

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, April 21, 2026 at 3:30p.m. at the McAllen City Hall, 3<sup>rd</sup>. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Raul Sesin	Member
	Isela V. Rios	Member
	Reza Badiozzamani	Member
	Jesse Ozuna	Member
Absent:	Raul Sesin	Member
Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Eduardo Garza	Development Coordinator
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner II
	Even Gonzalez	Development Engineer
	Jonathan Gutierrez	Planner Technician I
	Valerie Ramos	Administrative Clerk

**CALL TO ORDER** – 3:30 pm Mr. Marco Suarez, Chairperson  
**PLEDGE OF ALLEGIANCE**  
**INVOCATION.** Mr. Emilio Santos Jr.

**1) MINUTES:**

- a) Approval of April 21, 2026 meeting minutes.
- b) Approval of April 21, 2026 Workshop meeting minutes.

Being no discussion, Vice Chairperson Gabriel Kamel motioned to approve the minutes. Mr. Reza Badiozzamani second the motion with six members present and voting.

**2) PUBLIC HEARING:**

- a) **ROUTINE ITEMS CITY INITIATED REZONINGS:** (All Rezoning's listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

- 1. Mr. Noah Del Bosque stated that the City of McAllen is requesting to Rezone from I-2 (Heavy Industrial-OC) District under the Old Code (OC) to I-2 (Heavy Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

**CASE REZ2026-0032:**

McAllen Near-Shoring Industrial Park Subdivision, Lots 1-3 and 6-7, Hidalgo County, Texas

4600-4901 South 40th Street

McAllen Near-Shoring Industrial Park Subdivision, Lots 4-5 and 8-9, Hidalgo County, Texas

3701-4300 Melba Avenue

McAllen Near-Shoring Industrial Park Subdivision, Lots 10-15, Lots 1-A and 1-B

McAllen Southwest Industrial District Unit #5 Subdivision, Lots 1-A and 1-B,

McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 4-12, Hidalgo County, Texas

5000-5201, 5800, 5900, 6100, 6110, and 6200 South 42nd Street

McAllen Southwest Industrial District Unit 5 Subdivision, Lots 4, 7-10, 6A and 6B,

McAllen Southwest Industrial District Unit 5 Lots 2A and 3A Subdivision, Lots 2A and 3A, Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision,

Lot 5A, Hidalgo County, Texas

3700-4200 Ursula Avenue

Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5B, Hidalgo County, Texas

5900 South Ware Road

Industrial Park Subdivision Unit 1, Lot A, Industrial Park Subdivision Unit 2, Lot 1,

McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 1-3 and 13-24, Hidalgo County, Texas

3500, 3600, 4000, and 4324 Military Highway

3916 Military Highway (PID: 509812)

2. **Mr. Noah Del Bosque stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0039:**

Sharyland Service Center Subdivision, Lots 1 and 2, Hidalgo County, Texas

4600 and 4712 Military Highway

3. **Mr. Noah Del Bosque stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0040:**

7700 South Shary Road (PID: 280751)

8100 South Shary Road (PID: 280737)

7700-8201 South Glasscock Road & Rear 1-2 (PID: 280734, 280735, 280736, 280744, 280745, 280746, 280747, 280748, 280749, 280750, 346134, 352221, 997032)

**CASE REZ2026-0041:**

Sharyland Service Center No. 1 Subdivision, Lot 12, Sharyland Service Center Lot 7A Subdivision, Lot 7A, Sharyland Service Center No. 4 Subdivision, Lot 10, Sharyland Business Park Lot 23A and 25 Subdivision, Lots 23A and 25, Hidalgo

County, Texas

5700, 5901, 6100, 6901, and 7115 South International Parkway  
Sharyland Business Park - Project Circle Subdivision, Lot 1, Sharyland Service  
Center No. 4 Subdivision, Lots 11-A and 11-B, Hidalgo County, Texas

