

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Wednesday, September 24, 2025 at 3:30p.m. at the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel Emilio Santos Jr. Jesse Ozuna Reza Badiozzamani Raul Sesin	Vice Chairperson Member Member Member Member
Absent:	Marco Suarez Jose Caso	Chairperson Member
Staff Present:	Michelle Rivera Martin Canales Omar Sotelo Eduardo Garza Luis Mora Kaveh Forghanparast Julio Constantino Natalie Moreno Edson Lara Porfirio Hernandez Even Gonzalez Miguel Hernandez Magda Ramirez	Assistant City Manager Assistant City Attorney III Planning Director Development Coordinator Deputy Director Senior Planner Planner III Planner III Planner II Planner I Development Engineer Planner Technician I Administrative Assistant

**CALL TO ORDER – Mr. Gabriel Kamel, Vice Chairperson**

**PLEDGE OF ALLEGIANCE**

**INVOCATION.** Mr. Emilio Santos Jr.

**1) MINUTES:**

a) Approval of the minutes for August 5, 2025 meeting

Minutes were not available for vote. No action required, none taken.

**2) PUBLIC HEARING:**

a) **ROUTINE ITEMS:** *(All Rezonings 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.)*

Mr. Porfirio Hernandez stated that the following Items 1-4 all consist of Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following property:

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1. 2700 Uvalde Avenue (PID: 230687, 230688) (**REZ2025-0161**)
2. 1928 South 23rd Street (PID: 211099) (**REZ2025-0169**)  
2016 South 23rd Street (PID: 211100) (**REZ2025-0169**)  
2100 South 23rd Street (PID: 211106) (**REZ2025-0169**)  
2105 South 26th Street (PID: 211107) (**REZ2025-0169**)
3. 2400 Military Highway (PID: 514805) (**REZ2025-0168**)
4. 5201 South 27th Street (PID: 270346, 270347) (**REZ2025-0166**)  
Fire Station No. 6 Subdivision Lot 1, Hidalgo County, Texas, 5500 South 23rd Street (**REZ2025-0166**):

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning requests. There was none.

Being no discussion, Mr. Emilio Santos Jr. moved to approve the city initiated rezoning request. Mr. Jesse Ozuna second the motion with five members present and voting.

**Mr. Porfirio Hernandez stated that the Following Items 5-15 all consist of Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

5. San Isidro Estates Subdivision Lot 1A and 2A, and Hacienda Trevino Subdivision Lot 1, Hidalgo County, Texas, 2100-2128 South Jackson Road (**REZ2025-0193**):
6. Los Candiles Subdivision, Amended Fairway Grande Village Unit 1, and Fairway Grande Village Unit 2, Hidalgo County, Texas (**REZ2025-0196**):  
408-520 East St George Avenue (Fairway Grande Village Unit 2 Lots 1-18)  
408-600 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 19, 20 & 24, 25 & 81, 82 & 88, 89 & 92 & 99-101)  
3012-3108 South Mockingbird Street (Fairway Grande Village Unit 2 Lots 75 & 80 & 90, 91, 94, 95)  
2916-2920 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 23 & 24)  
401-513 East Nassau Avenue (Fairway Grande Village Unit 1 Lots 25 and 26, & Fairway Grande Village Unit 2 Lots 49, 50 & 63 & 68 & 70-74 & 76-79)  
3002-3115 South Rose Ellen Boulevard (Los Candiles Lots 1-10 & Lot A)
7. 3031 Neuhaus Circle (PID: 1111974), (**REZ2025-0192**)
8. Avignon Subdivision, Hidalgo County, Texas. (**REZ2025-0172**):  
3102-3222 South 5th Lane (Lots 1-4 and 9-13)  
3118-3202 South 5th Court (Lots 5-8)
9. Country Club Terrace Subdivision, Hidalgo County, Texas. (**REZ2025-0183**):  
100-120 Northwest Augusta Square (Lots 48-50, 87-92)  
102-115 Northeast Augusta Square (Lots 51-54, 83-86)  
2200-2408 West Augusta Square (Lots 1-6, 18-21, 45-46, N 85.3' of 93-95)  
2109-2409 East Augusta Square (Lots 55-N 1/2 of 61, 72-82)

