STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, October 6, 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
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
	Isela V. Rios	Member
	Amanda Gomez	Member
Absent:		
Staff Present:	Martin Canales	Assistant City Attorney III
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Samantha Aguilar	Planner II
	Alexa Martinez	Planner I
	Miguel Hernandez	Technician I
	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 September 22, 2026 meeting minutes.

Being no discussion, Board member Jesse Ozuna motioned to approve the minutes. Mr. Raul Sesin second the motion with seven members present and voting.

Chairperson Mr. Marco Suarez, announced they were going into executive session start time 3:31 pm end time 3:39 pm, No motion was needed

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 A-O (Agricultural and Open Space-OC) District to A-O (Agricultural and Open Space-UDC) District**

under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0149:

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

2. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC) District and C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0159:

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

3. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0160:

6701 and 6801 South 10th Street (PID: 189332 and 190018)
7501 South 23rd Street (PID: 185539)

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

CASE REZ2026-0166:

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

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. Raul Sesin moved to approve the city initiated rezoning request. Mr. Emilio Santos second the motion with seven members present and voting.

b) REZONING:

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

Mr. Porfirio Hernandez stated the property located at 1409 North Main Street, the subject property is located along the west side of North Main Street, south of Pecan Boulevard. The applicant is requesting to rezone the property to C-2 (Reginal Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for an event center. The adjacent properties are zoned C-3 (General Business-OC) District to the north and south, R-1 (Single Family Residential-OC) District to the east and R-3C (Multifamily Residencial Condominium-OC) District the west. The subject property is currently not in use. Surrounding land uses consist of commercial properties, as well as single-family and multifamily residential developments. The development trend along the west side of North Main Street is commercial and residential on the east

side. Sandelcast Subdivision was recorded on August 7, 2015. The earliest zoning record found for the property, indicating C-3 zoning designation, dates back to 1979. The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

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

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.

Ruth Rajales 1405 North 15th Street was present in opposition to the proposed rezoning request, Customer stated she is a residence living near the property and is worried on the amount of traffic and the value of the property would go down due to it no longer being residential area and more looked like as a commercial area.

Bernie Smith 1315 Orange, Customer is very concerned and was not aware it was going to be an event center, Customer is not in approval of having this kind of business in a residential property.

Marissa Sandoval Rodriguez 1401 North Main Street, Customers concern was if there will be a traffic impact on Main and Pecan due to often car accidents there. Customer also stated another concern of hers is there will be enough parking for this business.

Alicia Sanchez Del Castillo 1409 North Main Street, Daughter of the applicant was present and spoke with the board members. Explaining to the board members the venue will be for all type of family events, Customer also stated her intention is not to bother the neighbors that is why they are trying to get more parking spaces.

After lengthy discussion, Board member Mr. Raul Sesin moved to Disapprove the rezoning request. Ms. Amanda Gomez second the motion with seven members present and voting.

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

Mr. Porfirio Hernandez stated the property located at 204 South 4th Street, the subject property is located at the southwest corner of South 4th Street and Beaumont Avenue. The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for office use. The adjacent properties are zoned R-1 (Single Family Residential-OC) District to the south, east and west, and R-3A (Multifamily Residential Apartments-OC) District to the north. The subject property is currently utilized for office use. Surrounding land uses consist of commercial properties, as well as single-family and multifamily residential developments. The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Development types most compatible with Complete Communities include mixed-use urban which include retail and office use. The development trend along South 4th Street is residential. Best Courts Subdivision was recorded on October 3, 1927. The earliest zoning record identified for the property dates to August 16, 1995, when the property was rezoned from R-1 to C-1. The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

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

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. Mr. Raul Sesin Second the motion with seven members present and voting.

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

Mr. Porfirio Hernandez stated the property located at 1317, 1321, 1325, 1329, 1333 South 18th Street, the subject property is located at the northeast corner of South 18th Street (Bicentennial Blvd.) and Newport Avenue. The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for duplexes. The adjacent properties are zoned R-2 (Duplex-Fourplex Residential-OC) District in all directions. The subject property is currently vacant. Surrounding land uses consist of single-family, multifamily residential developments and townhomes. The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Development types most compatible with Complete Communities include single family and multifamily duplex. The development trend along South 18th Street (Bicentennial Blvd) is residential. Newport Subdivision was recorded on November 16, 1960. The earliest zoning record found for the property, indicating R-2 zoning designation, dates back to 1979. The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

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

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.

