

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, October 21, 2025 at 3:30p.m.at the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Reza Badiozzamani	Member
	Raul Sesin	Member
	Jose Caso	Member

Absent: All board members present

Staff Present:	Michelle Rivera	Assistant City Manager
	Evaristo Garcia	Deputy City Attorney
	Omar Sotelo	Planning Director
	Eduardo Garza	Development Coordinator
	Luis Mora	Deputy Director
	Kaveh Forghanparast	Senior Planner
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Nicolas Lopez	Planner II
	Samantha Trevino	Planner I
	Even Gonzalez	Development Engineer
	Miguel Hernandez	Planner Technician I
	Magda Ramirez	Administrative Assistant
	Ofelia Camacho	Administrative Assistant

**CALL TO ORDER** – Mr. Marco Suarez, Chairperson  
**PLEDGE OF ALLEGIANCE**  
**INVOCATION.** Mr. Jesse Ozuna

**1) MINUTES:**

- a) Approval of the minutes for August 19, 2025 meeting

Being no discussion, Mr. Raul Sesin motioned to approve August 19, 2025 minutes. Vice Chairperson Mr. Gabriel Kamel second the motion with five members present and voting.

**2) PUBLIC HEARING:**

- a) **ROUTINE ITEMS:** *(All Rezoning 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.)*





**Ms. Samantha Trevino stated that the following Item 1 consists of Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

1. **CASE REZ2025-0224:**  
Idelas Corner Lot 1 Subdivision Hidalgo County, Texas.  
4524 South Ware Road

**Ms. Samantha Trevino stated that the following Items 2-6 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:**

2. **CASE REZ2025-0226:**  
2305 South 26th Street (PID: 211110)
3. **CASE REZ2025-0230:**  
2725-2729 South 29th Street (Prop ID: 230698, 230699)
4. **CASE REZ2025-0231:**  
2716-2800 South 26th Street (Prop ID: 230703, 230704)  
2720 South 26th 1/2 Street (Prop ID: 230702)
5. **CASE REZ2025-0206:**  
Hoffland Lot 1 Subdivision, Hidalgo County, Texas  
3 Old Orchard Road  
Old Orchard Lot 1 Subdivision, Hidalgo County, Texas  
2 Old Orchard Road  
Old Orchard No. 2 Lots 1-5 Subdivision, Hidalgo County, Texas  
4-9 Old Orchard Road  
STN Lot 1 Subdivision, Hidalgo County, Texas  
317 Byron Nelson Drive  
Loma Linda Lots 7-8 BLK 4 Subdivision, Hidalgo County, Texas  
312-320 Bales Road  
401-501 Byron Nelson Avenue PIDS: (189378, 189377)  
508-512 Bales Road PIDS: (674011, 674010)
6. **CASE REZ2025-0204:**  
Country Club Heights Lot 1 Subdivision, Hidalgo County, Texas  
2501 South Cynthia Street and Lots 2A-5A 300-317 East Zion Avenue  
San Angel Country Lots 1A-17A Subdivision, Hidalgo County, Texas  
2500-2609 South "C" Street  
The Heights at McColl Lots 1-20 and 51-65 Subdivision, Hidalgo County, Texas  
701-1017 East Jersey Meadow Avenue  
Lots 29-50 and 66-77 700-1020 East Keeton Avenue  
Lots 21A-28 2501-2529 South "J" Street

**Ms. Samantha Trevino stated that the following Items 7-8 all consist of Rezoning from R-3T (Multi-family 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:**

7. **CASE REZ2025-0229:**  
North Chateau Heights 1-24 Subdivision, Hidalgo County, Texas.  
201-301 Bales Road  
Chateau Heights BLK 4-9, 13 Subdivision, Hidalgo County, Texas.  
3100 South 2nd Street
  
8. **CASE REZ2025-0223:**  
Las Villitas Lots 21-58 Subdivision, Hidalgo County, Texas  
500-636 East Sandyhills Avenue  
Las Villitas Lots 1-20 & 59-78) Subdivision, Hidalgo County, Texas,  
500-637 East Thornhill Avenue  
Las Villitas Lots A-C & 79-87 & 91-96 Subdivision, Hidalgo County, Texas,  
501-601 East Uphall Avenue  
Las Villitas Lots 88-90 & 97-110 Subdivision, Hidalgo County, Texas,  
3800-3849 South D Street  
Las Villitas Lots 111-124 Subdivision, Hidalgo County, Texas  
3800-3825 South E Street  
La Vida Hermosa Lot 1 Subdivision, Hidalgo County, Texas  
500 E El Rancho Road  
3517 South McColl Road (Prod ID 290260)

**Ms. Samantha Trevino stated that the following Item 9 all consist Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-3C(Multi-family Residential Condominiums-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:**

9. **CASE REZ2025-0221:**  
Paseo Del Lago Townhomes Lots 1-12 & 23-31 Subdivision Hidalgo County,  
Texas, 3900-3923 South "M" Lane  
Paseo Del Lago Townhomes Lots 13-22 & LOTS A-D Subdivision Hidalgo  
County, Texas  
1410-1434 East Sundown Drive

**Ms. Samantha Trevino stated that the following itmes 10-11 all consist of Rezoning from R-3A (Multifamily Residential Apartment-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:**

10. **CASE REZ2025-0205:**  
Hearthstone #3 Lot 1, Hearthstone #2 Lot 1, Heartstone Lot A1 and Ridge Plaza Lot  
17 Subdivision Hidalgo County, Texas  
(800-1200 E Vermont Avenue)  
La Estancia Apartments Lot 1 Subdivision Hidalgo County, Texas  
(2401 South McColl Road)

Lots 78-95 and 134-150 (700-1021 East La Cantera Ave)  
Lots 101-133 (700-1017 East Myrtle Beech Avenue)  
Lots 96-100 and Lot A (2701-2801 South "J" Street)

**11. CASE REZ2025-0236:**  
301 East Hackberry Avenue (PID: 1568078)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning requests 2a1-2a11. There was none.

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

**b) REZONING:**

1. Rezone from R-1 (Single-Family Residential -OC) District to R-3 (High-Density Residential-UDC) District: 15.891 Acres out of lot 10, Section 279, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 1901 Freddy Gonzalez Road **(REZ2025-0217)**

Ms. Samantha Trevino stated that the subject property is located along the south east corner of Freddy Gonzalez Road and North 23rd Street and is currently zoned R-1 (Single-Family Residential-OC) District.

The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District for a proposed Townhome Subdivision (Enclave on Freddy Subdivision). The property is currently vacant.

The adjacent properties are R-1 (Single-Family Residential-OC) District to the north, east, and west, and A-O (Agricultural and Open Space-OC) District to the south, and C-3L (Light Commercial-OC) District to the north

Surrounding land uses include, single-family residences, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. This land use consists of residential land uses with some office, retail and other non-residential uses that serve residences.

The development trend of this area is primarily single family and vacant land.

This is the initial application for a rezoning at this location.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

Any future constructions must also 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 to R-3 (High Density-UDC) District.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin second the motion with five members present and voting.

Mr. Emilio Santos Jr. entered the meeting at 3:34p.m. Mr. Santos began his voting with Item # 2b2.

2. Rezone from C-3L (Light Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3224 Buddy Owens Boulevard (**REZ2025-0222**)

Ms. Samantha Trevino stated that the subject property is located along the north west corner of Buddy Owens and North 33<sup>rd</sup> Street and is currently zoned C-3L (Light Commercial-OC) District.

The applicant is requesting to rezone the property to C-2 (Regional Commercial -UDC) District for an event center.