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- 100-121 1/2thwest Augusta Square (Lots 7-17)
- 102-120 Southeast Augusta Square (Lots S 1/2 of 61-71)
- 100-104 Northwest Greenbriar Square (Lots 42-44A)
- 101 Northeast Greenbriar Square (Lot 39 Less S 45.6' Lots 40 & 41)
- 2300-2312 West Greenbriar Square (Lots 22-25, 28-30)
- 2300-2309 East Greenbriar Square (Lots 31A, 37-S 45.6' of Lot 39)
- 101-105 Southwest Greenbriar Square (Lots 26-27)
- 100-104 Southeast Greenbriar Square (Lots 34-36)

10. 701 Bales Road (PID: 189389) (**REZ2025-0171**)  
3110 South 6th Lane (PID: 1310473) (**REZ2025-0171**)  
3221 South 10th Street (PID: 189392) (**REZ2025-0171**)

11. 4414 South Ware Road (PID: 270330) (**REZ2025-0170**)

12. McAllen Elks Lodge #1402 Subdivision, Lot 1, Hidalgo County, Texas.  
(**REZ2025-0165**):  
3500 Jordan Road

13. Jackson Meadows Subdivision, Hidalgo County, Texas. (**REZ2025-0180**):  
1300-1328 East Myrtle Beach Avenue (Jackson Meadows Lots 1-8)  
1300-1329 East La Cantera Avenue (Jackson Meadows Lots 34-49)  
1300-1333 East Keeton Avenue (Jackson Meadows Lots 17-33)  
2700-2812 South L Street (Jackson Meadows Lots 9-16)  
2501-2817 South M Street (Jackson Meadows Lots 50-65)

14. 2501 Jordan Road (PID: 230719) (**REZ2025-0164**)

15. McAllen Independent School District No. 1, Hidalgo County, Texas.  
(**REZ2025-0162**):  
2901 Colbath Avenue (Lot 1)  
2900 Uvalde Avenue (Lot 2)

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning requests. There was none.

Being no discussion, Mr. Emilio Santos Jr. moved to approve the city initiated rezoning request. Mr. Jesse Ozuna second the motion with five members present and voting.

**Mr. Porfirio Hernandez stated that the Following Items 16-17 all consist of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

- 16. 2500-2520 Jordan Road, Hidalgo County, Texas. (Lot 1, El Buen Pastor Subdivision and PID: 230706, 230707, 230712, 230711, 230708) (**REZ2025-0177**)  
2513 South 26th Street (PID: 230710) (**REZ2025-0177**)  
2601 South 26th Street (PID: 230709) (**REZ2025-0177**)  
Community Hope Projects Inc. Ph 1, Lot 1, Hidalgo County, Texas, 2332 Jordan Road (**REZ2025-0177**)

17. Fairway Grande Village Unit No. 2, Hidalgo County, Texas. (REZ2025-0194):  
601 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lot 34)  
605-617 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 27-33)  
600-617 East Pineridge Avenue (Fairway Grande Village Unit 2 Lots 35-44)  
600-617 East Olympia Avenue (Fairway Grande Village Unit 2 Lots 45-48 & 51, 52, 64 & 66-67 & 69)  
600-624 East Nassau Avenue (Fairway Grande Village Unit 2 Lots 53-62 & 65)

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning requests. There was none.

Being no discussion, Mr. Emilio Santos Jr. moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with five members present and voting.

**Mr. Porfirio Hernandez stated that the Following Items 18-22 all consist of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to R-3 (High- Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

18. Lots 1 Thru 28 Camelot Retirement Community Subdivision, Lot 1, Hidalgo County, Texas. (REZ2025-0191):  
2105 South Cynthia Street
19. Trad Subdivision Lot 1, Hidalgo County, Texas. (REZ2025-0175):  
3300 South 2nd Street
20. Jackson Meadows Subdivision, Hidalgo County, Texas (REZ2025-0184):  
1412-1413 East Keeton Avenue (Lots 66A and 67A)
21. 701 Uvalde Avenue (PID: 1562585 and 1562592) (REZ2025-00186):
22. 2336 Jordan Road (PID: 230715) (REZ2025-0173)

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning requests. There was none.

