

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, September 22, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
	Isela V. Rios	Member
	Amanda Gomez	Member
Absent:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
Staff Present:	Michelle Rivera	Deputy City Manager
	Austin Stevenson	City Attorney
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director Planning
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Samantha Aguilar	Planner II
	Magdalena Ramirez	Planner I
	Miguel Hernandez	Technician I
	Valerie Ramos	Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Emilio Santos, Board Member

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Jesse Ozuna

1) MINUTES:

- a) Approval of September 8, 2026 meeting minutes.

Being no discussion, Board member Jesse Ozuna motioned to approve the minutes. Ms. Isela V. Rios 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. Magdalena Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0137:

2700th 22nd Street (PID: 185503)

2. Ms. Magdalena Ramirez stated that the City of McAllen is requesting to Rezone from R-2 (Duplex Fourplex-OC) District and C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0138:

1909 Portland Avenue (PID:185495)

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

CASE REZ2026-0139:

2221 South 29th Street (PID: 230690)

2311 South 29th Street (PID: 230691)

4. Ms. Magdalena Ramirez stated that the City of McAllen is requesting to Rezone from I-2 (Heavy Industrial-OC) District to I-2 (Heavy Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0140:

3001 Formosa Avenue and Rear, 3321 and 3620 Formosa Avenue (PID: 1130635, 1127530, 588235 and 510082)

7200, 7201, 7203, 7209, 7305 South Ware Road (PID: 1076461, 1127669, 1076460, 1076444 and 270197)

7600, 7606, 7700 South 23rd Street Rears 1-4 and 7800 South 23rd Street (1019738, 1073375, 1187007, 1187177, 1187008, 1473386 and 270213)

6401 South 33rd Street (PID: 270374)

6500 South 35th Street and Rear and 6501 South 35th Street Rear (PID: 270381, 270376 and 584854)

6401 South 36th Street Building H and 6500 South 36th Street (PID: 270375 and 588442)

7405 South Bentsen Road Rear 2, 7409 South Bentsen Road Rear 1 and 7501 South Bentsen Road (PID: 270206, 1036798, 1241629 and 270204)

5. Ms. Magdalena Ramirez stated that the City of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC) District to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0141:

3520 South 10th Street (PID: 629375)

6. Ms. Magdalena Ramirez stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) and C-4 (Commercial Industrial-OC) District, to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0143:

South West Centre Subdivision, Lot 8
5201 South 35th Street
Lot 1-A And Lot 1-B South West Centre Subdivision, Lots 1-A and 1-B
6201 South Ware Road
6200 South 35th Street
Lot 2A & 2B South West Centre Subdivision, Lots 2A – 2B
6001 South Ware Road
6100 South 35th Street
Lots 3 A, 3 B; 4 A, 4 B South West Centre Subdivision, Lots 3A – 4B
5801 South Ware Road
5701 South Ware Road
5601 South Ware Road
5-A and 5-B South West Centre Subdivision, Lots 5-A and 5-B
5601 South 35th Street
5701 South 35th Street
Lot 6A & 7A South West Centre Subdivision, Lots 6A & 7A
5801 South 35th Street
6001 South 35th Street
Log/FD Subdivision, Lots 1 & 2
2900 & 3100 Military Highway
Sharyland Business Park Lot 15 Subdivision, Lot 15
6900 South Bentsen Road
Sharyland Business Park No. 3 Subdivision, Lot 20A
6551 George McVay Drive
Trade Zone Substation Subdivision, Lot 1
6000 South 26th Street
Gonzalez Furniture Subdivision, Lot 1
5600 South 23rd Street
Sharyland Service Center No. 8 Subdivision, Lot 13
4101 Military Highway
5901 and 6201 South Stewart Road (PID: 723192 and 723189)
5901, 7100 and 8200 South Shary Road (PID: 280731, 280769 and 550075)
2500 and 2702 Military Highway (PID: 20827883 and 270366)
2401 and 2501 Sarah Avenue (PID: 270350 and 270353)
5600 South 23rd Street Rear, 5810 South 23rd Street and Rear, 5900, 6022, 6024
South 23rd Street and Rear, 6026 South 23rd Street and Rear and 6212 South 23rd
Street (PID: 796429, 270351, 270352, 714065, 270368, 270367, 796430, 20827881,
270369 and 270370)

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a6. There was none.

