

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, April 07, 2026 at 3:30p.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
	Raul Sesin	Member
	Isela V. Rios	Member
	Reza Badiozzamani	Member
Absent:	Emilio Santos	Vice Chairperson
	Jesse Ozuna	Member
Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Eduardo Garza	Development Coordinator
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Samantha Trevino	Planner II
	Noah Del Bosque	Planner II
	Mia Fuentes	Planner I
	Eduardo Mendoza	Director Engineering
	Even Gonzalez	Development Engineer
	Miguel Hernandez	Planner Technician I
	Carmen White	Administrative Assistant
	Valerie Ramos	Administrative Clerk

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

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Raul Sesin

1) MINUTES:

- a) Approval of January 21, 2026 meeting minutes.
- b) Approval of February 17, 2026 meeting minutes.
- c) Approval of March 3, 2026 meeting minutes.
- d) Approval of March 17, 2026 meeting minutes.

Being no discussion, Board member Mr. Raul Sesin motioned to approve January 21, 2026, February 17, 2026, March 3, 2026, and March 17, 2026 minutes. Board Member, Mr. Reza Badiozzamani second the motion with four 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. Mia Fuentes stated that the city of McAllen is requesting to Rezone from C-4 (Commercial Industrial-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 REZ2026-0029:

3814, 3920 and 3920 Rear Idela Avenue (PID: 270327 and 270318)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

- 2. Ms. Mia Fuentes stated that the city of McAllen is requesting to Rezone from A-O (Agriculture & Open Space-OC) District and 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 REZ2026-0030:

McAllen Independent School District No. 3 Subdivision, Lot 1, Hidalgo County, Texas
4801 South 26th Street

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

- 3. Ms. Mia Fuentes stated that the city of McAllen is requesting to Rezone from C-4 (Commercial Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0031:

Lots 1 Thru 18 and F-1 Thru F-9 McAllen Produce Terminal Market Subdivision,
Lots 1, 2, 6 and F-1 Thru F-9, Hidalgo County, Texas
2531, 2525, 2531, 2401, 2405, 2409, 2413, 2421, 2501, 2505, 2509, 2513,
2517, and 2521 Military Highway
Lots 1 Thru 18 and F-1 Thru F-9 McAllen Produce Terminal Market Subdivision,
Lots 7-18, Hidalgo County, Texas
6500, 6508, 6512, 6516, 6520, 6600, 6604, 6608, 6612, 6616, 6700 and

6708 South 23rd Street
Lots 5A, 5B, & 5C McAllen Produce Terminal Market Subdivision, Lots 5A, 5B, &
5C, Hidalgo County, Texas
2313, 2301 and 2361 Military Highway; 6400, 6420 South 23rd Street
Lots 3A and 4A McAllen Produce Terminal Subdivision, Lots 3A and 4A, Hidalgo
County, Texas
2421 and 2401 South 23rd Street

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Segin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

4. **Ms. Mia Fuentes stated that the city of McAllen is requesting to Rezone from I-2 (Heavy Industrial-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 REZ2026-0033:

Idea Public Schools-South McAllen Subdivision, Lot 1, Hidalgo County, Texas
5400 South Ware Road
South Texas College Technology Campus Subdivision, Lot 1, Hidalgo County, Texas
3700 & 3900 Military Highway

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Segin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

5. **Ms. Mia Fuentes 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 REZ2026-0034

2300-2301, 2322, 2500 and 2600 South Main Street (PID: 189369, 189367, 189370, 189368 and 151316)
2401, 2409 and 2421 South 23rd Street (PID: 185504, 185505 and 185508)
3212 South 10th Street (PID: 189394)
1000 Bales Road (PID: 189391)
1801 Wichita Avenue (PID: 1182608 and 1182615)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Segin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

b) REZONING:

1. Rezoning from A-O (Agricultural and Open Space-UDC) District to R-1 (Low-Density Residential-UDC) District: 38.185-acre tract of land out of Lot 3, Block 1, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 3300 Augusta Avenue. **(REZ2026-0028)**

Ms. Mia Fuentes stated The subject property is located on the north side of Augusta Avenue and east of South Ware Road.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for residential use.

The adjacent properties are zoned A-O (Agricultural and Open Space-UDC) District.

The subject property is currently vacant. Surrounding land uses include single-family residences, agricultural use, and a golf course and is currently in the process of development under Cascada at Chamion Lakes Subdivision.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Agriculture and make up the majority of the land use category but also supports single-family homes.

The development trend along Augusta Avenue is agricultural and single-family.

The subject property was zoned A-O (Agricultural and Open Space-OC) District during the comprehensive zoning in 1979. A city initiated rezone request to A-O (Agricultural and Open Space-UDC) District for the property was approved by the city commission on February 9, 2026.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The development trend in this area is made up of residential use.

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, Board Member Mr. Reza Badiozzamani moved to approve the rezoning request. Mr. Raul Sesin second the motion with four members present and voting.

2. Rezoning from R-1 (Single-Family Residential-OC) District and R-3T (Multifamily Residential Townhouse-OC) District to M-1 (Local Mixed Use-UDC) District: 12.27 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 601 South Taylor Road. **(REZ2026-0035)**

Mr. Noah Del Bosque stated The subject property is located on the east side of South Taylor Road,

between Business 83 and Expressway 83.

