

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, December 2, 2025 at 3:30p.m.at the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Emilio Santos Jr. Jesse Ozuna Raul Sesin Jose Caso	Member Member Member Member
Absent:	Marco Suarez Gabriel Kamel Reza Badiozzamani	Chairperson Vice Chairperson Member
Staff Present:	Martin Canales Omar Sotelo Eduardo Garza Kaveh Forghanparast Julio Constantino Natalie Moreno Marcos Johnson Samantha Trevino Porfirio Hernandez Even Gonzalez Miguel Hernandez Carmen White Ofelia Camacho	Assistant City Attorney III Planning Director Development Coordinator Senior Planner Planner III Planner III Planner III Planner II Planner II Development Engineer Planner Technician I Administrative Assistant Administrative Assistant

**CALL TO ORDER** – 3:33 pm Mr. Emilio Santos Jr., Member  
**PLEDGE OF ALLEGIANCE**  
**INVOCATION.** Mr. Jesse Ozuna

**1) MINUTES:**

- a) Approval of the minutes for September 24, 2025 meeting minutes
- b) Approval of the minutes for October 21, 2025 meeting minutes

Being no discussion, Mr. Jesse Ozuna motioned to approve September 24,2025 minutes. Chairperson Mr. Jose Caso second the motion with four members present and voting.

Being no discussion, Mr. Jesse Ozuna motioned to approve October 21, 2025 minutes. Chairperson Mr. Raul Sesin second the motion with four members present and voting.

**2) PUBLIC HEARING:**

**a) REZONING:**

1. Rezone from C-3 (general Business-OC) district to C-2 (Regional Commercial-UDC) district: 21,027 sq. Ft. Tract of Land out of the Missouri Pacific railroad

company Right-of-Way out of Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 1001 Ash Avenue (**REZ2025-0264**)

Ms. Samantha Trevino stated that the subject property is The subject property is located on the south side of Ash Avenue between North 10<sup>th</sup> Street and north 11<sup>th</sup> street and is currently zoned C-3 (General Business-OC) District. The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for an existing food truck park.

The adjacent properties are C-3 (General Business-OC) District in all directions.

Surrounding land uses include, commercial uses in all directions.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Old Towne. These areas are primarily residential, commercial, business and office uses that occur just north of the Downtown Core and is intended as a lower-intensity area that compliments Downtown activity.

The development trend of this area is primarily commercial use.

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

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

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

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

Board member Emilio Santos Jr. asked if there was anyone present in opposition of the proposed rezoning request.

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 C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 7, Block 1, Rio Grande Securities Co. Inc Subdivision no. 3, Hidalgo County, Texas; 822 Chicago Avenue. (**REZ2025-0265**)

Ms. Samantha Trevino stated that the subject property is The subject property is located on the north side of Chicago Avenue, and is currently zoned C-3 (General Business-OC) District

The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District in order to construct a tri-plex.

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

The property is currently vacant. Surrounding land uses include single-family dwellings and retail business.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation primarily for single-family residential use. Other appropriate land uses include townhouses, multifamily dwellings of no more than four units, government buildings, and office uses for adjacent residential properties.

The development trend of this area along Chicago Avenue is general business and single-family residential development.

The tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on November 3<sup>rd</sup>, 2025.

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

If the zoning change is approved, any future development must comply with requirements and conditions of the zoning district in which it is located. Based on Hidalgo County Appraisal District Information, the lot size is 6,874 square feet. UDC requires a minimum of 9,000 square feet for a triplex in an R-2 zone. If the rezoning is approved, a duplex could be built on the subject property, subject to compliance with all code requirements.

Staff has received two phone calls in opposition to the rezoning request. The oppositions were concerned about possible noise at night in higher density housing developments.

Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District since the rezoning request conforms to the future land use and follows the development trend in this area.

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

Mr. Raul Sestin questioned the trend regarding the rezoning duplex trend if there was any near the area. Mr. Kaveh Forghanparast senior planner made the clarifications on rezoning questions.

After brief discussion, Mr. Raul Sestin moved to approve the rezoning request. Mr. Jose Caso second the motion with four members present and voting.

**b) CONDITIONAL USE PERMITS:**

1. Request of Daniel Sanchez on behalf of forged by Faith Church, for a Conditional Use Permit, for one year, for an Institutional use (Church) at Lot 1A, Pecan Commercial Park Subdivision, Hidalgo County, Texas; 1613 pecan boulevard. **(CUP2025-0105)**

Mr. Porfirio Hernandez stated that the subject property is located on the south side of Pecan Boulevard west of North 16<sup>th</sup> Street and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 (General Business-OC) District to the east and west, C-1 (Office Building-OC) District to the north, and R-3A (Multifamily Residential Apartment-OC) District to the east and south. Surrounding land uses

include commercial, apartments, and vacant land. A church is allowed in a C-3 District with a conditional Use Permit and in compliance with requirements.

Pecan Commercial Park Subdivision was recorded on February 27, 1996. This is the initial request for an institutional use at this location.

The applicant is proposing to operate a church at this location. Based on the proposed 20 seats in the assembly room, 5 parking spaces are requiring and 20 spaces are provided. The hours of service will be 7 p.m. on Thursdays and 10 a.m. – 12 p.m. on Sundays.

The Fire Department has allowed applicant to continue with CUP process. The proposed use must also 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 size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property will have access to Pecan Boulevard.
- 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; 5 parking spaces are required and 20 spaces are provided.
- 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 residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

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

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

Board member Mr. Jose Caso had questions regarding nearby businesses.

After a brief discussion, Mr. Jose Caso moved to approve. Mr. Jesse Ozuna second the motion with four members present and voting.

2. Request of Robert Wilson for a conditional use permit, for one year, and adoption of an ordinance, for a bar/ billiards at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G **(CUP2025-0106)**

Mr. Porfirio Hernandez stated that the subject property the property is located at the northeast corner of Nolana Avenue and North 6<sup>th</sup> Street and is zoned C-3 (general business-OC) District. The adjacent zoning is C-1 (office building-OC) District to the north, C-3 District to the south, east and west, R-1 (single family residential-OC) District to the east and A-O (agricultural and open space-OC) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The conditional use permit for this establishment has been periodically renewed over the years. The most recent renewal granted with a variance to the distance requirement was approved by the City Commission for a one-year term on November 11, 2024. The current application to renew the conditional use permit was submitted on October 28, 2025.