Yolanda Vargas 2121 Jefferson Ave was present in opposition of the proposed rezoning request, Customer mentioned she along with her patents and sister in property at 1328 South 17th ½ Street. Customer mentioned they had concerns on the proposed rezoning property and proposed development.

Mary Gracia 7017 North 10th Street, Customer was present in opposition of the rezoning request. Customer mentioned she has a lot of concerns that happen around the property but one of her concerns is the parking.

Mario Quintanilla Representing 1322 South 17th ½ Street, Customer mentioned he is not in opposition to reasonable development of the property, Mr. Quintanilla is in opposition to multi duplexes development in this property due to it not being compatible with the established character of la paloma neighborhood. Customer also mentioned he has serious concerns on traffic and the proposed road way access.

Ramon Almaguer Newport Subdivision lots 1-5, Designer of the property project in behalf of the owners. Mr. Almaguer mentioned all there asking if they approve the code that has been their previous. Customer is not asking for any huge modification, Customer also mentioned they want to conform to all the parking requirements that the city requires for them to have in addition that the city has invest a lot of money in the area. Customers goal is the beautify the area and increase the value of the area.

After lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Emilio Santos Second the motion with seven members present and voting.

c) CONDITIONAL USE PERMIT:

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

Mr. Porfirio Hernandez stated the property located at 617 South 17th Street, the property is located at the Northeast corner of South 17th Street and Galveston Avenue and is zoned CC-DT (City Core Downtown-UDC) District. The adjacent zoning is CC-DT in all directions. Surrounding land uses include commercial uses and a church. A portable building is allowed in a CC-DT (City Core Downtown-UDC) District with a Conditional Use Permit and in compliance with requirements. This is the initial Conditional Use Permit application for this location. The applicant proposes to place three portable buildings, two

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

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

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

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

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

Staff recommends approval of the request, for one year, subject to the Zoning Ordinance, Building, 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, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with seven members present and voting.

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

Mr. Porfirio Hernandez stated the property located at 205 South C Street, the property is located on the east side of South "C" Street, south of East Business Highway 83 and is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 to the north, east and west, and R-2 (Duplex-Fourplex Residential-OC) District to the south. A portable building is allowed in a C-3 (General Business-OC) District with a Conditional Use Permit and in compliance with requirements. Betty Rose Subdivision was recorded on June 4, 1946. The existing portable buildings were placed without a building permit. On February 16, 2024, the applicant submitted a building permit application; however, the application was disapproved because portable buildings larger than 10 feet by 12 feet require a Conditional Use Permit. On February 19, 2024, the applicant submitted a Conditional Use Permit application for two portable buildings larger than 10 feet by 12 feet to be used as offices. The application was presented to the Planning and Zoning Commission at its March 19, 2024 meeting and was denied because the proposed offices were intended to support a nonconforming business located adjacent to the north. The applicant is reapplying for a Conditional Use Permit for the two existing portable buildings, each measuring 8 feet by 26 feet, located on the property. The portable buildings were previously associated with the nonconforming business use involving the storage of brick and stone materials on the adjacent property to the north. The brick and stone business has since relocated to another location, and the applicant is reapplying for the Conditional Use Permit to allow the existing portable buildings to remain on the property and be utilized solely as office space for the relocated business. No brick or stone materials will be stored on the property or on the adjacent property to the north as part of the proposed office use.

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

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

Staff 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. Mr. Raul Sesin Second the motion with seven members present and voting.

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

Mr. Porfirio Hernandez stated the property located at 324 South 17th Street, the subject property is located at the northwest corner of South 17th Street and Dallas Avenue and is zoned C-C DT (City Core Downtown-UDC) District. Adjacent zoning is C-C DT (City Core Downtown-UDC) District in all directions. A bar is permitted in the C-C DT District with a Conditional Use Permit and in compliance with all requirements. The most recent Special Use Permit was approved for this location on March 28, 2024. A revocation letter was issued on September 2, 2025 due to failure to enforce the use of age-verification devices, mark all occupants under the age of 21 years with UV ink and refusal of copies of video recording footage to McAllen police department. The applicant is proposing to operate a bar under the name Heaven Nightclub from a 2,510 sq. ft. lease space. The bar will require 5 parking spaces including one accessible parking space, but may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9 of the UDC. Their proposed days and hours of operation are Thursday through Sunday from 9:00 p.m. to 2:00 a.m.

