, 16 AND 17, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 38.68 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 15, 16 AND 17, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND WITHIN THE RIGHT OF WAY OF MILE 8 NORTH ROAD AND A 45.00 FOOT COUNTY ROAD FOR NORTHWEST CORNER OF ELDORADO AT THOUSAND OAKS I, II, III, (RECORDED IN INSTRUMENT NUMBER MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT. SAID ROD BEARS N 08°54'52" E, 1,087.58 FEET FROM THE SOUTHWEST CORNER OF LOT 16.

THENCE; N 08°54'52" E (MAP RECORD: N 08°59' E), ALONG THE WEST LINE OF LOTS 15 AND 16, AND WITHIN THE RIGHT OF WAY OF SAID 45.00 FOOT COUNTY ROAD AND WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 435.03 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, ALONG THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA, PASSING AN ALUMINUM DISK FOUND AT 115.89 FEET FOR THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A TOTAL DISTANCE OF 1,496.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHEAST CORNER OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 19°40'18" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 231.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 20°12'14", RADIUS = 175.00 FEET), A DISTANCE OF 61.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 59°25'42" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 174.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°36'09" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 339.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°33'02" W, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 211.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°22'19" W, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 195.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°06'00" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 49.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA =90°26'07", RADIUS = 15.00 FEET), A DISTANCE OF 23.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°38'09" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 34.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 08°30'29", RADIUS = 200.00 FEET), A DISTANCE OF 29.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 18°06'05" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 37.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 09°31'07", RADIUS = 200.00 FEET), A DISTANCE OF 33.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'23" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 239.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°49'57" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 42.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 536.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, (RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 21°11'19", RADIUS = 930.00 FEET), A DISTANCE OF 329.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 17°04'52" W, A DISTANCE OF 612.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 02°03'52" W, A DISTANCE OF 629.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 169.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 54°28'13" W, A DISTANCE OF 128.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 105°04'35", RADIUS = 58.00 FEET), A DISTANCE OF 106.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 545.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 250.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 1,036.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 5.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 189.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°50'36" E, ALONG THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 435.04 FEET TO AN ALUMINUM DISK FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, ALONG THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 70.79 FEET TO FOR A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°50'16" W, WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (F.M. 2220), A DISTANCE 435.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 45.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.68 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA, RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"G"	100.59'	990.00'	05°49'17"	100.54'
"H"	85.52'	600.00'	08°10'01"	85.45'
"I"	98.54'	600.00'	09°24'35"	98.43'
"J"	97.94'	700.00'	08°00'58"	97.86'
"K"	48.01'	700.00'	03°55'47"	48.00'
"L"	75.75'	700.00'	06°11'59"	75.71'
"M"	61.85'	890.00'	03°58'53"	61.83'
"N"	57.58'	50.00'	65°58'54"	54.45'
"O"	38.49'	50.00'	44°06'38"	37.55'
"P"	82.95'	58.50'	81°14'19"	76.21'
"Q"	74.34'	58.50'	72°48'46"	69.44
"R"	76.84'	58.50'	75°15'16"	71.43'
"S"	70.44'	58.50'	68°59'26"	66.26'
"T"	61.05'	58.50'	59°47'51"	58.32'
"U"	96.90'	58.50'	94°54'11"	86.24'
"V"	91.89'	58.50'	90°00'00"	82.73'
"W"	66.06'	58.50'	64°42'02"	62.67'
"X"	157.95'	58.50'	154°42'02"	114.16'
"Y"	18.06'	123.00'	08°24'54"	18.05'

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"Z"	167.14'	123.00'	77°51'21"	154.57'
"AA"	8.01'	123.00'	03°43'45"	8.00'
"BB"	37.64'	173.00'	12°27'59"	37.57'
"CC"	116.77'	173.00'	38°40'20"	114.56'
"DD"	6.37'	58.00'	06°17'44"	6.37'
"EE"	50.00'	58.00'	49°23'25"	48.46'
"FF"	20.74'	50.00'	23°45'40"	20.59'
"GG"	50.00'	50.00'	57°17'36"	47.94'
"HH"	62.54'	50.00'	71°39'42"	58.54'
"II"	60.00'	50.00'	68°45'32"	56.47'
"JJ"	50.00'	50.00'	57°17'54"	47.94'
"KK"	50.00'	50.00'	57°17'54"	47.94'
"LL"	23.25'	50.00'	26°38'42"	23.04'
"MM"	38.61'	890.00'	02°29'09"	38.61'
"NN"	100.55'	890.00'	06°28'24"	100.50'
"OO"	189.97'	890.00'	12°13'46"	189.61'

TRACT No. II

A 26.88 ACRE TRACT OF LAND OUT OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 26.88 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II (RECORDED IN VOLUME 53, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT, S 80°24'08" E, 569.56 FEET FROM THE SOUTHWEST CORNER OF EL PACIFICO SUBDIVISION PHASE II.