The applicant is proposing to continue to operate a bar/billiards hall under the name of Eddy's Tavern from the existing 14,891 sq. ft. lease space within the shopping center. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays

A police activity report has been requested and is still pending. Fire and Health Department have inspected the establishment and allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower owned by the city;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- c) The abovementioned business must provide parking in accordance with the city off- street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 14,891 sq. ft. bar/billiards hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. As per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;

- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

Staff recommends disapproval of the request based on noncompliance with requirement of distance to a residence or residentially zoned property of Section 138-118(4) of the Zoning Ordinance

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

Being no discussion, Board member Mr. Jose Caso question if there was law enforcement activity report he then moved to disapproved with favorable recommendation the conditional use permit request. Mr. Raul Sesin second the motion with four members present and voting.

**c) SUBDIVISIONS:**

1. **CASA CORSICA - LOTS 1A & 1B SUBDIVISION, 3601 NOLANA Ave, GRACO REAL ESTATE DEVELOPMENT, LLC, (SUB2025-0160) (FINAL) AMD**

Mr. Julio Constantino stated that the property located on Nolana Avenue dedication for 60 feet from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State. Revisions Needed need to Provide copies of existing R.O.W. for being shown on the plat, for staff review prior to final/recording. Please add label as required: existing, total, etc. prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North Ware Road: Dedication as required for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State Revisions needed. Need to show Document numbers for acquired R.O.W. on Bentsen Rd. on the plat prior to recording to assure 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 1,200 feet Block Length subdivision ordinance: Section 134-118 R.O.W. 20 feet paving 16 feet. Alley/Service drive easement required for Commercial, industrial, and multi-family developments. Private access/service drive easement must be at least 24 ft. wide. Proposed private access/service drive easement needs to label dimensions. Access/service drive easement layout must be approved by Fire and Public Works Departments. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 front (Nolana Avenue & N. Ware Road) 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. In accordance with the Zoning Ordinance or greater for approved site plan, whichever is greater applies. Zoning ordinance section 138-356. In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning ordinance section 138-356. Corner: See reference to Front Setback above. Please remove the Corner Setback note, you were not required to add it to plat. Zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 feet wide minimum sidewalk required on N. Ware Road and Nolana Avenue. 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. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1 Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-3 proposed C-3 zoning ordinance article V. As per Traffic Department, Trip Generation Approved, TIA Honored from Previous TIA Approval. Use Sec. 134-61 of the subdivision ordinance for the signature blocks' wording, including the owner's acknowledgement prior to recording. Title of the Subdivision needs to reflect the Application. This subdivision is a Replat of Lot 1 of the Recorded Casa Corsica Subdivision. Needs to add all relevant plat notes from previously recorded subdivision. Need to provide staff with an official signed and sealed survey. Verify Metes and Bounds matches bearings and distances. Needs to provide staff with copy of recorded document/instrument numbers for staff review prior to final/recording. Update the Vicinity map to show all the Hidalgo County Parcel Information. Must comply with City's Access Management Policy. Recommendation: staff recommends approval of the subdivision in final form, subject to the conditions noted.

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

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

**2. REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PH II, 5259 & 5263 N 23rd, FIRST MCALLEN INDUSTRIAL LTD, (SUB2025-0174) (FINAL) RD**

Mr. Julio Constantino stated that the property located on North 23rd Street (F.M. 1926): Dedication of 60 ft. from centerline for a total of 120 ft. R.O.W. Paving 65 -85 ft. Curb & gutter both sides. Need to show N. 23rd Street on plat with R.O.W properly labeled on both sides. Label centerline provide a copy of the existing R.O.W. for staff's review, prior to final/recording. Provide the legal description of the adjacent property with the R.O.W. dedication. Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to final. COM thoroughfare plan. Zinnia Avenue: Dedication of 30 ft. from centerline for a 60 ft. total R.O.W. Paving 40 ft. Curb & gutter both sides need to show Zinnia Avenue on plat with R.O.W properly labeled on both sides. In March of 2000, the developer was proposing to dedicate 55.85 ft. of R.O.W west of the curve and balance of the 60 ft. R.O.W for zinnia was proposed to be dedicated when the property to the south developed, that was

approved. Show centerline provide copy of existing R.O.W. for staff's review, prior to final/recording. Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW 25 ft. existing paving Minimum 16 feet. Alley/service drive easement required for commercial properties. ROW 25 ft. existing Paving Minimum 16 feet. Alley/service drive easement required for commercial properties. Plat references existing 25 feet alley R.O.W pavement width remains as now exists. Subdivision ordinance section 134-106. As per existing plat notes lots 9A-11A: 277.89' on north 23rd street. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Zoning Ordinance: Section 138-356. Per existing plat note: 4.0 feet setback required. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Zoning ordinance section 138-356 per existing plat note as per zoning ordinance. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Zoning Ordinance: Section 138-356. Corner as per existing plat note: 22.16 feet on Zinnia Avenue. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. 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 side of Zinnia Avenue and West side of N. 23rd street, and also N. 25th street. Add plat note as stated above, prior to final. Subdivision ordinance section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet buffer is required between commercial and residential zone/uses. Add plat note as stated above, prior to final. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. 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. As per existing recorded plat. A site plan must be approved for Lots 9A - 11A. Common area shall be providing parking, landscaping, detention, blanket utility easement and access for benefit of all lot owners, common area shall be maintained by lot owners. Add plat note as stated above, prior to final/recording. Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. In March of 2000 a variance to allow lots not fronting a public was approved/ the variance will subdivision ordinance section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-3 Propose C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V as per Traffic Department, Trip Generation Approved, No TIA required. Please show centerline for R.O.W. on north 23rd street and Zinnia Avenue. Existing Plat notes must remain as now exist on recorded plat. if any plat notes change, a vacate and replat will be required. Replats will need to have a public hearing. Must comply with City's Access Management Policy.