The adjacent properties are R-1 (Single-Family Residential-OC) District to the north, A-O (Agricultural and Open Space-OC) District to the south, and C-3L (Light Commercial-OC) District to the east and west.

Surrounding land uses include, single-family residences, commercial offices, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. This land use consists of residential land uses with some office, retail and other non-residential uses that serve residences.

The development trend of this area is primarily single family, commercial offices and vacant land.

This is the initial application for a rezoning at this location.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

Any future constructions must also 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 to C-2 (Regional Commercial -UDC) District.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin second the motion with six members present and voting.

3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 9, Block 26, North McAllen Subdivision, Hidalgo County, Texas; 414 N. 17th Street (**REZ2025-0227**)

Ms. Samantha Trevino stated that the subject property is located along the east side of North 17th Street, south of Ebony Avenue and is currently zoned R-2 (Medium-Density Residential-OC) District. The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District for a proposed duplex.

The adjacent properties are R-2 (Duplex-Fourplex Residential-OC) District in all directions.

Surrounding land uses include, single-family residences.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Old Towne. This land use consists of residential, commercial, business, and office uses that occur just north of the Downtown core and is intended as a lower-intensity area.

The development trend of this area is primarily single-family dwellings.

This is the initial application for a rezoning at this location.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

Any future constructions must also 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 to R-2 (Medium Density-UDC) District.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin second the motion with six members present and voting.

4. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 27, Frontier Development Co. Subdivision, Hidalgo County, Texas; 2517 Pecan Avenue (**REZ2025-0225**)

Ms. Samantha Trevino stated that the subject property is located on the south side of Pecan Avenue west of North 24<sup>th</sup> ½ Street. The property is zoned R-1 (Single-family Residential-OC) District.

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

The adjacent zoning is R-1 (Single-Family Residential-OC) District to the north, east and west, and C-3 (General Business-OC) District to the south.

The property is currently vacant.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This development type encourages gradual infill of residential and small-scale commercial uses within established low-density neighborhoods. These areas are primarily single-family homes, but also support townhomes, duplexes, and small multifamily housing to offer more options. Nonresidential uses like offices, retail, and services are neighborhood-serving and typically arranged side-by-side, maintaining a lower scale and intensity that fits the character of surrounding homes.

The development trend of this area is primarily single-family residential, multi-family homes and commercial uses.

This tract was zoned R-1 (Single-Family Residential-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on September 16, 2025.

The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is equivalent to the current R-1 Single-family Residential District designation.

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

Staff recommends approval of the rezoning request to R-1 (Low Density Residential-UDC) District.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin second the motion with six members present and voting.

5. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 1.928 Acre out of Lot 8, Section 8, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. **(REZ2025-0235)**

Ms. Samantha Trevino stated that the subject property is located on the southwest corner of Dallas Avenue and South 2<sup>nd</sup> Street. The property is zoned C-3 (General Business-OC) District.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new Unified Development Code.

The adjacent zoning is R-1 (Single-Family Residential-OC) District to the east and C-3 (General Business-OC) District to the north, south and west.

The property is currently vacant.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This development type encourages gradual infill of residential and small-scale commercial uses within established low-density neighborhoods. These areas are primarily single-family homes, but also support townhomes, duplexes, and small multifamily housing to offer more options. Nonresidential uses like offices, retail, and services are neighborhood-serving and typically arranged side-by-side, maintaining a lower scale and intensity that fits the character of surrounding homes.

The development trend of this area is primarily single-family residential, multi-family homes and commercial uses.

This tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on September 23, 2025.

The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial) District is equivalent to the current C-3 General Business District designation.

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.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Emilio Santos Jr. second the motion with six members present and voting.

6. Rezone from R-3A (Multi-family Residential Apartment-OC) District to R-3 (High-Density Residential-UDC) District: 0.592 of one acre out of section 227 and section 232, Texas-Mexican Railway Company's Survey, Subdivision, Hidalgo County, Texas; 5300 Tres Lagos Boulevard **(REZ2025-0233)**

Ms. Samantha Trevino stated to the board members that the case was withdrawn. No action required, no action taken.

#### **b) CONDITIONAL USE PERMITS:**

1. Request of Ezequiel Ortiz for a Conditional Use Permit for one year, and adoption of an ordinance for a bar (76 Bar and Kitchen) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite N-2 **(CUP2025-0091)**

Mr. Nicolas Lopez stated that the subject property is located along the northeast corner of Nolana Avenue and North 6th Street. The property is zoned C-3 (General Business) District. Surrounding land uses include single-family residential, general business, and office building. A Bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all other requirements.

The first Conditional Use Permit for this location was originally Submitted January 13, 2023, and has been renewed annually. The proposed daily hours of operation are Tuesday-Sunday from 8:00 PM to 2:00 AM

The Fire and Health Departments have not completed their inspections on the subject property. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4<sup>th</sup> Street, and North 6<sup>th</sup> Street. The existing gates on North 4<sup>th</sup> Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on the square footage of the building, 41 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

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

Staff recommends disapproval of the request based on noncompliance with the distance requirement #1 listed above from Section 138-118(a)(4)(a) of the Zoning Ordinance.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove the conditional use permit with favorable recommendation. Mr. Emilio Santos Jr. second the motion with six members present and voting.

Mr. Jose Caso entered the meeting at 3:40 and began his voting with Item #2c2.

2. Request of Veronica Garza for a Conditional Use Permit for one year, and adoption of an ordinance for a Home Occupation (Day Care Facility) at Lot 14, Mirabella Park II Subdivision, Hidalgo County, Texas; 7926 North 28th Lane (CUP2025-0092)

Mr. Nicolas Lopez stated that the subject property is located along the east side of North 28<sup>th</sup> Lane. The property is zoned R-1 (Single-Family Residential-OC) District. Surrounding land uses include single-family residences and open space. A home occupation is permitted in an R-1 (Single-Family Residential-OC) District with a Conditional Use Permit and in compliance with all other requirements.

The first Conditional Use Permit for a Home Occupation (Day Care Facility) at this location was issued in 2009. The applicant has renewed the current CUP in 2021 and 2022, and expired in 2023. Most recently the applicant applied in September 2025 to continue operations.

The applicant is proposing to continue operations of a day care from an existing residence. The hours of operation are from 7:30 AM to 5:30 PM. Monday through Friday only. The applicant stated the day care will accommodate a maximum of 12 children. There will be only one employee.

The Fire Department is pending an inspection for this location. However, the Health Department has conducted an inspection and determined the Conditional Use Permit process may continue. The establishment must also comply with requirements set forth in

Should the conditional use permit be approved, the applicant would require to sign the certificate acknowledging and agreeing to the conditions of the permit. Section 138-118(a)(8) of the Zoning Ordinance (OC) and other specific requirements as follows:

- 1) The proposed use shall meet the requirements of the Department of Human Resources.
- 2) Fenced area for outside play yards shall be provided.
- 3) A paved area adjacent to the street for pickup and delivery of children off the street shall be provided.
- 4) The daycare facility shall be clearly secondary to the residential use. The daycare is secondary to the residential use.
- 5) The applicant must reside at the location of the permit.
- 6) No more than 2-day care facility shall be located within 600 feet of each other as measured over the shortest distance of street right-of-way.
- 7) No more than 1-day care facility shall be located on a dead-end street or cul-de-sac. Daycare facilities located on a dead-end street or cul-de-sac shall be limited to the number of children permitted in a registered family home as defined by the Department of Human Resources.