Rio Delta Engineering is requesting to rezone the property to M-1 (Local Mixed Use-UDC) District for a proposed commercial and apartment complex.

The adjacent properties are zoned R-3A (Multifamily Residential Apartment-OC) District to the north and east, R-1 (Single-Family Residential-OC) District to the northwest, and R-1 (Low Density Residential-UDC) District to the south.

The subject property is vacant. Surrounding uses include single-family homes, apartments, mobile homes, and vacant land.

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

The development trend along South Taylor Road is single-family and multifamily homes.

The tract was annexed into the city and initially zoned A-O (Agricultural & Open Space-OC) District in 1999. City Commission approved a request initiated by the City to rezone the property to R-3A (Multifamily Residential Apartment-OC) District on April 13, 2015. Two other rezoning requests for the proposed Taylor Grove Subdivision to R-1 (Single-Family Residential-OC) and R-3T (Multifamily Residential Townhouse-OC) Districts were approved by the City Commission on January 11, 2021. This rezoning request is part of the subdivision application for the proposed The Woodlands Subdivision which was submitted on February 17, 2026. The proposed subdivision was approved in preliminary form on March 3, 2026, by the Planning & Zoning Commission.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

Mixed-use development is considered appropriate since it could provide for retail, office, and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods and promotes walkability.

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.

After lengthy discussion, Board Member Mr. Reza Badiozzamani moved to approve the rezoning request. Mr. Raul Sesin second the motion with four members present and voting.

Vice Chairperson Mr. Gabriel Kamel entered the meeting at 3:41 p.m. Behan his votes on item 2b3

3. Rezoning from C-3 (General Business-OC) District to M-2 (Regional Mixed Use-UDC) District: Lots 6, 7, 8, & 9, International Center Block No. I (Phase I) Subdivision, Hidalgo County Subdivision, Texas; 4100, 4102, 4104, and 4106 North 23rd Street. **(REZ2026-0036)**

Ms. Mia Fuentes stated The subject property is located along North 23rd Street, south of Primrose Avenue.

The applicant is requesting to rezone the property to M-2 (Regional Mixed Use-UDC) District under the new McAllen Unified Development Code (UDC) for commercial and multi-family use.

The adjacent properties are zoned C-3 (General Business-OC) to the north, east, and south and C-4 (Commercial Instructrial-OC) District to the west.

Surrounding land uses include commercial businesses and multi-family residences.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridors. Multi-family residences and non-residential land uses make up the majority of the land use category.

The development trend along North 23rd Street is commercial, industrial, and single-family residences.

The subdivision was recorded in March 1976. The earliest zoning record found for the property, indicating an 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. It also follows the development trend in this 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, 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.

After lengthy discussion, Board Member Mr. Reza Badiozzamani moved to approve the rezoning request. Ms. Isela V. Rios second the motion with five members present and voting.

4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1–6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1911 North 23rd Street. **(REZ2026-0037)**

Mr. Noah Del Bosque stated The subject property is located at the northwest corner of North 23rd Street and Sycamore Avenue.

Yvan Guerrero, on behalf of Young's Development LLC, is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for an existing snow cone stand and retail store. The proposed

rezoning will allow for a food truck park with conditions.

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

Surrounding uses include single-family homes, multifamily homes, commercial plazas, and McAllen ISD Administration building.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridor. Mixed-Use Corridors consist of residential and nonresidential land uses, putting houses nearby jobs and services, and specifically access to public transit options.

The development trend along South Taylor Road is single-family residences and multifamily apartments.

La Lomita Terrace Subdivision was recorded on January 7, 1964. The property was rezoned to C-3 (General Business-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. This is the first rezoning case for this property since then.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the 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, Board Member Mr. Reza Badiozzamani moved to approve the rezoning request. Mr. Raul Sesin second the motion with five members present and voting.

5. Rezoning from C-1 (Office Building Office-OC) District to C-1 (Local Commercial-UDC) District: Lot 1, Village Center Subdivision, Hidalgo County, Texas; 2014 North Ware Road. **(REZ2026-0044)**

Ms. Mia Fuentes stated The subject property is located along North Ware Road, south of Vine 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 a youth soccer academy.

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

Surrounding land uses include single-family residences, religious institutions, and a high school.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridors. Multi-family residences and non-residential land uses make up the majority of the land use category.

The development trend along North Ware Road is single-family, multi-family, and commercial.

The subdivision was recorded in September 2004. The earliest zoning record found for the property, indicating a C-1 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. It also follows the development trend in this 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, 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. Reza Badiozzamani second the motion with five members present and voting.

c) CONDITIONAL USE PERMITS:

1. Request of Oscar I. Guerrero for a Conditional Use Permit, for one year, and adoption of an ordinance for a Vaporizer Store at Lot 18A & 1.99% Common Area "A", Amended Map of Broadway North Subdivision, Hidalgo County, Texas; 721 Dove Avenue. **(CUP2026-0012)**

Ms. Samantha Trevino stated The subject property is located on the south side of Dove Avenue between North 6th Street and North 10th Street. The property is zoned C-3 (General Business-OC) District. Surrounding zonings include C-3 (General Business-OC) District to the north and west, C-1 (Office Building-OC) District to the east and R-1 (Single-Family Residential-OC) District to the south. A vape 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 this location was approved by City Commission on December 11, 2023 and has been renewed annually since then. The applicant submitted a new application on February 16, 2026.