4800, 5001, and 5109 Tanya Avenue

Sharyland Service Center No. 4 Subdivision, Lot 8, Sharyland Service Center No. 3  
Subdivision, Lot 5, Sharyland Service Center No. 7 Subdivision, Lot 9, Sharyland  
Business Park Phase 1 Lots 4 & A Subdivision, Lot 4, Sharyland Business Park Lot  
14 Subdivision, Lot 14, Hidalgo County, Texas

4400, 4403, 4621, 5000, and 5100 Military Highway

Sharyland Service Center Lot 7B Subdivision, Lot 7B, Sharyland Service Center No.  
2 Subdivision, Lots 3 and 4, Hidalgo County, Texas

4301, 4400, and 4701 Wanda Avenue

Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 3, Hidalgo County  
Texas

6700 South Bentsen Road

4800 South International Parkway (PID: 699739)

5801 South International Parkway & Rear 1 and 2 (PID: 352440, 516680,  
638525)

6602 South International Parkway (PID: 583395)

6800 and 6801 South International Parkway (PID: 573499)

6805 South International Parkway and Rear (PID: 573501 & 583396)

4713 and 4801 Military Highway (PID: 517339)

5150 Tanya Avenue (PID: 674385)

**CASE REZ2026-0043:**

7300 South Shary Road & Rear (PID: 280760 & 280761)

7405 South Shary Road & Rear 1-3 (PID: 280762, 280763, 280764, 280765)

7705 South Shary Road & Rear 1-4 (PID: 280752, 280753, 280754, 280756,  
1310009)

8105 South Shary Road & Rear (PID: 280738, 550076, 280740)

5125 Honduras Avenue Rear (PID: 722966)

7100 South International Parkway Rear (PID: 713488)

7100 South Bentsen Road & Rear (PID: 280773, 692367)

4. **Mr. Noah Del Bosque stated that the City of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0042:**

7701 South Bentsen Road (PID: 644464)

7800 South Bentsen Road & Rear (PID: 280757, 280755)

8100 South Bentsen Road & Rear 1-2 (PID: 280742, 280741, 280739)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a4. There was none.

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

**b) REZONING:**

1. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 7, Lazy-A Ranch Addition Subdivision, Hidalgo County, Texas; 2400 Maple Avenue. (REZ2026-0038)

Mr. Noah Del Bosque stated The subject property is located at the northwest corner of Maple Avenue and North 24th Street.

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

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

Surrounding uses include single-family homes, apartments, a college building, an office, and a church.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

The development trend along Maple Avenue is single-family and multifamily homes.

Lazy-A Ranch Addition Subdivision was recorded on October 17, 1950. City Commission approved rezoning requests for the subject property from R-1 (Single-Family Residential-OC) District to C-1 (Office Building-OC) District on August 17, 2006 and from C-1 (Office Building-OC) District to C-2 (Neighborhood Commercial-OC) District on June 24, 2013. City Commission approved rezoning requests for the properties north of the subject property from R-1 (Single-Family Residential-OC) District to C-1 (Office Building-OC) District on September 20, 2006 and from C-1 (Office Building-OC) District to C-3 (General Business-OC) District on March 9, 2015.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

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

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

Staff recommends disapproval of the rezoning request. Alternatively, staff recommends rezoning to C-1 (Local Commercial-UDC) District.

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

Being no discussion, Board member Mr. Reza Badiozzamani moved approve of the rezoning request from C-2 to C-1. Vice Chairperson Mr. Gabriel Kamel Second the motion with six members present and voting.

**c) SUBDIVISION:**

**1. JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION, 1021 E. HWY 83, PARK PLACE VENTURE ONE, LTD; (SUB2026-0018) (FINAL) M2**