- 8) Day care facilities shall not be located on a ½ street or a street that is accessed by a ½ street.
- 9) Day care facilities located in a residential and agriculture zoning districts shall not contain more than 12 children. The applicant proposes to care for 12 children.
- 10) Signs shall not be permitted except a nameplate not exceeding 1 square foot bearing the person's name or occupation; and attached against the wall of the main building in A-O, R-2 TO C-2 (OC) districts.
- 11) No more than one additional employee that does not reside on the premises shall be employed at the day care facility.
- 12) The property owner shall sign the applicant or the applicant shall provide a letter of authorization from the property owner.

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

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

Staff is recommending approval of the Conditional Use Permit request for a Home Occupation (Day Care Facility), for one year to compliance with the stated conditions.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit request. Mr. Jose Caso second the motion with seven members present and voting.

3. Request of Israel Villarreal for a Conditional Use Permit for one year, and adoption of an ordinance for a bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K (CUP2025-0093)

Mr. Nicolas Lopez stated that the subject property is located along the northeast corner of Nolana Avenue and North 6th Street. The property is zoned C-3 (General Business) District. Surrounding land uses include single-family residential, general business, and office building. A Bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all other requirements.

The first Conditional Use Permit for this location was originally submitted November 16, 2021, and has been renewed annually. The applicant is proposing to continue operating a bar. The proposed daily hours of operation are Tuesday-Sunday from 5:00 PM to 2:00 AM.

ANALYSIS: The Fire and Health Departments have completed their inspections on the subject property and have ok'd the CUP process to continue. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, and bars. 729 parking spaces are provided as part of a common parking area in the front and rear of the building. Based on the square footage of the building, 70 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

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

Staff recommends disapproval of the request based on noncompliance with the distance requirement #1 listed above from Section 138-118(a)(4)(a) of the Zoning Ordinance

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit request. Mr. Jose Caso second the motion with seven members present and voting.

4. Request of Gustavo A. Calles Flores on behalf of 2601 W. Expressway 83, LLC, for a Conditional Use Permit for one year, for a portable building at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2601 Expressway 83 **(CUP2025-0095)**

Ms. Samantha Trevino stated the item is withdrawn. No action required; no action taken.

5. Request of Melden and Hunt Inc., on behalf of Synergy a Real Estate Alliance LLC., for a conditional use permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development Lots 1-40 and CA-A, Taylor Villas Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(CUP2025- 0090)**

Ms. Samantha Trevino stated that the subject property is located on the northeast corner of South Taylor Road and Uvalde Avenue. The property is zoned R-2 (Medium Density Residential-UDC) District. The adjacent zoning is R-3 (High Density Residential-OC) District to the north, R-1 (Low Density Residential-UDC) District to the east and south. Surrounding land uses include single-family residences, townhomes and commercial.

The tract of land was annexed into the City and initially zoned R-2 District on September 22, 2015. A rezoning request to R-3A District for the subject property was submitted on October 10, 2022 and the Planning and Zoning Commission recommended disapproval of the request at the meeting of November 16, 2022. After being advised by the Planning and Zoning Commission to consider the PUD process, the applicant withdrew his request before it could be considered by the City Commission.

An application for a proposed subdivision was submitted on April 28, 2015 for a 42-lot duplex-fourplex development under the name "Taylor Villas" and was approved in preliminary form at the Planning and Zoning Commission meeting of September 1, 2015. A variance to the R.O.W. was approved by the Planning and Zoning Commission at 50 feet instead of 60 feet with 40 feet of pavement width and 10 feet of sidewalk and utility easements on both sides. Improvements were made on the subject property that appear to comply with its original zoning designation and subdivision proposal.

The original proposed subdivision was approved in revised final form at the Planning and Zoning Commission meeting of July 18, 2017, however the subdivision was never recorded. Since the property changed ownership before the plat was recorded, a new subdivision application was submitted on December 28, 2022. The subdivision plat received approval in preliminary form at the Planning and Zoning Commission meeting of January 17, 2023. The PUD was approved at the City Commission meeting of June 24th, 2024. A subsequent submittal for the PUD was approved on January 13, 2025. The recent application submitted on September 11, 2025 is for an amendment to the PUD.

The applicant is proposing to use the existing 12.51 gross acres of vacant land to establish a PUD for a multi-family apartment development. The subdivision for this PUD is proposed as a private/gated subdivision. The PUD will have 43 lots, 82 apartment buildings, clubhouse and 164 living units in total.

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth in Section 2.3.4 for Planned Developments of the Unified Development Code, and are summarized as the following:

1. Development and use of the property must comply with the conditional use permit conceptual site plan.

2. Proposed uses are uses permitted in the R-2 (Medium Density Residential-UDC) District for detached buildings designated as apartments.
3. Parking in compliance with Section 3.1.3. Two parking spaces per dwelling unit. Based on the 164 living units, 328 total parking spaces are required, with 4 parking spaces for Lot 26, 8 parking spaces required for Lots 1-13, 15, 20, 16-18, 21-24, 19, 25, 27-39, 16 parking spaces required for Lot 14 and 10 parking spaces for Lot 40. The overall site plan is complying with parking requirements.
4. A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street fronting the developed property. Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material.
  - a. Landscape (sod/green area) square footage requirement per Lot:
    - i. Lots 4-12: 866
    - ii. Lots 16-18 & 21-24: 897
    - iii. Lots 27-38: 850
    - iv. Lot 1: 866, Lots 2, 3: 898, Lot 13: 865, Lot 14: 2,657, Lot 15: 874, Lot 19: 897, Lot 25: 874, Lot 26: 531, Lot 39: 850, Lot 40: 1,087.

As per Section 4.6.5, when the required area being landscaped is from one to 2,000 square feet a minimum of one tree for every 200 square feet of landscape area shall be required.

- b. Tree requirements per Lot (2.5", 4", and 6" caliper size):
        - i. All lots will require a minimum of 5 trees at 2.5" caliper size, except for Lot 42 which will require 6 trees at 2.5" caliper size.
        - ii. 3 trees at 4" caliper size can also be provided for all lots, or two tree at 6" caliper size, except for Lot 14 which will require 3 trees at 6" caliper size.
5. Final setbacks and right-of-way dedication have been established through the recording of the subdivision plat.
6. Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
7. Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 12.51 acres and are proposing detached dwellings.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.

The subdivision review process has been completed, and both the subdivision plat and PUD site plan have been recorded, satisfying the requirements for building permit issuance, subject to approval of

the current submittal for a PUD amendment.

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

Staff recommends approval of the Planned Unit Development as presented, for life of the use, subject to all aforementioned conditions.

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

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

#### 4) CONSENT:

- a) Brier Village Phase II Subdivision, 3925 N. Bentsen Road, Garman Investments, LP., **(SUB2023-0055) (REVISED PRELIMINARY) 6-MONTH EXT**

Being no discussion, Mr. Jesse Ozuna moved to approve consent items request. Mr. Jose Caso second the motion with seven members present and voting.