THENCE; S 80°24'08" E, ALONG THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II, A DISTANCE OF 1,136.92 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 8, FOR THE SOUTHEAST CORNER OF EL PACIFICO SUBDIVISION PHASE II AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 07°42'52" W (MAP RECORD: S 07°43' W), ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 69.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 17°18'52" W (MAP RECORD: S 17°23' W), ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 429.39 FEET (MAP RECORD: 428.20 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 8, THE NORTHEAST CORNER OF LOT 13 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 17°04'52" W (MAP RECORD: S 17°09' W), ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 231.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 10°00'52" W (MAP RECORD: S 10°05' W), ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 58.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 02°03'52" W (MAP RECORD: S 02°08' W), ALONG THE EAST LINE OF LOTS 13 AND 18, A DISTANCE OF 731.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 87°56'08" E, A DISTANCE OF 227.00 FEET A 1/2" IRON ROD WITH CAP STAMPED RPLS SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 6.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 536.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09 35'52" E, A DISTANCE OF 173.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 625.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 17°04'52" E, A DISTANCE OF 692.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 23°21'43", RADIUS = 990.00 FEET), A DISTANCE OF 403.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.88 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
4856
REGISTERED PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

JUNE 26, 2023
DATE

BLOCK I SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
53	10493.83
54–55	9210.21
56	8659.99
57	9061.36
58	13196.80
59	6321.50
60	8242.31
61–71	8840.00
72	7634.43
73	10840.35
74	9524.12
75	8450.00
76–78	8450.00
79	9178.00
80–90	8450.00
91–92	9213.10
93–103	8450.00
104	9178.00

BLOCK III SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
LOT B	167,816.38
83	13168.78
84–85	10400.00
86	11054.75
87	15321.47
88	16117.25
89	9050.90
90–91	10400.00
92	13152.33
93	12673.40
94–96	10400.00
97	14991.86
98	11513.71
99	10400.00
100	15298.20
101	11253.71
102–103	10140.00
104	13298.91
105	14533.89

BLOCK II SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
79	5771.54
80	5267.13
81	5659.91
82–88	6050.00
89	6317.07
90	6900.00
91–92	6050.00
93	8180.81
94	8836.91
95	6049.31
96–104	6050.00
105	6710.00
106	11107.67
107–115	7425.00
116	7478.59
117	12167.39

BLOCK III SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
106	10391.83
107	12513.46
108–109	10140.00
110	10054.98
111	13602.09
112	10956.62
113	11121.02
114	11783.43
115	14277.68
116	13989.80
117	11566.99
118–121	10140.00
122	10256.48
123	12819.42
124	10178.30
125	10237.38
126	11025.97
127–135	10140.00

BLOCK IV SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
1	20195.10
2	18895.99
3–5	20000.00
6	19989.23
7	19510.35
8	30004.73
9	21855.00
10	21251.23
11	23018.29
12	23337.88
13	23487.68
14	22397.88
15	23469.06
16	24540.24
17	25611.43
18	36953.42
19	41484.81
20	22726.46
21–23	22187.97

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
ALFONSOQ@QHA-ENG.COM

SCALE 1" =100'

EL PACIFICO SUBDIVISION PHASE I RECORDED IN VOLUME 47, PAGE 1, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EL PACIFICO SUBDIVISION PHASE II RECORDED IN VOLUME 53, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS.

P.O.C. TRACT No. II
S.W. COR.
EL PACIFICO SUBD
PHASE II

P.O.B., TRACT No. II
FND. 1/2" IRON ROD WITH
PLASTIC CAP STAMPED RPLS
4856

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC. N.E. COR., AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.

FND. 1/2" IRON ROD

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/19/2025

SUBDIVISION NAME: EL DORADO AT THOUSAND OAKS I, II, III AND IV PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Ware Road: Dedication as needed for 150 ft. Total ROW. Paving: by the state Curb & gutter: by the state Revisions Needed: -Provide a copy of existing dedication for staff review, prior to recording. -Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides, as to ensure compliance with dedication requirements as noted above, prior to recording. -Clarify any acquisitions by the state and existing dedications prior to recording. - Proper ROW and dedications are required to be shown on plat, prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Required
North 34th Lane: 60 Total ROW. Paving : 40 ft. Curb & gutter Both Sides Revisions Needed: -Provide Existing ROW details along with document number for existing dedications, prior to recording. * North 34th Lane along Blocks II,III and IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Required
8 1/2 Mile Road: Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: -Provide Existing ROW details along with document number for existing dedications, prior to recording. -Clarify ROW dedication along 8 1/2 Mile Road on the northeast portion of the subdivision, prior to recording. *Portion of 8 1/2 Mile Road along Block IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Required

