

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, July 21, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Isela V. Rios	Member
	Amanda Gomez	Member

Absent:	Emilio Santos Jr.	Member
	Raul Sesin	Member
	Jesse Ozuna	Member

Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Nicolas Lopez	Planner II
	Magda Ramirez	Planner I
	Mia Fuentes	Planner I
	Even Gonzalez	Development Engineer
	Jonathan Gutierrez	Technician I
	Valerie Ramos	Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Marco Suarez, Chairperson

PLEDGE OF ALLEGIANCE

INVOCATION. Ms. Isela V. Rios

1) EXECUTIVE SESSION:

- a) Executive Session pursuant to Texas Government Code § 551.071 to consult with the City Attorney regarding potential litigation and legal issues.

Chairperson Mr. Marco Suarez, announced they were going into executive session start time 3:31pm end time 3:53 am, No motion was needed.

2) MINUTES:

- a) Approval of July 7, 2026 meeting minutes.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel motioned to approve the minutes. Board member Ms. Isela V. Rios second the motion with four members present and voting.

3) PUBLIC HEARING:

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

1. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following property:**

CASE REZ2026-0097:

3920 South Jackson Road (PID: 231267)

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

CASE REZ2026-0098:

8000 South McColl Road (PID: 290340)

601 East Dicker Road (PID: 20834710)

611 East Dicker Road (PID: 1073831)

7801 South McColl Road and Rears 1-2 (PID: 840308, 1644011 and 1314011)

7901 South McColl Road (PID: 901928)

8001 South McColl Road (PID: 290339)

8301 South McColl Road (PID: 902205)

701 East Dicker Road (PID: 1234461)

705 East Dicker Road (PID: 1074047)

8400 South Jackson Road and Rear (PID: 231317 and 20826042)

3. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from C-4 (Commercial Industrial-OC) District and A-O (Agriculture & Open Space-OC) under the Old Code (OC), to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0099:

7100 South McColl Road (PID: 607782)

7120 South McColl Road (PID: 1020460)

7300 South McColl Road and Rear (PID: 581954 and 1124513)

7324 South McColl Road and Rear (PID: 581956 and 1020163)

7200 South McColl Road (PID: 581953)

7012 South Jackson Road Rear (PID: 1067205)

7100 South Jackson Road (PID: 231314)

7300 South Jackson Road (PID: 720268)

7600 South Jackson Road (PID: 231315)

7200 South Jackson Road (PID: 724042)

5810 and 7400 South Jackson Road (PID: 720792)

7500 South Jackson Road (PID: 722639)

7800 South Jackson Road and Rear (PID: 231316 and 20826978)

8000 South Jackson Road (PID: 641108)
1105 East Thomas Road (PID: 20830291)
105 Dicker Road (PID: 20834706)
7000 South Jackson Road (PID: 1075835)
6920 South Jackson Road (PID: 721205)

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

CASE REZ2026-0101:

3621 Colbath Road (PID: 211105)

5. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-2 (Duplex-Fourplex Residential-OC) Districts under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0102:

2100 South Jackson Road Rears 1-2 (PID: 231198 and 557793)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 3a1 -3a5. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the city initiated rezoning request. Ms. Isela V. Rios second the motion with four members present and voting.

b) REZONING:

1. **Rezoning from R-1 (Single Family Residential-OC) District to I-1 (Light Industrial-UDC) District: E105'-W210'-S420' Lot 338, 1.01 AC GR 0.84 AC Net, John H. Shary Subdivision, Hidalgo County, Texas; 4716 Buddy Owens Boulevard. (REZ2026-0093)**

The subject property is located on the north side of Buddy Owens Boulevard, west of North 47th Street.

The applicant has requested to rezone the property to I-1 (Light Industrial-UDC) District for a proposed Truck Terminal.

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

The subject property is currently being used as a single family home. Surrounding uses include single family homes and an auto repair shop.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities which allows for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend along this area is single family residential.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It does not follow the zoning or the development trend in this area as well.