#### 5) SUBDIVISIONS:

- a) Serna Tracts Subdivision, 13601 N. Trospen Road., Jose Francisco Serna, **(SUB2025-0138) (PRELIMINARY) SAMES INC.**

Ms. Natalie Moreno stated that the property located on N. Trospen Road: Dedication for 40 ft. from centerline for a total of 80 ft. of R.O.W. Paving: 52 ft. Curb & gutter: both sides. Need to label R.O.W. Labels as required (Existing, Total, etc.). Label centerline, needs to be shown on plat to establish R.O.W dedication, prior to final. All R.O.W requirements must be addressed, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W Quarter Mile Collector (North Boundary): 30 ft. dedication for a 60 ft total R.O.W. Paving: 40 ft. Curb & gutter: both sides. Needs to be shown on plat, prior to final. All R.O.W. Requirements need to be addressed. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W interior Street required: 50 ft. R.O.W Paving: 32 ft. Curb & gutter: both sides. Common Access Easement shown on plat needs to be revised to a street to provide frontage of Lots 2 and 3 on a street not an access easement. 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. 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. 600 ft. Maximum Cul-de-Sac: Needs to provide cul-de-sac R.O.W at the west end of the interior E/W Street. Paving diameter is 96 ft. face to face curb and gutter on both sides and a R.O.W of 10 ft. paved around the Cul-de-sac. Subdivision Ordinance: Section 134-105. Front:( Proposing) 25 ft. 45 ft. on N. Trospen Road or greater for easements or in line with existing structures, whichever greater applies. Interior front setback will be established once plat is revised to accommodate interior street, but not through ordinance requirement., finalize prior to final. Zoning Ordinance: Section 138-356. Rear: (Proposing) 15 ft. 15 ft. or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: (Proposing): 6 ft. 6 ft. or greater for easements, whichever greater applies. Add plat note as stated

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above, prior to final. Zoning Ordinance: Section 138-356. Corner 10 ft. or greater for easements, whichever is greater applies. Include plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setbacks apply. Add plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Trooper Road, E/W Quarter Mile Collector, and both sides of interior streets. Add plat note as stated above, prior to final. May increase to 5 ft. as per engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Others may be required once plat is revised, prior to final. Finalize wording for plat note, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Finalize wording for plat note, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. To be determined once plat is revised, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above, prior to final. Lots fronting public streets. Lots 2 and 3, do not front a street. Revise plat to accommodate interior street/ cul-de-sac to provide lot frontage, prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing ETJ Proposed ETJ. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If annexed to the city, a rezoning application & park requirements would apply. 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. Per application, proposed is single-family residential. Revise plat so that all lots front a street. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval. Vice Chairperson, Mr. Gabriel Kamel second the motion with seven members present and voting.

b) **Heron Cove Subdivision, 506 N. 6th Street, Faith Development Leasing, LLC, (SUB2025-0135) (PRELIMINARY) VT**

Ms. Natalie Moreno stated that the property located on N. 6th Street: 50 ft. R.O.W Paving: 32 ft. Curb & gutter: both sides Revision needed: Add "North" to 6th Street, prior to final. Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. Provide any documents of R.O.W. for staff review, prior to final. Show centerline on plat, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Ebony Avenue: 50 ft. dedication Paving: 32 ft. Curb & gutter: both sides Revisions Required: Show existing R.O.W. Dedication on both side of centerline and total R.O.W. to determine any ROW dedication, prior to final. Show centerline on plat, 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. 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

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to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving: 16 ft. Need to label the existing alley ROW on plat, prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, or in line with existing structures, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever greater applies. Please add plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easement, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. 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. 4 ft. wide minimum sidewalk required on N. 6th Street & Ebony Street. Add plat note as stated above, prior to final. May increase to 5 ft. as per engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as states above, prior to final Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing R-1 Proposed R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The City Commission Board members on July 8, 2025 approved the rezoning request from R-1 (Single-family Residential) OC to R-1 (Low-Density Residential) UDC. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording a park fee of \$1400 (2 lots/dwelling units x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording a park fee of \$1400 (2 lots/dwelling units x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee 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. Trip generation is waived for a single family lots. Traffic Impact Analysis (TIA) required prior to final plat. Public hearing required with noticed may be applicable, prior to final. Any abandonments must be done by separate document, not by plat, must finalize prior to final. Dimensions on survey and plat are not corresponding. Replat name change should be "Ebony Street Addition Lot 2A & 2B, Block 1 Subdivision". Please make subdivision change to the application. Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. Please add legal descriptions from the adjacent properties, prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form, subject to the conditions noted drainage and utility approval. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

c) **ABA Estates Subdivision, 4613 Buddy Owens Boulevard, Benito Martinez, (SUB2025-0139) (PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on Buddy Owens Boulevard: Dedication for 60 ft. from centerline for a total of 120 ft. of R.O.W. Paving: by state Curb & gutter: by state. Please provide documents of R.O.W for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. N.47th Street on west boundary: 25 ft. dedication from centerline for future 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides. ROW being reviewed and plat would need to be revised accordingly. Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exist or will be created. 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. 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. 600 ft. Maximum Cul-de-Sac. Cul-de-sac is required at the south end of the property with a minimum of 96 ft. of paving diameter face to face approximately 10 ft. R.O.W back of curb. If cul-de-sac exceeds the 600 ft. length requirement and variance is requested, paving requirement subject to increase to 40 ft. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties. Alley or service drive easement cannot dead-end. Provide for alley or service drive easement in plat, 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 greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Buddy Owens Blvd and N. 47th Street if required. 5 ft. sidewalk might be required on Buddy Owens Blvd. Engineering Department will 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. Add note as a separate plat note, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add buffer requirement as a separate plat note. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. At the planning and Zoning Commission meeting of April 18, 2017, the Board recommended approval of the rezoning request and at the City Commission meeting of May 8, 2017, the Commission voted to approve the rezoning request from R-1 (Single-Family Residential) to C-3 (General Business). 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. Submit ownership map with surrounding legal description and document numbers to ensure no landlock properties exist or will be created or additional street required, prior to final. Must comply with City's Access Management Policy.

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

After a discussion regarding the proposed use of property, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utilities approval. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

d) **Misodi Subdivision, 8000 S. Jackson Road, E&Y Investments, LLC.,  
(SUB2025-0146) (PRELIMINARY) QEA**

Ms. Natalie Moreno stated that the property located on S. Jackson Road (F.M. 2061): Dedication for 60 ft. from centerline for a total of 120 ft. of R.O.W. Paving: By State Curb & gutter: By state. Please indicate R.O.W. "Existing, Total", etc. Please show R.O.W. from both sides. Show total ROW after accounting for ROW dedication. Provide any documents for staff's review, prior to final. Show existing ROW from the centerline to the east ROW line. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W Quarter Mile Collector: 60 ft. of dedication. Paving: 40 ft. Curb & gutter: Both sides. The plat design stops 50 ft. from south boundary and not provides for an E/W 1/4 street to avoid a reserve strip which is not allowed, extend boundary south and provide 1/4-mile street or increase distance from the south lot line so that future development provides for the 1/4 mile street and have adequate width on South Jackson for development. Previous plat submitted for 130 ft. provided from the south side lot line, revise plat accordingly. 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. 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. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving both sides. Alley/service drive easement required for commercial properties. Alleys or service drive cannot dead-end. Provide for alley or service drive, prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or in line with existing structures, or greater for easements, whichever greater applies. (Proposing): 63.00 ft. or greater for easements, or approved site plan. Clarify prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements, or approved site plan, whichever greater applies. (Proposing): In accordance with the zoning ordinance or greater for easements, or approved site plan. Zoning Ordinance: Section 138-356. Interior Sides: 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. Corner: In accordance to the zoning ordinance, or greater for easements, or approved site plan, whichever greater applies. Add plat note as stated above, prior to final. E/W 1/4 mile street setback established when plat is revised. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Jackson Road (F.M. 2061) and E/W 1/4 Mile Street. Finalize wording and provide note, prior to final. May increase to 5 ft. as per the engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note a stated above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Will be finalized once plat is revised. Must comply with City Access Management Policy. Site plan must

be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Provide a plat note as stated above, prior to final. Lots fronting public streets. Revise plat to not have a reserve strip on the south side. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-4 Proposed C-4. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Add sidewalk plat note. Please provide documents of R.O.W. for staff review, prior to final. Please provide legal descriptions on the location map, prior to final. Please add buffer notes as a separate plat note. Remove plat note #13, no site plans will be required. Revise plat accordingly to so as not to have possible reserve strip. 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.