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

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

**3. RE-PLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION, 3001 N. JACKSON RD., L360 GROUP, LLC (SUB2025-0133) (FINAL) RDE**

Mr. Julio Constantino stated that the property located on North Jackson Road: Dedication needed for 60 ft. from centerline for 120 ft. total R.O.W. Paving by state curb & gutter by State revisions needed. Provide a copy of referenced documents for staff review prior to Final/Recording. Ensure that R.O.W.

complies with State plans for N. Jackson Road, any acquisitions should be included with document number, dimensions, and labeling, finalize prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan East Daffodil Ave. 60 feet R.O.W. Paving: 40 feet curb & gutter both sides. Street names need to be clarified on the plat prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North "M" Lane: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. R.O.W.: 20 ft. Paving: 16 feet. Alley/service drive easement required for commercial properties. 20.00 ft. Alley (Private) shown as was in the original Sunrise Terrace Subdivision. Disclaimer: Any abandonments must be done prior to Final. If abandoned, needs to be labeled on the plat and presented in Revised-Final Form. Subdivision Ordinance: Section 134-106. Front: (N. Jackson Rd.): 92 ft. from the West line of Front 20 ft. private alleys as shown on the plat or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance, or greater for approved for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved Site plan or easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. along E. Daffodil Ave. & Private alleys or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on N. Jackson Road and both sides of all interior streets. Revisions Needed plat notes remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a vacate & replat process. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 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. Add plat note as shown above prior to final/recording. 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. Access for Lot 1A/Lot 9A shall be from Camelia Avenue and Daffodil Ave. not Jackson Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Disclaimer that Plat note #13 is from the Original Sunrise Terrace. As such, site plan must be approved by Planning & Zoning Commission for Block. 2 prior to issuance of Building Permit...etc. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-2 (Neighborhood Commercial District) Proposed: C-2 (Neighborhood Commercial District). Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, No TIA Required. If any restrictions are removed, this will trigger a Vacate & Replat process. Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument/documents prior to final. If any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. If abandoned, needs to be labeled on the plat and presented in revised-final form. Must comply with City's Access Management Policy.

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

Being no discussion, 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.

### 3) SUBDIVISIONS

**a) TEXAS GENERAL MEDICAL CENTER SUBDIVISION, 5200 MONTE CRISTO RD,  
PROACTION SKYLINE REAL ESTATE HOLDINGS, LLC (SUB2025-0161) (PRELIMINARY)  
M&H**

Mr. Julio Constantino stated that the property located on Monte Cristo Rd.: R.O.W. required from centerline for 150 ft. of total R.O.W., prior to final. Paving: 65' B-B Curb & gutter: Both Sides. Revisions needed provide a COPY of all the R.O.W. documents along Monte Cristo road for staff review prior to final. Need to clarify easements as any existing easements would need to be abandoned if it lies within the R.O.W., to be done prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. No overlap of easements into R.O.W. for Sharyland easements along Monte Cristo Rd., need to clarify prior to final. All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan North Shary Road: 60 ft. R.O.W. dedication required from centerline for 120 ft. of total ROW. Paving: by State Curb & gutter: by State Revisions needed no overlap of easements into R.O.W. for Sharyland easements along N. Shary Rd., there is an encroaching easement inside the road R.O.W. Need to clarify prior to final. Need to provide a copy of the R.O.W. documents for staff review prior to final. Abandonment of easements cannot be done by plat, must be done by a separate instrument. Make sure that the Road name is labeled as ""N. Shary Rd. All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan (E/W Collector) - Dedication needed for 60ft. of R.O.W. Paving: 40-44 feet curb & gutter both Sides. Revisions Needed please clarify curvature of the R.O.W. Area shown on the plat. R.O.W. area shown on the plat meanders going North, verify with City roadmap. R.O.W. area and acreage shown needs to be replaced with the street name. Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac. Turn around needed if drive is deeper than 150' from roadway via a paved road designed and maintained to support the imposed loads of fire apparatus. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. 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. Alley/service drive requirement must be addressed prior to final. Revisions Needed: Please revise plat note #13 as it needs to state the following: "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: (Monte Cristo Road & N. Shary Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater 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 N. Shary Rd. & Monte Cristo Road. May increase to 5 ft. as per Engineering, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 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 service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C4 Proposed: C4 There is a section that falls within the R-3A zoning for the previous Villas at Las Palmas Subdivision. Please clarify status of this plat with staff and rezoning required prior to final. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V Streets and right-of-ways. Monte Cristo Rd.: R.O.W. required from centerline for 150 ft. of total R.O.W., prior to final. Paving: 65' B-B Curb & gutter: Both Sides. Revisions needed provide a COPY of all the R.O.W. documents along Monte Cristo road for staff review prior to final. Need to clarify easements as any existing easements would need to be abandoned if it lies within the R.O.W., to be done prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. No overlap of easements into R.O.W. for Sharyland easements along Monte Cristo Rd., need to clarify prior to final. All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan Non-compliance North Shary Road: 60 ft. R.O.W. dedication required from centerline for 120 ft. of total ROW. Paving: by State Curb & gutter: by State Revisions needed. No overlap of easements into R.O.W. for Sharyland easements along N. Shary Rd., there is an encroaching easement inside the road R.O.W. Need to clarify prior to final. Need to provide a copy of the R.O.W. documents for staff review prior to final. Abandonment of easements cannot be done by plat, must be done by a separate instrument. Make sure that the Road name is labeled as ""North Shary Rd."" All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan Non-compliance. (E/W Collector) - Dedication needed for 60ft. of R.O.W. Paving: 40-44 feet Curb & gutter Both Sides revisions needed. Please clarify curvature of the R.O.W. Area shown on the plat. R.O.W. area shown on the plat meanders going North, verify with City roadmap. R.O.W. area and acreage shown needs to be replaced with the street name. Need to provide an Area map to verify for street alignments/offsets. 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 NA. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan NA. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118 Non-compliance. 900 ft. Block Length for R-3 Zone Districts Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Turn around needed if drive is deeper than 150' from roadway via a paved road designed and maintained to support the imposed loads of fire apparatus. Subdivision Ordinance: Section 134-105. Non-compliance. 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. Alley/service drive requirement must be addressed prior to final. Revisions Needed please revise plat note #13 as it needs to state the following: "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 non-compliance. Front (Monte Cristo Road & N. Shary Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. -Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Non-compliance. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Applied sides in accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Applied corner See reference to Front above.