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

- Adequate Lighting, including, but not limited to, all entrances and exits
- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- Mark all occupants that are under the age of 21 years with UV ink
- Litter control
- Maximum occupancy load established by the building official

If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

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

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

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

Micheal Campos 424 North 7th Street. Customer is present in opposition of the conditional use permit due to previous incidents that have happen in nightclub/bar and also the name change.

Mark Matts 324 South 17th Street, was present and explained to the board members they have nothing to do with the previous bar that was there before. And also explained why they wanted to change the name.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with seven members present and voting.

d) SUBDIVISION:

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

Mr. Marco Suarez stated the property located at 5617 South. 23rd ST (Spur 115): 75 ft. from centerline for a total of 150 ft. ROW. Paving: By State Curb & gutter: By State. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. ROW: 20 ft. Paving: 16ft. clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Please see comments from Traffic Dept. regarding access easements within lots. Revise plat note No. 15 to reflect "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen". Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Rear: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Rear: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Corner: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on. Subdivision Ordinance: Section 134-120. 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. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. No curb cut,. access, or lot frontage permitted along. 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. 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 Proposed: I-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Any other proposed use will require rezoning. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG Approved, No TIA required= Per Traffic. See Departmental Comments for Traffic Comments: Must comply with City's Access Management Policy. Please review all departmental comments. Replat to reflect existing plat notes recorded on the original plat of Central Market Subdivision. Replat will require a public hearing. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat.

Staff recommends approval of the subdivision in Final Form subject to the conditions noted.

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 final form. Mr. Raul Sesin Second the motion with seven members present and voting.

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

Mr. Noah Del Bosque stated the property located at 1708 Kendlewood Ave.: Existing 50 ft. of R.O.W. Paving: 32 ft. Curb & gutter: both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan. N. 17th Street: 60 ft. Existing R.O.W. Paving: 40 ft. Curb & gutter: both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan. 200 ft. to 800 ft. or 12 lots, whichever is less, Block Length **Unified Development Code: Section 5.3.6. ROW: 20 ft. Paving: 16ft. Alley/service drive easement required for commercial and multi-family properties. Unified Development Code: Section 5.3.9. Front: 25 ft. or greater for easements, whichever is greater. Unified Development Code: Chapter 2. Rear: 10 ft. or greater for easements, whichever is greater applies. Unified Development Code: Chapter 2. Sides: 6 ft. or greater for easements, whichever is greater applies. Unified Development Code: Chapter 2. Garage: 18 ft. except where a greater setback is required, greater setback applies. Unified Development Code: Chapter 2. All setbacks are

subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along the west side of N. 17th St. and 4 ft. wide minimum sidewalk required along the north side of Kendlewood Ave. Revise plat note to read as provided above. Unified Development Code: Section 5.3.8. 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. Unified Development Code: Section 5.3.5. Minimum Lot Width and Lot Area. Unified Development Code: Chapter 2. Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District. Unified Development Code: Chapter 2. Land dedication in lieu of fee. Based on the submitted application and plat, 2 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.0318 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording Comments: Revise sidewalk plat note. Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording. Must comply with City's Access Management Policy.

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, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form. Mr. Raul Sesin Second the motion with seven members present and voting.

3) CONSENT:

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

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

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the consent items from 3a-3c. Mr. Emilio Santos Second the motion with seven members present and voting

4) SUBDIVISIONS

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

Mr. Noah Del Bosque stated the property located at 6701 South 10th Street 1,000 ft. Block Length. Unified Development Code: Section 5.3.6. Front: In accordance with the Unified Development Code or greater for easements - Proposing: 50 feet or easement whichever is greater. Unified Development Code: Chapter 2. Rear: In accordance with the Unified Development Code or greater for easements - Proposing: 15 feet or easement whichever is greater. Unified Development Code: Chapter 2. Sides: In accordance with the Unified Development Code or greater for easements - Proposing: 15 feet or easement whichever is greater. Unified Development Code: Chapter 2. 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. Lots fronting public streets. Unified Development Code: Section 5.3.5. Minimum Lot Width and Lot Area. 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, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Emilio Santos Second the motion with seven members present and voting.