Ms. Natalie Moreno stated that the property located on 1021 E. Business Highway 83 (Loop 374): Plat Shows existing 70.0' R.O.W. need to finalize requirement for any dedication for a 100.0' R.O.W. prior to final. Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply. 80.0' R.O.W. also shown for railroad. Paving: By State. Curb & gutter: By state. Revisions Needed: Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. Must Include Document #'s on plat and must provide any documents for staff review as applicable regarding existing R.O.W. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E. Beech Avenue: 60 ft. Dedication. Paving: 40 ft. Curb & gutter: both sides. Revisions: no cul-de-sac will be needed. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Cul-de-sac commercial requirement is a 200 ft diameter with 180 ft of paving. Plat is showing a 100 ft. diameter, please revise. Original plat indicates Cul-de-sac as a temporary turnaround, please clarify what the Cul-de-sac references on this plat, prior to final. No cul-de-sac is needed. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. A 30.0' access easement exists on the north side of property of Lot 9A. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance, or greater for easements or in line with existing structures, whichever greater applies. Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 45 ft. or in line with average setbacks or existing structures, or easement, whichever is greater. If changing or removing restrictions or notes from original plat, vacate and replat will be required. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning or greater for easements, whichever greater applies. Revisions: Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 10 ft. or greater for easements. If changing or removing restrictions or notes from original plat, vacate and replat will be required. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Revisions: Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 6ft or greater for easements, whichever greater applies. If changing or removing restrictions or notes from original plat, vacate and replat will be required. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on. Once we get clarification on E. Beech Ave, sidewalk

requirements will be established. Land Fronting property on the south side is owned by the Missouri Pacific Railroad company, this requirement does not apply along Highway 83. 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. The Re-Plat needs to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV. If changing or removing restrictions or notes, vacate and replat will be required. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as state above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Subdivision Ordinance: Section 134-1. Minimum lot width lot area. Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Application will need to be revised to reflect updated subdivision name, prior to final. A Public Hearing will be needed for re-plat, prior to final. The Re-Plat needs to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. If changing or removing restrictions or notes, vacate and replat will be required. There is an overlap of the H.C.DD #1 drainage ditch and access drive, please clarify if there is no conflict with overlay easements. Plat must be in compliance with both City of Pharr and City of McAllen. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved approve of the subdivision in final form. Mr. Reza Badiozzamani Second the motion with six members present and voting.

**2. VACATING PLAT OF LOT 2 NOLANA RETAIL SUBDIVISION TO REPLAT OF ESTANCIA TOWNHOMES SUBDIVISION, 3900 N. "K" CENTER STREET, ESTANCIA TOWNHOMES, LLC; (SUB2026-0057) (FINAL) BE**

Mr. Marcos Johnson that the property located on 3900 North "K" Center Street: 105 ft. existing ROW. Paving: approximately 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: proposing 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Street name will be finalized, prior to recording. Subdivision Ordinance: Section 134-105 and/ or UDC. Monies must be escrowed if improvements are required prior to recording COM Thoroughfare Plan. 200 - 800 ft. Block Length or twelve lots, whichever is less. A rezoning request for the subject property was approved from

Planning and Zoning Commission Regular Meeting

April 21, 2026

Page 7

C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. Subdivision has received administrative approval on 4.8.26 from Mr. Sotelo regarding the block length variance. Subdivision Ordinance: Section 134-118 and/or UDC. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC. Rear: In accordance with Zoning Ordinance/UDC or greater for approved site plan or easement whichever greater applies. Zoning Ordinance: Section 138-356 and/or UDC. Sides: In accordance with Zoning Ordinance/UDC or greater for approved site plan or easement whichever greater applies. Zoning Ordinance: Section 138-356 and/or UDC. Corner: 10 ft. or greater of easements. Zoning Ordinance: Section 138-356 and/or UDC. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along North "K" Center Street and along both sides of interior streets. May increase to 5 ft. as per Engineering Department. Subdivision Ordinance: Section 134-120 and/or UDC. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at time of Subdivision Improvements. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at time of Subdivision Improvements. 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 and/or UDC. Minimum lot width and lot area. Zoning Ordinance: Section 138-356 and/or UDC. Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC). A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. Zoning Ordinance: Article V and/or UDC. Rezoning Needed Before Final Approval. A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. Zoning Ordinance: Article V and/or UDC. Land dedication in lieu of fee. Based on the submitted application, the proposed development indicated a total of 34 dwelling units. However, the revised plat dated February 1, 2026 reflects a total of 32 dwelling units. Please clarify the correct number of dwelling units proposed and revise the plat and/or application accordingly so that all submitted documents are consistent. Based on revised plat dated 2.1.26, 32 dwelling units are proposed. As per Parks Department, park land dedication of 0.5088 acres will be required, prior to final. If park fees 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. Updated application reflects 32 dwelling units.  $\$700 \times 32 = \$22,400$  to be paid prior to recording. Pending review by the City Manager's Office. Based on revised plat dated 2.1.26, 32 dwelling units are proposed. As per Parks Department, park land dedication of 0.5088 acres will be required, prior to final. If park fees 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 recording.