The vape shops current and proposed days and hours of operation are Monday- Sunday from 12 a.m. to 9 p.m. 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 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 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 has not received any phone calls, emails, or letters in opposition to this request.

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 proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapproved with favorable recommendation. Ms. Isela V. Rios Second the motion with five members present and voting.

2. Request of Enrique Loredó III for a Conditional Use Permit, for one year, and adoption of an ordinance for a Cigar Lounge/ Workshop at the South 7' of Lot 3, all of Lot 4, and the North 23' of Lot 5, Block 1, North Center Subdivision, Hidalgo County, Texas; 1624 North 10th Street Suite 15. **(CUP2026-0015)**

Ms. Samantha Trevino states the subject property is located on the east side of North 10th Street, between Quince Avenue and Pecan Boulevard and is zoned C-3 (General Business-OC) District. Surrounding zoning is C-3 (General Business-OC) District in all directions. A cigar lounge is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

This is the initial Conditional Use Permit application for this location.

The proposed days and hours of operation are Monday to Sunday from 12 p.m. to 12 a.m. 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 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 South 10th Street;
- 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. five parking spaces are required and are provided as per site plan;
- 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 has not received any phone calls, emails, or letters in opposition to this request.

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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 proposed rezoning request. There was none.

After lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapproved with favorable recommendation. Mr. Reza Badiozzamani Second the motion with five members present and voting.

3. Request of Eric Young on behalf of Young's Development LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Portable Food Concession Stand (Young's Sno-wiz) at Lots 1-6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1905 North 23rd Street. **(CUP2026-0016)**

Ms. Samantha Trevino Stated the subject property is located at the northwest corner of North 23rd Street and Sycamore Avenue and is zoned C-3 (General Business-OC) District. The surrounding zoning includes C-3 (General Business-OC) District to the north and south and R-1 (Single-Family Residential-OC) District to the east and west. A portable food concession stand is allowed in a C-3 District with a Conditional Use Permit (CUP) and in compliance with requirements.

The initial Conditional Use Permit for this location was approved November of 2005 for one year and has been renewed annually. The applicant submitted a new application on February 24, 2026.

The current and proposed days and hours of operation are Sunday to Saturday from 12 p.m. to 10 p.m. and Thursday to Saturday from 11 a.m. to 2 a.m. 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):

- a) Cannot be located in residentially zoned area. The establishment is in a C-3 (General Business-OC) District;
- b) Stand must be inspected by building inspection department and meet applicable building codes.
- c) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; Parking lot must be paved and clearly striped.
- d) If it is a portable building or trailer it must be anchored to the ground properly;
- e) Must meet setback requirements of the zoning district in which it is located; and
- f) Water and sewage disposal facilities must be available and may be required;

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 for life of the use, alternatively staff recommends approval for one year.

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 for life of use instead approval of the conditional use permit for one year. Mr. Reza Badiozzamani Second the motion with five members present and voting.

d) SUBDIVISION:

1. MCALLEN O.T. LOTS 1A AND 2A, BLOCK 58 SUBDIVISION, 1619 GALVESTON AVENUE, MARC & ANGELA MILLIS, (SUB2026-0045) (FINAL) SEA

Ms. Natalie Moreno stated that the property located on Houston Avenue: Dedication as required 40 ft. from centerline for a total of 80 ft. R.O.W. Paving 52 ft. Curb & gutter both sides. Revisions Required: Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements. Provide any existing R.O.W. on plat with documents numbers and provide a copy to staff for review. Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 03/3/2026 and CC on 03/23/2026. The variance request was approved at the Planning and zoning commission meeting of March 3, 2026 and approved at the city commission on March 23, 2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. S. 16th Street: 65 ft. existing R.O.W. Paving 40 ft. Curb & gutter both sides. Revision needed: Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements. Provide documents of existing R.O.W., prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Galveston Avenue: Dedication of 30 ft. from centerline for a total of 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. Revisions required: Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements. If the existing R.O.W. remains, a variance request may need to be submitted. Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 03/03/2026 and City Commission on 03/23/2026. The variance request was approved at the Planning and zoning commission meeting of March 3, 2026, and approved by the City Commission on March 23, 2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. S. 17th Street: 65 ft. existing R.O.W. Paving 40 ft. Curb & gutter both sides. Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. provide existing R.O.W. from the property to the west. Provide documents from the existing R.O.W., prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. Plat reference abandoned alley R.O.W. by document number #3550424. Engineer must clarify if alley or service drive will be provided. Alley or service drive must not be a 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 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: In accordance with the zoning ordinance or greater for easements or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is

greater applies. Zoning Ordinance: Section 138-356 Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Add plat note as stated above. Zoning Ordinance: Section 138-356. Garage. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South 16th Street, Galveston Avenue, Houston Avenue, and South 17th Street. Add plat note as shown above. Sidewalk requirement may increase to 5 ft. per Engineering department. 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. 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. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) Proposed: C-3 (General Business). 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. Traffic Impact Analysis (TIA) required prior to final plat. Public hearing for re subdivision is required. Provide centerline on all adjacent streets. Engineer needs to clarify if any existing structures will remain to determine additional requirements as applicable. Engineer submitted a variance request to not dedication ROW on request #1 Galveston Avenue and request #2 Houston Avenue. Variance will be heard on for P&Z 03/03/2026 and city commission 03/23/2026. The variance request was approved at the Planning and zoning commission meeting of March 3, 2026 and approved at city commission on 03/23/2026. 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 proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved approve of the subdivision in final form. Mr. Raul Sesin Second the motion with five members present and voting.