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

Ms. Natalie Moreno stated the property located at 3401 Highway 83, Paving Curb & gutter. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Block length in the R-1 and R-2 Districts and in the ETJ shall be between 200ft-800ft or twelve. lots, whichever is less. Unified Development Code: 5.3.6. 600 ft. Block Length for R-3, M-1, M-2 Districts and CC Districts. Unified Development Code: Section 5.3.6. 300 ft. Maximum Cul-de-Sac. Unified Development Code: 5.3.9. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on U.S Highway 83. Unified Development Code: Section 5.3.8. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. 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 5.3.7 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets: the lot is fronting U.S. Highway 83. Unified Development Code: 5.3.5. Minimum lot width and lot area. Unified Development Code: Chapter 2. Land dedication in lieu of fee. Park Fee do not apply to commercial properties. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee do not apply to commercial properties. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee do not apply to commercial properties. 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, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Emilio Santos Second the motion with seven members present and voting.

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

Mr. Juan Johnson stated the property located at 2201 South Bentsen Road: 10 ft. of dedication for 50 ft. from Centerline for Total 100 ft. of R.O.W. Paving: 65 ft. Curb & gutter: Both Sides. Document No. 1147283 shown on the plat needs to be provided a copy for staff review prior to final. Show ROW dedication on both sides from centerline at several points along Bentsen Road prior to final. Show ROW from centerline and total ROW after accounting for ROW dedication. The Engineer submitted a variance request to not provide Additional ROW for this road. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. The variance got approved. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. S. 43rd Street: Dedication as required for 50 ft. Total R.O.W. Paving: 32 ft. Curb & gutter: Both Sides. Street names to be finalized prior to final. Additional R.O.W. may be required at the gate area. Need to provide staff with paving and gate details for review. Provide gate details for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. If rezoning to the new R-1 (Low-Density Residential District). Block length in the R-1 and R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. Subdivision Ordinance: Section 134-118. Rear:

10 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Sides: 5 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Corner: 10 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Garage: 18 ft. except where greater setback is required, greater setback applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.3.D.4 All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Bentsen Road and both sides of 43rd street and on the north side of Victoria Ave. Add plat note #7 as stated above, prior to final. May Increase to 5 ft. as per Engineering Department, prior to final/recording. The Engineer submitted a variance request to not provide a side walk on the south side of the property. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. The variance got approved. Subdivision Ordinance: Section 134-120. 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. Referenced in plat note #9. Landscaping Ordinance: Section 110-4. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Referenced in plat note #10. Will be required to provide buffer on the South boundary line of the property. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Bentsen Road. 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add HOA Plat note as shown above with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. No curb cuts are allowed onto S. Bentsen Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O (Agricultura and Open Space District) Proposed: R-1 (Low-Density Residential District) Rezoning application (REZ2025-0087) was approved on August 25, 2025 at the city commission board meeting. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Rezoning application was submitted (REZ2025-0087) and was approved on August 25, 2025 at the city commission board meeting. for R-1 - LOW DENSITY RESDIENTIAL (UDC). Land dedication in lieu of fee. As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at $700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at $700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable. As per Traffic Department, Trip Generation waived for 4 single family homes. The Engineer submitted Variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. Subdivision application proposes a private and gated subdivision, provide gate and cul-de-sac details prior to final. 2nd Variance Request was submitted on 9.3.26 to reduce the required Cul-de-sac ROW from 116' to 100' and reduce the front setback from 20' to 10'. Will be heard at the P&Z Board Meeting on 10.6.26 follow by City Commission on 10.26.26. Need to provide any utility and ROW documents being shown on the plat for staff review prior to recording. Rezoning application (REZ2025-0087) was approved on August 25, 2025, at the city commission board meeting to the new R-1 (UDC). As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required, The Cul-De-Sac requirements on the subdivision are not complying. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and approval of variance requests number 1 (cul-de-sac) and number 2 (setback).

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 Mr. Emilio Santos Second the motion with seven members present and voting.

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

Mr. Juan Johnson stated the property located at 2100 North McColl Road, 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. 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. Common

Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L Proposed: C-3L. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. 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 revised preliminary form subject to the conditions noted, drainage, and utilities approval and 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 the variance request. Ms. Amanda Gomez Second the motion with seven 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, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:43 p.m. with Mr. Raul Sesin second the motion with seven members present and voting.

Marco Suarez, Chairperson

ATTEST: _____
Valerie Ramos, Administrative Assistant