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

Staff has received one phone call and one email in opposition to the request. The opposition expressed concerns that the proposed rezoning would negatively impact surrounding property values and alter the existing character of the neighborhood.

Staff recommends disapproval of the rezoning request to I-1 (Light Industrial-UDC) District.

Applicant was present Juan Carlos Gonzalez 3908 Toucan Ave; Customer advised the board members they want to convert the house to an office space, also stating trucks will be going in and dropping off forms but will not be staying more than a couple hours.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove the rezoning request. Ms. Isela V. Rios second the motion with four members present and voting.

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 2.194 Acres out of Lot 4 Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 3300 South Jackson Road. (REZ2026-0094)

The subject property is located on the northwest corner of East El Rancho Road and South Jackson Road.

The adjacent properties are C-3 (General Business-OC) District to the north, west and south, and R-3 (High-Density Residential-UDC) to the southwest. The properties on the east side of South Jackson Road are outside the city limits.

The applicant has requested to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed gas station/convenient store.

The subject property is currently vacant. Surrounding uses are residential town homes and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. The Parks and Open Space areas denote parks, recreational facilities, drainage ways, trails, and other open spaces that are currently in existence or planned.

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

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the existing zoning trend in this area along South Jackson Road.

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

Staff has received one phone call in opposition to the request, expressing concerns regarding traffic congestion.

Staff also received one phone call in favor of the request.

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Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

3. Rezoning from C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) District: a 0.802 acre tract out of Lot 11, Section 280 Texas-Mexican Railway Company's Survey, Vol. 24, Pg. 168, H.C.D.R. Hidalgo County, Texas; 2501 State Highway 107. **(REZ2026-0095)**

The subject property is located along the south of State Highway 107 west of North 23rd Street.

The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for a duplex/fourplex development.

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

The subject property has multiple apartment structures. Surrounding land uses include vacant land and multi-family residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

The development trend along this area is commercial, single family residential, and multifamily residential.

The tract was annexed into the city and initially zoned C-3 (General Business-OC) District on July 10, 1995. The property is going through the subdivision process under the proposed name of Urban on 107 Subdivision.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the adjacent zones and follows the development trend along this area of State Highway 107.

If the rezoning is approved, a recorded subdivision plat will be required prior to building permit issuance for any future development on the subject property. Any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: a 0.630 acre tract out of Lot 11, Section 280 Texas-Mexican Railway Company's Survey, Vol. 24, Pg 168, H.C.D.R. Hidalgo County, Texas; 2517 State Highway 107.

(REZ2026-0096)

The subject property is located along the south side of State Highway 107, west of North 23rd Street.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for a duplex/fourplex development.

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

The subject property has existing structures. Surrounding land uses include vacant land and multi-family residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

The development trend along this area is commercial, single family residential, and multifamily residential.

The tract was annexed into the city and initially zoned C-3 (General Business-OC) District on July 10, 1995. The property is going through the subdivision process under the proposed name of Urban on 107 Subdivision.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The request is also compatible with the adjacent zones and follows the development trend in this area.

If the rezoning is approved, a recorded subdivision plat will be required prior to building permit issuance for any future development on the subject property. Any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Guillermo Valdez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Caribe Bar) at Lot 12, Mejia Subdivision, Hidalgo County, Texas; 2022 Nolana Avenue. **(CUP2026-0051)**

The subject property is located along the north side of Nolana Avenue, between Bicentennial Drive and North 22nd Street, and is zoned C-3 (General Business-OC) District. Adjacent zoning is C-3 (General Business-OC) District in all directions. A bar is permitted in a C-3 (OC) District with a Conditional Use Permit and in compliance with all requirements.

The subject property was being used as a nightclub/bar since 2009. The most recent Conditional Use Permit for a bar/nightclub for this property was expired in 2025. This is the first Conditional Use Permit application from the current applicant for a bar at this location.