Planning and Zoning Commission Regular Meeting

April 21, 2026

Page 8

As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Gen approved by traffic 3/18/26. No TIA required. Comments: As part of the vacate and replat process, letter from owner of Lot 1 is required prior to final approval. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved approve of the subdivision in final form. Mr. Emilio Santos the motion with six members present and voting.

**3) CONSENT:**

- a) VILLAS AT TRENTON SUBDIVISION, 8000 N. WARE ROAD, 3400 N. AUBURN AVENUE, LLC; (SUB2026-0060) (FINAL) RJC

Ms. Natalie Moreno stated that the property located on 8000 N. Ware Road (F.M. 2220): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By the State Curb & gutter: By the State. Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review. On the Survey provided, there is a mention of a Tx-DOT R.O.W. parcel acquired, provide copies of these documents and show on the plat prior to final. Please label "10' U.E" or "10' Utility easements" on plat, not "10' Utility Ease". Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: Dedication required 60 ft total ROW. Paving: 40ft Curb & gutter: Both Sides. Proposing a 50 ft ROW with a 10 ft utility easement on both sides. Street names "Street A, B, C, etc." need to be added on plat, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional. ROW needed to 33rd Street for City Project. Paving: 40 ft. Curb & gutter: Both sides. Revisions needed: Label documents numbers regarding how existing ROW was dedicated. Add document number on what the City Acquired, prior rot recording. Auburn Avenue: 60 ft. from centerline for 120 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides. Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review. Paving Curb & gutter. 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. 200 ft.~ Block Length for R-2 Zone Districts. Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet OR twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a 134-118 300 ft. Maximum Cul-de-Sac ft. of R.O.W. back of curb around Cul-de-Sac required. Unified Development Code Section 5.3.9.H.4 4-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever is greater applies. Unified Development Code Section 2.2.3.D.4 Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the UDC, or greater for easements. Revise plat not as stated above, prior to final. (Proposing) Lot 1 shall be 5 feet on the south side. Lot 2 & 3 shall be 0 feet on the south side. lot 2 shall be 0 feet on the north side. lot 4 shall be 5 feet on the east side. lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side. lot 13 shall be 5 feet on west side and 0 feet on east side. Sides: In accordance with the UDC, or greater for easements. Revise plat not as stated above, prior to final. (Proposing) Lot 1 shall be 5 feet on the south

Planning and Zoning Commission Regular Meeting

April 21, 2026

Page 9

side. Lot 2 & 3 shall be 0 feet on the south side. lot 2 shall be 0 feet on the north side. lot 4 shall be 5 feet on the east side. lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side. lot 13 shall be 5 feet on west side and 0 feet on east side. lot 14 shall be 0 feet on west side and 5 feet on east side. lot 31 shall be 5 feet on north side. lot 32 shall be 5 feet on south side. lot 41 shall be 5 feet on the east side and 0 feet on the west side. lot 42 shall be 0 feet on the east side and 5 feet on the west side. lot 59 shall be 5 feet on the south side. lot 60 shall be 5 feet on the east side. lot 64 shall be 5 feet on the west side and 0 feet on the eastside. lot 65 shall be 0 feet on the west side and 5 feet on the east side. lot 74 and 75 shall be 5 feet on west side. lot 82 shall be 0 feet on the west side and 5 feet on the east side. lot 83 shall be 5 feet on the west side and 0 feet on east side. lot 89 shall be 5 feet on the east side. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Garage :18 ft. except where a greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Ware Road, Auburn Ave, N.33rd Street, and both sides of interior streets. Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd., Auburn Ave., & N.33rd Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Masonry wall will be required along the recorded El Tigre Food Store No. 15. 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. Ware Road, Auburn Ave. and N.33rd 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. Add plat note as stated above, prior to recording. 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. Minimum Lot width is 20 ft. and minimum lot area is 2,250 sqft. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District). Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. 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 Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Please show a breakdown of ROW on the southeast corner of the property, above the license agreement. Common lot detention area is labeled incorrectly. Please revise accordingly. If subdivision is Public or private but not gated, please come by office to revise application. On the Location map, needs to add a frame on