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

1. Block I and Block II: 50 ft. ROW (Zoned R-1) (Block I Private Streets and Block II Public Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: -Subdivision layout must be revised as to provide for street looping or extension and not dead-end any existing streets as shown on the northside of Block I and II and SW Corner of Block IV dedicated by Vineyards Estates Subdivision Phase 1A, should the streets not be looped or extended, a Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development will be required. (Rear of Lots 73 and 59 Block I and Lot 117 Block II). Maneuverability requirements of Fire and Public Works Department and details to be finalized, prior to recording. City Commission approved the proposed turnaround for North 41st Lane and North 38th Street from the Vineyards Estates Subdivision Phase 1A on January 8, 2024. -For Block I, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -For Block II, provide paving details for area along lots 93 and 117 to ensure adequate maneuverability through street curvature, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording. 2. Block III: 60 ft. ROW (Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides Revisions Needed: - ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. -For Block III, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording. 3. Block IV: 50 ft. ROW (Zoned R-1) (Private Streets) Paving: 36 ft. Curb & gutter: Both sides - ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. At the Planning City Commission, the variance was approved for the 36ft of pavement. --For Block IV, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. - The developer requested a variance 50 ft. of ROW with 32 ft. of paving and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the variance with 50 ft. of ROW and 36 ft. of paving on January 8, 2024. *Must escrow monies if improvements are not built at this time, prior to recording. **Barricade and/or temporary turnaround at the north end of streets as needed.	Required

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length. - Subdivision layout for Block I(Lots 58-73) does not comply with block length requirement. Engineer submitted a Variance request on October 18th, 2023 to the 1200 ft. block length requirements for Block I. City Commission approved the block length variance on January 8, 2024.	Applied
* 900 ft. Block Length for R-3 Zone Districts. -Subdivision layout for Block III(Lots 123-135) does not comply with block length requirement. Engineer submitted a Variance request on October 18th,2023 to the 900 ft. block length requirements for Block III. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac. Pending Items: - For Block IV subdivision layout does not comply with block length requirement. Should a variance be approved ROW requirements subject to increase to 60 ft. of ROW with 40 ft. of paving. Engineer submitted a Variance request on October 18th,2023 to the 600ft. Cul-de-Sac length requirements for Block IV and updated letter submitted on November 14th,2023 the developer is requesting 50 ft. of ROW with 32 ft. of paving. Development staff have reviewed the request and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the Cul-de-Sac variance with 50 ft. of ROW and the condition of 40 ft. of paving on January 8, 2024. -As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. Revisions needed: - Must comply with Public Works Department requirements within multifamily residential zoning districts. Must submit dumpster locations/details on construction plans and be approved by Public Works prior to NTP. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: 25.00 ft. for Blocks I, II, III & IV or greater for easements. Revisions needed: -Please revise as shown above on plat note. -Zoning was approved for R-1 District requirements. -Engineer submitted a variance application on October 18th,2023 requesting a front setback of 20 feet except 10 feet for unenclosed carports only for block III. Planning and Zoning Commission approved the variance to the front setback of 10 for unenclosed carports only for block III. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied

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* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* A 4 ft. wide minimum sidewalk required on both sides of 8 1/2 Mile Road, North 34th Lane, all interior streets, and the north side of Wolf Creek Avenue. A 5 ft. wide minimum sidewalk required along North Ware Road (F.M.2220). - Revise plat note #9 as shown above, finalize wording prior to recording. **Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. **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 and along the east side of North Ware Road, lots 105, 106 in Block II, lots 87, 88, 97-104, 116 in Block III, lots 8, 10-18 in Block IV along North 34th Lane, lots 116 -123 in Block III, lots 1-8 in Block IV along 8 1/2 Mile Road for Block IV and Lots 116-123 Block III. Revisions Needed: - Revise note #16 as shown above, finalize wording for note prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 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 North Ware Road (F.M.2220), 8 1/2 Mile Road for Block IV and Lots 116-123 Block III, North 34th Lane, North 38th Street for Block IV. Revisions Needed: -Revise note #10 as shown above, finalize wording for note prior to recording. **Must comply with City Access Management Policy	Required
For Block III, as applicable: * Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Proposing: Common areas must be maintained by the Lot Owners, HOA, and not the City of McAllen. *** Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to recording.	Required