Zoning Ordinance: Section 138-356 Garage Commercial Development Zoning Ordinance: Section 138-356 all setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on N. Shary Rd. & Monte Cristo Road. May increase to 5 feet as per Engineering, prior to final. Subdivision Ordinance: Section 134-120 Non-compliance. 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. 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 service drive easements, 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 private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C4 Proposed: C4 there is a section that falls within the R-3A zoning for the previous Villas at Las Palmas Subdivision. Please clarify status of this plat with staff and rezoning required prior to final. Zoning Ordinance: Article V. Non-compliance Rezoning Needed Before Final Approval Zoning Ordinance: Article V Required. Land dedication in lieu of fee. Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. Pending review by the City Management's Office. Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. As per Traffic Department, Trip Generation needs to be submitted to determine if TIA is required, prior to final plat. Please contact Traffic Department for any further questions. Traffic Impact Analysis (TIA) required prior to final plat. If any Variance request is submitted, must be finalized prior to final. Plat submitted references United Irrigation District signature block. You can remove the City Secretary signature block as it is not required in our process. Need to determine if alley/service drive is being proposed. Need to provide copies of documents for the abandoned R.O.W. easement that goes from North-South located on the plat for staff review prior to final. No overlap of easements into R.O.W. for Sharyland easements along N. Shary Rd. & Monte Cristo. Any abandonment must be done by a separate instrument/document, not by plat, prior to final. Verify location of S.W.S.C. easement located on the West, outside of the plat boundary. Provide S.W.S.C. easement documents for staff review. There should be no overlap of easements into R.O.W. Need to Provide the Documents to verify who is authorized to sign on behalf of the LLC, LTD. etc. Owner's Authorization mentions an LLC, application mentions and LTD, please clarify and revise application as needed. Please add page numbers at the bottom of the plats, ""e.g. Page 1, Page 2"". 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 approvals.

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

**b) BALBOA ACRES SUBDIVISION, 3512 HELENA AVE LOT 18, BLOCK 30 (EAST HALF) ALEX LOZANO (SUB2025-0170) (PRELIMINARY) AL**

Mr. Julio Constantino stated that the property located on Helena Avenue: 60 ft. ROW (existing). Paving: Approximately 35 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. ROW: 20 ft. Paving: Existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 Front: 25 feet. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356 sides. In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Helena Ave. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for the East half of Lot 18, Block 30 shows a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 (Low-Density Residential District) Proposed: R-1(Low-Density Residential District). As part of the City Initiated Rezoning, Balboa Acres was Rezoned to the UDC R-1 for Low-Density Residential District. 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. 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. Existing plat notes remain the same. Public hearing is required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

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

Mr. Kaveh Forghanparast from planning department clarified the situation regarding the proposed property by being subdivided.

After a lengthy discussion, regarding subdividing. Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utilities approval. Mr. Jose Caso second the motion with four members present and voting.

**c) BALBOA ACRES SUBDIVISION, 3516 HELENA AVE LOT 18, BLOCK 30 (WEST HALF) ALEX LOZANO (SUB2025-0169) (PRELIMINARY) AL**

Mr. Julio Constantino stated that the property located on Helena Avenue: 60 ft. ROW (existing). Paving: Approximately 35 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. ROW: 20 ft. Paving: Existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 Front: 25 feet. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356 sides. In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setback is required, greater setback

applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Helena Ave. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for the East half of Lot 18, Block 30 shows a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 (Low-Density Residential District) Proposed: R-1(Low-Density Residential District). As part of the City Initiated Rezoning, Balboa Acres was Rezoned to the UDC R-1 for Low-Density Residential District. 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. 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. Existing plat notes remain the same. Public hearing is required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

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

Mr. Kaveh Forghanparast from planning department clarified the situation regarding the proposed property by being subdivided.

After a lengthy discussion, regarding subdividing. Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utilities approval. Mr. Jose Caso second the motion with four members present and voting.

**d) AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, 6800 RUSSEL RD (REAR) RHODES DEVELOPMENT, INC., (SUB2025-0162) (PRELIMINARY) M&H.**

Ms. Natalie Moreno stated that the property located at Stewart Road: Dedication 80 ft. R.O.W Paving: 52 ft. Curb & gutter: both sides. Stewart Road west of this location. Revisions required please show centerline and dedication on both sides, prior to final. Please provide the special warranty deed document, prior to final. Provide copy of documents of any existing dedications on plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication of 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be established prior to recording. Please provide temporary paved turnaround at the end of interior streets on Lots 223 and 265. Access to subdivision will be from phase IV of Aqualina. 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. 600 ft. Maximum Cul-de-Sac. Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walk/drives are provided, per agreement. As per Fire department, paving must be 96 ft. in diameter face to face. Clarify if any islands may be proposed which will affect paving requirements, prior to final. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements the proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356 rear- 11 feet or greater for easements. Zoning Ordinance: Section 138-356 Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Side Corner: 10 ft. or greater for easements. Zoning Ordinance: Section

138-356. Garage: 18 ft., except where greater setback is required, greater setbacks applies. Revisions required. Please correct spelling from "grater" to "greater". Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Stewart Road. Revisions required. Plat note #15 mentions Russell Road and Tres Lagos, please revise prior to final. Other sidewalks will not apply provided a sidewalk having at least an adequate width for pedestrians and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit development, per agreement. 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 along N. Stewart Road. Revisions required. Plat note #8 references Russell Road and Tres Lagos Blvd, please revise and correct, prior to final. 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 N. Stewart Road. Plat note #12 references roads that do not pertain to this phase, please correct and revise prior to final. The subdivision will be having access from Aqualina Phase IV. 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. Revisions required add plat note as stated above, prior to final. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Common area no. 2 is not fronting a public street, please clarify prior to final. Subdivision Ordinance Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) (OC) Proposed: R-1 (Single-Family Residential) (OC) Zoning Ordinance Article V. Rezoning Needed Before Final Approval zoning ordinance Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 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 revise plat note #8, 15 and 21, they reference streets that do not pertain to this phase. Need to Label the Centerline & Total R.O.W. on N. Stewart Road and show on plat, prior to final. Provide the special warranty deed documents, prior to final. Access will be coming from phase IV. Common area no. 2 is not fronting a public street, please clarify prior to final. How will you access common area number 2. How would common area no. 3 service as emergency access point. Must comply with City's Access Management Policy.

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

Mr. Raul Sesin had questions regarding drainage detention and outfall. Mr. Alberto de la Garza made clarification regarding the drainage detention. Mr. Kaveh Forghanparast clarified the situation regarding drainage report being in revised preliminary form.

After a lengthy discussion, Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form, subject to the conditions noted and drainage approval. Mr. Raul Sesin second the motion with four members present and voting.