Being no discussion, Mr. Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Emilio Santos Jr. second the motion with five members present and voting.

**The following items 23-25 all consist of Rezoning from R-3C (Multifamily Residential Condominium-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following property:**

23. La Plaza Regency No. 2 Subdivision Lot 1, Hidalgo County, Texas.  
(REZ2025-0176):  
700 Bales Road
24. Country Club Subdivision, Lot A, Hidalgo County, Texas. (REZ2025-0179):  
2700 South Cynthia Street

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25. 3710-3712 Howard Drive (Hamer Hollow Subdivision Lot 1 and PID: 230645, 230638, 230639, 230640, 230642, 230641, 230643, 230644) (REZ2025-0163)

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning requests. There was none.

Being no discussion, Mr. Emilio Santos Jr. moved to approve the city initiated rezoning request. Mr. Jesse Ozuna second the motion with five members present and voting.

**Mr. Porfirio Hernandez stated that the following items 26-30 all consist of Rezoning from R-3T (Multifamily Residential Townhouse-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

26. Lots 1 Thru 28 Camelot Retirement Community Subdivision, Lots 2-28, Hidalgo County, Texas. (REZ2025-0190):

2105 South Cynthia Street

27. Amended Fairway Grande Village, Hidalgo County, Texas. (REZ2025-0189):

3000-3305 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 1-22 & Lot 27-57)

3012-3116 South Rose Ellen Boulevard (Fairway Grande Village Unit 2 Lots 21-23 & Lots 83-87 & Lot 93 & Lots 96-98, Lots 102 & 103)

28. La Paz Subdivision, Hidalgo County, Texas. (REZ2025-0174):

3100-3207 South 6th Lane (Lots 1-13)

29. Pineridge Subdivision, Hidalgo County, Texas. (REZ2025-0187):

200-308 Pineridge Lane (Lots 1-19A Blk 1)

30. MFTWS LLC Subdivision, Hidalgo County, Texas. (REZ2025-0185):

401-501 East Yuma Avenue (Lots 1-4)

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning requests. There was none.

Being no discussion, Mr. Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with five members present and voting.

**Mr. Porfirio Hernandez stated that the following items 31-32 all consist of Rezoning from C-3 (General Business) District under the Old Code (OC) to C-2 (Regional Commercial) District under the new Unified Development Code (UDC) for the following properties:**

31. 4601 Expressway 83 (PID: 280925) (REZ2025-0167)

Ginther Estates Subdivision, Lot 1, Sharybak 1 Lot 1 Subdivision, Lot 1, and Shary Gateway Subdivision, Lots 1- 4, Hidalgo County, Texas. (REZ2025-0167):

4801-5025 Expressway 83

Sky Sports Subdivision, Lot 1, and PID: 280853 (REZ2025-0167):

4801-4901 Colbath Road

32. South Ware Road Plaza Subdivision, Lots 1 and 2, Ernesto Guerrero Subdivision, Lot 1, and Ernesto Guerrero Subdivision No 2, Lot 1 Hidalgo County, Texas. (REZ2025-0181): 4100-4206 South Ware Road

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning requests. There was none.

Being no discussion, Mr. Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Emilio Santos Jr. second the motion with five members present and voting.

**b) REZONING:**

- 1) Rezone from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 27, Almon Estates Subdivision, Hidalgo County, Texas; 7601 North 29th Street. (REZ2025-0160)

Mr. Porfirio Hernandez stated that the subject property is located at the southwest corner of Trenton Road and North 29<sup>th</sup> Street.

The applicant is proposing to rezone the property to C-2 (Regional Commercial-UDC) District pertaining to the adoption of the new McAllen Unified Development Code (UDC)

The adjacent property is R-1 (Single-Family Residential-OC) District to the west and south, C-1 (Local Commercial-UDC) to the north and C-3L (Light Commercial-OC) District to the east.