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

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) Lot 1, Holdings by S.T. Real Estate Subdivision, Hidalgo County; 3601 Buddy Owens Boulevard. (REZ2026-0119)

Ms. Magdalena Ramirez stated the property located at 3601 Buddy Owens Boulevard, The subject property is located on the north side of Buddy Owens Boulevard, east of North Ware Road.

The owner is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed health club.

The adjacent properties are zoned C-1 (Office Building-OC) to the north, C-3 (General Business-OC) District to the east, C-2 (Neighborhood Commercial-OC) to the west, and R-3A (Multifamily Residential Apartment-OC) to the south.

The current land use of the subject property is an office plaza. Surrounding uses include a carwash, a bank, an office plaza, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Corridors. Mixed-use Corridors consist of residential and nonresidential land uses, putting houses nearby jobs and services.

The development trend in this area is commercial and multifamily residential.

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the existing zoning 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.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

2. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lot 1 Block 2, La Lomita Terrace Subdivision, Hidalgo County, Texas; 2436 Quince Avenue (REZ2026-0136)

Ms. Magdalena Ramirez stated the property located at 2436 Quince Ave, The subject property is located on the northeast corner of North 25th Street and Quince Avenue.

The adjacent properties are zoned R-1 (Single-Family Residential-OC) District in all directions.

The applicant has requested to rezone the property to R-1 (Low Density Residential-UDC) District for residential use.

Surrounding uses include residential and multi-family.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Community. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential,

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with some office, retail, and other nonresidential uses that serve residents.

The development trend along this area is residential, multi-family, city parks and commercial.

La Lomita Terrace was recorded on January 7, 1964 and has remained zoned as R-1 (Single-Family Residential-OC).

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

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

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

Staff recommends approval of the rezoning request.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

Board Member Mr. Raul Sesin arrived to the meeting at 3:34 PM, Making that five board members present.

c) CONDITIONAL USE PERMIT:

1. Request of Melden and Hunt Inc., on behalf of The Centre Offices, LLC, for a Conditional Use Permit for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD) at 9.268 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13801 North 23rd Street. **(CUP2026-0004)**

Ms. Samantha Aguilar stated the property located at 13801 North 23rd Street, the subject property is located at the southwest corner of Russell Road and North 23rd Street (Depot Road). The tract has 421.35 ft. of frontage along Russel Road and a depth of 675.44 ft. for a lot size of 9.268 acres. The property is zoned R-1 (Single Family Residential-OC) District. The adjacent zoning is R-1 (Single Family Residential-OC) District to the east, west and south. The properties on the north side of Russell Road are outside the city limits. The applicant is requesting a Planned Unit Development in order to build a single-family subdivision with smaller lots than required in an R-1 District. Surrounding land use include single-family residences, storage units, and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with the city requirement.

A proposed 64-lot subdivision under the name of Russel Creek Phase II for the subject property was approved in preliminary form on March 17, 2026. A rezoning to R-2 (Medium-Density Residential-UDC) District was disapproved by City Commission on June 23, 2025. A Conditional Use Permit request for a Planned Unit Development for the subject property was submitted on January 19, 2026, which was on hold, pending documents. Revised documents were submitted on August 31, 2026.

The property is currently vacant. The applicant is proposing to develop a 62-lot subdivision, under the name of Russel Creek Phase II, for single-family homes. Lot "CA 1" is proposed for a detention area and Lot "CA 2" is proposed as a common area.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. The proposed Planned Unit Development must comply with all City codes

and requirements including but not limited to the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses allowed in the R-1 District. The applicant is proposing single family residences.
3. OFF-STREET PARKING AND LOADING: 2 parking spaces per dwelling unit are required with enough space for compliance with 5 ft. landscaping on both sides of all lots. Should compliance not be met an amendment to the PUD will be required. Must provide floor plan at the time of building permit submittal to show compliance.
4. LANDSCAPING: A minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. A minimum of one tree is required at the front yard of all residential lots. According to the applicant's email, compliance will be met for all lots. If a variance to the landscape requirement is needed an amendment to the PUD CUP will be required.
5. STREETS AND SETBACKS: A minimum of 50 ft. right-of-way with 40 ft. of pavement width and 10 ft. sidewalk and utility easement on both sides of the interior streets is proposed; 96 ft. of paving (48 ft. radius) face to face is required for the cul-de-sac. A 4 ft. wide minimum sidewalk required on Russell Road, North 23rd Street (Depot Road) and both sides of all interior streets. Engineering Department may require a wider sidewalk. Sidewalk must comply with subdivision requirement. If additional ROW is required for Russell Road as part of the subdivision approval, the layout must be revised and an amendment to the PUD CUP will be required.

