

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, November 4, 2025 at 3: 30p.m.at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Reza Badiozzamani	Member
	Raul Sesin	Member

Absent:	Gabriel Kamel	Vice Chairperson
	Reza Badiozzamani	Member
	Jose L. Caso	Member

Staff Present:	Michelle Rivera	Assistant City Manager
	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Eduardo Garza	Development Coordinator
	Luis Mora	Deputy Director
	Kaveh Forghanparast	Senior Planner
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Samantha Trevino	Planner II
	Porfirio Hernandez	Planner II
	Mia Fuentes	Planner I
	Even Gonzalez	Development Engineer
	Victor Grey	Planner Technician III
	Magda Ramirez	Administrative Assistant
	Ofelia Camacho	Administrative Assistant

CALL TO ORDER – Mr. Marco Suarez, Chairperson

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval of the minutes for September 10, 2025 meeting.

Being no discussion, Mr. Jesse Ozuna motioned to approve September 10, 2025 minutes. Mr. Emilio Santos Jr. second the motion with four members present and voting.

2) PUBLIC HEARING:

a) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 16, North Depot Subdivision, Hidalgo County, Texas; 2248 Orange Avenue (**REZ2025-0243**)

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Mr. Porfirio Hernandez stated the subject property is located along the north side of Orange Avenue and is currently zoned R-1 (Single-Family Residential-OC).

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

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

The Envision McAllen Future Land Use Plan designates the future land use for these properties as complete communities. These areas are majority residential with some office, retail, and other non-residential uses that serve residences.

The development trend of this area is primarily single-family residential with some commercial uses.

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 Residential-UDC) District.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was no discussions or oppositions.

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

2. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: Lot 3 & 4, Block 2, Best Courts Subdivision, Hidalgo County, Texas; 121 South 4th Street **(REZ2025-242)**

Mr. Porfirio Hernandez stated the subject property is located along the east side of South 4th Street and is currently zoned R-1 (Single-Family Residential-OC).

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed commercial/retail use.

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

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

The Envision McAllen Future Land Use Plan designates the future land use for these properties as

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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.

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. Emilio Santos second the motion with four members present and voting.

3. Rezone from C-4 (Commercial Industrial-OC), and R-3A (Multi-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: 52.0 Acres in McAllen, Tx, Part of Sec. 232, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 15400 North Shary Road (**REZ2025-0200**)

Mr. Porfirio Hernandez stated that the subject property is located along the South East corner of North Shary Road and Monte Cristo Road, currently zoned C-4 (Commercial Industrial-OC) and R-3A (Multi-Family Residential-OC) District. The applicant is requesting to rezone the property C-2 (Regional Commercial-UDC) District for proposed medical buildings.

The adjacent properties are R-1 (Single-Family Residential-OC) District to the south, and C-4 (Commercial Industrial-OC) District to the east and west and R-3A (Multi-family Residential Apartments-OC) District to the west.

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 mixed-use nodes. This land use consists of residential and non-residential uses that serve residences.

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

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 subdivision; 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 four members present and voting.

4. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 5, Block 3, Bonnie View Subdivision, Hidalgo County, Texas; 2117 Hackberry Avenue. **(REZ2025-0246)**

Mr. Porfirio Hernandez stated the subject property is located on the south side of Hackberry Avenue west of North 21st Street. The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District under the new McAllen Unified Development Code (UDC)

The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the north and R-2 (Duplex-Fourplex Residential-OC) District to the south, east and west.

Surrounding land uses include, single-family residences and medium density.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category but also support townhomes, duplexes and multifamily housing options.

The development trend along Hackberry Avenue is single-family residences.

The earliest zoning record found for the properties, indicating an R-1 zoning designation, dates back to 1979.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium Density Residential) District is an equivalent zoning district to the current R-2 District zoning 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-2 (Medium 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 four members present and voting.

5. Rezone from C-3 (General Business-OC) District to C-1 (Local Commercial-UDC) District: Lot 8, Lamar Acres Subdivision, Hidalgo County, Texas; 1010 North 10th Street. **(REZ2025-0241)**

Mr. Porfirio Hernandez stated the subject property is located on the east side of North 10th Street, between Jasmine Avenue and Kendlewood Avenue. The applicant is requesting to rezone the property to C-1 (Local

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Commercial-UDC) District under the new Unified Development Code for the purpose of opening a restaurant.

The adjacent zoning is R-1 (Single-Family Residential-OC) District to the east and west and C-3 (General Business-OC) District to the north, and south. Surrounding land uses include offices, single family residential homes, a middle school, and a hotel.

The property is currently an auto parts store.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Nodes. Mixed Use Nodes encourages a combination of dense residential and non-residential uses in a compact design.

The development trend in this area is primarily commercial uses along North 10th street, with residential and multi-family homes further away from the corridor.

This tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on October 10, 2025.

The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed C-1 (Local Commercial-UDC) District is less intensive than the current C-3 (General Business-OC) 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-1 (Local 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. Emilio Santos Jr. second the motion with four members present and voting.

6. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Vitruvian Plaza Subdivision, Hidalgo County, Texas; 5320 North McColl Road. **(REZ2025-0237)**

Mr. Porfirio Hernandez stated the subject property is located on the east side of McColl Road. 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 for a proposed event center.

The adjacent zoning is C-3 (General Business-OC) District to the north, south, and west and C-3L (Light Commercial-OC) to the east.

The property currently houses a photo studio/lounge as part of a plaza. Surrounding uses include medical clinics, insurance sales, and a child daycare facility,

The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center. This development type encourages a mixture of retail, office, industrial and other non-residential development types.

The development trend in this area is primarily general business, light industrial, offices and retail.

This tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on September 26, 2025.

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

Any future constructions must comply with all development and conditional use permit requirements as applicable under the UDC.

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

Staff recommends approval of the rezoning request to C-2 (Regional Commercial-UDC) District.

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

After a lengthy discussion regarding parking. Irene Kaplan 5320 North McColl Road, stated there is no overlapping hours with near businesses. Mr. Emilio Santos moved to approve the rezoning request. Mr. Sesin second the motion with four members present and voting.

b) CONDITIONAL USE PERMITS:

1. Request of Daniela Morales on Behalf of Templo Cristiano Getsemani Voluntad De Dios, for a Conditional Use Permit for One Year, for an Institutional use (Church) at Lot 2, Jackson Heights Subdivision, Hidalgo County, Texas; 1006 South 10th Street (**CUP2025-0100**)

Mr. Porfirio Hernandez stated the subject property is located at the southeast corner of Jackson Avenue and south of 12th Street and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 District to the north, east, and south and R-2 (Duplex-Fourplex Residential-OC) District to the west. Surrounding land uses include a cemetery, offices and hotel. An Institutional Use is permitted in the C-3 District, subject to compliance with Conditional Use Permit requirements.

Jackson Heights Subdivision was recorded on July 25, 1978. This is the initial request for an institutional use by this applicant at this location.

The applicant is proposing to operate a church from 2,928 sq. ft lease space. The proposed days and hours of operation are Sundays 10:00 AM to 12:30 PM and Wednesdays 7:00PM to 8:30PM. The submitted floor plan shows two offices, a seating area, two restrooms, and two classrooms.

The Fire Department has allowed applicant to continue with CUP process The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas has access to South 10th Street, and Jackson Avenue.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make

provisions to prevent the use of street parking especially in residential areas. The required parking is to be provided as part of a shared parking area for this office plaza. Based on 18 proposed seats, 5 parking spaces are required for this suite which is provided by shared 160 parking spaces in the plaza.

- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

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

Staff recommends approval of the request subject to compliance with Section 138-118 of the Zoning Ordinance, Fire, and Building Departments' requirements.

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, Mr. Jesse Ozuna moved to approve the conditional use permit. Mr. Raul Sesin second the motion with four members present and voting.