The property contains a commercial plaza and is zoned C-2 (Neighborhood Commercial-OC) District. Surrounding uses include single-family residential dwellings, townhomes, commercial businesses, Michael E. Fossum Middle School and McAllen Youth Baseball Complex.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category although regionally accepted commercial uses like retail, services, and offices are suitable in this land use category. These nonresidential elements are typically low-scale and horizontally integrated, aligning with the character of existing single-family neighborhoods while enhancing local access to amenities and housing options.

The development trend along North 29<sup>th</sup> Street and Trenton Road is single-family homes and commercial businesses.

Almon Estates was recorded October 10, 2003. The application for this rezoning request was submitted August 15, 2025.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial) District is equivalent to the current C-2 District zoning designation.

Any future constructions must also comply with all development and conditional use permit requirements as 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 to C-2 (Regional Commercial-UDC) District.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Mr. Emilio Santos Jr. moved to approve the rezoning request. Mr. Jesse Ozuna seconded the motion with five members present and voting.

### 3) SITE PLAN:

- a) Hidalgo County W.I.C. Subdivision Lot 2, Hidalgo County, Texas, 529 North Cynthia Street. **(SPR2025-0017) TABLED ON 9/10/2025**

Mr. Edson Lara requested the item be removed from table. Mr. Jesse Ozuna moved to remove from table with Mr. Raul Sesin seconding the motion with five members present and voting.

Mr. Edson Lara stated that the property is located on the west side of North Cynthia Street approximately 500 feet south of East Hackberry Avenue. The property is zoned C-1 (Office Building-OC) District. The adjacent zonings are C-1 (Office Building-OC) District to the north, east and south and R-4 (Mobile Home & Modular Home-OC) District to the west.

The applicant is proposing to develop a clinic for the Hidalgo County Health department. A plat note on the recorded subdivision requires the site plan to be approved by the Planning and Zoning Commission prior to building permit issuance.

Access to this lot is through a 25 feet access through North Cynthia Street. Based on the square feet of the retail and office suites, 25 parking spaces are required for the site and 30 parking spaces are being proposed. One of the proposed parking spaces must be van accessible with an 8-foot-wide accessible aisle. The applicant is meeting parking requirements for the new development.

The required green area for the development is 4227 square feet. The tree requirement is as follows: 14 two-and-a half-inch caliper trees, or 7 four-inch caliper trees, or 4- six-inch caliper trees. A minimum 10-foot wide landscaped strip is required inside the front property line along North Cynthia Street. Fifty percent of the required green area must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree.

Based on the recorded plat note, there is a 60-foot front yard setback. The rear yard setback is 25 feet. Side and rear yard setback are 15 feet. No structures are permitted to be built over any easements. The proposed development complies with all required setbacks for the property.

The Building Permit must comply with requirements noted on the Development Team Review sheet and review any additional comments provided by all departments during the building permit.

Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements and the subdivision and zoning ordinances.

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Mr. Reza Badiozzamani stated he will be abstaining from voting on this item.

Being no discussion, Mr. Jesse Ozuna moved to approve the site plan request. Mr. Raul Sesin second the motion with five members present and voting with one voter abstaining.

**4) CONSENT:**

- a) The Cue Subdivision, 2801 South 10th Street., City of McAllen., (**SUB2024-0080) (REVISED PRELIMINARY) 6-MONTH EXTENTION- PCE**

Being no discussion, Mr. Jesse Ozuna moved to approve consent items request. Mr. Emilio Santos Jr. second the motion with five members present and voting.