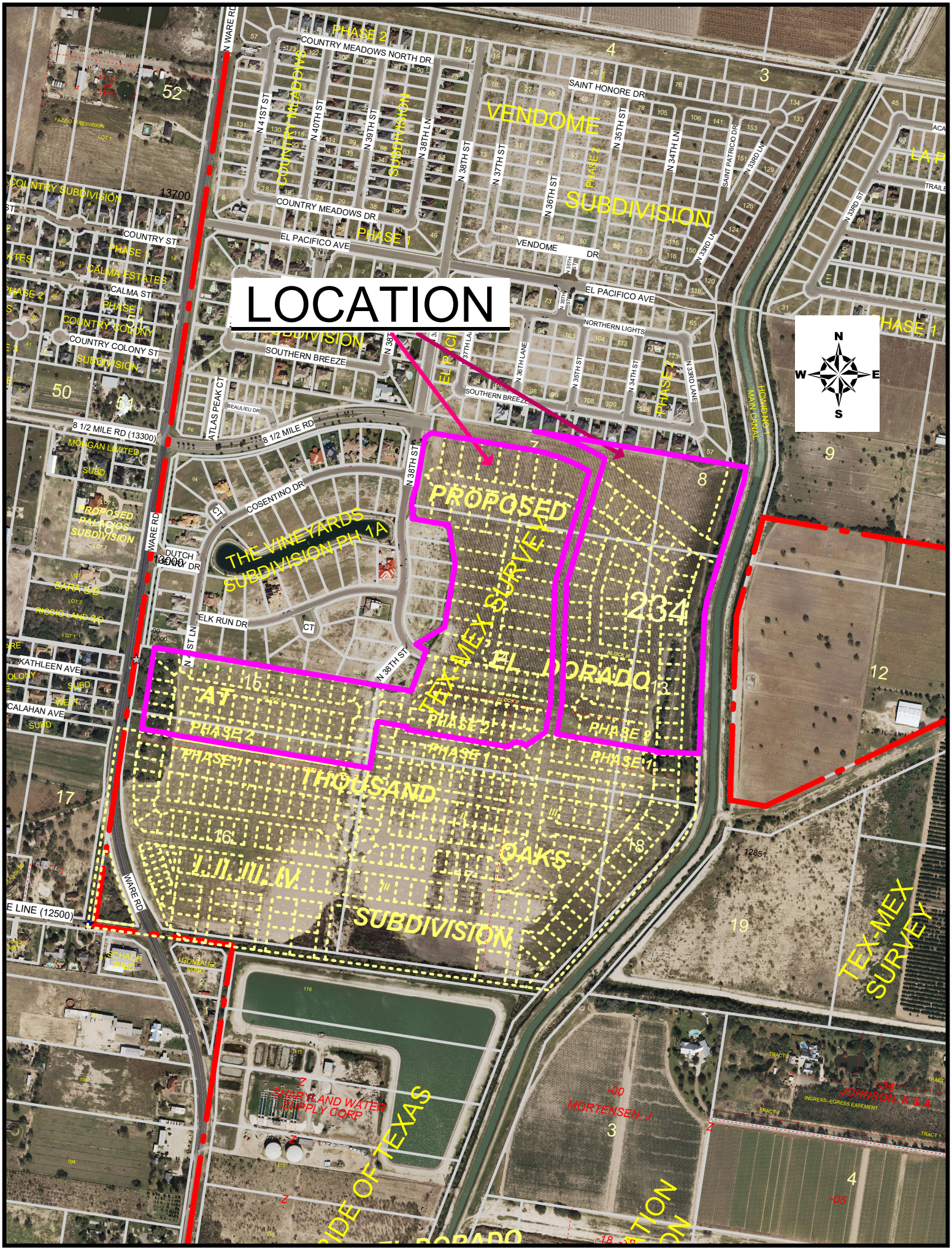
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 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. Revisions Needed: Developer/Homeowner's Association/Owner notes must be revised to include all blocks, finalize note wording prior to recording. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) District Proposed : R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) *Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. ***Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. ***Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. ***Zoning Ordinance: Article V	Applied

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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. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.	Required
* Pending review by City Managers Office. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.	Required
TRAFFIC	
* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions.	Applied
* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions.	Applied
COMMENTS	
Comments: *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. **As per discussion with engineer Lot B shall be utilized as detention area, must be labeled on plat, prior to recording. ***Revise plat note #18 as per parkland variance approved on April 19, 2024, prior to recording. *Must comply with City’s Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS FOR THIS ITEM TO BE TABLED.	Applied

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


LOCATION
PROPOSED
THE VINEYARDS SUBDIVISION PH 1A
TEX-MEX SURVEY
EL DORADO
234
AT
THOUSAND
OAKS
I, II, III, IV
SUBDIVISION
PHASE 1
PHASE 2
VENDOME
SUBDIVISION
COUNTRY MEADOWS SUBDIVISION
COUNTRY MEADOWS NORTH DR.
COUNTRY MEADOWS DR.
SAINT HONORE DR.
EL PACIFICO AVE
VENDOME DR
NORTHERN LIGHTS
SOUTHERN BREEZE
8 1/2 MILE RD
8 1/2 MILE RD (13300)
COSENTINO DR
DUTCH ELM DR
ELK RUN DR
WARE RD
N WARE RD
N 38TH ST
N 35TH ST
N 34TH LN
N 33RD LN
N 41ST ST
N 40TH ST
N 39TH ST
N 38TH LN
N 37TH ST
N 36TH ST
N 33RD ST
SAINT PATRICIO DR
ATLAS PEAK CT
BEAUJEU DR
COUNTRY ST
CALMA ESTATES
CALMA ST
COUNTRY COLONY
COUNTRY COLONY ST
COUNTRY SUBDIVISION
MORGAN LIMITED SUBD.
PROPOSED PALAFOOS SUBDIVISION
SARA SUB
KATHLEEN AVE
CALAHAN AVE
E LINE (12500)
HOMID NO 1 MAIN CANAL
HARLAND WATER SUPPLY CORP
MORTENSEN, J
JOHNSON, K & A
INGRESS--EGRESS EASEMENT
TEX-MEX SURVEY
N
S
E
W