2. Request of Adriana I. Rivas on behalf of the studio college of beauty, llc., for a conditional use permit, for one year, for an institutional use (beauty school) at e 1/2 lot 15, all lots 16-17 & w 1/2 lot 18 block 8, Fairfield Place subdivision, Hidalgo County, Texas; 712 Lindberg Avenue. **(CUP2025-0097)**

Mr. Porfirio Hernandez stated the subject property is located along the north side of Lindberg Avenue east of South 8th Street and is zoned C-1 (office building) District. The adjacent zoning is C-1 District to the east and west, there is R-1 (single-family residential) District to the north and C-3L (Light Commercial) District to the south. Surrounding land uses include single family residences, offices and light commercial. An Institutional Use is permitted in the C-1 District, subject to compliance with Conditional Use Permit requirements.

Fairfield Place Subdivision was recorded on December 2, 1926. The applicant has submitted an application for a Conditional Use Permit for a proposed beauty school. This is the initial request for an institutional use by this applicant at this location.

The applicant is proposing to operate a beauty school. The proposed days and hours of operation are Monday through Saturday between the hours of 8:30 AM and 9 PM. The submitted floor plan shows the establishment consists of 4,000 square feet and is comprised of three classrooms, four restrooms, a break

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room, one office and an office space with storage area. Based on the type of use, 16 parking spaces are required and 16 parking spaces are provided.

The Fire Department has conducted their inspection and found it to be in compliance. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas and is near South 10th Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. The required parking is to be provided on site.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

Staff did not receive any phone calls, emails, or letters in opposition to this request
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, Mr. Emilio Santos moved to approve the conditional use permit request. Mr. Raul Sesin second the motion with four members present and voting.

3. Request of Yahaira Sepulveda, for a Conditional Use Permit, for one year, for an Institutional Use (Beauty School) at Lot 7 Block 30, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Chicago Avenue. **(CUP2025-0098)**

The subject property is located at the southwest corner of Chicago Avenue and South Broadway Street. The property is zoned C-3 (General Business) District. Surrounding land uses include General Business in all directions. An Institutional Use is permitted in the C-3 District, with a Conditional Use

Permit and in compliance with all other requirements.

The proposed location was previously used as a beauty salon only. A Conditional Use Permit for an Institutional Use (beauty school) was submitted on May 17, 2024. The current application was submitted on September 30, 2025 due to the expansion of the school.

The applicant is proposing to operate a beauty school within a multitenant commercial plaza. The proposed hours of operation are Monday through Saturday from 8:30 AM to 9 PM. The expansion will consist of a classroom and an office. Based on the type of use and the number of classrooms 23 parking spaces are required.

The Fire Department has completed the necessary inspection. Should the conditional use permit be approved the applicant would be required to sign the application acknowledging and agreeing to all conditions noted on the permit. The business must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Chicago Avenue.
- 2) The proposed use shall comply with the McAllen's Off-Street Parking Ordinance and make provisions to prevent the use of parking along the street especially in residential areas. Based on the type of use, 23 parking spaces are required; a parking agreement or off-parking fees will be required. The parking must be clear of potholes and be properly striped as per section 138-400 of the Zoning Ordinance.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or use property shall be screened by a 6 feet opaque fence.

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

Staff recommends approval of the request, for one year, subject to compliance with requirements in Sections 138-118 and 138-400 of the Zoning Ordinance, Building and Fire Department requirements.

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

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After a question from Chairperson Mr. Marco Suarez regarding parking. Mr. Porfirio Hernandez confirmed they will be using off street parking ordinance, Mr. Jesse Ozuna moved to approve the conditional use permit request. Mr. Raul Sesin second the motion with four members present and voting.

c) SUBDIVISION:

1. Palm Valley Estates Lot 4A Subdivision, 2600 S. 39th Street, TGR Capital, LLC, **(SUB2025-0104) (REVISED PRELIMINARY) RDE**

Mr. Julio Constantino South 39th Street: ROW dedication needed for total 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius. To be presented at the November 4, 2025 P&Z meeting with a Public Hearing. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Disclaimer: If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. TBD 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. 600 feet Maximum Cul-de-Sac. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius. To be presented at the November 4, 2025 P&Z meeting with a Public Hearing. Subdivision Ordinance: Section 134-105 disclaimer. If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. Front 20 feet or greater for easements zoning ordinance section 138-356. Rear 10 feet or greater for easements zoning ordinance section 138-356. Sides 6 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 Reviewed On: 10/31/2025. These comments are for subdivision requirements only additional requirements may apply at time of site plan review 10/31/2025 Page 1 of 3 SUB2025-0104. All setbacks are subject to increase for easements or approved site Plan. 4 feet wide minimum sidewalk required on S. 39th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Applied 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Lots fronting public streets. Subdivision ordinance Section 134-1 Minimum lot width and lot area. Zoning Ordinance: Section 138-356 these comments are for subdivision requirements only additional. Requirements may apply at time of site plan review. 10/31/2025 Page 2 of 3 SUB2025-0104 existing R-1 proposed R-1. Zoning Ordinance: Article V If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The proposed plat is a replat of Lot 4 and a portion of Lot 3. The rest of Lot 3 seems to be part of properties to the south but has not been replatted. Include those two lots in the proposed replat prior to final. Once the proposed replat is revised from one lot to 3 Lots, the subdivision name will be revised accordingly. Provide legal description of all adjacent lots on all sides prior to final. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius. To be presented at the November 4, 2025 P&Z meeting with a Public Hearing. Must comply with City's Access Management Policy. A public hearing with notices will be required for final approval. Any notes or restrictions on the recorded plat of Palm Valley Estates Subdivision will apply to the replat. Recommendation staff recommends approval of the subdivision in Revised preliminary form, subject to the conditions noted, drainage & Utilities approval, and staff has no objection to variance request to the cul-de-sac variance.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed subdivision. There was none. Staff recommends approval of the subdivision in preliminary form, subject to conditions noted by drainage and utilities department.

Being no discussion, Mr. Jesse Ozuna asked regarding fire department moved to approve the subdivision in preliminary form, subject to the conditions noted. Mr. Raul Sesin second the motion with four members present and voting.

2. Orangewood South Subdivision Lot 19A & 20A, 3800 Burns Drive, Juan & Leticia Pena, Spoor Engineering Consultants, Inc., (SUB2025-0155) (FINAL) SEC

Ms. Natalie Moreno Stated East Burns Drive: 50 ft. ROW existing. Paving: 30 ft. Curb & gutter both sides. Provide copies of R.O.W. documents for staff review Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Burns Drive South: 50 ft. ROW existing. Paving: 30 ft. Curb & gutter: both sides. Reference document number for existing ROW. Need to submit copies of R.O.W. documents for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision ordinance section 134-118. Front yard setback shall be a minimum of 25 ft. except at cul-de-sac it shall be 10 feet Zoning Ordinance section 138-356. Rear yard setback shall be a minimum of 10 ft. unless otherwise shown. Zoning ordinance section 138-356. Side yard setback shall be a minimum 6.0 feet except side yards adjacent to streets shall be 10 ft. unless noted otherwise. Zoning ordinance section 138-356. Garage 18 feet except where greater setback is required, greater setback applies. Include a garage note as shown above, prior to recording. A vacate and re-plat will not trigger adding a plat note. Zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on East Burns Drive and Burns Drive South. Include a plat note as shown above, prior to recording. A vacate and re-plat will not trigger if adding a plate note. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Landscaping Ordinance: Section 110-46 8 feet 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. Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed. There was none. No curb cut, access, or lot frontage permitted along must comply with City Access Management Policy Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes, prior to recording. 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. 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

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zoning ordinance section 138-356. Existing R-1 Proposed R-1 zoning ordinance Article V. Rezoning Needed Before Final Approval. 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 can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording. 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. As per Traffic Department, Trip Generation for 2 single-family lot is waived. Any abandonments must be done by separate document, not by plat, must be finalized, prior to final. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Public Hearing with legal notices will be required for the re-subdivision and it is scheduled for November 4, 2025 for final as well. Subdivision was approved in preliminary form at the P&Z meeting of August 20, 2024 a 6-month extension was heard and approved on October 7, 2025. Must comply with City's Access Management Policy. Recommendation staff recommends approval of the subdivision in final form, subject to conditions noted.