3) CONSENT:

- a) Ware Road Development Subdivision, 3800 State Highway 107, Ware Road Development, LLC, (SUB2026-0046) (FINAL) RJCD

Ms. Natalie Moreno stated that the property located on N. Ware Road (FM: 2220): show dedication for 150 ft. of ROW. Paving by state Curb & gutter by state. Show existing ROW on both sides of original and new centerline and show total ROW. Plat needs to reflect both sides of ROW. how range on Parcel 70. Show how much ROW was given to TXDOT, include all applicable document numbers for ROW, easements and provide copies of these documents and show on plat. Show legal descriptions on adjacent properties. Subdivision Ordinance: Section 134-105. Monies must be escrowed if

improvements are required prior to final. COM Thoroughfare Plan. State Highway 107: 86 ft. from centerline for 172 ft. ROW existing. Paving by state Curb & gutter by state. Plat references 121.80 ROW dedicated by this plat. Is the 172 already existing? Please clarify, prior to recording. Need to Label the Centerline & dedication on both sides, prior to recording. Provide a copy of the documents referenced on the plat for staff review, prior to recording. 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. 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: 20ft. Paving: 16ft. Alley/service drive easement required for commercial/multi-family properties. Alley or service drive cannot dead-end. Show how much is the access easement id given on the north side on plat. Any easements should have a dash line not a slim line. 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". Front: In accordance with the zoning ordinance or in line with existing structures or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Sides; In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S.H 107 and N. Ware Road. Add plat note as shown above, prior to recording. Sidewalk requirement may increase to 5 ft. as per engineering department. 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 on S.H 107 and N. Ware 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. Must comply with City Access Management Policy. 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. Add plat note as shown above. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: on State Highway 107. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. 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. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Remove the notes inside lots 1, 2, 3 and 4. May create a table. Lot should only have lot # and lot sf. 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 proposed rezoning request. There was none.

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in final form. Mr. Gabriel Kamel Second the motion with five members present and voting.

4) SUBDIVISIONS

a) **Astrid's Place Subdivision, 324 North 4th Street, Astrid Gutierrez, (SUB2026-00420 (PRELIMINARY) SPEC**

Ms. Natalie Moreno stated that the property located on 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 residential. There is an existing Alley 10 ft. on the east side of the property. Subdivision Ordinance: Section 134-106. Rear: 10 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Date Palm Avenue and N. 4th Street. 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. 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: Lots are fronting Date Palm Avenue. Subdivision Ordinance: Section 134-1. 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 for this subdivision. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$ 2,100 (3 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$ 2,100 (3 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Public hearing required with noticed may be applicable for single-family residential, prior to recording. Re plat name change should be "Bryan's Addition, Lots 1A, 2A & 3A, Block 2 Subdivision". Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. 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.

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 subdivision in preliminary form. Mr. Raul Sesin Second the motion with five members present and voting.

b) Autozone at Taylor Subdivision, 5100 State Highway 107, Waldo Luis & Teresa D. Saldivar de Waldo, (SUB2026-0047) (PRELIMINARY) SAMES

Mr. Julio Constantino stated that the property located on R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial developments. Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Subdivision Ordinance: Section 134-106. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Pecan Boulevard & N. Bentsen Road. May Increase to 5 ft. as per Engineering Department, prior to final/recording. Need to add Sidewalk plat note. 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. Need to add buffer plat note as shown above. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Need to add Buffer plat note as shown above. Landscaping Ordinance: Section 110-46. 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. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 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. Need to add lot area on the plat. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. If annexed into the City, a rezoning would apply. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Plat is missing the label for the Point of Beginning (P.O.B.). Need to include items in your legend table. On the Location map, make sure to add parcel subdivision information and freeze any layers or text boxes that do not apply to location map. Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). Signature line should be as follows. Mayor, City of McAllen date. On the Mayor's Signature block, you can remove the signature line for the City Secretary. Need to correct the Planning & Zoning Commission Chairman's Signature Block with correct wording, it should read. Chairman, Planning & Zoning Commission date. Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical Mylar, you must provide for their signature & required recording documents (i.e. U.I.D.-Tax Certificates). put on the top left side of your location map viewport for clarity. Clearly label all the streets and add their respective R.O.W. Add the parcel map information on the surrounding parcels of your subdivision. General Plat Notes missing include: Sidewalk Note. Access Easement Note. Common Areas Plat Note. 25X25 ft. Sight Obstruction Easement Note. Alley requirement or Min. 24 ft. Private Service Drive Easement Note. Disclaimer: Any Abandonment of easements must be done by a separate instrument/document, cannot be done by plat. Must comply with City's Access Management Policy.