The applicant is proposing to operate a new bar under the name Caribe Bar from a 2,900 square feet space. The bar will require 29 parking spaces, including one accessible parking space, which is in shared plaza parking lot. The proposed days and hours of operation are Monday through Sunday from 9:00 p.m. to 2 a.m.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m.
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Nolana Avenue;
- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar is proposing to operate, 29 parking spaces are required and 101 are provided as part of the common parking area. The parking lot must be properly striped and maintained free of potholes.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Ms. Isela V. Rios Second the motion with four members present and voting.

2. Request of Arnela W. Torres, for a Conditional Use Permit, for one year, for a portable building

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greater than 10'X12' at North 220.4 feet of west 237.8 feet of north ½ of north 20 acres of Lot 16, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2201 South 23rd Street. **(CUP2026-0052)**

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

The subject property has been used as a doctor's office since approximately 2008. A Certificate of Compliance for the property was issued on October 1, 2025, based on its metes and bounds remaining the same since October 15, 1973. The property is currently serving as an office building. A site plan review for a food truck park on the subject property has been submitted and is currently under review by the Development Team. This is the first Conditional Use Permit for this property.

The applicant is proposing to place a portable building on the east side of the property. The portable building will serve as an office building for future tenants. Their proposed days and hours of operation have not been determined, as the owner is pending future tenants on the property.

The Fire Department conducted their inspection and was approved A portable building must comply with requirements set forth in Section 138-118(3) of the Zoning Ordinance and specific requirements as follows:

1. Portable buildings must not be used for living quarters. The portable building is for office container use only;
2. Portable building shall be located in such a manner as to have access to a public right-of-way within 200 feet;
3. Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
4. Portable buildings shall be with garbage and trash collection services.

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

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

Staff recommends disapproval of the request, as the intended use and hours of operation have not been determined.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapproved the conditional use permit. Ms. Isela V. Rios Second the motion with four members present and voting.

3. Request of Abdelhadi Mohd Al-Hatabeh, on behalf of Hatabeh Group LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Cyberskunk Smoke Shop) at Lot 1, A & A Subdivision, Hidalgo County, Texas; 5212 North 10th Street **(CUP2026-0050)**

The subject property is located on the northeast corner of North 10th Street and Zinnia Avenue. The property is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 (General Business-OC) District to the north, south, west, and R-1(Single Family Residential-OC) District to the east. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

The first Conditional Use Permit for a smoke shop at this location was approved by the City Commission on May 27, 2025 with a variance to the distant requirements. The applicant submitted the new application on May 26, 2026.

The applicant is proposing to continue to operate a smoke shop under the name Cyber Skunk Smoke Shop. The proposed business hours are 24 hours a day, Monday – Sunday. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 300 feet of a residential use/zone;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Dove Avenue;
- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. seven parking spaces are required and are provided on the existing shared parking area;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Ms. Isela V. Rios Second the motion with four members present and voting.

4. Review/Consideration of Request of Karla M. Rivera, on behalf of MKZ Night Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a

Nightclub/Bar (MK'z Nightclub) at Lots 25-34, Resubdivision of Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue. (CUP2026-0037)

The subject property is located along the south side of Orchid Avenue, west of Bicentennial Drive and is zoned C-3 (General Business-OC) District. Adjacent zoning include C-3 (General Business-OC) District in all directions. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

Continental Trade Center Subdivision was recorded on November 15, 1994. The previous Conditional Use Permit for this applicant and location was approved by City Commission on June 14, 2021 for one year, but was not renewed. There was a citation issued on February 28, 2026 for not having an active Conditional Use Permit. The applicant submitted a new application for a Conditional Use Permit on April 28, 2026.

The bar's current and proposed days and hours are Friday to Sunday from 9:00 p.m. to 2:00 a.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is not within 400 feet of a residential use/zone;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Orchid Avenue;
- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 75 parking spaces are required and are provided. There is an active parking agreement with the subject property and two properties in its vicinity;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

At the City Commission meeting of July 13, 2026, it was noted that there were circumstances that the Planning

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and Zoning Commission should consider in evaluation this request, so the matter was remanded back to the Planning and Zoning Commission.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit for six months. Ms. Isela V. Rios Second the motion with four members present and voting.