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

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

3) CONSENT:

- a) Oak Valley Subdivision, 9600 N. Bryan Road, Oak Valley, LLP **(SUB2022-0086)**
(REVISED FINAL) 6-Month Ext. BIG
- b) Ware Hotel Group, LP, 401 S. Ware Road, Ware Hotel Group, LP. **(SUB2024-0019)**
(REVISED PRELIMINARY) 6-Month Ext. M&H

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

4) SUBDIVISIONS:

- a) Capricorn Estates Subdivision No. 3, 508 N. 11th Street, Leonel Bazan, **(SUB2025-0149) (PRELIMINARY) HOMERO LUIS GUTIERREZ.**

Ms. Natalie Moreno stated that the property located on N. 11th Street: 65 ft. ROW existing Paving: 40 ft. Curb & gutter on both sides. Need to label the Centerline and ROW on both sides for existing 65 ft. ROW. Provide the legal descriptions of adjacent properties on plat, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW 20 ft. Paving 16 ft. Existing improvements remain as now exist. 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. Revise plat note as shown above, prior to final.

Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements revise plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setbacks 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. A 4 ft. wide minimum sidewalk required on N. 11th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private 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. * 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. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Clarify the number of units proposed to establish required park fee, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Clarify the number of units proposed to establish required park fee, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Public Hearing will be required. Please remove plat note #10, prior to final as it does not apply. Show legal descriptions of adjacent properties, prior to final. Since it is a replat- Name of subdivision should be "North McAllen Lot 10A, Block 17 Subdivision" Any plat notes remain as now exist. If plat notes change, a vacate and replat will be required. Revise application, prior to final. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form, subject to 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. Mr. Raul Sesin second the motion with four members present and voting.

- b) Ware Road Development Subdivision, 3800 SH 107, Ware Road Development, LLC, **(SUB2025-0151) (PRELIMINARY) RJC**

Ms. Natalie Moreno stated that the property located on N. Ware Road (FM: 2220): Plat needs to show the existing 160 ft. ROW based on state requirements. Paving by state Curb & gutter by state. Show existing ROW on both sides of original and new centerline and show total ROW. Plat needs to reflect both sides of ROW. Show range on Parcel 70 for the 160 ft ROW. Include all applicable document numbers for ROW, easements and provide copies of these documents and show on plat, prior to final. Show how much ROW was given to TXDOT, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Non-compliance S.H 107: 86 ft. from centerline for 172 ft. ROW existing. Paving by state Curb & gutter by state. Need to Label the Centerline & dedication on both sides, prior to final. Provide a copy of the documents referenced on the plat for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Non-compliance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision

Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20ft. Paving 16ft. Alley/service drive easement required for commercial/multi-family properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Non-compliance. Front: In accordance with the zoning ordinance, in line with existing or greater for easements, whichever greater applies. (Proposing): 20 ft. or easement line, whichever is greater. Zoning Ordinance: Section 138-356 Non-compliance. Rear: In accordance with the zoning ordinance, or greater for easements. (Proposing): 20 feet or easement in line, whichever greater. Zoning Ordinance: Section 138-356 Non-compliance Sides; In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever greater applies. Add plat note as shown above, prior to final. Zoning Ordinance: Section 138-356 Non-compliance garage all setbacks are subject to increase for easements or approved Site Plan. A 4 ft. wide minimum sidewalk required on S.H 107 and Ware Road. Add plat note as shown above, prior to final. Sidewalk requirement may increase to 5 ft. as per engineering department. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. Applied 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46 Non-compliance. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46 Compliance. Perimeter buffers must be built at time of Subdivision Improvements. Required No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above, prior to final. Non-compliance. 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. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. TBD Remove street yard on setback plat note. Plat note #10 reference HOA, please clarify, prior to final. Remove plat note #8, No site plan approval will be needed, prior to building permit issuance. Must comply with City's Access Management Policy. Staff recommends approval of the subdivision in Preliminary form subject to conditions noted, drainage and utility Approvals.

Staff recommends approval of the subdivision in preliminary form, subject to 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. Mr. Emilio Santos Jr. second the motion with four members present and voting.

c) Enclave on Jackson Subdivision, 2613 N. Jackson Road, Vista Property Investments, LLC (SUB2025-0056) (REVISED FINAL) M&H

Ms. Natalie Moreno stated that the property located on North Jackson Road: Dedication needed for 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter by the State. Revisions needed Provide a copy of referenced documents for staff review prior to final/recording. Ensure that ROW 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. COM Thoroughfare Plan. The project engineer had originally submitted a variance request to the ROW dedication requirement to N. Jackson Road. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. N/S quarter mile collector (on the west side): Dedication as needed for 60 ft. total ROW Paving: 40 ft. curb & gutter on both sides. Revisions needed: Clarify if the existing H.C.I.D. #2 easement inside this subdivision will be dedicated to the District prior to final/recording. Revise the layout as applicable prior to final/recording. If the easement is intended to be dedicated as street ROW, an abandonment will be needed by a separate process prior to final/recording. Provide a copy of the H.C.I.D. No. 2 easement document for staff review prior to final/recording. Name of the street will be finalized prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: Dedication as needed for 60 ft. total ROW Paving: 40 ft. curb & gutter on both sides. Revisions needed: It seems that the centerline shown on W. Sharm Street is not drawn on the center. Clarify and revise as applicable prior to final/recording. As per Sec. 134-105, Street jogs with centerline offsets of less than 125 feet shall be avoided. Name of the street will be finalized prior to final/recording. As per the submitted application, the subdivision will be private but not gated. However, gate details have been submitted. The original application must be revised and gate details must be reviewed and approved by staff prior to final/recording. If the subdivision layout changes, a revised final approval will be needed by the Planning and Zoning Commission. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare plan project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. Request to allow Interior Street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. The originally submitted letter included a variance to ROW dedication to N. Jackson Road as well. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of February 18, 2025. After a brief discussion, the Board approved the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval of the requested variances. City Commission approved the variance as requested by the applicant and recommended by Planning and Zoning Commission on March 24, 2025. 900 ft. Block Length for R-3T & R-3C Zone Districts. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3T & R-3C Zone Districts. Subdivision Ordinance: Section 134-118. Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. Request to allow Interior Street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. The originally submitted letter included a variance to ROW dedication to N. Jackson Road as well. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of February 18, 2025. After a brief discussion, the Board approved the subdivision in

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preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval of the requested variances. City Commission approved the variance as requested by the applicant and recommended by Planning and Zoning Commission on March 24, 2025. ROW: 20 ft. Paving 16 ft. As per Public Works Department curbside collection was approved by Public Works Director subject to conditions. Must follow the conditions prior to final/recording. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. The engineer submitted a variance request for setbacks from 0 with fire wall or 6 feet to 0 with firewall or 5 ft. This will be heard in revised final at the meeting of November 4, 2025. (VAR2025-0039) Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk required on N. Jackson Road and 4 ft. wide minimum sidewalk required on both sides of all interior streets and N. K Center Street. As per Engineering Department, 5 ft. wide minimum sidewalk is required on TX DOT roads. The setback note must be finalized prior to final/recording; however, 4 ft. wide minimum sidewalk is required on both sides of N. K Center Street. Proposing: 4 ft. wide minimum sidewalk required along west ROW of N. Jackson Road and 4 ft. wide minimum sidewalk required along both sides of interior streets and the East ROW of N. K Center Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses AND along N. Jackson Road and N. K Center Street. Plat note will be finalized once ROW dedication and street name for N/S quarter mile collector is finalized. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Jackson Road and N. K Center Street. Plat note will be finalized once ROW dedication and street name for N/S quarter mile collector is finalized. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for five or more attached dwelling units. Section 138-210 requires that 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. A site plan is recommended to be submitted prior to final/recording to verify compliance with city codes including parking, landscaping, etc. 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 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. Submit a copy of the draft HOA document 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. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O & C-3 Proposed: R-3T. Two rezoning requests (REZ2024-0068 & REZ2024-0069) for the subject property to rezone A-O and C-3 Districts to R-3T was approved by the City Commission on 01/27/2025. The project engineer must verify if the lots boundaries are within the R-3T zone prior to final/recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Two rezoning