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 proposed rezoning request. There was none.

After lengthy discussion, Board member Mr. Reza Badiozzamani moved to approve the subdivision in preliminary form. Mr. Gabriel Kamel Second the motion with five members present and voting.

c) Prime Corp Investments Subdivision, 4313 Colbath Avenue, Prime Corp Investments, LLC, (SUB2026-0043) (PRELIMINARY) RDE

Mr. Julio Constantino stated that the property located on 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Corner: 10 ft. or greater for easements. Unified Development Code Section 2.2.4-1: R-3 Dimensional Standards. Garage: 18 ft. except where greater setback is required; greater setback applies. Unified Development Code Section 2.2.4.D.5. 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. 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. 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. Zoning Ordinance: Section 138-356. Rezoning Needed Before Final Approval. City Initiated rezoning (REZ2025-0159) approved. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application, need to provide number of dwelling units. As per Parks Department, park land dedication of 0.7473 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. As per Parks Department, park land dedication of 0.7473 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. Pending review by the City Manager's Office. As per Parks Department, park land dedication of 0.7473 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.

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

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. Raul Sesin moved to approve the subdivision in preliminary form. Mr. Gabriel Kamel Second the motion with five members present and voting.

**d) Mariel Lucille Subdivision, 836 East Olympia Avenue, Mariel Torres, (SUB2026-0048)
(PRELIMINARY) RPLX**

Mr. Marcos Johnson stated that the property located on 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 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. 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. Based on application, 3 lot/dwelling units proposed. \$2,100.

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

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 subdivision in preliminary form. Mr. Raul Sesin Second the motion with five members present and voting.

**e) MCCOLL CROSSING-APARTMENTS SUBDIVISION, 5801 SOUTH MCCOLL ROAD, JOHN
W. BROOKE, (SUB2026-0044) (PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. 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. Existing: R-1 (Single Family Residential-OC) Proposed R-1 (Single Family Residential- OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. No rezoning has been submitted for this property. Requirements are based on the R-1 District. if rezoning is submitted and approved, different requirement may be applicable. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the number of lots or units, park fees will be required, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Based on the number of lots or units, park fees will be required, prior to final. 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. No rezoning has been submitted for this property. Requirements are based on

the R-1 District. If rezoning is submitted and approved, different requirement may be applicable. Show legal descriptions of adjacent properties, prior to final. Please provide documents for all existing ROW. Must comply with City's Access Management Policy.

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

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 subdivision in preliminary form. Ms. Isela V. Rios Second the motion with five members present and voting.

- f) My Home Crossing Dreams Subdivision, 11 South 29th Street, My Home, LLC, **(SUB2025-0120) (REVISED PRELIMINARY) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) (TABLED ON 03/17/26) MAS**

Ms. Natalie Moreno stated that the property located on South 29th Street: Dedicate 50 ft from centerline for a 100 ft. of total R.O.W. Paving 65 ft. Curb & gutter both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Block Length for R-3 Zone Districts. Subdivision Article: Section 5.3. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (15,400) or as per Parks Department if the number of units changes, the park fee will be adjusted. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (\$15,400) or as per Parks Department. if the number of units changes, the park fee will be adjusted. Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (\$15,400) or as per Parks Department. If the number of units changes, the park fee will be adjusted. Perimeter buffers must be built at time of Subdivision Improvements. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. Perimeter sidewalks must be built or money escrowed if not built at this time. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Front: 20 ft. or greater for easements, or approved site plan, whichever is greater. Revision needed. Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easements, whichever greater applies. New UDC ordinance calls for 5 ft. side setback or greater for easements please clarify setbacks, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Comments: Must comply with City's Access Management Policy. Any Cul-de-sac requires 96 ft. face to face-to-face paving diameter with 10 ft. back of curb. If South 28th Street will not be extended or looped to South 29th Street, Cul-de-sac will be required. Please confirm if the subdivision will have an HOA. The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Rezoning Needed Before Final Approval. A rezoning application was submitted and was heard at the Planning and Zoning Commission Board on May 12, 2025, and was approved for an R-3 District. Zoning Ordinance: Article V. Existing: R-3 Proposed R-3. Zoning Ordinance: Article V.

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

Applicant requested for item to be removed from the agenda

After lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to remove the item from the table. Mr. Raul Sesin Second the motion with five members present and voting.

**g) The Tree House Subdivision, 801 South Taylor Road, Gura Living Communities, LLC,
(SUB2026-0011) (REVISED PRELIMINARY) ACHCE**

Ms. Marco Johnson stated that the property located on S. Taylor Rd: 40 ft. from center line for a total of 80 ft. ROW. Paving: 52 ft. - 65 ft. Curb & gutter: Both sides. Please provide document of existing ROW for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 60 ft. ROW. Paving: 40ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Please provide the measured centerline distance from the proposed interior street(s) intersecting S. Taylor Road to the centerline of the existing street(s) located west of S. Taylor Road. The dimension shall be clearly shown on the plat to demonstrate compliance with the minimum 125 ft. centerline to centerline offset requirement. 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. As per Fire Department requirements, 96 ft. of paving face-to-face required. Subdivision Ordinance: Section 134-105. 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. 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. Please clarify on plat whether it will be private or public prior to final. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R1. Zoning Ordinance: Article V. City Commission approval for R-1 (UDC) 3.23.26. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Currently zoned as R-3A and application shows R-1. Application for R-1 Zoning submitted on 1-26-26, must be finalized prior to final. If property is rezoned, requirements will be established prior to final. City Commission approval for R-1 (UDC) 3.23.26. Pending review by city management if variance is submitted. 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.