**5) SUBDIVISIONS:**

- a) Waterlily on Taylor Subdivision, 100 South Taylor Road., Water-Lilly Heights, LLC, (**SUB2025-0124) (PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property located on U.S. Business Highway 83 (Loop 374): 50 ft. R.O.W. required from centerline for 100 ft. Total R.O.W. Paving: By the State Curb & gutter: By the State Revisions needed: Show centerline and label existing ROW on both sides to determine if any ROW dedication is required prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. S. Taylor Road: Dedication as needed from centerline for 80 ft. Total R.O.W. Paving: 52ft. Curb & gutter: both sides Revisions Needed: Show R.O.W. dedication as needed, R.O.W. varies. Verify alignment of road. Label existing R.O.W. dedications, from centerline, total, etc., prior to final. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for S. Taylor Road. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Interior Streets: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Proposing street names as (Austin Avenue) & (N. 51st. Street). Street names are subject to change prior to final. Need to provide a Knuckle on the Interior Streets. Plat shows 50 ft. R.O.W. for interior street a stub out going North towards U.S. Business 83. Show R.O.W. dedication as needed above and clarify the stub out. Review and revise as applicable prior to final. As per Traffic & Fire Department requirements, turn-around required, 96 ft. of paving face-to face. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. As per Traffic Department, (Austin Avenue) will require cul-de-sac at the end of Lot 3 rather than continue North. We are not going to allow S 51st Street to connect to Business 83. Please contact the Traffic Operations Department if you have any questions at (956) 681-2715. The preliminary plat Submitted on August 26, 2025 will not comply with the maximum Cul-De-Sac length requirement. Need to revise accordingly. Provide 'Cul-de-sac' details regarding R.O.W. and paving details to assure compliance prior to final. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. Subdivision Ordinance: Section 134-106. Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback,

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whichever is greater applies. Proposing: 50 ft. or greater for easements or approved site plan or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. 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 on S. Taylor Rd., U.S. Business Highway 83, and both sides of all interior streets. Revisions Needed: Include note as shown above prior to final, once final wording is established. Note may be subject to change. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording 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. 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 S. Taylor Rd. & U.S. Business Highway 83. 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. Revisions Needed: Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add HOA plat notes. Section 134-168 applies if private subdivision is proposed. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. 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: C-3 (General Business District) Proposed: C-2 (Regional Commercial District) & R-2 (Medium Density Residential District). Rezoning required prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Commercial developments do not apply to Parks. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on August 26, 2025 a total of 12 lots are proposed, park fees total to \$8,400 (\$700 X 12 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Land dedication in lieu of fee. Commercial developments do not apply to Parks. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on August 26, 2025 a total of 12 lots are proposed, park fees total to \$8,400 (\$700 X 12 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Pending review by the Parkland Dedication Advisory Board and CC. 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. Clarify use of the 25 ft. dedication to Hidalgo County Drainage District #1, will it be an easement or ROW, revise and review as applicable. Easement appears to dead-

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end and must clarify overlap/transition of 25 ft. access and utility easement as it goes southwest easement is then labeled for the Drainage District. There are some easements annotations shown on plat but no line work is shown engineer must clarify location of said easements. Access easement cannot dead-end and must loop within the property the location and dimensions must be finalized, prior to recording. No overlap of easements into the R.O.W. is allowed. Need to provide a Knuckle on the Interior Streets. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Disclaimer: Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Jesse Ozuna second the motion with five members present and voting.

b) **Villas at Tres Lagos Subdivision, 5300 Tres Lagos., Rhodes Development, Inc, (SUB2024-0077) (REVISED PRELIMINARY) M&H**

Ms. Natalie Moreno stated that the property located at Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B Curb & gutter: both sides Revisions needed: City of McAllen thoroughfare plan designates Tres Lagos Blvd. as a Minor Arterial with 100 ft. of R.O.W. Provide document number on Plat for the Tres Lagos Blvd. R.O.W. dedications. Provide R.O.W. detail along Tres Lagos Blvd., centerline dimensions, and Total R.O.W. to establish compliance with required R.O.W. dedications as Plat does not propose any additional R.O.W. dedications. There is an existing 'special warranty deed' noted on the plat. Please provide a copy of this document regarding this special warranty deed for staff review, prior to final. Subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked'. Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d). Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: Label all street R.O.W.'s on the plat. Interior streets show varying R.O.W.'s for 50ft - 32ft. Revise plat to comply with minimum requirements as of 08/02/24 no variance has been submitted. Street names will be established prior to final. Finalize street name requirement prior to recording. Need to submit Master Plan / Layout Plan for overall development to establish finalized street requirements. Provide Paved temporary street turnaround, must be done through a separate instrument. Diameter of pavement to be of adequate size for City Turnarounds and City Services. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions needed: Provide Cul-de-sac on the north/south street along lots 37 & 38. 96 ft. diameter with a 10 ft. R.O.W back of curb. Provide a master plan/layout plan of this subdivision for staff review. Additional Comments to be noted once master plan/layout plan have been submitted. Subdivision Ordinance: Section 134-36. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: Finalize setbacks prior to final. Revisions Needed: Include note as shown above prior to final. Proposing: "20 feet minimum or as shown in "Front setback table" sheet 2 of 2 (Greater Applies)". Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies.