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requests (REZ2024-0068 & REZ2024-0069) for the subject property to rezone A-O and C-3 Districts to R-3T was approved by the City Commission on 01/27/2025. The project engineer must verify if the lots boundaries are within the R-3T zone prior to final/recording. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application and plat, 78 townhomes are proposed. As per Parks Department, park land dedication of 1.24 acres will be required prior to final/recording. A variance request to pay half of the fees prior to final and the other half prior to building permit issuance has been submitted and is under review. If the variance request is approved, a plat note to reflect the approved variance will be required prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 78 townhomes are proposed. As per Parks Department, park land dedication of 1.24 acres will be required prior to final/recording. A variance request to pay half of the fees prior to final and the other half prior to building permit issuance has been submitted and is under review. If the variance request is approved, a plat note to reflect the approved variance will be required prior to recording. Pending review by the City Manager's Office. A variance request to pay half of the fees prior to final and the other half prior to building permit issuance has been submitted and is under review. If the variance request is approved, a plat note to reflect the approved variance will be required prior to recording. As per Traffic Department, Trip Generation was approved and no TIA is required. Comments: Any abandonment must be done by a separate process, not by plat. All lots may have only one number/letter. Correct any lots with two labels prior to final/recording (e.g. Lot 79/Common Area "A" & Lot 80/Common Area "B"). Clarify if the existing H.C.I.D. #2 easement inside this subdivision will be dedicated to the District prior to final/recording. Revise the layout as applicable prior to final/recording. If the easement is intended to be dedicated as street ROW, an abandonment will be needed by a separate process prior to final/recording. If the subdivision layout changes, a revised final approval will be needed by the Planning and Zoning Commission. The engineer submitted a variance request to setbacks. The variance will be heard at the planning and zoning commission on Nov. 4, 2025. (VAR2025-0039) Must comply with City's Access Management Policy. Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests: 1. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. 2. Request to allow Interior Street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. The originally submitted letter included a variance to ROW dedication to N. Jackson Road as well. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of February 18, 2025. After a brief discussion, the Board approved the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval of the requested variances. City Commission approved the variance as requested by the applicant and recommended by Planning and Zoning Commission on March 24, 2025.

Staff recommends approval of the subdivision in revised final form and approval of the variance request.

After a discussion regarding the proposed variance, Mr. Emilio Santos Jr. moved to approve the subdivision in revised final form. Mr. Raul Sesin second the motion with seven members present and voting.

d) Enclave on Freddy Subdivision, 2201 Freddy Gonzalez Road, (SUB2025-0140)
(PRELIMINARY) M&H

Ms. Natalie Moreno stated that the property located on Freddy Gonzalez Road: 50 ft. dedication for a total of 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. Show the different points of ROW

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and provide documents referenced on this plat for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 23rd Street (FM 1926): 60 ft. Dedication for a total of 120 ft. ROW. Paving: 65 ft. - 85 ft. curb & gutter on both sides. Please show state road on plat (shown above) prior to final. How is the 17 ft. dedicated. Please clarify, prior to final. Please provide documents for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Interior Streets: 60 ft. of dedication Paving: 40 ft. Curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties and multi-family development. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever greater applies. (Proposing) 10 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements, whichever greater applies. (Proposing): In accordance with the zoning ordinance, or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. or if greater setback is required, greater setbacks 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 N. 23rd street, Freddy Gonzalez and all interior streets. May increase to 5 ft. as per Engineering Department. (Proposing): 5ft. wide minimum sidewalk required along 23rd street and 4 ft. wide minimum sidewalk required along Freddy Gonzalez Road and all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: Add plat note as stated above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 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: Based on the Submitted application - R-2 requires a lot size of 4,500 sq. ft. lot. Zoning Ordinance: Section 138-356. Existing R-1 Proposed R-3. Zoning Ordinance: Article V. The engineer submitted an application for a rezoning from R-1(OLD CODE) to R-3 (HIGH DENSITY RESIDENTIAL). It will be heard at the planning and zoning on 10/21/25 and city commission on 11/10/25. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. The engineer submitted an application for a rezoning from R-1 (OLD CODE) to R-3 (HIGH DENSITY RESIDENTIAL). It will be heard at the planning and zoning on 10/21/25 and city commission on 11/10/25. Land dedication in lieu of fee. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of

\$69,300 (99 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 dwelling unit to be paid prior to recording. A park fee of \$69,300 (99 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. Traffic Impact Analysis (TIA) required prior to final plat. Please show distance of the drain ditch on the southwest corner, center and southeast corner. How show how much is being dedicated on the drain ditch, prior to final. Please clarify the two 10 ft. easements on the adjacent property to the east. will the easement continue to this subdivision? Will lot 66 be a buildable area? And meet all city requirements? Any abandonments will need to be by a separate instrument, not by this plat. A knuckle may be required adjacent from lot 34. Submit gate details for private subdivision, finalize prior to final. Any variances requested must be finalized prior to final. Plat note #16 references state highway 107, this does not pertain to this plat. Application will need to be revised to the correct zone change. 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, Mr. Jesse Ozuna 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 four members present and voting.

e) Villas at Trenton Subdivision, 8000 N. Ware Road, 3400 N. Auburn Avenue, LLC (SUB2025-0121) (REVISED PRELIMINARY) RJC

Ms. Natalie Moreno stated that the property located on North Ware Road (F.M. 2220): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W Paving: By the State curb & gutter by the State. Revisions needed: Revise the street name as shown above wherever applicable, prior to final. Need to label the Total R.O.W., Existing R.O.W., dimension from Centerline (C.L.) after accounting for any dedication. Use applicable arrow annotations as required. Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final. On the Survey provided, there is a mention of a TX-DOT R.O.W. parcel acquired, provide copies of these documents and show on the plat prior to final. Provide gate details (private subdivision) Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street (Private & Gated): Dedication required for 60 ft. Total R.O.W. Paving: 40 ft. curb & gutter on both Sides. Revisions needed: Street names "Street A, B, C, etc." will need to be revised prior to final. Provide a knuckle for lots 1 and 2, or corner clips will need to be increased. Plat shows 50 ft. R.O.W. for interior streets, variance will be required if not meeting requirements. Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. Submit gate details as applicable, finalize prior to final. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. If boulevard / island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. A secondary access shall be required for gated streets providing access to 31+ dwelling units. 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. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional ROW needed to 33rd Street for City Project. (TBD) Paving: 40

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ft. curb & gutter on both sides. Revisions needed: Revise street name as shown above prior to final. Please label centerline prior to final. Need to clarify which line is the Centerline. Label documents numbers regarding how existing ROW was dedicated prior to final. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter on both sides. Revise the Street name as shown above wherever applicable, prior to final. Need to label the Total R.O.W., Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this. Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street (Private & Gated): Dedication required for 60 ft. Total R.O.W. Paving: 40 ft. curb & gutter on both sides. Revisions needed: Street names "Street A, B, C, etc." will need to be revised prior to final. Provide a knuckle for lots 1 and 2, or corner clips will need to be increased. Plat shows 50 ft. R.O.W. for interior streets, variance will be required if not meeting requirements. Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. Submit gate details as applicable, finalize prior to final. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. If boulevard / island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. A secondary access shall be required for gated streets providing access to 31+ dwelling units. 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. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional ROW needed to 33rd Street for City Project. (TBD) Paving: 40 ft. Curb & gutter on both sides. Revisions needed: Revise street name as shown above prior to final. Please label centerline prior to final. Need to clarify which line is the Centerline. Label documents numbers regarding how existing ROW was dedicated prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. curb & gutter on both sides. Revise the Street name as shown above wherever applicable, prior to final. Need to label the Total R.O.W., Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this. Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 200 ft. ~ Block Length for R-2 Zone Districts. Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet OR twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a 300 ft. Maximum Cul-de-Sac. Permanent Cul-De-Sacs shall not exceed three hundred (300) feet in length unless no other alternative is available. Preliminary plat submitted on August 20, 2025 does not appear to comply with the Maximum Cul-De-Sac length requirement. Provide 'Cul-De-Sac' paving details prior to final. Unified Development Code Section 5.3.9.H.4 R.O.W.: 20 ft. Paving 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Unified Development Code Section 2.2.3.D.4 Rear: 10 ft. or greater for easements. Revisions needed: Please add plat note as shown above prior to final. Setback requirements was established through CUP for Planned Unit Development and was approved by City Commission on October 24, 2022. Zoning Ordinance: Section 138-356. Sides: In accordance with the UDC, or greater for easements, please revise setback table, some seem to repeat. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater. Please indicate "or greater for easements", prior to final.

Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required, greater setback 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. A 4 ft. wide minimum sidewalk required along N. Ware Road, Auburn Ave, N.33rd Street, and both sides of interior streets. Add plat note as stated above, prior to final. Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd., Auburn Ave., & N.33rd Street. Revisions needed: Please revise plat note #18 as show above prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Shown as plat note #17. Masonry wall will be required along the recorded El Tigre Food Store No. 15. Landscaping Ordinance: Section 110-46. Perimeter sidewalks must be built or money escrowed if not built at this time. No curb cut, access, or lot frontage permitted along N. Ware Road, Auburn Ave. and N.33rd Street. Revisions needed: Please add plat note as show above 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. Need to add plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add plat note as shown above prior to final. 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. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Minimum Lot width is 20 ft. and minimum lot area is 2,250 sq. ft. Unified Development Code Section 2.2.3.D.4. Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) 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. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Number of dwelling units on the application states it is for 89, park fees would therefore be $\$700 \times 89 = \$62,300$ fee established. * As per Traffic Department, please submit a Trip Generation worksheet to determine if TIA is required, prior to final plat. Please contact the Traffic operations department (956) 681-2715 for more information. Traffic Impact Analysis (TIA) required prior to final plat. Need to add the wording for "(Private Subdivision)" under the Title of the Plat. Please provide gate details. Engineering is reviewing the additional ROW needed to 33rd Street for City Project (TBD) Verify Owner's Signature block, as the wording being shown appears to be the wording used for Public Subdivisions, also I would like to add that the note references Taylor Rd., but Taylor Rd. is not in this area. On the Location map, needs to add a frame on the N-arrow, add a Solid hatch on the Subdivision Project Site. Missing plat notes for HOA, Common Areas, corrected sidewalk plat notes, etc. Needs to provide staff with copy of all R.O.W. / easement documents being shown on the plat prior to final. Needs to add parcel information for properties located to the North and West of N. Ware Rd. Verify and

review the bearings and distances / Metes and bounds. Verify that the curve tables match the lot widths shown on the plat; it is currently missing the CURVE DATA POINTS (o). Update the date of preparation with any new revised submittals moving forward. Increase of Lots and change of layout was reviewed on 10.22.25. Disclaimer: Any abandonments must be done by a separate instrument, cannot be done by plat, and must be finalized prior to final. Must comply with City's Access Management Policy.

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

After a lengthy discussion regarding drainage, runoff and R.O.W acquisition with Even Gonzalez, and Mr. Donaldo Rodriguez 3805 Plantation Road and Abraham with RJC development. Mr. Emilio Santos Jr. moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Raul Sesin second the motion with four members present and voting.

f) **Bicentennial One Subdivision, 808 S. 19th Street, 900 S. Bicentennial, LLC
(SUB2025-0100) (REVISED PRELIMINARY) MGE**

Ms. Natalie Moreno stated that the property located on Calle De San Francisco (ABANDONED) Ingress/Egress is implied to be from the Calle De San Francisco, please clarify with staff. Paving: TBD Curb & gutter: TBD Need to provide on the plat and for staff, documents detailing when and how the road was abandoned prior to final. Additional requirements may apply. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 200-800 ft. Block Length for R-2 Zone Districts (UDC). If Rezoning for development of Townhome development. Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a. R.O.W. 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever is greater applies. The engineer submitted a variance request to the front yard setbacks from 20 ft. to 14 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. Unified Development Code Section 2.2.3. D.4. Rear: 10 feet or greater for easements, whichever greater applies. The engineer submitted a variance request to the rear yard setbacks from the required 10 feet to 2 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. Zoning Ordinance: Section 138-356. If rezoning, plat note is subject to change. Sides: 6 ft. or greater for easements, whichever is greater applies. The engineer submitted a variance request to the side yard setbacks from 6 ft. to 0 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. Unified Development Code Section 2.2.3. D.4. Corner: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setback is required, greater setback applies. Missing Plat notes for Garage Setback. Unified Development Code Section 2.2.3. D.4. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on all interior streets. Include note as shown above. Calle de San Francisco, sidewalk TBD. Sidewalk requirements may change to be 5 ft. prior to final, as per Engineering Department requirements. The engineer submitted a variance request to not provide a 4 feet required sidewalk. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025 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. Plat note being provided in note #6. A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. Landscaping Ordinance: Section 110-46 8 ft. Masonry wall required between single family residential and commercial, industrial, or multi-family

residential zones/uses. A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. 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. Need to add plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other. Requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add HOA plat note. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Lots fronting public streets. Need to clarify lot and frontage to a 'public' street. The engineer submitted a variance request for the lot not fronting a public street. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025 Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (Duplex-Fourplex Residential District) Proposed: R-2 (Medium Density Residential-UDC). A Rezoning request was submitted to change the zone to the new UDC. If the rezoning gets approved, requirements are subject to change. Zoning Ordinance: Article V Rezoning Needed Before Final Approval a Rezoning request was submitted to change the zone to the new R-2 UDC District. If the rezoning gets approved, requirements are subject to change Zoning Ordinance: Article V Parks. 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. As per Traffic Department, Trip Generation waived for Single-Family House. Comments: Clarify with staff in regards to Abandoned road. Re-plat's required public notice. A Rezoning request was submitted to change the zone to the new UDC. If the rezoning gets approved, requirements are subject to change. Plat note numeral #2 repeats on the plat notes. 5 variance requests were submitted and will be heard at the planning and zoning commission board on Nov. 4, 2025. Must comply with City's Access Management Policy.

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

After a lengthy discussion regarding the multiple variances and sidewalk, Mr. Daniel Estrada address 4105 Santa Erika St. explained not needing a sidewalk. Mr. Emilio Santos Jr. moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Jesse Ozuna second the motion with four members present and voting.

- g) Hidden Grove Estates Subdivision, 8601 N. 2nd Street, J&D Produce, Inc.
(SUB2024-0131) (REVISED PRELIMINARY) (TABLED ON 10/21/2025) M&H

Ms. Natalie Moreno stated that the property located on N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 feet Curb & gutter: both sides.

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Revisions needed: The engineer submitted a variance request for the ROW dedication. 5 feet dedication for 55 feet from centerline. This variance will be heard at the planning and zoning commission board of November 4, 2025. The plat shows a 50 feet existing ROW on the adjacent property, please clarify, prior to final. Please provide staff with copy of existing R.O.W. documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not built prior to recording. Interior street: 50 ft. R.O.W. Paving: *40ft. Curb & gutter: both sides. 40 ft. of pavement would be required. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, it would be subject to that 40 ft. of pavement. Revisions needed: R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. Knuckle to be provided on the internal street. Need to label the Center Line (C.L.) of internal street. Need to provide Gate Details for staff review prior to final. Street name will be established prior to final. Finalize street name requirement prior to final. Hidalgo County Irrigation District No. 2 easement falls on top of the internal street. Abandonment cannot be done by plat, must be done by a separate document. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision layout does not appear to comply with the 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 600 ft. maximum block length requirement. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, if variance is approved it would be subject to that 40 ft. of pavement. Subdivision Ordinance: Section 134-105 Front: 25 ft. or greater for easements, whichever is greater applies. Revisions needed. Include note as shown above prior to final. Zoning Ordinance: Section 138-356" Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356 Interior Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356 Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356 18 ft. except where a 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 feet wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of all interior streets. Revisions needed: Revise plat #6 as shown above prior to final. Plat references incarnate word and North 3rd street, please make correction, prior to final. Sidewalk requirement may increase to 5 ft. as per Engineering Department 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 and along N. 2nd Street. Revisions Needed: Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 2nd Street. As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. Must comply with City Access Management Policy. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: Revise plat note #9 as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. For Lot 9/Common Area A, please clearly label the lot as lots may only one have one letter/number, revise the lot name prior to final. 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: Add a plat note as shown above prior to final.