Staff recommends approval of the subdivision in Revised Preliminary Form, subject to the noted conditions, drainage approval, and approval of all three variance requests.

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 to approve the subdivision in revised preliminary form also including all of the three variance request. Ms. Isela V. Rios Second the motion with five members present and voting.

**h) Rancho Lot 45A Subdivision, 5408 South 27th Street, Adolfo Cortiva Jr, (SUB2026-0050)
(FINAL) SEA**

Ms. Julio Constantino stated that the property located on S. 27th Street: 5 ft. dedication for 25 ft. for a 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: Both sides. Project Engineer, on behalf of the developer, submitted a variance application (VAR2026-0002) including: 1. A variance request to not provide an additional 5 ft. of R.O.W. 2. A variance request to not provide for Sidewalk. Variances were approved at the Planning and Zoning Commission meeting of March 3, 2026. At the request of the Engineer, item is to be heard in Final Form Pending City Commission approval. To be presented at the City Commission meeting of April 27, 2026. 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 existing conditions remain. Alley/service drive easement required for commercial properties. Proposed is Single-family residential, per application. If the use changes, alley improvements will be required. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning Ordinance or greater for easements or in line with existing structures, whichever greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Garage: 18.0 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. 4 ft. wide minimum sidewalk required on South 27th Street. Project Engineer, on behalf of the developer, submitted a variance application (VAR2026-0002) including: 1. A variance request to not provide an additional 5 ft. of R.O.W. 2. A variance request to not provide for Sidewalk. Variances were approved at the Planning and Zoning Commission meeting of March 3, 2026. At the request of the Engineer, item is to be heard in Final Form Pending City Commission approval. To be presented at the City Commission meeting of April 27, 2026. 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. 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. 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. Subdivision does not include north 1/2 of Lot 45; Clarify before final. Zoning Ordinance: Section 138-356. Existing R-1 Proposed R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation for one lot single family residential use will be waived. Project Engineer, on behalf of the developer, submitted a variance application (VAR2026-0002) including: 1. A variance request to not provide an additional 5 ft. of R.O.W. 2. A variance request to not provide for Sidewalk. Variances were approved at the Planning and Zoning Commission meeting of March 3, 2026. At the request of the

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Engineer, item is to be heard in Final Form Pending City Commission approval. To be presented at the City Commission meeting of April 27, 2026. Must comply with City's Access Management Policy.

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 proposed rezoning request. 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 five members present and voting.

- i) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development, INC, **(SUB2025-0111) (FINAL) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) (TABLED ON 03/17/26) M&H**

Ms. Julio Constantino stated that the property located on Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be finalized, prior to final. Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Please provide dimensions of Cul-de-Sacs. Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. Subdivision Ordinance: Section 134-105. Front: 20 feet minimum or greater for easements. Zoning Ordinance: Section 138-356. Rear: 11 feet or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 feet or greater for easements. Remove side from corner setback. Zoning Ordinance: Section 138-356. Garage: 18 feet except where greater setback is required; greater setback applies. Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. Revise plat note #16 as shown above, prior to final. 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. Revise plat note 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, etc. must be maintained by the lot owners/PID and not the City of McAllen. Revise plat note as shown above, prior to final/Recording. Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. 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. Public Improvement District (PID) 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-

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168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. The subdivision must comply with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic, Master TIA approved with conditions. Any abandonments must be done by separate process, not by plat, prior to final. Signature blocks must be revised to show correct subdivision name. Clarify dotted line shown outside subdivision boundary line at the southwest corner. Must comply with City's Access Management Policy. At the Planning and Zoning Commission meeting of January 21, 2026, at the request of the Engineer, the subdivision was removed from the agenda, they were pending Outfall/drainage requirements. At the Planning and Zoning Commission meeting of January 6, 2026, the subdivision remained tabled for this Agenda. At the Planning and Zoning Commission meeting of December 16, 2025, the subdivision remained tabled for this Agenda. At the Planning and Zoning Commission meeting of December 2, 2025, at the request of Raul Sesin, the subdivision was tabled on this Agenda, item to be discussed at the next available P&Z meeting.

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

Mr. Julio Constantino stated as per the engineer is requesting for item to be removed item for the agenda.

Being no discussion, Board Member Mr. Raul Sesin moved to remove the item from the table. Mr. Gabriel Kamel Second the motion with five members present and voting.