An R-1 District requires a front yard setback of 25 ft. on interior streets; 18 ft. is being proposed. No overhangs will be allowed over the easements. Interior sides are proposed to be 5 ft or 0 ft with a firewall or greater for easements instead of the required 6 ft side yard setbacks. The side setback for corner lots is 10 ft. or greater for easements. Rear side setback is 10 ft. or greater or easements.

6. DRAINAGE: The drainage report is under review and must comply with the Engineering Departments requirements.
7. ADDITIONAL PROVISIONS: The Conditional Use Permit site plan controls if there is a conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The proposed Planned Unit Development must comply with Traffic, Public Works, Engineering, Fire, and Utilities Departments requirements.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan.
9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits.

The request must comply with City requirements. Specific modifications required for approval are the following:

- Request a variance to allow an 18 ft. front setback or greater for easements instead of the minimum 25 ft.
- Request a variance to allow 5 ft. or 0 ft. with a firewall or greater for easements on interior sides instead of the minimum 6 ft.
- Request a variance to the lot width to be from 28.88 ft. - 72.23 ft. instead of the minimum lot width of 50 ft.
- Request a variance to the lot size to be from 2,488.28 sq. ft. - 6,678.76 sq. ft. instead of the minimum lot size of 5,000 sq. ft.

If the subdivision layout changes, the conditional use permit will need to be amended to resemble the approved subdivision plat.

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

Staff recommends approval of the request subject to the conditions noted.

Mr. Beto De La Garza was present representing the case.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the conditional use permit. Ms. Amanda Gomez Second the motion with five members present and voting.

2. Request of Miguel A. Rivera, on behalf of Casa de Oracion Rey de Reyes Inc., for a Conditional Use Permit, for one year, for an Institutional Use (Church) at Lot 4 Block 2, Market Center Subdivision, Hidalgo County, Texas; 1400 East Jasmine Avenue STE 140 & 160 (CUP2026-0065)

Ms. Magdalena Ramirez stated the property located at 1400 East Jasmin Ave, the subject property is located along East Jasmine Avenue, west of North Jackson Road and is zoned C-4 (Commercial Industrial-OC) District. The surrounding zoning is C-4 (Commercial Industrial-OC) District in all directions and I-1 (Light Industrial-OC) District to the northeast. A church is permitted in a C-4 District with a Conditional Use Permit and in compliance with all requirements.

There are no prior conditional use permits requested for this property. The applicant submitted the new application on June 26, 2026.

The applicant is proposing to operate a church under the name Casa de Oracion Rey de Reyes. The proposed church office hours are, Monday – Friday (8:00 a.m. – 5:00 p.m. and Wednesday services 7:00 p.m. – 9:00 p.m. and Sunday (services) from 11:00 a.m. to 1:00 p.m. as stated on the application. Fire Department is pending the inspection at this time.

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.
2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. The main auditorium will seat 70 people. Eighteen parking spaces are required and applicant has provided a parking layout with shared parking for the plaza.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the building shall be restricted.
7. Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

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

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

Staff recommends approval of the request for one year subject to conditions noted, compliance with the Subdivision and Zoning Ordinance, Fire Department, and Building Code requirements.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to disapprove the conditional use permit. Mr. Raul Sesin Second the motion with five members present and voting.