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

- e) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Enterprises, 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. 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. 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. At the City Commission meeting of April 14, 2025, the Board unanimously approved option to Approve the variance request, subject to no on-street parking be allowed, as recommended by Planning and Zoning Commission. 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: Proposing: "5 feet, or greater for easements." The engineer submitted a variance application to the side setbacks to go from 6 ft to 5 ft., this will be scheduled to be heard at the oct 21, 2025 meeting in preliminary form. 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. 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 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. The engineer submitted an application for the zone change for the number of lots increased, It is scheduled to be heard at the planning and zoning on Oct 21, 2025 and city commission on 11/10/2025. 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 Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting 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. Proposed Private subdivision, but wording is for Public. Provide the Master Plan / Layout plan for this development. Provide the original Letter of Authorization. It this development will be private, will this development be gated? if so, please provide gate details. Please fix spelling on plat note #25. Please revise the numbering sequence of the Lots. Submit Doc. No's for the R.O.W. and Recorded Easements for staff review. At the City Commission meeting of April 14, 2025, the Board unanimously approved option to Approve the variance request, subject to no on-street parking be allowed, as recommended

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by Planning and Zoning Commission. The engineer submitted a variance application to the side setbacks to go from 6 ft to 5 ft., this will be scheduled to be heard at the oct 21, 2025 meeting in preliminary form. 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 and clarification to the variance request.

After a brief discussion regarding questions Vice Chairperson Mr. Gabriel Kamel had regarding the variance request, Mr. Kamel moved to approve the subdivision in revised preliminary form, subject to the conditions noted and drainage approval and clarification to the variance request. Mr. Emilio Santso Jr. second the motion with seven members present and voting.

f) **De Rios Subdivision, 3021 S. J Street., Tomas Rios, Jr., (SUB2025-0092) (FINAL) SEA**

Ms. Natalie Moreno stated that the property located at South "J" Street: 10 ft. from centerline for 50 ft. total ROW Paving: Existing 30 ft. Curb & gutter: both sides. No ROW dedication is shown, existing subdivisions dedicated 10 ft. ROW. At the City Commission on 10/13/2025, The board voted to approve the variance request to not dedicate any additional R.O.W. 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. Front: 25 ft. or greater for easements or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner. Garage: 18 ft. except where greater setback is required; greater setback applies. Include a setback note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South "J" Street. Sidewalk may increase to 5 ft. per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. 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. Remove plat note as it wouldn't be needed for a 1 lot single family subdivision. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot doesn't meet minimum lot width for single family residential zone. An variance application was submitted on April 3, 2025 (ZBA2025-0011) to allow a 39.67 lot width instead of the required 50 ft. At the meeting of May 7, 2025 variance application was approved by the Zoning Board of Adjustments. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and may be subject to change; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements 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 is waived for 1 lot single family home. Any abandonments must be done by separate process not by plat, prior to final. At the City Commission meeting of 10.13.25, the board voted to approve the variance request to not dedicate any R.O.W. ON "J" Street.

Location map must reflect with surrounding recorded subdivisions. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the in final form, subject to conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

- g) 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) (TABLED 09/24/2025) (TABLED 10/07/2025) QHA**

Ms. Natalie Moreno requested for item to be removed from table. Mr. Jesse Ozuna moved to remove the item from table with Mr. Raul Sesin second the motion with seven members present and voting.

Ms. Natalie Moreno stated that the property located on North Ware Road: Dedication as needed for 150 ft. Total ROW. Paving: by the state Curb & gutter: by the state Revisions Needed: Provide a copy of existing dedication for staff review, prior to recording. Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides, as to ensure compliance with dedication requirements as noted above, prior to recording. Clarify any acquisitions by the state and existing dedications prior to recording. Proper ROW and dedications are required to be shown on plat, prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Required North 34th Lane: 60 Total ROW. Paving: 40 ft. Curb & gutter Both Sides Revisions Needed: Provide Existing ROW details along with document number for existing dedications, prior to recording. North 34th Lane along Blocks II, III and IV, dedicated by Eldorado at Thousand Oaks I, II, and III recorded plat. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 8 1/2 Mile Road: Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Provide Existing ROW details along with document number for existing dedications, prior to recording. Clarify ROW dedication along 8 1/2 Mile Road on the northeast portion of the subdivision, prior to recording. Portion of 8 1/2 Mile Road along Block IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1. Block I and Block II: 50 ft. ROW (Zoned R-1) (Block I Private Streets and Block II Public Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: Subdivision layout must be revised as to provide for street looping or extension and not dead end any existing streets as shown on the northside of Block I and II and SW Corner of Block IV dedicated by Vineyards Estates Subdivision Phase 1A, should the streets not be looped or extended, a Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development will be required. (Rear of Lots 73 and 59 Block I and Lot 117 Block II). Maneuverability requirements of Fire and Public Works Department and details to be finalized, prior to recording. City Commission approved the proposed turnaround for North 41st Lane and North 38th Street from the Vineyards Estates Subdivision Phase 1A on January 8, 2024. For Block I, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. For Block II, provide paving details for area along lots 93 and 117 to ensure adequate maneuverability through street curvature, finalize prior to recording. Street names will be established prior to recording. Finalize street name requirement prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if

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improvements are not constructed prior to recording. 2. Block III: 60 ft. ROW (Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides Revisions Needed: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. For Block III, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. Street names will be established prior to recording. Finalize street name requirement prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 3. Block IV: 50 ft. ROW (Zoned R-1) (Private Streets) Paving: 36 ft. Curb & gutter: Both sides. ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. At the Planning City Commission, the variance was approved for the 36ft of pavement. For Block IV, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. Street names will be established prior to recording. Finalize street name requirement prior to recording. The developer requested a variance 50 ft. of ROW with 32 ft. of paving and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the variance with 50 ft. of ROW and 36 ft. of paving on January 8, 2024. Must escrow monies if improvements are not built at this time, prior to recording. Barricade and/or temporary turnaround at the north end of streets as needed. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision layout for Block I(Lots 58-73) does not comply with block length requirement. Engineer submitted a Variance request on October 18th, 2023 to the 1200 ft. block length requirements for Block I. City Commission approved the block length variance on January 8, 2024. 900 ft. Block Length for R-3 Zone Districts. Subdivision layout for Block III(Lots 123-135) does not comply with block length requirement. Engineer submitted a Variance request on October 18th,2023 to the 900 ft. block length requirements for Block III. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Pending Items: For Block IV subdivision layout does not comply with block length requirement. Should a variance be approved ROW requirements subject to increase to 60 ft. of ROW with 40 ft. of paving. Engineer submitted a Variance request on October 18th,2023 to the 600ft. Cul-de-Sac length requirements for Block IV and updated letter submitted on November 14th,2023 the developer is requesting 50 ft. of ROW with 32 ft. of paving. Development staff have reviewed the request and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the Cul-de-Sac variance with 50 ft. of ROW and the condition of 40 ft. of paving on January 8, 2024. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Revisions needed: Must comply with Public Works Department requirements within multifamily residential zoning districts. Must submit dumpster locations/details on construction plans and be approved by Public Works prior to NTP. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25.00 ft. for Blocks I, II, III & IV or greater for easements. Revisions needed: Please revise as shown above on plat note. Zoning was approved for R-1 District requirements. Engineer submitted a variance application on October 18th,2023 requesting a front setback of 20 feet except 10 feet for unenclosed carports only for block III. Planning and Zoning Commission approved the variance to the front setback of 10 for unenclosed carports only for block III. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements. Zoning

Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. or greater for easements 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. A 4 ft. wide minimum sidewalk required on both sides of 8 1/2 Mile Road, North 34th Lane, all interior streets, and the north side of Wolf Creek Avenue. A 5 ft. wide minimum sidewalk required along North Ware Road (F.M.2220). Revise plat note #9 as shown above, finalize wording prior to recording. Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. 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 the east side of North Ware Road, lots 105, 106 in Block II, lots 87, 88, 97-104, 116 in Block III, lots 8, 10-18 in Block IV along North 34th Lane, lots 116, 123 in Block III, lots 1-8 in Block IV along 8 1/2 Mile Road for Block IV and Lots 116-123 Block III. Revisions Needed: Revise note #16 as shown above, finalize wording for note prior to recording. 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 North Ware Road (F.M.2220), 8 1/2 Mile Road for Block IV and Lots 116-123 Block III, North 34th Lane, North 38th Street for Block IV. Revisions Needed: Revise note #10 as shown above, finalize wording for note prior to recording. Must comply with City Access Management Policy. For Block III, as applicable: Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Proposing: Common areas must be maintained by the Lot Owners, HOA, and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Revisions Needed: Developer/Homeowner's Association/Owner notes must be revised to include all blocks, finalize note wording prior to recording. 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/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) District Proposed : R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III). Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their

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meeting of August 14, 2023. Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. 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. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ( $\$700 \times 330 = \$233,100$ ). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$116,550) be paid prior to recording and the remainder (\$116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ( $\$700 \times 330 = \$233,100$ ). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$116,550) be paid prior to recording and the remainder (\$116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. Pending review by City Managers Office. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ( $\$700 \times 330 = \$233,100$ ). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$116,550) be paid prior to recording and the remainder (\$116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. As per discussion with engineer Lot B shall be utilized as detention area, must be labeled on plat, prior to recording. Revise plat note #18 as per parkland variance approved on April 19, 2024, prior to recording. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Raul Sesin moved to approve the subdivision in revised final form, subject to conditions noted Mr. Jose Caso second the motion with seven members present and voting.

**h) Hobbs Farm Subdivision, 309 Hobbs Drive., Alvaro Gonzalez, (SUB2025-0148) (FINAL) PABLO SOTO**

Ms. Natalie Moreno stated that the property located on Hobbs Drive: 20 ft. of R.O.W. dedication for 40 ft. from Centerline for 80 ft. of R.O.W. Paving: 52 ft. - 65 ft. Curb & gutter: Both Sides Revisions needed: Needs to provide R.O.W. documents on the plat, and provide copies for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed for improvements not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. Front: 25 ft. or in line with existing structures or easements whichever is greater applies. Revisions Needed: Need to revise

the plat note as shown above prior to final. Proposing: 25 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setback note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setback note as shown above prior to final, plat note is missing. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: Add the plat note as shown above prior to final, plat note is missing. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Hobbs Drive. Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording, as per Engineering Department requirements. 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. Revisions Needed: Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be \$700.00. 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. Traffic Impact Analysis (TIA) required prior to final plat. Needs to provide document numbers for staff review prior to final. Verify the Bearing distances and M+B as some of the dimensions show differ from the survey. (i.e. there are some dimensions that differ in bearings & distances). Needs to add parcel information of properties surrounding the subdivision. (i.e. Carolina Subdivision on the South side, also for properties located directly on the North side of Hobbs Drive. Clarify any overlap of easements in to the existing R.O.W. Needs to come in to revise application for the PROPOSED USE of the subdivision, prior to final. Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #2 Tax Certificates). Disclaimer: 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 abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form, subject to conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

- i) **Augusta Village Subdivision, 1009 E. Augusta Avenue, Marlene and Erick Hernandez (SUB2025-0141) (FINAL) RPLX**

Ms. Natalie Moreno stated that the property located on E. Augusta Ave.: 50 ft. ROW Plat currently shows 20 ft. ROW dedication; also references a 50 ft. Road ROW by separate document. Provide copy of documents for review to finalize ROW requirements, prior to final. Paving: 32 ft. Curb & gutter: both sides. Need to Label the street Centerline (C.L.). 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. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easement. Revisions required: 10 ft. or greater for easements or in line with existing, whichever greater applies. At the Planning and Zoning Commission Board meeting of August 19, 2025, the board members approved the variance request to 10-foot front yard setback instead of the required 25 ft. Add plat note as stated above. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater 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 E. Augusta Ave. Note #8 shown on plat submitted for preliminary review references North E. Augusta Ave. and both sides of interior streets. Clarify prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise Note # 9 as shown above; N. Main Street included at the end of the note is not in this area. 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: Clarify Note # 13 shown on initial plat submittal as it references S. McColl Road, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$2,100 must be paid prior to recording. (Based on three dwelling units/lots x \$700) If number of units/lots changes, fee will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$2,100 must be paid prior to recording. (Based on three dwelling units/lots x \$700) If number of units/lots changes, fee will be adjusted accordingly. Pending review by the City Manager as may be applicable. Park Fee of \$2,100 must be paid prior to recording. (Based on three dwelling units/lots x

\$700) If number of units/lots changes, fee will be adjusted accordingly. As per Traffic Department, Trip Generation for three single-family lot subdivision is waived. Clarify Note #12 shown on the plat submitted for preliminary review regarding sight obstructions, prior to final. On the City Mayor's Signature line there is a second signature being provided, please clarify on the plat, if not remove, prior to final. Owner's Signature block refers to the wording for 'Private' subdivisions, while on the application it refers to this development for 'Public' subdivision, please revise accordingly. Any abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the plat, you must provide for their signature & required documents (i.e. H.C.I.D. #2 Tax Certificates) Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form subject to the conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

- j) Hidden Grove Estates, 8601 N. 2ND Street., Millennial Bear Farms, LLC, **(SUB2024-0131) (REVISED PRELIMINARY) M&H**

Mr. Julio Constantino requested item to be tabled.

Being no discussion, Mr. Jesse Ozuna moved to table item. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

- k) Re-plat of Sunrise Terrace, 3001 N. Jackson Road, L360 Group, LLC, **(SUB2025-0133) (PRELIMINARY) RDE**

Mr. Julio Constantino stated that the property located on N. Jackson Road: Dedication needed for 60 ft. from centerline for 120 ft. total R.O.W. Paving: By State Curb & gutter: by State Revisions needed: Provide a copy of referenced documents for staff review prior to Final. Ensure that R.O.W. complies with State plans for N. Jackson Road, any acquisitions should be included with document number, dimensions, and labeling, finalize prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. E. Daffodil Ave.: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. North "M" Lane: 60 ft. R.O.W. 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. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Need to clarify with staff as 20.00 ft. Alley & Utility Easements were dedicated in the original Sunrise Terrace Subdivision. Subdivision Ordinance: Section 134-106. Front: (N. Jackson Rd.): 92 ft. from the West line of Front 20 ft. private alleys as shown on the plat or greater for approved site plan or easements. Setbacks to remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a Vacate & Replat process. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance, or greater for approved for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved Site plan or easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. along E. Daffodil Ave. & Private alleys or greater for approved site plan or easements. Setbacks to remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions

are removed, this would trigger a Vacate & Replat process. Zoning Ordinance: Section 138-356. Garage. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Jackson Road and both sides of all interior streets. Revisions Needed: Revise plat note as shown above. Plat Notes remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a Vacate & Replat process. 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. Add plat note as shown above. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Jackson Road. Add plat note as shown above. Access for Lot 1A/Lot 9A shall be from Camelia Ave. & Daffodil Ave. not Jackson Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Disclaimer that Plat note #13 is from the Original Sunrise Terrace. As such, site plan must be approved by Planning & Zoning Commission for Blk. 2 prior to issuance of Building Permit...etc. 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-2 (Neighborhood Commercial District) Proposed: C-2 (Neighborhood Commercial District). 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. If any restrictions are removed, this will trigger a Vacate & Replat process. Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument/documents prior to final. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Caso moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Vice Chairperson Mr. Gabriel Kamel second the motion with seven members present and voting.