the N-arrow, add a Solid hatch on the Subdivision Project Site. Missing plats note about Common Area. Needs to provide staff with copy of all R.O.W./ easement documents being shown on the plat prior to recording. Needs to add parcel information for properties located to the North and West of N. Ware Rd. Verify and review the bearings and distances / Metes and bounds. Verify that the curve tables match the lot widths shown on the plat, it is currently missing the curve data points (o). Disclaimer: Any abandonments must be done by a separate instrument, cannot be done by plat, must be finalized prior to final. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in final form. Mr. Jesse Ozuna Second the motion with six members present and voting.

**b) ANAQUA AT TRES LAGOS PHASE II SUBDIVISION, 14000 N. STEWART ROAD, RHODES DELVELOPMENT; (SUB2026-0059) (FINAL) M&H**

Ms. Natalie Moreno stated that the property located on 14000 N. Stewart Road, Russell Road (9 Mile Line) Dedication as needed for 100 ft. ROW. Paving: 65 ft. Curb & gutter: both sides. There was a ROW Agreement that ranged between 60 ft. to 80 ft. and was recorded with the county. Please add the recorded document on plat, prior to recording. Thoroughfare Plan designates Russell Road (Mile 9 Line) as a Minor Arterial with 100 ft. ROW. Provide ROW detail along Russell Road regarding centerline, existing dedication dimensions as applicable and Total ROW to establish compliance with required ROW dedications. Any ROW being dedicated by this plat must be included as well. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Submitted plat does not show proposed ROW. Need to label ROW on plat to assure compliance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Stewart Road: dedication for 80 ft. ROW. Paving: 52' - 65' Curb & gutter: both sides. Submitted plat does not show ROW. Need to revise plat showing the ROW to finalize dedication requirements, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: Cul-de-Sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Provide Cul-de-Sac details, as per Fire Department, paving must be 96 ft. in diameter fact to face with 10 ft. of ROW back of curb. If islands proposed, must meet 36 ft. minimum pavement face to face with "fire lanes" striped around the cul-de-sac areas. Temporary paved turnarounds needed if any street is not continuous until future phase develops, as needed. If needed, Fire Department requires 96 ft. paving diameter face to face. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. There was a ROW Agreement that ranged between 60 ft. to 80 ft. and was recorded with the county. Please add the recorded document on plat, prior to recording. Lots 246-255 and 130-134 front Russell Road (9 Mile Road): In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-

foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide and built to city plans and specifications by the developer, finalize service street requirements. Subdivision Ordinance: Section 134-106. Front 20 ft. minimum or greater for easements. Revisions required: Revise front setbacks to 20 ft. or greater for easements. Note requirements subject to change once lot frontage requirements have been finalized. For lots 246-255 and 130-134; In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; finalize wording for not as applicable, prior to recording must comply with PID requirements. Zoning Ordinance: Section 138-356-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 6. Interior Sides: 5 ft. 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 setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Russell Road (9 Mile Road) and N. Stewart Road. Interior sidewalks: City ordinance will not apply provided a sidewalks have at least and 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. Finalize wording, prior to recording. May increase to 5 ft. depending on engineering dept. 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 Russell Road (9 Mile Line line) and N. Stewart Road. Need to revise Note #8 as shown above. 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. Staff is reviewing requirements/ restrictions as Russell Road is a Minor Arterial on the Thoroughfare Map. 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 streets: Ensure that detention area meets 25 ft. minimum frontage requirements for common/detention areas. Review and revise as applicable, need to finalize lot frontage for Lots 246-255 and 130-134 as Russell Road is a Minor Arterial on the Thoroughfare Plan. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area and lot area: Lots must comply with the minimum frontage as per agreement. Existing R-1 Proposed R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. 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 Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to