3. Request of Omar Villarreal, on behalf of Sloan Beauty Institute, LLC, for a Conditional Use Permit, for one year, for an Institutional Use (Cosmetology School) at Lot 11A, Kingwood Estates Subdivision Phase II, Hidalgo County, Texas, 5269 North 23rd Street. (CUP2026-0069)

Ms. Magdalena Ramirez stated the property located at 5269 North 23rd Street, the subject property is located on the west side of North 23rd Street, south of Dove Avenue and is zoned C-3 (General Business-OC) District. The surrounding zoning includes C-3 (General Business-OC) District, R-1 (Single-Family Residential-OC) District and I-1 (Light Industrial-OC) District. A cosmetology school is permitted in a C-3 District with a conditional use permit and in compliance with all requirements.

There are no prior conditional use permits requested for this property. The applicant submitted the new application on July 13, 2026.

The applicant is proposing to operate a cosmetology school under the name Sloan Beauty Institute. The proposed business hours are Monday – Wednesday 9:00 a.m. – 4:00 p.m. and 5:00 p.m. – 9:00 p.m. There will be three classes with ten students in each class per session, thirty students in total with two instructors and one office staff. Seventeen parking spaces are required. The parking lot is a shared parking lot and has the required spaces required in Section 138-398(d) of the Zoning Ordinance.

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.
2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the building shall be restricted.
7. Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

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

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Fire Department requirements.

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

Staff recommends approval of the request, for one year, subject to conditions noted, compliance with the Subdivision and Zoning Ordinance, Fire Department, and Building Code requirements.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to disapprove the conditional use permit. Mr. Raul Sesin Second the motion with five members present and voting.

4. Request of Anthony A. Vasquez, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand at Lots 1, 2, and 3, Block 2, Youngs Subdivision, Hidalgo County, Texas, 2401 Highway 83. (CUP2026-0070)

Ms. Magdalena Ramirez stated the property located at 2401 Highway 83, the subject property is located on the southwest corner of US Highway 83 and South 24th Street and is zoned I-1 (Light Industrial-OC) District. The surrounding zoning includes I-1 (Light Industrial-OC) District to the north, south, east and west and R-2 (Duplex-Fourplex Residential-OC) District south of Austin Avenue. A commercial storage and portable food concession stand are permitted in an I-1 District with a Conditional Use Permit and in compliance with all requirements.

Four prior permits have been approved for snow cone stands under different applicants since 2011 for this property. The previous conditions approved stated that tables were not allowed or sitting/dining area were not permitted. The applicant submitted the new application on July 14, 2026.

The applicant proposes to operate a commercial storage and portable food concession stand under the name Los Cuñados. The proposed hours of operation are Monday through Sunday, from 7:00 a.m. to 3:00 p.m. and 6:00 p.m. to 3:00 a.m.

The storage area shall be used for the storage of supplies and for washing dishes. Customer seating or dining shall not be permitted unless separate parking plans are provided and approved in compliance with all applicable conditions.

1. The proposed use shall not be located in a residentially zoned area.
2. The proposed use shall be inspected by the Building Inspector and comply with applicable building codes.
3. The proposed use and adjacent business shall comply with the Off-street Parking and Loading Ordinance.
4. A portable building or trailer used for the proposed use shall be properly anchored to the ground.
5. The proposed use shall comply with the zoning district setback requirements.
6. Water and sewer facilities shall be required to the tract and may be required to the proposed use.

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

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

Staff recommends approval of the request. With no seating

Mr. Kaveh Forghanparast advised board members property owner provided the hours of operation for the other businesses but due to there being an overlap of the hours of this business with the others they couldn't help them with approving seating due to the issue with the parking. Kaveh also mentioned to the board members customer and property owner are aware.

Property Owner Blanca Salas 2401 W HWY 83 was present representing Mr. Anthony A. Vasquez 2401 W HWY 83 stated they are requesting to add parking spaces in the property. Property owner was also mentioning to board members about requesting new hours of operation to operate after hours.

Mr. Omar Sotelo mention to Board members property owner does not have space to add any additional parking spaces. If property owner can provide paper working where it shows they have space planning department can review but up to now there is no space.

Mr. Austin explained to the board members they can approve with conditional use permit with conditions and the conditions being approving the permit with folding tables and chairs being allowed after hours. And if property owner violates approval health and code will make action.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the conditional use permit. There was none.