SUB2024-0083

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Orangewood South Lot 19A & 20A (Gated Community)
Legal Description: Resubdivision of Lots 19 & 20, Orangewood South
Location: E. Burns Drive and Burns Drive South
City Address or Block Number: 3800 Burns Dr
Total No. of Lots: 2 Total Dwelling Units: 1 Gross Acres: 2.48 Net Acres: 2.48
☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No
For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 2 **Lots)** Replat: ☑Yes/☐No
Existing Zoning: R-1 Proposed Zoning: R-1 Applied for Rezoning ☑No/☐Yes: Date: ____
Existing Land Use: Residential Proposed Land Use: Residential
Irrigation District #: 2 Water CCN: ☑MPU/☐Sharyland Water SC Other: ____
Agricultural Exemption: ☐Yes/☑No Parcel #: 252401 (lot 19) & 242502 (lot 20)
Estimated Rollback Tax Due: n/a Ø Tax Dept. Review: MR 7/26/24

Owner

Name: Juan & Leticia Pena Phone: 956-800-4384
Address: 3800 Burns South Drive E-mail: erick@orange-made.com
City: McAllen State: TX Zip: 78503

Developer

Name: Same As Owner Phone: ____
Address: ____ E-mail: ____
City: ____ State: ____ Zip: ____
Contact Person: ____

Engineer

Name: Spoor Engineering Consultants, Inc. Phone: 956-683-1000
Address: 510 So. Broadway Street E-mail: SEC@SpoorEng.com
City: McAllen State: TX Zip: 78501
Contact Person: Stephen Spoor, P.E.

Surveyor

Name: Robles & Associates, RPLS Phone: 956-968-2422
Address: 107 W. Huisache Street E-mail: roblesandassoc@gmail.com
City: Weslaco State: TX Zip: 78596

RECEIVED
JUL 26 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)

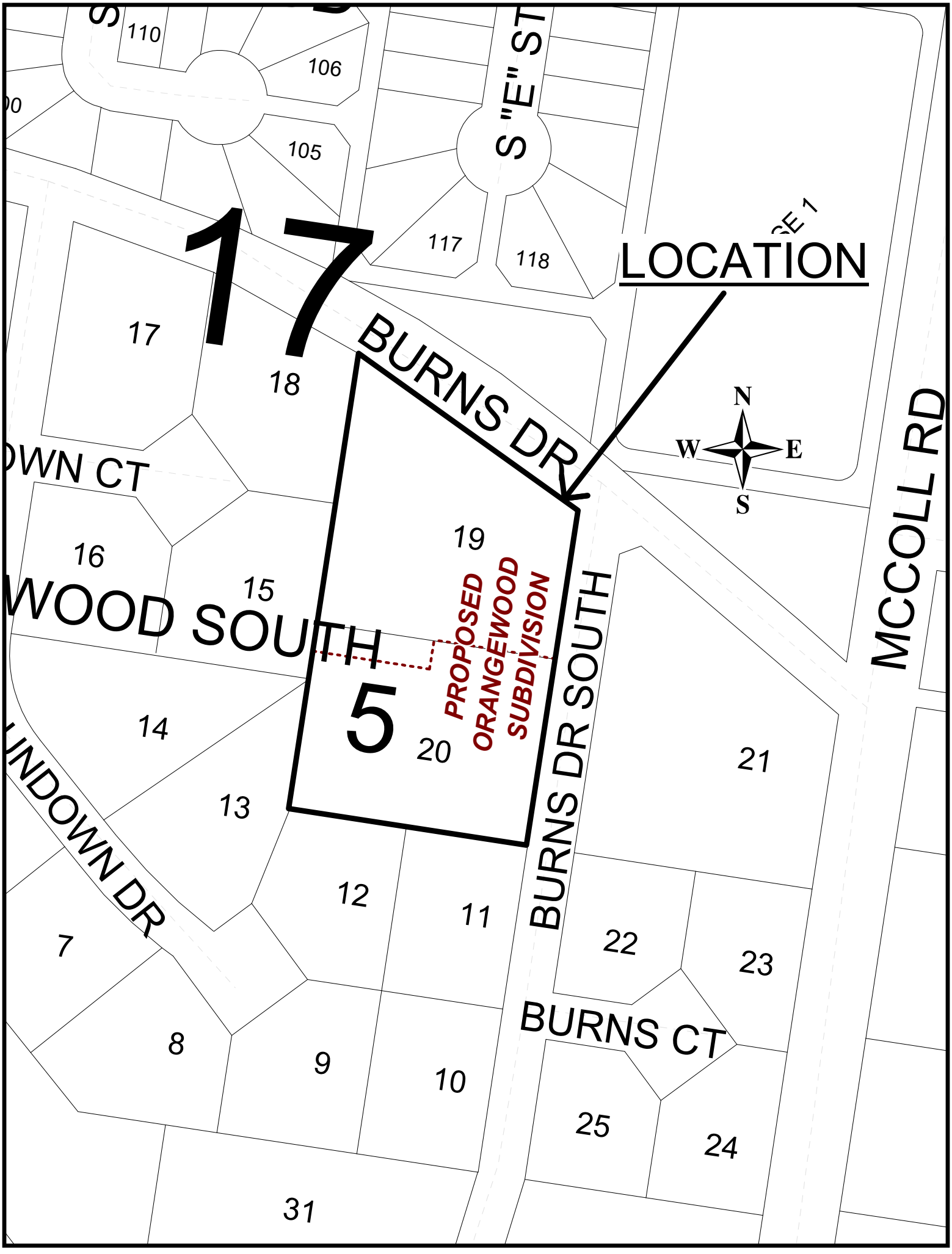
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