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Revisions Needed: Include note as shown above prior to final. Proposing: "11 feet, or greater for easements". Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Proposing: "5 feet, or greater for easements.". Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Proposing: "10 feet 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 on Tres Lagos Blvd., and both sides of all interior streets. Revisions Needed: If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording 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. Prior to final, along Tres Lagos Blvd. and other streets based on Master Plan must be established. Include note as shown above prior to final once wording is established. Note subject to change once lot frontage requirements have been finalized. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. Others as applicable based on Master Plan prior to final. 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. Revisions Needed: Noted #26 Proposing: "Common Areas 1,2, & 3 will maintained by the property owner/HOA and no City of McAllen. Public Improvement District (PID) or 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. Revisions Needed: Revise Plat note #12 to reflect above. Section 134-168 applies if private subdivision is proposed. 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. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T, R-3A,C-4 Proposed: R-3T. Please update application to reflect current zoning and relevant information. The increase of lots shows in a different zone. Please submit a zone change for that portion. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Please update application to reflect current zoning and relevant information. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$ 700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Clarify the total number of dwelling units to finalize the park fee prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. Clarify the use of the C.A (Common Areas) Lots 176,177 & 178. Pending review by City Manager's Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting

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fees in lieu of land to be reviewed by the City Manager's office. 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. \*Must comply with City's Access Management Policy. Please provide Cul-de-sac on the north/south street along lot 37 & 38. 96 ft. diameter with a 10 ft. R.O.W back of curb. Lots increased, must pay the difference of the amount paid per lot. Please provide the signed and sealed survey for the 12.235 acres as mentioned in the Plat submittal. Missing Plat note # 23. Proposed Private subdivision, but wording is for Public. Note #26: Common areas don't match the labels/numbers shown on the plat. Provide the Master Plan / Layout plan for this development. Provide the original Letter of Authorization. If this development will be private, will this development be gated? Please label the Detention Lot. Please revise the numbering sequence of the Lots. Submit Doc. No's for the R.O.W. and Recorded Easements for staff review. Clarify the application for the Number of Dwelling units & Existing Zoning. Subdivision increased the number of lots and acreage.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the subdivision in revised preliminary form, subject to the conditions noted and drainage approval. Mr. Jesse Ozuna second the motion with five members present and voting.

c) Vista Paloma Subdivision, 5200 North Taylor Road., Robert A. Dyer, (**SUB2024-0084**)  
**(REVISED PRELIMINARY) 6-MONTH EXTENTION-SWG**

Mr. Julio Constantino stated that the property located at N. Taylor Rd. Minimum 20 ft. dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides Revisions Needed: Please provide Doc. No. for the apparent 60 ft. R.O.W. located on the Southwest corner of the property. - Need to Provide for dedication for section of property that is inside the apparent R.O.W. Please provide R.O.W. Recorded Docs. for staff review, prior to final. Please clarify the R.O.W. area that runs from East to West, will this be connecting to N. Taylor Rd.? Disclaimer: R.O.W. area seems to be closed off before reaching Taylor Rd., please clarify on the plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Dove Ave. Dedication for 40 ft. from centerline for 80 ft. R.O.W. Paving: 52 ft. B-B Curb & gutter: Both Sides Revisions Needed: Please provide R.O.W. Documents for staff review prior to final. Disclaimer: There is an apparent triangular piece of land Lot 3 that is part of the Sharyland I.S.D. Junior High School. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. N. 48th St.: 60 ft. - 70 ft. ranging R.O.W. Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides. Revisions Needed: Varying R.O.W. curvature going from North to South side of the R.O.W. City to revise the required dedication for N. 48th street, to be finalized prior to final. Need to provide an Area map to verify for street alignments/offsets. United Irrigation District and HCID No. 16 existing easement runs into part of N. 48th St. Please clarify. Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. (E/W Collector Street) Xanthisma Ave. - Dedication needed for 60 ft. of R.O.W. Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides Revisions Needed: Please clarify curvature of the R.O.W. Area shown on the plat. R.O.W. area shown on the plat meanders going North, verify with City roadmap. R.O.W. area and acreage shown needs to be replaced with the street name. Need to provide an Area map to verify for street alignments/offsets. There is an overlap of easement into the proposed R.O.W., please clarify with staff prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request

