STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, October 20, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Emilio Santos Jr.	Member
	Isela V. Rios	Member
	Amanda Gomez	Member
	Oscar Castañeda	Member
Absent:	Gabriel Kamel	Vice Chairperson
	Raul Sesin	Member

Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Samantha Aguilar	Planner II
	Miguel Hernandez	Technician I
	Even Gonzalez	Development Engineer
	Valerie Ramos	Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Marco Suarez, Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval of October 6, 2026 meeting minutes.

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

2) PUBLIC HEARING:

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

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

CASE REZ2026-0153:

4601 S. 23rd Street

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

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

CASE REZ2026-0156:

2904 South 23rd Street

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

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

CASE REZ2026-0157:

2900 South 23rd Street (Rear)

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

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

CASE REZ2026-0158:

3100 South 23rd Street (PID: 211120)

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

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

b) REZONING:

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

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

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

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

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

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

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

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development and zoning trend in the area.

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

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

Staff recommends approval of the rezoning request

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

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

2. CONDITIONAL USE PERMIT:

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

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

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

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

The establishment must also meet the following requirements:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the conditional use permit. There was

none.

Being no discussion, Vice Chairperson Mr. Emilio Santos moved to approve the conditional use permit. Ms. Amanda Gomez Second the motion with five members present and voting.

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

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

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

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

The establishment must also meet the following requirements:

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

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

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

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

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

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

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

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

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

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

3. SUBDIVISION:

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

Mr. Marcos Johnson stated the property located at 4601 Balmorhea Way: Dedication of 50 ft. total. Paving: 32 ft. Curb & gutter: both sides. Show ROW on both sides, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final.COM Thoroughfare Plan. Estancia Parkway: Dedication of 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides. Show ROW on both sides, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: 20 ft. minimum or as shown on front setback table. Add plat not as stated above, prior to final. changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. Rear: 15 feet except 20 feet for the double fronting lots along future ware road (F.M. 2220) (Lots 7-18) or greater for easements. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. Interior Sides: 5 feet. or greater for easements. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. Side Corner: 10 feet or greater for easements. Add plat note as stated above, prior to final. changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. Garage: 18 feet except where greater setback is required; greater setback applies. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. sidewalk required on interior streets, as per approved sidewalk plan filed with the city at building permit stage. 5' sidewalk required along ware road and Tres Lagos boulevard. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Boulevard and N. Ware Road. Add plat note as stated above, prior to final. Changing of recorded plat notes will require a vacate and replat. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted at this time. Land dedication in lieu of fee. Must be in compliance with agreement. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per dwelling unit is required to be paid prior to recording. Park Fee is N/A per agreement on 10-30-2014. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per dwelling unit is required to be paid prior to recording. Park Fee is N/A per agreement on 10-30-2014. As per Traffic

Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. This is a replat, this subdivision will require a public hearing with legal notices to be mailed out (R-1) Zone. If any restrictions are removed, this will trigger a Vacate & Replat process. The subdivision name should be changed to plat to "Estancia at Tres Lagos Lot 50A & 50B Subdivision", prior to final. The wording (Private Subdivision) not as bold & in smaller font should be added below the subdivision name just like the recorded plat.

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

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

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

3) CONSENT:

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

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

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

4) SUBDIVISIONS

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

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

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

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

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in preliminary form Including the three-variance request. Mr. Oscar Castañeda Second the motion with five members present and voting.

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

Mr. Noah Del Bosque stated the property located at 2801 North Jackson Road, Garage: 18 ft except where greater setback is required, greater setback applies. Unified Development Code: Chapter 2. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses on North Jackson Road and North "K" Center Street. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Jackson Road and North "K" Center Street. Provided in plat note 13. Must comply with City Access Management Policy. Lots fronting public streets. Unified Development Code: Section 5.3.5. Existing: R-3A (OC) & C-3 (OC) Proposed: R-3 (UDC) Unified Development Code: Chapter 2. Rezoning was submitted on May 15, 2026. Will be heard before the Planning & Zoning Commission on July 7, 2026, and before City Commission on July 27, 2026. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Rezoning (REZ2026-0088) was submitted on May 15, 2026. The case was approved by the Planning & Zoning Commission on July 7, 2026, and by City Commission on July 27, 2026.

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

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in preliminary form Including both variance request. Ms. Isela V. Rios Second the motion with five members present and voting.

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

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

Development Code or greater for easements. Proposing: "10 ft., or greater for easements." Unified Development Code: Chapter 2. Sides: In accordance with the Unified Development Code or greater for easements. Proposing: "6 ft., or greater for easements." Unified Development Code: Chapter 2. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets: Lots 1 and 2 fronting Dicker Road. Unified Development Code: Section 5.3.5. Minimum Lot Width and Lot Area: (I-1) Light Industrial-UDC District asks for a minimum lot width of 50 ft. Unified Development Code: Chapter 2.

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

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

Being no discussion, Mr. Emilio Santos moved to approve the subdivision in preliminary form Mr. Oscar Castañeda Second the motion with five members present and voting.

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

Mr. Marcos Johnson stated the property located at 4117 North Ware Road, All setbacks are subject to increase for easements. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Unified Development Code: Section 4.6.4.B. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Unified Development Code: Chapter 2. Existing: C-1 Local Commercial Proposed: C-1 Local Commercial. Unified Development Code: Chapter 2. Rezoning Needed Before Final Approval. Unified Development Code: Chapter 2. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As pert Traffic Dept: Submit a Master Trip Generation with all proposed land uses to determine if a TIA will be required. 2. TIA report won't be reviewed until a TG has been submitted.

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

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

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

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

Ms. Natalie Moreno stated the property located at 4400 Expressway 83, Paving Curb & gutter. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. this is a proposed commercial development. The lot is fronting U.S Expressway 83 and S. Bentsen Road. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Unified Development Code: Chapter 2. Land dedication in lieu of fee. Does not pertain to commercial property. Should the zone change, Park fees will apply. Traffic Impact Analysis (TIA) required prior to final plat.

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

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

Being no discussion, Board member Emilio Santos moved to approve the subdivision in preliminary form. Mr. Omar Castañeda Second the motion with five members present and voting.

5) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board member Mr. Emilio Santos adjourned the meeting at 3:48 p.m. with Ms. Isela V. Rios second the motion with five members present and voting.

Marco Suarez, Chairperson

ATTEST: _____
Valerie Ramos, Administrative Assistant