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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. Revisions needed: HOA covenants would need to be submitted for staff review. Need to add a plat note with a space to cross-reference the recorded HOA document number. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot dedication min. 25 frontage on street. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District). Zoning Ordinance: Article V. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. Revisions Needed: Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. Revisions Needed: Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording. Pending review by the City Manager's Office. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. Revisions Needed: Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation has been approved, no TIA required Comments: the engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25. The requests are 1. 58.73 ROW with 20ft of paving and 4 feet sidewalk on the north side only. 2. 5 feet ROW dedication for 55 feet form centerline. 3. cul-de-sac requirement exceeding. Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. There are three distinct P.O.B. being shown on the plat, please clarify this so that it matches what was provided on the survey. Contour lines on the plat are missing the elevations. Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork, etc. Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown, this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions. Disclaimer: Additional R.O.W. may be required at the gate area to ensure gate standard requirements. If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature. If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. Disclaimer: Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it

currently says "Registered." Please clarify with staff on the pertaining 30.0 Irrigation Easement claimed by the Hidalgo County Irrigation Drainage. No. 2 Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. Needs to provide for a knuckle on the interior street by lot 8. Please clarify with staff to determine how Lot 3 will be developed. Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. Must comply with City's Access Management Policy.

Mr. Raul Sesin and Mr. Jesse Ozuna second the motion to untable item with other 4 members present and voting.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage & utilities approval and clarification to the variance request

After a lengthy discussion regarding the variance R.O.W. by Mr. Jesse Ozuna, Kaveh and Even Gonzalez, Mr. Beto de la Garza from Melden & Hunt clarified the variance request and withdrew the variance. Mr. Jesse Ozuna moved to approve the cul-de-sac Variance and subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Raul Sesin second the motion with four members present and voting.

**h) Alhambra on 10th Subdivision, 11301 N. 10th Street, Al Yazji Development, LLC
(SUB2025-0072) (REVISED PRELIMINARY) RPLEX**

Ms. Natalie Moreno stated that the property located on N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW paving by State Curb & gutter: By State Revisions needed: Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to final. Provide a copy of the existing ROW documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or UDC Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: 65-05 ft. Curb & gutter: both sides Revisions needed: Label the centerline and the existing ROW on both sides to finalize the ROW dedication requirements as required above prior to final. No label has been provided for 160 ft. shown on plat and its breakdown. Label properly to finalize the requirement prior to final. Provide label for 40 ft. and clarify if it is road ROW. Provide a copy of the referenced documents for staff review prior to final. If 40 ft. is not road ROW, it should not be included with the ROW width. Revise as applicable prior to final. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Interior Street: ROW dedication needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides Revisions needed. Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. The ROW for the interior street is shown as 60 ft. on the east side, then reduce to 50 ft. Revise the layout or clarify prior to final. A knuckle will be needed on the corner of Lot 1 and 2 and on the southeast side of Lot 35 prior to final. Revise the layout and provide a knuckle and stub out to the north in lieu of a cul-de-sac on the west side prior to final. An auto turn study may be needed for Fire Department's apparatus maneuverability. A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on Nov 24, 2025. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission

on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Two proposed subdivisions under the names of "Vacate A Portion of Racquet Club and Replat to Park West Subdivision" & "Vacate A Portion of Racquet Club and Replat to Villages at Park West Subdivision" are in process but have not been recorded yet. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving Curb & gutter. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Block Length for R-3 Zone Districts. 200-800 ft. Block Length or twelve lots, whichever is less, will apply if the rezoning request is approved. A variance to this request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025. Revise the layout and provide a stub out to the north in lieu of a cul-de-sac on the west side prior to final. If the rezoning is approved, more stub outs will be needed and the subdivision may need to be public to comply with the code requirements. Subdivision Ordinance: Section 134-118 and/or UDC Sec. 5.3.6. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning request was approved. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. 600 ft. Maximum Cul-de-Sac 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved. Remove the Cul-de-Sac and provide a knuckle with a stub out to the north prior to final. If Cul-de-Sac remains, provide the Cul-de-Sac radius for staff review prior to final. If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3.9. A variance request was submitted for this requirement and will be heard at the planning and zoning commission board on Nov 4, 2025. Subdivision Ordinance: Section 134-105 and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Alleys row: 20 ft. Paving: 16 ft. Provide alley according to Public Works Department's requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 and/or UDC. Front: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements or in line with existing structures whichever is greater applies. Lots 2-69 (proposing): 20 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC. Rear: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements Lots 2-69 (proposing): 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69 (proposing): 5 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC Corner: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements Lots 2-69: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356 and/or UDC. All setbacks are subject to increase for easements or approved site plan Sidewalks. 5 ft. wide minimum sidewalk required along N. 10th Street and N. Bicentennial Boulevard and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. Sidewalk requirements will be finalized once the zoning is finalized prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer

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required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard. Revise plat note #9 as shown above prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. 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 N. Bicentennial Boulevard. Plat note #13 proposes no curb cut or access along N. 10th Street as well. The plat note will be finalized once the Traffic Department review is finalized. As per Traffic Department, no curb cut will be allowed along N. Bicentennial Boulevard. Contact Traffic Department for the requirement along N. 10th Street to finalize the plat note 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 for the commercial lot. 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. 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. Landscaping Ordinance: Section 110-72 and/or UDC Subdivision Ordinance: Section 134-168 and/or UDC. Lots fronting public/private streets. Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. Subdivision Ordinance: Section 134-1 and/or UDC Minimum lot width and lot area. Zoning Ordinance: Section 138-356 and/or UDC. Zoning/CUP Existing: R-2 (duplex-fourplex residential) and C-3 (general business Districts) Proposed: R-2 (medium density residential - UDC) and M-2 (Regional Mixed-Use - UDC) Districts Zoning Ordinance: Article V and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Rezoning Needed Before Final Approval Zoning Ordinance: Article V and/or UDC. Land dedication in lieu of fee. Based on 68 townhome lots, 1.08 acres of park land dedication is required. If park fee in lieu of land dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, \$47,600 (\$700 per dwelling unit) must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on 68 townhome lots, 1.08 acres of park land dedication is required. If park fee in lieu of land dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, \$47,600 (\$700 per dwelling unit) must be paid prior to recording. Pending review by the City Manager's Office. Based on 68 townhome lots, 1.08 acres of park land dedication is required. If park fee in lieu of land dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, \$47,600 (\$700 per dwelling unit) must 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. Comments development team comments are based on the 20 ft emergency access between lots 2 through 19. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. Remove plat note #20, as the use will be controlled by the Zoning, not by plat. A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 for 3 requests. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission

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on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. A subdivision variance application (VAR2025-0016) has been submitted and is under review; however, the requirements may change if the rezoning request is approved. A revised application may be needed prior to finalizing the comments if the rezoning request is approved. Must comply with City's Access Management Policy.

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

After a lengthy discussion, Mr. Jesse Ozuna was concerned regarding the variance request, due to utility department. Mrs. Kelly Vela with Rio Plex Engineering clarified variance. Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Raul Sesin second the motion with four members present and voting.

i) **ABA Estates Subdivision, 4613 Buddy Owens Blvd, Benito Martinez (SUB2025-0145) (FINAL) 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 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, engineer needs to submit to finalize street requirements. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-sac is required at the south end of the property with a minimum of 96 ft. of paving diameter face to face approximately 10 feet. 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 feet Paving 16 feet. 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 setbacks 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. 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. Buffer notes must be on a separate plat 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. Buffer notes must be in a separate plat note, prior to recording. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. o 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. 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). 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. TG was Honored from previous case. Traffic Impact Analysis (TIA) required prior to final plat. Comments signature block references "2024", please correct that prior to recording. Must comply with City's Access Management Policy. Recommendation staff recommends approval of the subdivision in final form subject to conditions noted.