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for 1,200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements, whichever is greater applies. If the zoning remains, setbacks will increase. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Clarify/Revise the plat note as shown above prior to final. Proposing: "18.0 feet except where greater setback is required." Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Taylor Rd., N. 48th St., Dove Ave., & both sides of interior streets. Proposing: "A 4' wide sidewalk is required along the East side of N. Taylor Rd. West side of N. 48th St., South side of Dove Ave. & along all interior streets." Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize 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 along N. 48th St., and Dove Ave. Revisions Needed: Please add 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. 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. Taylor Rd., Dove Ave., and N. 48<sup>th</sup> St. 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. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O Proposed: R-1. Subdivision will need to apply for an application for Zoning Change to R-1 (Single-Family Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on August 5,2024 a total of 6 lots are proposed, park fees total to \$4,200 (\$700 X 6 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the City Manager's Office. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on August 5,2024 a total of 6 lots are proposed, park fees total to \$4,200 (\$700 X 6 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. As per Traffic Department, Trip Generation for a 6-Lot Single Family Subdivision has been waived. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Gen has been waived. Verify Vicinity Map City limits as property is located inside of the City limits, not outside as it currently shows. Add a label leader that stipulates the City of McAllen City Limits. Please remove the Edge of Brush / Tree Line and Tree hatch from the Plat and Legend, as this is more-so part of the Survey and not the Plat requirements. Please provide staff with a copy of the HCID No. 16 Easement documents for staff review prior to final. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. No overlap of easements into the R.O.W. is allowed. Disclaimer: No reserve strips are allowed. Please clarify the S.W.S.C. easement/waterline CCN shown on the Plat. There was a comment referencing rezoning to R-1 (single family residential) District. If the zone stays at A-O District the setbacks will increase. At the Planning & Zoning Commission meeting of August 20, 2024, the board voted to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utility approvals. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage & utilities approval and approval of the 6-month extension.

Being no discussion, Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form, subject to the conditions noted, drainage & utilities approval and approval of the 6-month extension. Mr. Emilio Santos Jr. second the motion with five members present and voting.

**d) The Shoppes on 2nd Subdivision, 120 Trenton Road., A.I.M.Z Development, LLC, (SUB2024-0065) (REVISED PRELIMINARY) 6-MONTH EXTENTION-M&H**

Ms. Natalie Moreno stated that the property located on Trenton Road: ROW dedication needed for 60 ft. from centerline for total 120 ft. ROW Paving: 65' to 85 ft. Curb & gutter: both sides. Please submit a copy of the referenced documents in the plat for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Show alley/service drive easement on the property prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is 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 Trenton Road. Revise the setback note as shown above prior to final. Proposing: 5 ft. sidewalk required on E. Trenton Road. 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. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. If a use is proposed which requires a CUP, it must be submitted and approved prior to final. 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. Show the width of the Hidalgo County Irrigation District No. 2 canal ROW, reference the document number on the plat, and provide a copy for staff review prior to final. Reference the document number for the existing 90 ft. ROW shown for Col. Rowe Boulevard and provide a copy for staff review prior to final. Reference the document number for 80 ft. Southern Union Pacific railroad ROW and provide a copy for staff review prior to final. The name of the streets in vicinity of the subject property on the north and south side of the subdivision are incorrect, including Cynthia St, N. 1st Lane, Cynthia Ave, etc. Review and revise as applicable prior to final. If an access to N. 2nd Street is proposed, it requires City approval and an agreement with the Irrigation District prior to final. The engineer submitted a 6-Month extension and subdivision name change. Must comply with City's Access Management Policy.

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Staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage, and utility approval and approval of the 6- month extension.

Being no discussion, Mr. Raul Sesin moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Jesse Ozuna second the motion with five members present and voting.