\*Items 4l and 4m were voted together.

- i) **APEX Estates Phase I Subdivision, 321 S. Taylor Road., Shaddai Construction, LLC (SUB2025-0118) (FINAL) RJC**

Mr. Julio Constantino stated that the property located on S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: There is a 20 ft. R.O.W by TX dot, please provide document for the existing 30ft of R.O.W prior to recording. Provide document number on the plat for ROW on both sides and provide a copy for staff review prior to final/recording. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. Interior Street: proposing 50 ft. R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: Provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets. Name of the streets will be finalized prior to final/recording. The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase II Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at

the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. A rezoning request for the subject property was approved from R-1 (single-family residential-OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 200-800 ft. Block Length or twelve lots, whichever is less. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-118 and/or UDC. 600 ft. Maximum Cul-de-Sac. The plat submitted does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase II Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Must comply with Public Works Department requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 and/or UDC. Front: 20ft or greater for easements. Front setback of 10ft. was approved on July 8, 2025, by the Planning and Zoning commission board. Revise front setback note to "" Lots 1-22 shall be 10 ft or greater for easements" prior to final/recording. Remove "dwelling living area" prior to final/recording. Variance request submitted on June 12, 2025, requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. Zoning Ordinance: Section 138-356 and/or UDC. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Rear (proposing): Lots 1-22 shall be 10ft. Revisions: Please revise plat note to "or greater for easements" prior to final/recording. Zoning Ordinance: Section 138-356 and/or UDC. Sides: In accordance with the UDC or greater for easements. Proposing interior sides: Lots 2-9 shall be 0 feet on west side, Lots 1-8 shall be 5 feet on east side, Lots 10-12 shall be 5 feet on north side, Lots 10-12 shall be 0 feet on south side, Lots 13-22 shall be 5 feet on the east side Lots 13-22 shall be 0 feet on the west side. Please indicate on all lots or greater for easements prior to final/recording. Setbacks arranged in a specific way must be approved prior to final/recording. Zoning Ordinance: Section 138-356 and/or UDC. Corner: 10 ft. or greater for easements. Revise "or greater for easements" on plat prior to final/recording. Proposing: Lot 1 shall be 10 feet on west side, Lot 9 shall be on the east side. Zoning Ordinance: Section 138-356 and/or UDC". Garage: 18 ft. except where greater setback is required, greater setback applies. Proposing: 18 ft. Zoning Ordinance: Section 138-356 and/or UDC. All setbacks are subject to increase for easements or approved site plan. Proposing: 5 ft. concrete sidewalk is required along S. Taylor Road. 4 ft min sidewalk is required as per ordinance; engineering will determine sidewalk requirements. Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. please revise on plat. A plat note for sidewalk is required and will be finalized prior to final. Material or when is being proposed is not needed on plat note, please revise. Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. Material or when is being proposed is not needed on plat note, please revise. Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. 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 S. Taylor Road. A plat note for buffer requirement needed and will be finalized prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at

time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Taylor Rd. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note, please revise. Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement. Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. Please revise on plat not #6 as shown above. 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. A plat note to reference the HOA will be needed and must be finalized prior to final, please revise. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Submit the draft HOA document prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Lots fronting public streets. Subdivision Ordinance: Section 134-1 and/or UDC. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC). A rezoning request for the subject property was approved from R-1 (single-family residential -OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Rezoning Needed Before Final Approval. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 22 lots 1 common area. Pending review by the City Manager's Office. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. As per the traffic department, no TIA will be required. Traffic Impact Analysis (TIA) required prior to final plat. As per the traffic department, no TIA will be required. Comments: Need to add Existing, Total, R.O.W. dimensions, etc. Make sure to estate that the easements are for "Sidewalk & Utility Easements" prior to recording. Please re-number plat notes. Missing Plat notes 10, 11 and 12. Remove plat note #5, as this plat note is not required. Must comply with City's Access Management Policy. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Variance request submitted on June 12, 2025 requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. and was approved on July 8, 2025.

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

- m) APEX Estates Phase II Subdivision, 313 S. Taylor Road., Shaddai Construction, LLC (SUB2025-0119) (FINAL) RJC

Mr. Julio Constantino stated that the property located on S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: If 80 ft. is the existing R.O.W.,

label it as "Existing R.O.W.", provide document number on the plat for R.O.W. on both sides, and provide a copy for staff review prior to final/recording. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final/recording. Interior Street: proposing 50 ft. R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: Need to provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets. Label these callouts as such. Name of the streets will be finalized prior to final/recording. The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. A rezoning request for the subject property was approved from R-1 (single-family residential-OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final/recording. 200-800 ft. Block Length or twelve lots, whichever is less. A rezoning request for the subject property was approved from R-1 (single-family residential-OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-118 and/or UDC. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105 and/or UDC. The plat submitted does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. R.O.W.: 20 ft. Paving: 16 ft. Must comply with Public Works Department requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 and/or UDC. Front: 20ft or greater for easements. Front setback of 10ft. was approved on July 8, 2025, by the Planning and Zoning commission board revised prelim review. Revise front setback note to "Lots 1-22 shall be 10 ft. or greater for easements" prior to final/recording. Remove "dwelling living area" prior to final. Variance request submitted on June 12, 2025, requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. Zoning Ordinance: Section 138-356 and/or UDC. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Rear (proposing): Lots 1-22 shall be 10ft. Revisions: Please revise plat note to "or greater for easements" prior to final/recording. Zoning Ordinance: Section 138-356 and/or UDC. Sides: In accordance with the UDC or greater for easements. Proposing interior sides: Lots 1-10 shall be 0 feet on west side, Lots 1-10 shall be 5 feet on east side, Lots 11-13 shall be 5 feet on north side, Lots 11-13 shall be 0 feet on south side, Lots 15-22 shall be 5 feet on the east side Lots 14-21 shall be 0 feet on the west side. Please indicate on all lots or greater for easements prior to final/recording. Setbacks arranged in a specific way must be approved prior to final/recording. Zoning Ordinance: Section 138-356 and/or UDC. Corner: 10 ft. or greater for easements. Revise the setback note as shown above prior to final "or greater for easements". Proposing: lot 14 shall be 10 feet on east side, lot 22 shall be 10 feet on the west side. Zoning Ordinance: Section 138-356 and/or UDC. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise the setback note as shown above prior to final. Zoning Ordinance: Section 138-356 and/or UDC. All setbacks are subject to increase for easements or approved site plan. Proposing: 5 ft. concrete sidewalk is required along S. Taylor Road. 4 ft. min sidewalk is required as per ordinance; engineering will determine sidewalk requirements. Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. please revise on plat. A plat note for sidewalk is required and will be finalized prior to final/recording. Material or when is being