J) Barton Subdivision, 8501 North Main Street, Antonio Esparza, (SUB2024-0109) (REVISED FINAL) TE

Ms. Natalie Moreno stated that the property located on N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW. Paving: 65 ft.-105 ft. Curb & gutter: both sides. Show and label, total existing ROW, and ROW on both sides of the centerline at multiple points and show "additional ROW dedicated by this plat" as requested above prior to final/recording. Provide a copy of the referenced documents for staff review prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following request: A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, after further discussion, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the

west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. Planning and Zoning Commission tabled the request on May 7, 2024, for the applicant to further discuss the request with the Engineering Department. At the Planning and Zoning Commission meeting of May 21, 2024, the Board approved the subdivision in revised preliminary form and recommended approval of the requested variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Boulevard. On June 10, 2024, the City Commission unanimously approved option No. 2, and disapproved the variance request and alternatively approved 60 ft. minimum ROW dedication from centerline for N. Bicentennial Boulevard as recommended by the Engineering Department. The project engineer resubmitted a variance application (VAR2024-0028) on behalf of the developer with the following request: A variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 60 ft. ROW dedication requirement as approved by the City Commission at the meeting of June 10, 2024. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. On June 11, 2024, the applicant resubmitted the same request and requested 50 ft. ROW dedication from centerline in lieu of 60 ft. minimum ROW dedication as approved by the City Commission. The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their special meeting of July 29, 2024. Staff from Engineering Department were present and indicated that 60 ft. ROW dedication from centerline is needed for N. Bicentennial Boulevard for a future deceleration and right-turn lane at the intersection of Frontera Road and N. Bicentennial Ave. After further discussion, the Board unanimously tabled the item and asked the Engineering Department to provide a layout showing the deceleration and right-turn lane at the intersection to indicated how much ROW will be needed. After further discussion, the item was unanimously tabled. At the Planning and Zoning Commission meeting of August 6, 2024, the item was removed from the agenda, since the variance was going directly to the City Commission. City Commission approved the variance as requested by the applicant on August 12, 2024, to dedicate 50 ft. of ROW from centerline to N. Bicentennial Boulevard. The plat submitted on October 16, 2024, shows 10 ft. additional ROW dedicated by this plat all the way through the boundary of the subdivision along N. Bicentennial Boulevard. Additional detail on the existing ROW to verify compliance prior to final/recording. Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW. Paving: 44 ft. Curb & gutter: both sides. Provide a copy of the referenced documents for staff review prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: both sides. Revisions needed: Provide a copy of the referenced documents for staff review prior to final/recording. Clarify/remove the dashed line where the existing 60 ft. ROW merges to existing 80 ft. ROW on the southwest side of the subdivision, prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. Main Street: Dedication required for 30 ft. from centerline for 60 ft. ROW. Paving: min. 40 ft. Curb & gutter: both sides. Revisions needed: Clarify/remove the dashed line shown on the ROW on the northeast corner of Lot 2, prior to final/recording. Provide a copy of the referenced documents for staff review prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following requests: A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. 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. 4 ft. wide minimum sidewalk required along N. Bicentennial Boulevard, Frontera Road, Northgate Lane, and N. Main Street. Revise plat note #9 as shown above prior to final/recording. 5 ft. sidewalk may be required by Engineering Department. Finalize prior to final/recording. 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 and along N. Bicentennial Boulevard and Frontera 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 N. Bicentennial Boulevard, Frontera 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. The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final/recording, since an HOA is not required for a three-lot public subdivision. Section 110-72 applies if public 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. The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final/recording, since an HOA is not required for a three-lot public subdivision. Section 110-72 applies if public 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 Proposed: R-1. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots 1 seems to be A-O District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots 1 seems to be A-O District. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the latest plat for four single-family residential lots are proposed, so a Park Fee of \$2,800 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change. Revise the originally submitted application to reflect the updated number of lots prior to final/recording. As per Traffic Department, Trip Generation is waived. Additional Comments: Add distances from lot corners to the HCID #2 Irrigation Easements shown on the plat and add bearing and dimensions of HCID #2 easement lines on the plat or in a table prior to final/recording. Clarify the claimed easements on the plat or reference the document number prior to final/recording. Use ghosted lines for original lot lines from Ebony Heights Citrus Grove Subdivision, since they are being confused with Barton subdivision lot lines. Show the lot lines and legal description of all adjacent lots on all sides, including the west side of N. Bicentennial Blvd., south side of Frontera Rd., east side of N. Main St., and north side of Northgate Lane. The owner's signature blocks wording may need to be revised prior to recording depending on all ROW dedication. The wording reflects a private subdivision; however, the proposed private interior street has been removed from the latest submitted plat. Clarify/revise the wording prior to final/recording. Any abandonment must be done by separate instrument and referenced on the plat. Revise the number of lots on the originally submitted application from four to three to match the latest

submittal prior to final/recording. The N/S interior street with a Cul-de-Sac has been removed from the revised plat and number of lots reduced from 4 residential and one common lot to 3 residential lots. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length. The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer: 1. A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. 2. A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff. At the Planning and Zoning Commission meeting of May 7, 2024, the item was unanimously tabled by the Board to discuss it further with the Engineering Department. At the Planning and Zoning Commission meeting of May 21, 2024, the Board approved the subdivision in revised preliminary form and recommended approval of the requested variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Boulevard. On June 10, 2024, the City Commission unanimously approved option No. 2, and disapproved the variance request and alternatively approved 60 ft. minimum ROW dedication from centerline for N. Bicentennial Boulevard as recommended by the Engineering Department. A new variance application (VAR2024-0028) has been submitted with the same request: A variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 60 ft. ROW dedication requirement as approved by the City Commission on 06/10/2024. Planning and Zoning Commission tabled the request for more information. At the Planning and Zoning Commission meeting of August 6, 2024, the item was removed from the agenda, since the variance was going directly to the City Commission. City Commission approved the variance as requested by the applicant on August 12, 2024, to dedicate 50 ft. of ROW from centerline to N. Bicentennial Boulevard.