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

Being no discussion, Mr. Jesse Ozuna 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 four members present and voting.

j) Suarez Phase II Subdivision, 2700 N. 24th Street, Suarez Brothers, LLC
(SUB2025-0154) (FINAL) JH

Ms. Natalie Moreno stated that the property located on North 24th Street: 25 ft. from centerline for 50 ft. total ROW paving 32 feet curb & gutter both sides needs to provide for the Centerline (C.L.), prior to recording. Needs to provide staff with copy of R.O.W. documents for review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105 monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105 monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. R.O.W. 20 ft. Paving: 16 feet. Alley/service drive easement required for commercial properties. Add plat note: A minimum 24 ft. service drive easement will be established as part of the site plan and will be maintained by lot owners, not the City of McAllen. Subdivision Ordinance: Section 134-106. Front in accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear in accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356 Sides in accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on North 24th Street. Plat note wording to be finalized, prior to recording. Proposing: A 5 ft. sidewalk shall be required along the east side of N. 24th Street on plat, must clarify, prior to recording. Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer

required from adjacent/between multi-family residential and commercial, and industrial zones/uses
Landscaping Ordinance: Section 110-46 8 feet 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. 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 and 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 as per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip generation approved, no TIA as per traffic department. Traffic Impact Analysis (TIA) required prior to final plat. Plat note #13 indicates, ""All easements are dedicated by this plat, unless otherwise stated."" However, some easements shown outside the subdivision boundary with no document number being referenced. Clarify/add document numbers as applicable prior to recording. Needs to provide corner clips on the access easement for City Services. Any abandonments must be done by separate process, not by plat. Must comply with City's Access Management Policy. Must comply with City's Access Management Policy.

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

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

k) 7-11 McAllen Subdivision, 201 Dallas Avenue, Vaquero Ventures Management, LLC (SUB2025-0150) (PRELIMINARY) M&H

Mr. Julio Constantino stated that the property located on South 2nd Street 20 feet dedication required for 60 feet from centerline for Total of 120 feet R.O.W. Paving 65 feet Curb & gutter: both sides. Please add labels as required: existing, total, centerline (cl), proposed, etc. prior to final. Provide a Copy of any existing R.O.W. documents and easements for staff review prior to final. All R.O.W. requirements must be addressed prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Any Variance process requested must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Dallas Avenue: dedication as needed for 30 ft. for 60 ft. total R.O.W. (dedication needed ~7.3 feet) Paving: 40 feet Curb & gutter: Both sides. Revisions needed. Please add labels as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. prior to final. The existing R.O.W. is shown as 52.7 ft. Please reference the document number on the plat and provide a copy for staff review, prior to final. Show the existing R.O.W. on both sides of centerline prior to final. Label the dimensions for the proposed Corner clip located on the North-East portion of the plat. Provide copy of documents for any R.O.W. & easements shown on the plat prior to final. Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105 monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. R.O.W. 20 feet paving 16 feet. Alley required for commercial properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen subdivision ordinance. Section 134-106 setbacks front (Dallas Ave. & S. 2nd Street). In accordance with the Zoning Ordinance or greater for approved site plan or

easements or in line with existing structures, whichever is greater applies. Revisions Needed Proposing 15 feet. Zoning Ordinance: Section 138-356 Rear in accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions needed proposing 5 feet zoning ordinance section 138-356. Sides in accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions needed proposing 0 feet zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan sidewalks 4 feet wide minimum sidewalk required on Dallas Avenue & S. 2nd Street. May increase to 5 ft. as per Engineering, prior to final. Proposed as Plat note #8. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Needs to add plat note landscaping section 110-46 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Needs to add plat note landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Shown as plat note #9. 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. Please verify Lot Width and Lot Area and make sure it matches what is stated on the Survey. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business District) Proposed: C-2 (Regional Commercial District). If proposing to rezone to C-2 (Regional Commercial District) must submit rezoning application. Zoning Ordinance: Article V. If planning to change Zoning, 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. Need to provide copies of documents for any R.O.W./easement shown on the plat for staff review prior to final/recording. You can remove the City Secretary signature block as it is not required in our process. Pending plat notes to be shown on the buffer/masonry wall plat notes. Corrected Setback notes, and etc. Verify Owner's Signature block as the wording differs from City of McAllen requirements, signature blocks must comply with Section 134-61 of the subdivision ordinance, revise prior to final. There appears to be a Corner Cut, please verify with staff prior to final. Make sure to add the legal descriptions of properties surrounding the subdivision, this includes for the properties on the West R.O.W. of S. 2nd Street AND on directly South of the Subdivision. If any variance request is submitted, it must be finalized prior to final. HCID#2 Signature block is presented on the Plat. Need to determine if alley/service drive is being proposed. Disclaimer: Any abandonment must be done by a separate instrument/documents, cannot be done by plat. Must comply with City's Access Management Policy. Recommendation staff recommends approval of the subdivision in preliminary form, subject to conditions noted, drainage and utilities approval.

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

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

**I) Warehouse Kingdom Phase III Subdivision, 2000 Military Hwy, Abasto Corp,
(SUB2025-0143) (PRELIMINARY) JH**

Military Highway (F.M. 1016): Dedication as required for 75 ft. from centerline for 150 ft. total ROW

Mr. Julio Constantino stated that the property located on paving 65 feet to 105 feet Curb & gutter both sides. Label the Street as "Military Highway (F.M. 1016) prior to final. Modify the Line weight of the Centerline of the street so that it is clearly shown on the plat prior to final. Show the existing R.O.W. on both sides of the centerline and show the Total existing R.O.W. after taking into account the dedication, prior to final. Please clarify the Gas/Utility easements being shown on the plat along the R.O.W. Any overlap of the existing gas or utility easement with the R.O.W. dedication must be clarified prior to final. Need to provide all copies of Documents/instrument numbers on the plat for staff review prior to final. All R.O.W. requirements must be addressed prior to final approval. Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan 1,200 ft. Block Length Subdivision ordinance section 134-118 900 feet Block Length for R-3 Zone District Subdivision ordinance section 134-118. A 600 feet maximum Cul-de-Sac Subdivision ordinance section 134-105 R.O.W. 20 feet paving 16 feet. Alley/service drive easement required. Plat note #14 proposes minimum 24 ft. private service drive to provide City Services at times of site plan. Should read "A minimum 24 ft. Service Drive easement will be established as part of the site plan and will be maintained by lot owners, not the City of McAllen." Label any proposed service drives on the plat. Plat note will be finalized by staff to extend to the adjacent lots to provide City services prior to final. Subdivision Ordinance: Section 134-106. Front: Military Highway (F.M. 1016): 75 ft. or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Add a plat note as shown 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 is greater applies. Add a plat note as shown above prior to final Zoning Ordinance Section 138-356 sides. In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Add a 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. 5 ft. wide sidewalk required on Military Highway (F.M. 1016). Add the sidewalk plat note prior to final. Plat note may be subject to change. Need to clarify with staff, plat note is subject to change. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add a plat note as shown above prior to final. Please clarify plat note with staff prior to final. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. 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, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area zoning ordinance Section 138-356. An Existing: I-1 (Light Industrial District) Proposed: I-1 (Light Industrial District) Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Submit a Trip Gen to be reviewed by Traffic Department. Required Traffic Impact Analysis (TIA) required prior to final plat. Label any service drive(s) on plat prior to final approval, or indicate those will be provided during site plan approval by plat note. Need to submit an ownership map to ensure there are no landlocked properties, prior to final. if landlocked property exist, additional streets may be required to provide proper access to landlocked parcel Site plan needed for Public Works review of the trash services/dumpster enclosures. Need to submit existing/proposed street lighting plan. Must comply with City's Access Management. Abandonment of easement cannot be done by plat, must be done by separate instrument. Required recommendation staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval.