4) CONSENT:

- a) Sheena's Place Subdivision, 1001 Freddy Gonzalez Road, Nanak, LTD; **(SUB2026-0096) (Final) SEC**
- b) The Woodlands at Bentsen Subdivision, 2900 South Bentsen Road, Jesus Solis-Gomez; **(SUB2026-0093) (Final) M&H**
- c) Imperio Estates Phase II Subdivision, 8600 North 29th Street, Hollywood Development & Construction, LLC; **(SUB2026-0099) (Final) RDE**
- d) The Woodlands Development Subdivision, 601 South Taylor Road, MDM Land Company, LLC; **(SUB2026-0097) (Final) RDE**
- e) Trinity Oaks Subdivision, 9900 North 29th Street, Jakob Robert Waldbusser & Andrea Waldbusser; **(SUB2026-0094) (Final) QHA**
- f) Auburn Heights Apartments Subdivision, 2801 Auburn Avenue, Auburn Heights, LLC; **(SUB2026-0095) (Final) M2**

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the consent items from 4a-4f. Ms. Isela V. Rios second the motion with four members present and voting

5) SUBDIVISIONS

- a) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2025-0064) (Revised Preliminary) M&H (TABLED 07/07/2026)**

Ms. Natalie Moreno stated the property located on 3912 South Jackson Road, Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 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. Review as applicable prior to final. 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. Add a plat note with a blank space to cross-referencing the HOA document number after being recorded. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72.

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Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. 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. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide final 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.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utility approval and approval of requests #2 (cul-de-sac) and #3 (side setback) and disapproval of request #1 (street jog).

Vice Chairperson Mr. Gabriel Kamel moved to have item removed from the table. Board Member Ms. Isela V. Rios second the motion with four members present and voting.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form including the variance request #2 and #3. Board Member Ms. Amanda Gomez Second the motion with four members present and voting.

b) Sustaita Logistics Subdivision Phase I, 4901 South Old 10th Street, Sustaita Logistics Center, L.P.; (SUB2026-0062) (Revised Preliminary) STIG

Ms. Natalie Moreno stated the property located on 4901 South Old 10th Street, all setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1(Light Industrial) District - Proposed: I-1(Light Industrial) District. Engineer must verify that proposed use is compliant within existing Zoning. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning have been submitted for this project. Traffic Impact Analysis (TIA) required prior to final plat. Clarify the discrepancy between the survey dimensions and bearing with the subdivision plat prior to final. Review and revise as applicable. Clarify the type of 15 ft. easement along South Old 10th Street prior to final. Provide length dimensions prior to final. Provide a copy of all referenced documents for staff review prior to final. Show a solid line for lot lines prior to final. Provide the legal description of all adjacent lots on all sides including the west side of South Old 10th Street and east side of South 10th Street. Remove the gas line form the plat but show a gas easement prior to final. Show the distance from property lines, bearing and distance for the existing easements prior to final. Previous submittal shows three lots. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form including variance request. Ms. Isela V. Rios Second the motion with four members present and voting.

c) Pecina Estates Subdivision, 841 East Pineridge Avenue, Pecina Antonia; (SUB2026-0086) (Revised Preliminary) RIOPLEX

Mr. Juan Johnson the property located on 841 East Pineridge Ave, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 feet or greater for easements or in line with existing structures, whichever

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is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 feet or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 feet or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 feet except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If proposed use changes, rezoning will be required prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The current application indicates 10 dwelling units. 10 X \$700 = \$7,000. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in Revised Preliminary Form subject to the conditions noted, drainage & utilities approval and partial approval of variance request to waive the sidewalk requirement along E. Pineridge Avenue only, with disapproval of the request to waive the sidewalk requirement along E. Nassau Avenue and S. "H" Street.