Staff recommends approval of the subdivision in revised final form subject to conditions noted and approval of the additional of lot.

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. Raul Sesin moved to approve the subdivision in revised final form. Mr. Gabriel Kamel Second the motion with five members present and voting.

K) Russell Creek Subdivision, 13701 North 23rd Street, Elite Development 786, LLC, (SUB2025-0164) (REVISED FINAL) M2

Ms. Natalie Moreno stated that the property located on Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: Both Sides. Pleas clarify additional ROW it appears to overlap the 20-foot existing ROW. Provide document numbers for existing ROW dedications and provide a copy for staff review. Existing transmission powerline poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission powerline poles as applicable, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides. 15 ft. SWSC shows to overlap with ROW. Please clarify.

Please label how existing ROW was dedicated. Provide document numbers for existing ROW, dedications and provide a copy for staff review, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. 8-3/4 Mile Road (E/W 1/4 Mile Collector): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. The project engineer submitted a variance application (VAR2025-0013) on April 9, 2025 to request the interior E/W street to be considered the 1/4 Mile Collector with the ROW to be reduced to 50 ft. instead of the required 60 ft. and for the paving to be 32 ft.. back to back instead of the required 40 ft. The project engineer submitted an additional variance request for the minimum 125 ft. street jog offset. The submitted plat shows the centerline for 8-3/4 Mile Road as a 100 ft. offset from centerlines. If the request to reduce the ROW is approved staff recommends a 10 ft. sidewalk and utility easement on both sides. The variance was approved at the City Commission for the 50ft of ROW and 40 ft of pavement. Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names to be finalized, prior to recording. There have been discussions with our Engineering Department that a stub out to the property to the northeast may be required for connectivity for a secondary access that is under review and must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner:10 ft. or greater for easements. Zoning Ordinance: Section 138-356. 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. 4 ft. wide minimum sidewalk required along Russell Road, North 23rd Street (Depot Road), 8-3/4 Mile Road, and both sides of all interior streets. Sidewalk requirements may increase to 5 ft. per Engineering Department. 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 along Russell Road and North 23rd Street (Depot 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 Russell Road, North 23rd Street (Depot Road), and 8-3/4 Mile Road. Must comply with City Access Management Policy. 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. 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. Need to provide more information on the curve table as there appears to be missing curve dimensions to determine if minimum lot width is compliance. Curve dimensions seem to be off set. Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone.

On some lot frontage, they do not meet the min lot frontage of minimum 50 ft. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 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. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 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. Pending review by the City Manager's Office. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 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. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process and not by plat, prior to final. Application states this is a public subdivision, but plat has indications of subdivision being private, engineer must clarify if subdivision will be public or private. Subdivision plat and survey show conflicting information for the subdivision boundary dimensions. Also, some easements shown on survey aren't shown on the plat. Subdivision was previously "Russell Creek Subdivision Phase I" If the name has changed the subdivision application must be revised, prior to recording. At the Planning and Zoning Commission meeting of May 6, 2025, the Board recommended approval of the variances to the ROW and street offset, and no action on paving width requirement as the engineered agreed to the required 40 ft. of paving. Must comply with City's Access Management Policy.

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

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 subdivision in revised final form. Ms. Isela V. Rios Second the motion with five members present and voting.

5) DISCUSSION:

No Discussion was given to board members.

6) INFORMATION ONLY:

Panning Director Mr. Omar Sotelo, Updated the board members on the City Initiated Rezoning cases, As well the rezoning and Conditional use permit cases from previous City Commission meeting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:17 p.m. with Ms. Isela V. Rios second the motion with five members present and voting.



Marco Suarez, Chairperson



ATTEST: Valerie Ramos Administrative Clerk

PLANNING & ZONING COMMISSION
ATTENDANCE SHEET

4-7-20

<u>PRINT NAME</u>	<u>PHONE #</u>	<u>ADDRESS</u>
Roberto Salinas	(956) 548-2940	4013 Zion Ave McAllen, TX
ENRIQUE CERDEÑO	956 7133510	608 N. FRISBIE ST
Abraham Jaines	(956) 926 9314	esare Road development
Donald Rodriguez	(956) 400-9279	Ware Road development
LUIZ Abreu	(512) 550-4551	2012 N. Ware Rd
NANCY Abreu	(512) 550-4551	2012 N. Ware Rd
Julio Cerda	956-424-3335	9105 Stewart Rd, McAllen
Kelley Vela	956-370-2433	1200 Auburn Ave, Ste. 280, McAllen
Esmeralda C.	(956) 465-9592	4100 N 23rd. McAllen
ERIC YOUNG	956 507 0845	1905 3rd McAllen TX
Yuan Guerrero	956 507 0845	1905 N 23 McAllen TX
Michael Garza	956 123 4567	3900 N 10th McAllen, 78501