**e) CITRUS SOUTH RESIDENTIAL SUBDIVISION, 221 S 8TH ST, HEIR FUND LLC (SUB2025-0093) (REVISED PRELIMINARY) LC**

Ms. Natalie Moreno stated that the property located at S. 8th Street: Dedication needed for 25 ft. from centerline for Total 50 ft. of R.O.W. Paving: 32 feet curb & gutter both sides. Provide a copy of the referenced document being shown 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 Chicago Avenue. Dedication for 50 ft. total R.O.W. Paving 32 ft. Curb & gutter both sides. Provide staff with copy of the referenced document to finalize requirements prior to final. The engineer submitted a variance request for no dedication on Chicago avenue. The variance will be heard on December 2, 2025 at the planning and zoning commission board and city commission January 12, 2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 200 feet 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 R.O.W. 20 feet paving, 16 feet. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front in accordance with the UDC, or greater for easements, whichever greater applies. Unified Development Code Section 2.2.3.D. 4. Rear in accordance with the UDC, or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Sides in accordance with the UDC, or greater for easements, whichever greater applies. Unified Development Code Section 2.2.3. D.4. Corner 10 feet 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. Unified Development Code Section 2.2.3. D.4. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on S. 8th Street & Chicago Avenue. 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. No curb cut, access, or lot frontage permitted along Chicago Ave. & S.8th Street. 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. 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. Lots to front along S. 8th Street. Subdivision Ordinance section 134-

1. Minimum lot width and lot area. Minimum lot width is 20 ft. and minimum lot area is 2,250 square feet. Unified Development Code Section 2.2.3. D.4. Existing R-2 (Medium-Density Residential District) Proposed R-2 (Medium-Density Residential District). Parcel went through a rezoning application and was presented and approved by the P&Z board on 06/03/25. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of \$700 per dwelling unit must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of \$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. Please revise application to show to proposed zone "R-2" - application still shows R-1. Please correct application for the name change, prior to final. Parcel went through a rezoning application and was presented and approved by the PNZ board on 06/03/2025. The engineer submitted a variance request for no dedication on Chicago avenue. The variance will be heard on December 2, 2025 at the planning and zoning commission board and city commissions January 12, 2026. 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 request.

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

**f) RUSSELL CREEK PHASE I, 13701 N. 23RD ST, ELITE DEVELOPMENT 768, LLC (SUB2025-0053) (FINAL) M&H**

Ms. Natalie Moreno stated that the property located on Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW. Paving 65 feet Curb & gutter both sides. Please clarify additional ROW it appears to overlap the 20-foot existing ROW. Provide document numbers for existing ROW dedications and provide a copy for staff review. Existing transmission power line poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission power line poles as applicable, prior to recording. Subdivision Ordinance section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides. 15 ft. SWSC shows to overlap with ROW. Please clarify. Please label how existing ROW was dedicated. Provide document numbers for existing ROW, dedications and provide a copy for staff review, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. 8-3/4 Mile Road (E/W 1/4 Mile Collector): Dedication as needed for 60 ft. total ROW. Paving 40 feet Curb & gutter: both sides. The project engineer submitted a variance application (VAR2025-0013) on April 9, 2025 to request the interior E/W street to be considered the 1/4 Mile Collector with the ROW to be reduced to 50 ft. instead of the required 60 ft. and for the paving to be 32 feet back to back instead of the required 40 ft. The project engineer submitted an additional variance request for the minimum 125 ft. street jog offset. The submitted plat shows the centerline for 8-3/4 Mile Road as a 100 ft. offset from centerlines. If the request to reduce the ROW is approved staff recommends a 10 ft. sidewalk and utility easement on both sides. Interior Streets: 50 ft. ROW. Paving 32 feet curb & gutter both sides. Street names to be finalized, prior to recording. There have been discussions with our Engineering Department that a stub out to the property to the northeast may be required for connectivity for a secondary access that is under review and must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. 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. Lots fronting public streets. Subdivision Ordinance section 134-1. Minimum lot width and lot area. Need to provide more information on the curve table as there appears to be missing curve dimensions to determine if minimum lot width is compliance. Curve dimensions seem to be off set. Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone. On some lot frontage, they do not meet the min lot frontage of minimum 50 feet. Zoning Ordinance section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance Article V. Land dedication in lieu of fee. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Pending review by the City Manager's Office. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process and not by plat, prior to final. Application states this is a public subdivision, but plat has indications of subdivision being private, engineer must clarify if subdivision will be public or private. Subdivision plat and survey show conflicting information for the subdivision boundary dimensions. Also, some easements shown on survey aren't shown on the plat. Subdivision was previously "Russell Creek Subdivision Phase I" If the name has changed the subdivision application must be revised, prior to recording. At the Planning and Zoning Commission meeting of May 6, 2025, the Board recommended approval of the variances to the ROW and street offset, and no action on paving width requirement as the engineered agreed to the required 40 ft. of paving. Must comply with City's Access Management Policy.

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

Mr. Raul Sesin questioned the the drainage detention. Mr. Omar Sotelo clarified where this area for drainage was located.

After a brief discussion, Mr. Raul Sesin moved to approve the subdivision in revised final form, subject to conditions noted then Mr. Jesse Ozuna second the motion with four members present and voting.