The Project Engineer Ms. Kelley Vela 1200 Auburn Ave was present representing the subdivision, Ms. Vela presented an exhibit to staff and board members.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form and recommended approval approving the request to waive the sidewalk requirement along E. Pineridge Avenue only, and recommending disapproval of the request to waive the sidewalk requirement along E. Nassau Avenue and S. "H" Street. Ms. Amanda Gomez second the motion with four members present and voting.

d) Live Oak Subdivision, 7500 Queens Avenue, South Texas Paving; (SUB2026-0090) (Preliminary) SAMES

Mr. Juan Johnson stated the property located on 7500 Queens Ave, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Existing: ETJ Proposed: ETJ. Should the property be annexed, initial zoning will be required. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Should the property be annexed, initial zoning will be required. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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

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

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Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios second the motion with four members present and voting.

e) Versailles Estates Subdivision, 7100 Queens Avenue, Starquest Versailles LLC; (SUB2026-0091) (Preliminary) SAMES

Ms. Natalie Moreno stated the property located on 7100 Queens Ave, E/W 1/4 Collector Road along the north property line: 60 ft. total ROW dedication. Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties/ multifamily development. Subdivision Ordinance: Section 134-106. Corner: 10 ft or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 6 Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along 6 Mile Road. Add plat note as stated above. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Lot width should be 5,000 square feet. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) Proposed R-1 (Single Family Residential) Zoning Ordinance: Article V. At the City Commission Meeting of December 13, 2021, the board voted to approve the annexation and initial zoning R-1. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. At the City Commission Meeting of December 13, 2021, the board voted to approve the annexation and initial zoning R-1. Land dedication in lieu of fee. Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. As per our current planning director, we will honor the park fees to be waived. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. As per our current planning director, we will honor the park fees to be waived. Pending review by the Parkland Dedication Advisory Board and CC. Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. As per our current planning director, we will honor the park fees to be waived. Traffic Impact Analysis (TIA) required prior to final plat. Lots designated for detention or common area must be labeled, prior to final. for example, "lot A "Detention Area" or "Lot A "Common Area" Remove plat note #19, it is not needed on the plat. Remove the wording "Prop" on ROWs. Will the subdivision have HOA's? Please provide staff with CCRS, prior to recording. Any variances that were previously approved, will not be rolled over to the new submittal. Any variances will have to be re-applied for. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Amanda Gomez second the motion with four members present and voting.

f) Victory Landing Subdivision, 7000 Queens Avenue, Evolving Builders LLC; (SUB2026-0092) (Preliminary) SAMES

Mr. Noah Del Bosque stated the property located on 7000 Queens Ave, the proposed subdivision of located along the north side of 6 mile Rd, West of N Glasscock Blvd. It is a proposed public subdivision for multi-family development consisting of 22 lots. The property is currently zoned R-3A (Multifamily Residential Apartment-OC) District. The subdivision must comply with all appropriate requirements, including right-of-way dedication, setbacks, and other plat noted as outlined in the review packet. This includes Trinity Ave which is a quarter mile collector and will need align with the properties to the west; and continue to the east. On the east end, Public Works is asking for a temporary turnaround. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Garage: 18 ft or greater for easements except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Existing: R-3A (OC) Proposed: R-3A (OC). Zoning Ordinance: Article V.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios Second the motion with four members present and voting.

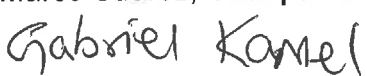
6) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:34 p.m. with Ms. Isela V. Rios second the motion with four members present and voting.

ATTEST: 
Valerie Ramos, Administrative Assistant


Marco Suarez, Chairperson


7/21/26

ADDRESS

<u>PRINT NAME</u>	<u>PHONE #</u>	<u>ADDRESS</u>
Juan C. Gonzalez	956 821 0727	3908 Tawana ave
DIEGO JUAREZ	956 731 9641	5212 N Meallerit
Edgar Delgado	956-638-1571	St Jude-
Jose Morn	956-575-8674	3801 Auburn
Carlos Chapa	956 110 6340	SL Du
Lupita Valentin	956-639-2713	4601 N 47th St
Kelley Vela	956-330-2433	1200 Auburn Ave, Ste. 280
Beto De la Garza	381-0981	1121 Nyssa Ave, McAllen