After lengthy discussion, Board Member Mr. Raul Sesin moved to approve the conditional use permit with folding tables and chairs being allowed after 6pm-3am only. Mr. Jesse Ozuna Second the motion with four members present and voting.

d) SUBDIVISION:

1. Janice at Sycamore Terrace Subdivision, 1107 Tamarack Avenue, Samuel F. Vale; (SUB2026-0108) (Final) SEC

Mr. Noah Del Bosque stated property located at 1107 Tamarack Ave, Sycamore Avenue: 50 ft. ROW existing. Paving: 32 ft. Curb & gutter: Both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Tamarack Avenue: 50 ft. ROW existing. Paving: 32 ft. Curb & gutter: Both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Existing alley along the west and southeast portion of the property. Unified Development Code: Section 5.3.9. Front:(Proposing Tamarack Ave.) 25 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: (Proposing Sycamore Ave.) 10 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks 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 on Tamarack Ave and Sycamore Ave. 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 Sycamore Ave. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Sycamore Ave. 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. Lots fronting public streets. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential-OC) Proposed: R-1 (Single-Family Residential-OC) Zoning Ordinance: Article V. Land dedication in lieu of fee. Proposed use is for one dwelling unit/lot. If number of dwelling units/lots change, will be reviewed accordingly prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required,

prior to final plat. As per Traffic Department, Trip Generation for 1-lot single family subdivision is waived. Change the lot to "Lot 1". Must comply with City's Access Management Policy. Abandonment must be done by separate instrument, not by plat, prior to final. An abandonment was submitted for the 10 ft. utility easement. This case is in process. Being the property is zoned R-1 and is being re-platted, public hearing with notices will be required prior to final P&Z hearing notice configuration.

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

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the subdivision. There was none.

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

**2. Park West Plaza Subdivision, 11201 N. 10th Street, Domain Development Corp;
(SUB2026-0119) (Final) RPLX**

Mr. Marcos Johnson stated property located at 11201 N. 10th Street, (S.H.336): Dedication of 60 ft. from centerline for a total ROW of 120 ft. Paving: by state Curb & gutter: by state. Please label "total" or "existing" etc. on ROW, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Johnson Creek Avenue: 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Sprague Road: Dedication of 40 ft. from centerline for a total ROW of 80 ft. Paving: 52 ft. Curb & gutter: both sides. Please provide the ROW on Sprague Road. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW 20ft. Paving 16ft. Alley/service drive easement required for commercial/multi-family properties. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Front: 60 ft or in line with existing structure or greater for approved site plan or easements, whichever is greater. Add plat note as stated above prior to recording. Zoning Ordinance: Section 138-356. Rear: 5 ft. Add plat not as stated above, or a vacate and replat will be required. (Proposing) In accordance with the zoning ordinance or greater for approves site plan or easements. Greater for easements will apply to this but original plat does not state that. Zoning Ordinance: Section 138-356. Sides: To the zoning ordinance time of building permit. Add plat note as stated above or a vacate and replat will be required. (Proposing) In accordance with the zoning ordinance or greater for approved site plan or easements. 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, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on North 10th Street, Sprague Road and Johnson Creek Avenue. 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, Pending Traffics comments regarding curb cut access. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Please add Plat Note No. 10 from Chili Pepper Express to the replat. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 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 facing north 10th street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-3 Proposed C-2. A rezoning was submitted for this property, and the hearing are P&Z 08/04/2026 And City commission ON 08/24/2026. Subdivision cannot be approved until

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rezoning has been approved. (REZ2026-0107) Rezoning approved on 8.24.26. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. A rezoning was submitted for this property, and the hearing are P&Z 08/04/2026 And City commission ON 08/24/2026. Subdivision cannot be approved until rezoning has been approved. (REZ2026-0107) Rezoning approved 8.24.26. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG Approved, TIA Waived with conditions = Per Traffic Department. See Departmental Comments from Traffic. Traffic Impact Analysis (TIA) required prior to final plat. TG Approved, TIA Waived with conditions. See Departmental Comments from Traffic. If any restrictions are to be removed, a vacate and replat will be required. A public hearing for this subdivision will be required. Please add Plat Note No. 10 from Chili Pepper Express to the replat. Revise legal description on plat to reference the replat = i.e. "Being a resubdivision of" Plat Note No. 9 from the Chili Pepper Express Subdivision may need to be carried forward onto the replat of Park West Subdivision. If the owner/developer is requesting that the note not be included, they will need to initiate the necessary review to determine if the required public improvements have been satisfied. Must comply with City's Access Management Policy.