**g) ALHAMBRA ON 10TH SUBDIVISION, 11301 N 10TH ST, AL YAZJI DEVELOPMENT, (SUB2025-0072) (FINAL) RIOPLEX**

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 Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to recording. Provide a copy of the existing ROW documents for staff review to recording. Subdivision Ordinance section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North Bicentennial Boulevard. Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving: 65-05 feet curb & gutter both sides. Label the centerline and the existing ROW on both sides to finalize the ROW dedication. Requirements as required above prior to recording. Please label "Existing" or "Total" on ROW. 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. Interior street is dead-end on all sides. The subdivision on the south side must be recorded first before this plat can be recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. A variance request was submitted and will be heard at the planning and zoning commission board on November 4, 2025 and city commission on November 24, 2025 for the 50 ft. with a 10 -foot utility and sidewalk easement on both side. 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 June23, 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 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Reviewed on 11/20/2025. These comments are for subdivision requirements only – additional requirements may apply at time of site plan review. 11/20/2025 Page 1 of 6 SUB2025-0167. 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 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 November 4, 2025. 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. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved. 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. Please submit the radius dimensions on the cul-de-sac requirements. A variance request was submitted for this requirement and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on Nove 24, 2025 for exceeding cul-de-sac length. 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 June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. 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. These comments are for subdivision requirements only – additional requirements may apply at time of site plan review11/20/2025 Page 2 of 6 SUB2025-0167. 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. Please revise the number of lots to (2-66). 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. Please revise the number of lots to (2-66). Zoning Ordinance section 138-356 and/or UDC. Sides 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. Please revise the number of lots to (2-66). 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. Please revise the number of lots to (2-66). Zoning Ordinance section 138-356 and/or UDC garage 18 feet 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. 4 ft. wide minimum sidewalk required on North 10th Street, Bicentennial Blvd and 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 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. These comments are for subdivision requirements only additional requirements may apply at time of site plan review. 11/20/2025 Page 3 of 6 SUB2025-0167 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along north 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. 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 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/private streets. If the access is pending another subdivision on the south side, the plat cannot be recorded until the other plat is recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to recording. Subdivision Ordinance: Section 134-1 and/or UDC. Minimum lot width and lot area zoning ordinance section 138-356. 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. These comments are for subdivision requirements only – additional requirements may apply at time of site plan review 11/20/2025 Page 4 of 6 SUB2025-0167. Rezoning Needed Before Final Approval Zoning Ordinance: Article V. 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. Land dedication in lieu of fee. Land dedication in lieu of fee. Based on 64 townhome lots, 1.02 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, \$44,800 (\$700 per dwelling unit) must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Land dedication in lieu of fee. Based on 64 townhome lots, 1.02 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, \$44,800 (\$700 per dwelling unit) must be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. Required As per Traffic Department, Trip Generation required to determine if TIA is required. TIA Level I was waived with the following conditions. Compliance with the conditions on the approved Access variance letter dated September 2, 2025. Southern most proposed shared street with Park West Subdivision must be aligned with median opening along N 10th Street (FM 336). Dedication of shared street might have to be shown on the plat so that it can line up with the median opening. Gate Details must meet the standard design guidelines. Traffic Impact Analysis (TIA) required prior to final plat. Provide a paving layout including the subdivision on the south side for staff review of the proposed access prior to recording. Remove plat note #20, as the use will be controlled by the Zoning, not by plat, if plat note remains please make corrections to the lot numbers. A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on November 24, 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 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. These comments are for subdivision requirements only – additional requirements may apply at time of site plan review 11/20/2025 Page 5 of 6 SUB2025-0167.

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

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

**h) Hidden Grove Estates, 8601 N. 2ND Street., Millennial Bear Farms, LLC, (SUB2024-0131)  
(REVISED PRELIMINARY) 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 ft. Curb & gutter: both sides. The plat shows a 50 ft existing ROW on the adjacent property, please clarify, prior to recording. 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. 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 Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street. The engineer submitted a variance request to the ROW gate entrances. 58.73 ROW with a 20 ft paving face to face on each side and 4 ft side walk along the north side only. HCID #2 does not allow public improvements on ROW, email was sent to the engineer. - Variance got approved on 11.24.25. 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. 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. the variance was approved on 11.24.25 Subdivision Ordinance: Section 134-105. 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. the variance was approved on 11.24.25. Subdivision Ordinance: Section 134-105. \* Front: 25 ft. or greater for easements Zoning Ordinance: Section 138-356". Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. 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. Garage 18 feet 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. Revise plat #6 as shown above prior to recording. Plat references incarnate word and North 3rd street, please make correction, prior to recording. 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 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. 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 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. \* 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. Add a plat note as shown above prior to final. 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. 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. The variance request was denied, full park fees must be paid, prior to 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. The variance request was denied, Full Park fees must be paid, prior to 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. The variance request was denied, Full Park fees must be paid, prior to 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. 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 ft sidewalk on the north side only. 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. 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. 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. 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. 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.

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

Ms. Natalie Moreno requested item to be tabled

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

- i) **VILLAS AT TRES LAGOS PHASE I, 5300 TRES LAGOS BLVD, RHODES ENTERPRISES INC, (SUB2025-0006) (REVISED FINAL) M&H**

Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B curb & gutter both sides. Based on the submitted plat, the subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked.' Clarify/submit additional documents prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Interior Streets. Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides. Submitted master layout shows islands within the streets and cul-de-sac. Paving layout must comply with all Development Departments conditions, including fire apparatus maneuvering, no parking fire lane marking, etc. Street names will be established prior to final/recording. Submit master layout with proposed street names for staff review prior to final/recording. Provide paved temporary turnaround document number and a copy for staff review prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior streets show 32 ft.-50 ft. R.O.W. A variance application (VAR2025-0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc. The variance was approved at the planning and zoning commission. At the request of the engineer, the Planning and Zoning Commission considered the subdivision in final form at their meeting of February 18, 2025, subject to the variance approval. Various development departments, including Fire Department, had recommended disapproval of the variance request. After a brief discussion, the Board tabled the item so that the project engineer would have an opportunity to meet with staff for further discussion. The project engineer and developer met with staff and discussed the departments concerns. At the Planning and Zoning Commission meeting of March 18, 2025, the board removed the item from the table and discussed the variance request. Staff informed the board that the departments had no more objections to the request. Fire Chief was present and mentioned that they had no objections to the variance request. Edgar Garcia, from Melden & Hunt, was present and stated that there will be no on-street parking allowed in this development and that it would be enforced by the HOA. He added that guest parking would be provided as part of the next phase. After further discussion, the Board approved the subdivision in final form, subject to the conditions noted, and recommended approval of the requested variance, subject to no on-street parking be allowed by the HOA and a plat note reflecting this stipulation. At the City Commission meeting of April 14, 2025, the Board unanimously approved option No. 1 Approve the variance request, subject to no on-street parking be allowed, as recommended by Planning and Zoning Commission. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Finalize the Public Works Department's requirements prior to final/recording. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Proposing: "10 ft. minimum or (greater for easement)"/Rear (proposing): 11 ft. or greater for easements. Zoning Ordinance: Section 138-356 sides. In accordance with the Zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Tres Lagos Blvd, N. Shary Road and both sides of all interior streets. Proposing plat note #16, to be in accordance with agreement for interior streets. Submit sidewalk plan prior to final/recording to establish requirements. Any revisions needed by staff must be finalized prior to final/recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and