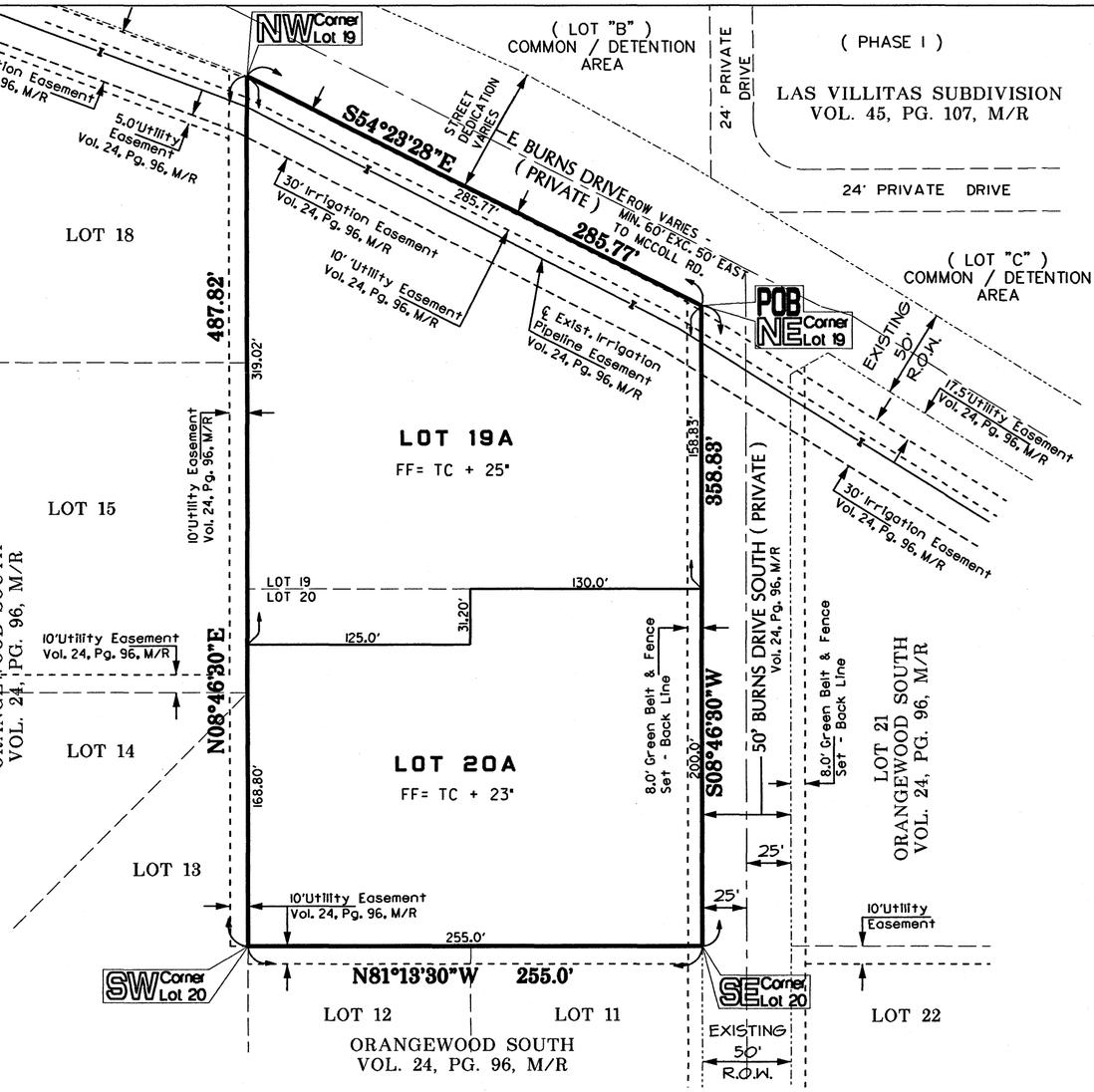
Signature  Date 07-17-24

Print Name Stephen Spoor, P.E.