determine if TIA is required. Master TG Approved, TIA Waived with the following condition:  
• Compliance with approved Master Traffic Calming Devices Plan along Russel Road (Mile 9 Road). Traffic is also requiring review on the construction plans for Phase II to finalize conditions. Traffic Impact Analysis (TIA) required prior to final plat. Master TG Approved, TIA Waived with the following condition:  
• Compliance with approved Master Traffic Calming Devices Plan along Russel Road (Mile 9 Road). Traffic is also requiring review on the construction plans for Phase II to finalize conditions. Comments: Clarify portion of plat boundary extending to N. Stewart Road so as to establish requirements such as setbacks. Any abandonments must be done by separate process, not by plat. Clarify any Islands/ boulevards proposed along Russell Road. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in final form. Mr. Jesse Ozuna Second the motion with six members present and voting.

#### 4) SUBDIVISIONS

- a) Aqualina at Tres Lagos Phase V Subdivision, 6800 Russell Road (REAR), Rhodes Development, INC; (SUB2025-0162) (REVISED PRELIMINARY) M&H

Ms. Natalie Moreno stated that the property located on 6800 Russell Road (REAR): Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 20 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Rear- 11 ft. 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. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 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. 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. 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. Comments: 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. Common area no. 2 is not fronting a public street, please clarify prior to final. How will you access common area no. 2. How would common area no. 3 service as emergency access point. P&Z for new layout on 04/21/2026. Need to provide a new master layout for phase V and IV. 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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form. Mr. Emilio Santos Second the motion with six members present and voting.

**b) Astrid's Place Subdivision, 324 N. 4th Street, Astrid Gutierrez; (SUB2026-0042) (REVISED PRELIMINARY) SEC**

Ms. Natalie Moreno stated that the property located on 324 N. 4<sup>TH</sup> Street, Date Palm Avenue: Dedication of 25 ft. from centerline for a 50 ft. total R.O.W. Paving: 32 ft. Curb & gutter: both sides. Revisions required: Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 4th Street: Dedication of 25 ft. from centerline for a 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides. Revisions Required: Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies 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. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties/multifamily residential. There is an existing Alley 10 ft. on the east side of the property. Subdivision Ordinance: Section 134-106. Rear: 10 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Date Palm Avenue and N. 4th 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. 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: Lots are fronting Date Palm Avenue. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted for this subdivision. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$ 2,100 (3 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$ 2,100 (3 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Public hearing required with noticed may be applicable for single-family residential, prior to recording. Replat name change should be "Bryan's Addition, Lots 1A, 2A & 3A, Block 2 Subdivision". Engineer submitted a variance request and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. 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 disapproval of the variance request.

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

Engineer was present Brian 510 South Broadway from Spoor Engineering Consultants, Inc.

After lengthy discussion, Board members and Brian from Spoor Engineering decided to table the item.

**c) Cascada at Champion Lakes Subdivision, 3300 Augusta Avenue, Villa De Santiago, LLC;  
(SUB2026-0025) (REVISED PRELIMINARY) STIG**

Mr. Marcos Johnson stated that all setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Land dedication in lieu of fee. Based on information submitted on application, Land dedication is as follows;  $5 \times 159$  dwelling units  $\times 3.18/1,000 = 2.5281$  Acres. Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, (\$111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.  $\$700 \times 159$  Dwelling Units = \$111,300 to be paid in lieu of land dedication prior to recording. Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, (\$111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. Pending review by the City Managers Office. Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, (\$111,300) a letter must be submitted to the

Planning Director and reviewed by the City Manager, prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. ROW may need to increase based on study.

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

Mr. Gabriel Kamel is abstaining from speaking in this item.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form. Mr. Reza Badiozzamani Second the motion with six members present and voting.