industrial zones/uses. Prior to final/recording, buffer requirements along Tres Lagos Blvd. must be established. Note is subject to change once lot frontage requirements have been finalized. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. 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. Note #26 Proposing: "Common Areas A, B and C will have maintained by the property owner/HOA and no City of McAllen." Note must be finalized prior to final/recording. \*Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revise Plat note #12 as shown above prior to final/recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. 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-3T, R-3A, and C-4 Proposed: R-3T. Two rezoning applications (REZ2024-0064 & REZ2024-0065) to rezone the property from C-4 and R-3A Districts to R-3T District were approved by the City Commission on January 27, 2025. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final/recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Two rezoning applications (REZ2024-0064 & REZ2024-0065) to rezone the property from C-4 and R-3A Districts to R-3T District were approved by the City Commission on January 27, 2025. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final/recording. Zoning Ordinance: Article V\* As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. Must comply with City's Access Management Policy. Proposed Private subdivision. Correct wording for private subdivisions must be used prior to recording. Submit referenced documents for staff review prior to final/recording. Revise the application for the Number of Dwelling units prior to final/recording. Street names will be established, prior to recording. Please add "Private" to the second page of the subdivision plat. Clarify the use of C.A. A and C.A. B prior to final/recording. A plat note to clarify the use may be needed prior to final/recording. Interior streets show 32 ft.-50 ft. R.O.W. A variance application (VAR2025-0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc. The project engineer requested the plat to be presented to the Planning and Zoning Commission for final approval consideration, subject to the variance approval. At the Planning and Zoning Commission meeting of February 18, 2025, staff recommended disapproval of the variance request. After a brief discussion, the board unanimously tabled the item so that the engineer and staff meet to discuss the issues with the variance request. There were five members present and voting.

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

Mr. Julio Constantino requested item to be tabled.

Mr. Raul Sesin had questions regarding a revised final subdivision and drainage. Mr. Even Gonzalez from Engineering department clarified the outfall situation for drainage.

After a lengthy discussion, Mr. Raul Sesin moved to approve subdivision in revised final form. Mr. Jesse Ozuna second the motion with four members present and voting.

**j) D' COSTA SUBDIVISION, 801 N 23RD St, D, COSTA, INC. (SUB2023-0100) (REVISED FINAL) SEA**

Mr. Julio Constantino stated that the property located on North 23rd Street (FM 1926): 20ft. dedication for 50 ft. from centerline for 100 ft. total ROW Paving: By the state Curb & gutter: By the state. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 24th Street: 10 ft. of dedication for 30 ft. from centerline for 50 ft. total ROW Paving: 40 ft. curb & gutter both sides. Label total R.O.W. after accounting dedication from center-line as "Total," prior to recording. Provide a copy of document regarding referenced existing dedications prior to recording. 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 Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 feet. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision Ordinance: Section 134-106. A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.). At the City Commission meeting of September 8, 2025, the commission approved variance request to the alley right-of-way dedication and paving requirements for proposed D'Costa Subdivision. At the P&Z meeting of July 8, 2025, the Board disapproved the plat in revised final form and recommended disapproval of the variance request. At the special meeting of July 29, 2024, the Subdivision was approved in Final Form, subject to the conditions noted. Previous approval provided for looping for existing 20 ft. N/S alley abutting northern property line dedicated by Falcon Addition. Plat submitted on July 3, 2024 provided a 20 ft. E/W alley R.O.W. dedication from the existing alley to the West to N. 24th street to eliminate dead-end alley. Dedication of the alley extension will be necessary to provide the access needed for Public Works Department for the lots located on the north side. The Planning and Zoning Commission approved the subdivision in Final Form on July 29, 2024, with the proposed alley extension and subject to compliance to Public Works requirements. Front: (N.23rd Street):In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356,138-367. Rear: (N.24th Street): In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, 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. Side Setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to recording. Proposed: As per 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. 5 ft. sidewalk along North 23rd Street and 4 ft. wide minimum sidewalk required on North 24th Street. 5 ft. sidewalk requirement as per Engineering Department. Sidewalk requirement for North 24th Street subject to be increased to 5 ft. prior to recording by Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-

family residential and commercial, and industrial zones/uses, and along N. 24th Street. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Finalize plat note wording for note #8 once buffer requirements have been finalized, prior to recording. Landscaping Ordinance: Section 110-46, 110-49. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. As per City Commission meeting decision on September 8, 2025, masonry wall would be required abutting North-Section properties. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Any access agreements must be shown on plat and if done by separate instrument, document numbers must be shown on plat and finalized prior to recording. Must comply with City Access Management Policy. As per Traffic Department, as per Access Management Policy, spacing requirement along S. 23rd Street is 250 ft. between access, a shared access with the northern lot required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) District Proposed: C-3 (General Business) District. As per application dated September 08, 2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is approved, TIA waived with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is approved, TIA waived with conditions. Must comply with City's Access Management Policy. A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.). At the City Commission meeting of September 8, 2025, the commission approved variance request to the alley right-of-way dedication and paving requirements for proposed D'Costa Subdivision. At the P&Z meeting of July 8, 2025, the Board disapproved the plat in revised final form and recommended disapproval of the variance request. At the special meeting of July 29, 2024, the Subdivision was approved in Final Form, subject to the conditions noted. Disclaimer any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording.

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

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

**k) PALM VALLEY ESTATES LOT 4A SUBDIVISION, 2600 S 39th St, TGR CAPITAL, LLC,  
(SUB2025-0163) (FINAL) RDE**

S. 39th Street: ROW dedication needed for total 50 ft. ROW. Paving: 32 feet Curb & gutter: both sides. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac R.O.W. Radius was presented at the November 4, 2025 P&Z meeting with a Public Hearing and approved. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius R.O.W. was approved at the

November 4, 2025 P&Z meeting with a Public Hearing. Subdivision Ordinance: Section 134-105. Front: 20 ft. 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 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 S. 39th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. 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. Existing: R-1 (Low Density Residential District). Proposed: R-1 (Low Density Residential District) 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. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius R.O.W. was approved at the November 4, 2025 P&Z meeting with a Public Hearing. Pending approval by the City Commission meeting, to be presented in Final Form subject to CC approval. Must comply with City's Access Management Policy. Any notes or restrictions on the recorded plat of Palm Valley Estates Subdivision will apply to the replat.