Owner ☐ Authorized Agent ☑

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


17
LOCATION
BURNS DR
BURNS DR SOUTH
MCCOLL RD
S "E" ST
BURNS CT
INDOWN DR
WOOD SOUTH
PROPOSED ORANGEWOOD SUBDIVISION
5
N
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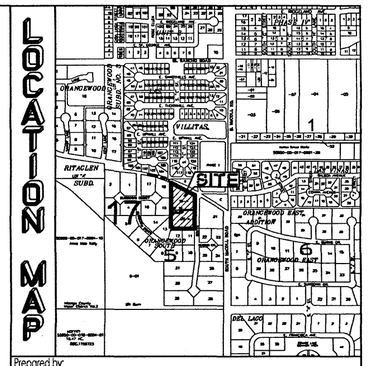
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August 21 2024
Scale:1"=60'
Rev. 06-27-25
Rev. 08-25-25

MAP
OF
ORANGEWOOD SOUTH
LOT 19A AND 20A
(GATED COMMUNITY)

McAllen, Texas

BEING A RESUBDIVISION OF LOTS 19 & 20, ORANGEWOOD SOUTH
CITY OF McALLEN,
HIDALGO COUNTY TEXAS,
ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 96, MAP RECORDS,
HIDALGO COUNTY, TEXAS.
CONTAINING 2.48 AC. OF LAND, MORE OR LESS.



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

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ORANGEWOOD SOUTH LOT 19A and 20A GATED COMMUNITY SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MIGHT 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 EMPLOYHEES OF UTILITIES OPERATION UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

By: Juan C. Pena
3800 Burns South Dr.
McAllen, Texas 78503

By: Leticia R. Pena
3800 Burns South Dr.
McAllen, Texas 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Juan C. Pena and Leticia R. Pena, 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 CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF 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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 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.

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

08-25-25
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN — DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

NOTES:

1.) FRONTYARD SET - BACK SHALL BE A MINIMUM OF 25 FT EXCEPT AT CUL - DE - SACS IT SHALL BE 10FT.

2.) REARYARD SET - BACK SHALL BE A MINIMUM OF 10.0 FT UNLESS OTHERWISE SHOWN.

3.) SIDEYARD SET - BACK SHALL BE A MINIMUM 6.0 FT. EXCEPT SIDEYARDS ADJACENT TO STREETS SHALL BE 10.0 FT. UNLESS NOTED OTHERWISE.

4.) MINIMUM FLOOR ELEVATION SHALL BE T.C. + INCHES ABOVE TOP OF CURB AT FRONT CENTER OF EACH LOT AS SHOWN.

5.) 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 AND MAINTAINED FROM TIME TO TIME.

6.) STREETS WITHIN THE SUBDIVISION WHICH ARE INDICATED AS PRIVATE, WILL BE MAINTAINED BY THE (OWNER) S.

METES & BOUNDS

LOTS 19 AND 20, ORANGEWOOD SOUTH, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 96, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northeast corner of Lot 19, for the northeast corner of the following described tract of land; said point being at the intersection of the South line of East Burns Drive (Private) and the West line of Burns Drive South (Private);

THENCE, with the East line of Lots 19 and 20, and the West line of Burns Drive South (Private), South 08 Deg. 46 Min. 30 Sec. West, 358.83 feet to the southeast corner of Lot 20, for the southeast corner hereof;

THENCE, with the South line of Lot 20, North 81 Deg. 13 Min. 30 Sec. West, 255.0 feet to the southwest corner of Lot 20, for the southwest corner hereof;

THENCE, with the West line of Lots 20 and 19, North 08 Deg. 46 Min. 30 Sec. East, 487.82 feet to the northwest corner of Lot 19, for the northwest corner hereof; said point being on the South line of East Burns Drive (Private);

THENCE, with the North line of Lot 19, and the South line of East Burns Drive (Private), South 54 Deg. 23 Min. 28 Sec. East, 285.77 feet to the POINT OF BEGINNING; containing 2.48 acres of land, more or less.