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

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

m) Eider Subdivision, 6200 S. 23rd Street, Vargas Produce, LLC (**SUB2025-0142**)
(PRELIMINARY) RDE

Mr. Julio Constantino stated that the property located on South 23rd St (F.M. 1926): dedication as required for 75 ft. from the centerline, for 150 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed label the Street as "S. 23rd Street (F.M. 1926)" prior to final. Clearly label Centerline to establish R.O.W. dedication requirement prior to final. Show the existing R.O.W. on both sides of the centerline and Total existing R.O.W. prior to final. Provide a copy of the document for the existing R.O.W. for staff review prior to final. All R.O.W. requirements must be addressed prior to final approval. Subdivision Ordinance section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan South 26th Street: 30 ft. dedication for 60 ft. ROW Paving 40 feet curb & gutter both sides. Need to provide an Area map to verify for street alignments/offsets. Need to provide Documents. Furthermore, for any apparent easements/ located along this area on the plat, provide copies for staff review prior to final. Disclaimer abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final. Subdivision Ordinance Section 134-105 monies must be escrowed if improvements are required prior to final. COM thoroughfare Plan 1,200 ft. Block Length. Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. Subdivision Ordinance section 134-118. 600 feet Maximum Cul-de-Sac. Approved turn-around will be needed if any dead end is deeper than 150 feet Subdivision Ordinance: Section 134-105 ROW: 20 ft. Paving: 16 feet. Alley and service drive easement required for commercial and multi-family properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. Subdivision Ordinance: Section 134-106 front in accordance with the Zoning Ordinance. Or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Revisions required proposing south 23rd Street and 75 Feet or greater for approved site plan or easements. South of 26th street 30 feet or greater for approved site plan or easements. Zoning ordinance section 138-356 rear in accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions needed proposing south 23rd street of 75 feet or greater for approved site plan or easements. South 26th street 30 feet or greater 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, whichever is greater applies. Revisions needed proposing other. In accordance with the Zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan sidewalks. 4 feet wide minimum sidewalk required on S. 23rd Street & S. 26th Street. Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to Final. Sidewalk plat note may be subject to change. 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. Buffer requirement along S. 26th street may apply, note subject to change. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance section 110-46 perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove this wording from the Plat notes, its a requirement but we don't need it to be put on the Plat. Shown as

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Plat note #12. 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 (General Business District) proposed C-3 (General Business 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. Comments vicinity map is missing the North Arrow. Need to correct the City Mayor's Signature Block with correct wording, as it should read; Mayor, City of need to correct the P&Z chairman Signature Block with correct wording, as it should read; Chairman, Planning and Zoning Commission. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Disclaimer any abandonments cannot be done by plat, must be done by a separate instrument/documents prior to final. Must comply with City's Access Management Policy. Recommendation: staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval.

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

Being no discussion, Mr. Jesse Ozuna 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 four members present and voting.

n) Covenant Christian Academy Subdivision, 4117 N. Ware Road, RD2 Group Enterprises, LLC, (SUB2025-0147) (PRELIMINARY) M&H

Mr. Julio Constantino stated that the property located on North Ware Road: Dedication as required for 60 feet from Centerline for total 120 ft. R.O.W. paving by the State Curb & gutter by the state. Revisions needed revise street name as shown above where applicable prior to final. Label the Centerline to determine dedication requirements, prior to final. Add labels as required existing, total, and centerline, proposed, etc. prior to final. Need to provide a copy of the Document numbers for acquired R.O.W. on N. Ware Rd. for staff review prior to final to ensure compliance with requirements. Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Primrose Avenue: 35 ft. dedication required for 70 ft. ROW paving 44 feet Curb & gutter: both sides. Label the Centerline to determine dedication requirements, prior to final. Add labels as required existing, total, centerline, and proposed, etc. prior to final. Need to provide a copy of the Document numbers for acquired R.O.W. on Primrose Avenue for staff review prior to final to ensure compliance with requirements. Subdivision ordinance section 134-105 monies must be escrowed if improvements are required prior to final COM thoroughfare plan. Disclaimer abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. North 41st Street 70 feet ROW paving 44 feet curb & gutter both sides revisions needed. Revise street name as shown above where applicable prior to final. Label the Centerline to determine dedication requirements, prior to final. Add labels as required existing, total, centerline, etc. prior to final. Need to provide a copy of the Document numbers for acquired R.O.W. for staff review prior to final to ensure compliance with requirements. Subdivision ordinance section 134-105 monies must be escrowed if improvements are required prior to final COM thoroughfare plan. Disclaimer abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. Subdivision ordinance section 134-105 monies must be escrowed if improvements are required prior to final COM thoroughfare plan, 200 ft. Block Length. Plat layout submitted on October 13, 2025 does not comply with block length requirement, please revise accordingly. Any Variance process requested must be finalized prior to final. Subdivision Ordinance:

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Section 134-118 600 feet maximum cul-de-sac. Turn around needed if property is deeper than 150 ft. from roadway or if dead-end is deeper than 150 ft. as required by Fire Department. Subdivision Ordinance section 134-105. Front 25 feet or greater for easements, whichever is greater applies proposing 10 feet or greater for easements, whichever is greater applies. Zoning ordinance Section 138-356. Rear 10 feet or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356 sides 6 feet or greater for easements, whichever is greater applies Zoning Ordinance: Section 138-356. Garage 18 feet 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 feet wide minimum sidewalk required on north Ware Road, Primrose Avenue, & North 41st Street. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Revisions needed. Proposing 4 feet wide minimum sidewalk required along collector street, and both sides of all interior streets, including the entrance access and the east side of North Ware Rd. Plat note subject to change. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping ordinance section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping ordinance Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Shown as plat note #11. 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. 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. 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). 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. 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. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording 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. For more information, please contact the Traffic Operations Dept. (956) 681-2715 Traffic Impact Analysis (TIA) required prior to final plat. There is a Subdivision that already goes by the name of "Covenant Christian Academy Subdivision" Please change the name of the proposed subdivision. Application needs to be updated with new subdivision name. The owner's signature block, wording refers to wording for private subdivisions. Please clarify the wording as application mentions this development is for a public subdivision. Add the North arrow inside the Vicinity Map. Need to provide staff with all copies of the recorded Deeds/Deeds without warranty that are mentioned on the plat for review, prior to final. You can remove the City Secretary Signature block, not required. Make sure to add the Centerline for Ware Road, and all roads being shown. If R.O.W. varies, add it like this "(R.O.W. VARIES)" FYI, there is an H.C.I.D.#1 signature block being shown. Disclaimer: Any abandonments must be done by a separate instrument/documents, cannot be done by plat, must be finalized prior to final. Must comply with City's

Access Management Policy. Recommendation: staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval.

Staff recommends approval of the subdivision in preliminary form, subject to conditions noted and drainage & utilities 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. Raul Sesin second the motion with four 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. Sesin adjourned the meeting at 4:38 p.m. with Mr. Emilio Santos Jr. second the motion with four members present and voting.



Marco Suarez, Chairperson

ATTEST: 

Ofelia Camacho, Administrative Assistant

CONFLICT OF INTEREST

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

I, Marco Suarez as a member of the PLANNING AND ZONING COMMISSION make this
(NAME) (CITY COMMISSION OR BOARD)

affidavit and hereby on oath state that I, or a person related to me, have a substantial interest in a business entity or real property that a vote or decision on the matter as specified below will have a special effect on such business entity or real property which is specially, economically distinguishable from the effect on the public; such item is reflected as Agenda Item 4J on the posted Agenda for the Commission or Board as applicable for the meeting of Nov, 4th, 2025.

The business entity is defined as Suarez Ph. II Sub. 2700 N. 24th St.
(NAME) (ADDRESS)

The real property is described as

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

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

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

Signed this 4th day of November, 2025.

Signature of Official



Chair person
Title

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

Sworn to and subscribed before me on this 4th day of November, 2025.

Notary Public in and for the State of Texas
My Commission Expires: 08/25/29

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