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

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

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

3) CONSENT:

- a) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise; **(SUB2025-0144) (Revised Final) (6-Month Extension) SEA**
- b) Central Market Subdivision Lots 1A & 2B, 5617 S. 23rd Street, Aggreko MSR Grid PC37 LLC; **(SUB2026-0120) (Final) Bowman**
- c) The Villas at Jonquil Subdivision, 512 Jonquil Avenue, Effective Real Estate; **(SUB2026-0121) (Final) BIG**
- d) Nolana Estates Subdivision, 3901 N. McColl Road, EB Merit Construction; **(SUB2026-0122) (Final) M&H**

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the consent subdivision. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the consent items from 3a-3d. Mr. Jesse Ozuna Second the motion with five members present and voting

4) SUBDIVISIONS

- a) Dallas Corner Subdivision, 401 S. 10th Street, Ronald Surprise; **(SUB2026-0114) (Preliminary) BIG**

Ms. Natalie Moreno stated the property located at 401 South 10th Street, Paving Curb & gutter. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1000 ft. Block Length. Unified Development Code: Section 5.3.6. 600 ft. Block Length for R-3, M-1 & M-2 and CC Districts

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Unified Development Code: Section 5.3.6. 300 ft. Maximum Cul-de-Sac. Unified Development Code: 5.3.9. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. lots are facing Dallas Avenue and S. 10th Street. Unified Development Code: Chapter 2. Minimum lot width and lot area. Unified Development Code: Chapter 2. Land dedication in lieu of fee. Park fees do not apply to commercial developments. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to commercial developments. Pending review by the Parkland Dedication Advisory Board and CC. Park fees do not apply to commercial developments. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Show the legal description all around the perimeter. Lot numbers can be "Lot 1" and "Lot 2". the lots do not need the "A" at the end. Remove the word "Prop" on all ROW. show dedication on both sides of ROW. a Rezoning application needs to be submitted and approved, prior to final. Provide centerline. 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.

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the subdivision. There was none.

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

b) 107 Walls Subdivision, 1601 State Highway 107, Cubic Walls, LLC; (SUB2026-0085) (Revised Preliminary) QHA

Mr. Noah Del Bosque stated the property located at 1601 State Highway 107, 1,000 ft. Block Length: Unified Development Code: Section 5.3.6 All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: Plat is showing lot fronting State Highway 107. Unified Development Code: Section 5.3.5. Minimum lot width and lot area: Minimum 50 ft of lot frontage and no minimum lot area. Unified Development Code: Chapter 2. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form including variance request. Mr. Raul Sesin Second the motion with five members present and voting.

c) Onyx Plaza Subdivision, 221 N. Ware Road, Valhe Real Estate Holdings LTD. Partnership; (SUB2026-0118) (Preliminary) SEC

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Mr. Noah Del Bosque stated the property located at 221 North Ware Road, North Ware Road (FM 2220): 60 ft. from centerline for a total R.O.W. of 120 ft. Paving: 65 ft. Curb & Gutter: by the state. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Beech Avenue: 25 ft. from centerline for a total R.O.W. of 50 ft. Paving: 32 ft. Curb & Gutter: both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,000 ft. Block Length. Unified Development Code: Section 5.3.6. Corner: In accordance with the Unified Development Code or greater for easements or greater for easements. Proposing: "10 feet or greater for easements or approved site plan" Unified Development Code: Chapter 2. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Ware Road. Plat note 12 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. Plat note 13. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Unified Development Code: Section 5.3.5. Minimum Lot Width and Lot Area. Unified Development Code: Chapter 2. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, TG from previous cases (SUB2021-0014/SUB2022-0008) would be honored. Traffic Impact Analysis (TIA) required prior to final plat.

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

Board Member Mr. Emilio Santos asked if there was anyone present in opposition of the subdivision. There was none.

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

5) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board member Mr. Jesse Ozuna adjourned the meeting at 4:04 p.m. with Mr. Raul Sesin second the motion with five members present and voting.

ATTEST:

Valerie Ramos, Administrative Assistant

Emilio Santos, Board Member