COUNTY CLERK'S RECORDING CERTIFICATE

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

ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____

OF MAP RECORDS OF HIDALGO COUNTY

BY: _____ DEPUTY: _____

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/19/2025

SUBDIVISION NAME: ORANGEWOOD SOUTH LOT 19A & 20A

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
East Burns Drive: 50 ft. ROW existing Paving: 30 ft. Curb & gutter: both sides - Need to show 'existing' R.O.W. as per recorded plat and reference document number for existing R.O.W., prior to final - Provide copies of R.O.W. 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
Burns Drive South: 50 ft. ROW existing Paving: 30 ft. Curb & gutter: both sides - Reference document number for existing ROW, prior to final - Need to submit copies of R.O.W. 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	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/multi-family 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 - Revise front setback as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements - Revise rear setback as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance

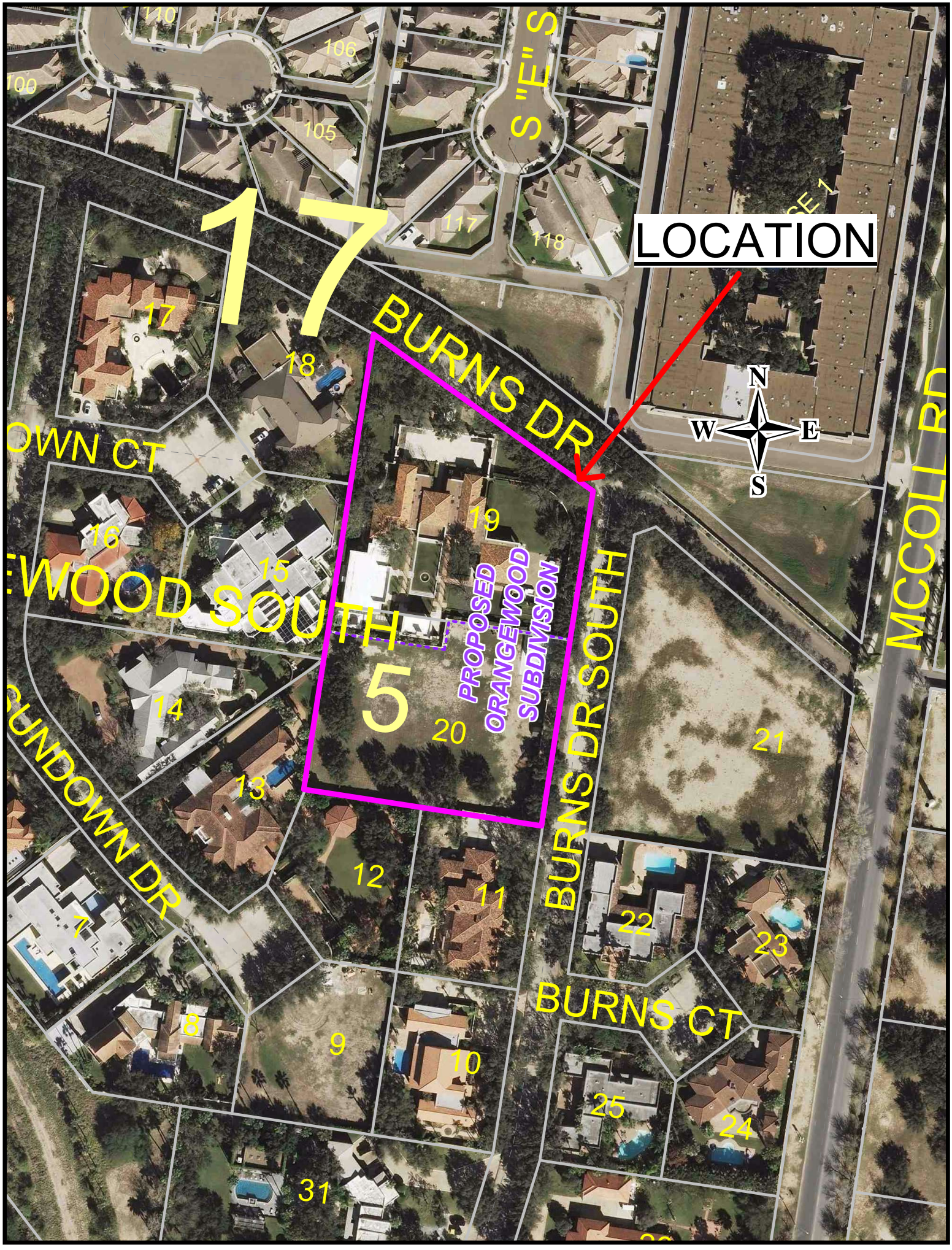
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Sides: 6 ft. or greater for easements - Revise side setback as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements - Include corner setback as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. - Include a garage note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on East Burns Drive and Burns Drive South - Include a plat note as shown above, 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 **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private 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. - Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes. **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/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* 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; as they are dependent on the amount of lots/dwelling 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 for 2 single-family lot is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate document, not by plat, must be finalized prior to final. - Subdivision has the label for "Lot 20B" instead of the name Lot 20A, please revise prior to final. - Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. - Public Hearing with legal notices will be required for the re-subdivision. - Subdivision was approved in preliminary form at the P&Z meeting of August 20, 2024. Need to submit letter for a 6-Month extension. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS FOR THIS ITEM TO BE REMOVED FROM THE AGENDA.	Applied

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


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LOCATION
BURNS DR
BURNS DR SOUTH
BURNS CT
MCCOLL RD
GUNDOWN DR
GUNDOWN CT
WOOD SOUTH
PROPOSED ORANGEWOOD SUBDIVISION
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105
106
110
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