proposed is not needed on plat note, please revise. Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. Material or when is being proposed is not needed on plat note, please revise. Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final/recording. Subdivision Ordinance: Section 134-120 and/or UDC. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Taylor Road. A plat note for buffer requirement needed and will be finalized prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Taylor Rd. Must comply with City Access Management Policy Required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note. Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement. Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. Revise plat notes 9 as shown above prior to final/recording. 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. A plat note to reference the HOA will be needed and must be finalized prior to final. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Submit the draft HOA document prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC). A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Rezoning Needed Before Final Approval. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Park Fee of \$700 per dwelling unit to be paid prior to recording. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. Pending review by the City Manager's Office. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Please submit a MASTER Trip Generation for all Phases to determine if a TIA will be required. TG approved, No TIA required. - as per traffic department. Traffic Impact Analysis (TIA) required prior to final plat. TG approved, No TIA required as per traffic department. Need to add Existing, Total R.O.W. dimensions, etc. prior to final/recording. Remove plat note #8 as this is not required on the plat. Metes & Bounds Description vs. dimensions and call-outs being shown on the plat conflict, please revise prior to final/recording. Need to provide a Revised Survey for staff review prior to final/recording. Additional plat note and requirements as applicable per UDC will be finalized prior to final/recording. Make sure

to estate that the easements are for "Sidewalk & Utility Easements" prior to recording. Must comply with City's Access Management Policy. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.

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

Being no discussion, Mr. Jose Caso moved to approve the items 4l and 4m subdivisions in final form, subject to the conditions noted. Mr. Jesse Ozuna second the motion with seven members present and voting.

n) Surprise Subdivision, 408 S. 9th Street, Ron & Estela Surprise.,  
**(SUB2025-0144) (FINAL) SEA**

Mr. Julio Constantino stated that the property located on Dallas Avenue: Dedication required for 30 ft. from centerline for 60 ft. Total R.O.W. Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final/recording. Need to label Total R.O.W. after taking into account proposed R.O.W. Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. South 9th Street: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides. Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Plat shows existing 10 ft. alley by Vol. 10 Pg. 10 of H.C.M.R. which is the Amended Map of Waldron's Subdivision. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-106. Front: Dallas Avenue/South 9th Street: 20 ft. or greater for easements or approved site plan; or in line with existing structures, which is greater applies. Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2025-0007) to request South 9<sup>th</sup> street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. Revise setback note as shown above, prior to final. Submit a variance request if any other setback is requested. Proposing: Side yard along south side: 6 ft. If the variance is submitted and approved, the setback notes need to include "or greater for easements". Zoning Ordinance: Section 138-356. Corner: See setbacks for Dallas Avenue and South 9th Street. Submit a variance request if any other setback is requested. If the variance is submitted and approved, the setback notes need to show "or greater for easements". Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2025-0007) to request South 9<sup>th</sup> street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as

requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; whichever is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. Garage: 18 ft. except where greater setback is required, greater setback applies. Add a setback note as shown above prior to final/recording. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dallas Avenue and South 9th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Dallas Avenue. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the Engineer total amount of dwelling units to be 12. The submitted application must be revised to reflect this information. Based on 12 dwelling units, \$8,400 must be paid for park fees prior to recording. If the number of dwelling units changes, fees to be adjusted accordingly. As per Traffic Department, Trip Generation was waived for 12 dwelling units for apartments. Application must be revised to show total amount of dwelling units. Site plan will be reviewed internally by staff prior to building permit issuance. On the Vicinity Map, add a frame to the North Arrow so that is shown clearly against the map's background. Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). Signature line should be as follows:

Mayor, City of McAllen DATE

Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read;

Chairman, Planning & Zoning Commission DATE

Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2025-0007) to request South 9<sup>th</sup> street to be considered the front and Dallas Street to be considered corner setback. They have also requested 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning

Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. Disclaimer: Any abandonments must be done by separate process, not by plat, prior to recording.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form, subject to the conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

- o) The Heights on Wisconsin Subdivision Phase I, 7901 N. 7th Street, DK3 Investments Group, LLC, **(SUB2024-0099) (REVISED FINAL)**

Mr. Julio Constantino stated that the property located on Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Plans show a temporary turnaround further south of the subdivision, and will be a temporary turnaround easement by separate document. Additional paving connecting North 7th Street must be paved to access temporary turnaround. Proposing 20 ft. paving face to face on both sides of island in the gate area. Engineer submitted a variance request on May 29, 2024 requesting 50 ft. ROW with 40 ft. paving back to back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back to back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 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. ROW:20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multifamily properties. Subdivision Ordinance: Section 134-106. As per Public Works, residential trash collection with a centralized recycling dumpster collection will take place. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Sides: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Corner: 10 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. 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 Wisconsin Road and both sides of North 7th Street. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. 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 Wisconsin Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Wisconsin Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas,

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Park Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Include a plat note as shown above, prior to recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Engineer must clarify if subdivision is public or private as plat shows contradicting information. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District). The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$14,700 (based on 21 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. Pending review by the City Manager's Office Applied. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Revise the subdivision title name on all pending notes and signature blocks so that it refers to the current name being: "The Heights on Wisconsin Phase I Subdivision" Make sure to add that this is a Private Subdivision, add this Subdivision name as "(Private)" Disclaimer: Some plat notes and signature blocks still refer to the old name or a previous version of it. There are some dimensions and scale that are missing the dimensional unit, it does not label 'ft.' (e.g. Arrow scale, Street R.O.W.'s, etc.) Add additional plat note as follows: "25' X 25' sight obstruction easement required at all street intersections." Need to label the dimension of section on the South where the turnaround was located. Add the wording "(Variable R.O.W.)". Needs to label the P.O.B. On the Location Map, please wording for "Phase I." Show all roads clearly/visibly shown. Show all HCAD parcel information for Subdivision. Remove the boundary lines for Phase II as this subdivision is not recorded yet. On the County wording description that is directly below the Location Map, it still refers to the old Subdivision name "Oaks at Wisconsin." Need to revise to "The Heights on Wisconsin Phase I". Remove Plat note #19 as this is a private subdivision, but a plat note specifically is not required. Missing the Plat notes for the HOA for Private Subdivision - Section 134-168. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read;

Chairman, Planning & Zoning Commission DATE

Remove the signature section for the City Secretary as this is not required for recording.

Need to add date of preparation and revision dates as changes are being made on the plat.

Disclaimer: Any abandonments must be done by separate instrument/document, cannot be abandoned by plat.

Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical

Mylar, you must provide for their signature & required recording documents (i.e. Consolidated Water Improvement District Tax Certificates). At the Planning & Zoning Commission meeting of October 8, 2024, the subdivision was approved in Final Form subject to the conditions noted. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised final form, subject to the conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

**6) DISCUSSION:**

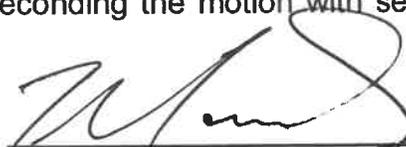
No discussion.

**7) INFORMATION ONLY:**

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

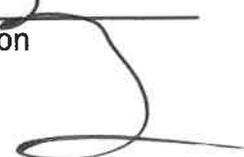
**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:03p.m. with Mr. Jose Caso seconding the motion with seven members present and voting.



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Marco Suarez, Chairperson



ATTEST: 

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Magda Ramirez, Administrative Assistant