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

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

**I) BARRERA SUBDIVISION, 5721 N. WARE RD., SAMES INC.,  
(SUB2025-0166) (FINAL) SAMES**

Mr. Julio Constantino stated that the property located on North Ware Road: 15 ft. minimum dedication for 75 ft. from centerline for 150 ft. total ROW paving by the state Curb & Gutter: By the state. Label ROW after accounting for ROW dedication (total and total ROW from centerline), 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 Ordinance: Section 134-118 R.O.W. 20 feet. Paving 16ft. Alley or service drive cannot dead-end. Provide for alley or service drive, prior to final. If a 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 will be maintained by the lot owners and not the City of McAllen. Alley/service drive required for commercial properties. Subdivision Ordinance: Section 134-106. In accordance with the Zoning Ordinance or in line with existing structures, or greater for easements or approved site plan, whichever is greater applies. Revise front setback as shown above, prior to final. Zoning Ordinance: Section 138-356. In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies. Revise rear setback as shown above, prior to final. Zoning Ordinance: Section 138-356. In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies. Revise side setback as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan 4 ft. wide minimum sidewalk required on North Ware Road. Sidewalk requirements for North Ware Rd. may increase to 5ft. per Engineering Department requirements.

Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Shown as Plat note #13. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Shown as Plat note # 14. 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. Plat note shown in #15. 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. As per Traffic Department, Trip Generation approved, no TIA required. Pending all clear Traffic Department. If you want more information, please call the Traffic Operations Department at (956) 681-2715. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process and not by plat, prior to final. Engineer must verify subdivision boundaries as they show discrepancies from submitted survey. Signatures blocks must comply with Section 134-61 of the Subdivision Ordinance. Must comply with City's Access Management Policy.

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

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

**m) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO RD, RHODES DEVELOPMENT INC, (SUB2025-0111) (FINAL) M&H**

Mr. Julio Constantino stated that the property located on Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be finalized, prior to final. Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan\* 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Please provide dimensions of Cul-de-Sacs. Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. Front: 20 feet minimum or greater for easements. Zoning Ordinance: Section 138-356. Rear: 11 feet or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 feet or greater for easements. Remove side from corner setback. Zoning Ordinance: Section 138-356. Garage: 18 feet except where greater setback is required; greater setback applies. Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. Revise plat note #16 as shown above, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46

8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. Revise plat note as shown above, prior to final/Recording. Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. The subdivision must comply with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic, Master TIA approved with conditions. Any abandonments must be done by separate process, not by plat, prior to final. Signature blocks must be revised to show correct subdivision name. Clarify dotted line shown outside subdivision boundary line at the southwest corner. Must comply with City's Access Management Policy.

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

Mr. Kaveh Forghanparast senior planner clarified subdivision and drainage report process. Mr. Even Gonzalez stated he won't move forward in providing a preconstruction meeting. Citizen Michelle Lozano, address 200 South 10<sup>th</sup> street clarified the situation regarding the outfall for engineering.

After a lengthy discussion, Mr. Jesse Ozuna moved to table item subdivision in final form, subject to the conditions noted. Mr. Jose Caso second the motion with four members present and voting.

**n) WARE VILLAGE SUBDIVISION, 4100 SH 107, ADOLFO GUTIERREZ,  
(SUB2025-0165) (FINAL) SEA**

Ms. Natalie Moreno stated that the property located on S.H. 107 86 ft. from centerline for 172 ft. ROW existing. Paving: by the state. Curb & gutter: by the state. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW. Paving: by the state Curb & gutter: by the state. Revise plat to show the Total ROW, Aquations ROW by the state is 160 ft ROW, please show on plat. Please clarify and provide documentation. Please indicate how

existing ROW has been dedicated on plat. Verify with TX Dot for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North Bentsen Road: ROW dedication required for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides Provide document numbers for existing ROW dedications and provide a copy to staff for review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Quarter Mile Collector (north boundary): dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. A variance request was submitted on May 29, 2025 to not provide the 1/4-mile collector road. The engineer states 1/4 cannot be extended east across N. Bentsen Road or west across N. Ware Road and site already has 3 other access roads. Staff recommends disapproval of the variance request as the collector road can provide adequate traffic flow east and west and location can be ideal for alignment of future water line. 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. Once zoning is finalized subdivision layout will need to be revised to comply with block length requirement. Additional requirements/revisions may be established when new zoning/annexation is finalized. Subdivision Ordinance: Section 134-118. ROW: 20 feet Paving; 16 ft. 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 recording. Additional requirements/revisions may be established when new zoning/annexation is finalized. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. State highway 107 Proposing - 75 ft. or greater for approved site plan or easements. North Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356 on 138-356. Rear proposing in accordance with the Zoning Ordinance, or greater for approved site plan or easements. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. 356 Sides proposing in accordance with the Zoning Ordinance, or greater for approved site plan or easements. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. Corner proposing - 75 ft. or greater for approved site plan or easements. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. 5 feet wide minimum sidewalk required on State Highway 107 and North Ware Road and a 4 ft. wide minimum sidewalk required on North Bentsen Road and E/W 1/4 Mile Collector Road. 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department. Plat note wording to be finalized, 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 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. Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments if annexed into the City. Additional requirements/revisions may be established when new zoning/annexation is finalized. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets.

Subdivision Ordinance section 134-1. Minimum lot width and lot area. Zoning Ordinance section 138-356. Existing C-3 & ETJ Proposed: C-3, C-2 & A-O. A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O and was approved. An annexation request was submitted on May 29, 2025 and approved. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O and was approved. An annexation request was submitted on May 29, 2025 and was approved. Additional requirements/revisions may be established when new zoning/annexation is finalized. 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. Plat shows access easement, update plat to show E/W QUARTER MILE COLLECTOR. Additional requirements/revisions may be established when new zoning/annexation is finalized. Any abandonments must be done by separate process, not by plat. Easements must be annotated with dedicated by this plat or with a plat note. Label clearly the lot lines for each individual lot as it is difficult to establish what are the property lines and ROW lines. Application will need to be revised to reflect changes on the plat. The original Kamary subdivisions in process had a plat note for McAllen Public Utilities, get with them to determine if the plat note will still be needed. Must comply with City's Access Management Policy.

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

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

**6) DISCUSSION:**

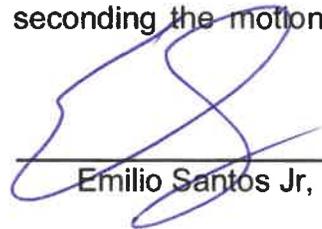
No discussion.

**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. Jesse Ozuna adjourned the meeting at 4:22p.m. with Mr. Raul Sesin seconding the motion with four members present and voting.

  
\_\_\_\_\_  
Emilio Santos Jr, Board Member

ATTEST:   
\_\_\_\_\_  
Ofelia Camacho, Administrative Assistant