- e) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate Development Group, LTD., **(SUB2024-0040) (REVISED FINAL) QHA**

Mr. Julio Constantino stated staff recommends for this item to be tabled. Mr. Jessa Ozuna motioned to table item. Mr. Raul Sesin second the motion with five members present and voting.

- f) Orangewood South Lot 19A &20A Subdivision., 3800 Burns Drive., Spoor Engineering Consultants, Inc **(SUB2024-0083) (FINAL) SEC**

Mr. Julio Constantino stated this item will be removed from the agenda due to item requiring a public notice. No action required, none taken.

**6) DISCUSSION:**

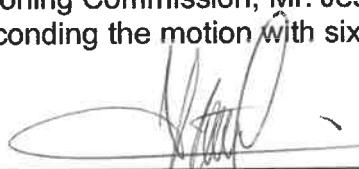
No discussion.

**7) INFORMATION ONLY:**

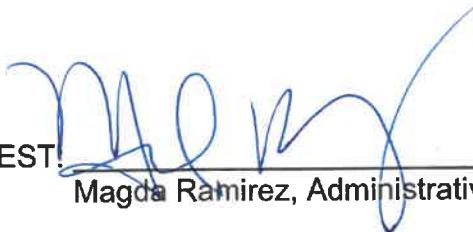
Planning Director, Mr. Omar Sotelo gave an update to the board members regarding the last City Commission meeting.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 3:48p.m. with Mr. Emilio Santos Jr. seconding the motion with six members present and voting.

  
Gabriel Kamel, Vice Chairperson

ATTEST:

  
Magda Ramirez, Administrative Assistant



## CONFFLICT OF INTEREST

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

I, Reza Badizzamani as a member of the **PLANNING AND ZONING COMMISSION** make this  
(NAME) (CITY COMMISSION OR BOARD)

affidavit and hereby on oath state that I, or a person related to me, have a substantial interest in a business entity or real property that a vote or decision on the matter as specified below will have a special effect on such business entity or real property which is specially, economically distinguishable from the effect on the public; such item is reflected as Agenda Item 3a on the posted Agenda for the Commission or Board as applicable for the meeting of September 24, 2025, 2025.

The business entity is defined as Hidalgo County C.I.C. (NAME) 529 N-Cynthia St. (ADDRESS)

The real property is described as

---

My substantial interest in the Business Entity or Real Property is for the following reasons: (check all which are applicable):

- I own land within 200 feet of subject property; or
- I own 10% or more of the voting stock or shares of the business entity; or
- I own \$15,000.00 or 10% or more of the fair market value of the business entity; or
- Funds received from the business entity exceed 10% of my gross income for the previous year; or
- Real property is involved and I have an equitable or legal ownership with a fair market value of \$2,500 or more; or
- A relative of mine (1st degree of consanguinity or affinity) has a substantial interest in the business entity or property that would be affected by the decision of the public body of which I am a member, for which I have checked out the substantial interest above; or
- I have a perceived interest in the business or property that is involved.

Upon the filing of this affidavit with the Official Custodian of Records of the City of McAllen, I affirm that I will abstain from voting on any decision involving this business entity or real property and from any further participation on this matter whatsoever. This affidavit is given under the provisions of Chapter 171 of the Texas Local Government Code, all terms defined therein, and provisions thereof are incorporated herein.

Signed this 24<sup>th</sup> day of September, 2025.



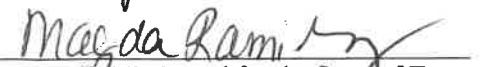
Signature of Official

Member

Title

BEFORE ME, the undersigned authority, this day personally appeared Reza Badizzamani and on oath stated that the facts hereinabove stated are true to the best of such person's knowledge or belief.

Sworn to and subscribed before me on this 24<sup>th</sup> day of September, 2025.



Notary Public in and for the State of Texas  
My Commission Expires: 08/25/2029



**PLANNING & ZONING COMMISSION  
ATTENDANCE SHEET**

9/24/2025

**PRINT NAME**

**PHONE #**

**ADDRESS**

EDUARDO Zegarib  
Beto Dílgarza

956-789-4897  
381-0981

824 E. Hackberry St. 110  
Matt