**d) Habitat at Ware Phase 2 Subdivision, 6117 N. Ware Road (REAR), Habitat Developers;  
(SUB2025-0108) (REVISED PRELIMINARY) SEC**

Ms. Natalie Moreno stated that the property located on 6117 N. Ware Road (REAR) 600 ft. Block Length for R-3 Zone Districts. Unified Development Code Section 5.3.6.C.2. Garage: 18 ft. except where greater setback is required, greater setback applies. Unified Development Code Section 2.2.4.D.5. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 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. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to recording. Zoning Ordinance: Section 138-210. 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 Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Rezoning Needed Before Final Approval. At the P&Z meeting of July 22, 2025 the property was rezoned from an R-1 (Single-Family Residential - OC) and C-3 (General Business - OC) to the R-3 (High-Density Residential District - UDC). Zoning Ordinance: Article V. Land dedication in lieu of fee. As per application submitted on July 25, 2025 a total of 18 lots are proposed with park fees total to \$12,600 (\$700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Land dedication in lieu of fee. As per application submitted on July 25, 2025 a total of 18 lots are proposed with park fees total to \$12,600 (\$700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Land dedication in lieu of fee. As per application submitted on July 25, 2025 a total of 18 lots are proposed with park fees total to \$12,600 (\$700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. As per Traffic Department, Trip Generation pending to determine if TIA is required, prior to final plat.

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

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

Being no discussion, Board Member Emilio Santos moved to approve the subdivision in revised preliminary form. Mr. Jesse Ozuna Second the motion with six members present and voting.

**e) Eider subdivision, 6200 S. 23rd Street, Vargas Produce LLC; (SUB2025-0142) (REVISED PRELIMINARY) RDE**

Ms. Natalie Moreno stated that the property located at 6200 South 23<sup>rd</sup> Street, all setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove this wording from the Plat notes, its a requirement but we don't need it to be put on the Plat. Shown as Plat note #12. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4 (Commercial-Industrial) Proposed: C-3 (Commercial-Industrial). Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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

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

Being no discussion, Board member Jesse Ozuna moved to approve the subdivision in revised preliminary form including the variance. Ms. Isela V. Rios Second the motion with six members present and voting.

**f) Hernandez Acres Subdivision, 14601 N. Trospen Road, Saul & Jorge Hernandez; (SUB2025-0097) (REVISED PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on 14601 North. Trospen Road, Paving Curb & gutter. 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. Rear: Proposing 15 ft. rear setback for easement shown on plat. Finalize prior to final, but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easement. Need to finalize prior to final, but no less than ordinance requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Finalize wording on plat

note prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. As per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Comments: Provide documents and width of UID Canal ROW prior to final. Provide documents for the existing ROW on N. Troser Road. Revisions and references to UDC might be required and must be finalized prior to final. The engineer submitted a variance request to the quarter mile collector. The variance will be heard on April 21, 2026 and CC on May 11, 2026. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board member Jesse Ozuna moved to table item. Mr. Emilio Santos Second the motion with six members present and voting.

**g) Mariel Lucille Subdivision, 836 E. Olympia Avenue, Mariel Torres; (SUB2026-0048) (REVISED PRELIMINARY) RIOPLEX**

Mr. Marco Johnson stated that the property located on 836 E. Olympia Avenue, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 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. 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. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If proposed use changes, rezoning will be required prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on application, 3 lot/dwelling units proposed. \$2,100.

Staff recommends approval of the subdivision in Revised Preliminary Form subject to the conditions noted, utility and drainage approvals and approval of all 3 variances.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel to approve the subdivision in revised preliminary form and also including all of the 3 variances. Mr. Emilio Santos Second the motion with six members present and voting.

**h) Blue Jay Subdivision, 5600 S. Jackson Road, Jorge Gonzalez; (SUB2025-0074) (REVISED PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on 5600 South Jackson Road, Paving Curb & gutter. 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. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. If use other than single-family is proposed, requirements for alley/service drive, etc. will be reviewed. Subdivision Ordinance: Section 134-106. Front: 20ft. or greater for easements. (Proposing) 20 feet or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Section 138-356. Existing: R-1 (low density residential) Proposed: R-1 (low- density residential). Rezoning was approved by city commission on 08/25/2025. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning request to R-1 was approved by city commission on 08/25/2025. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park fee was waived and approved by city commission due to annexation to the city of McAllen. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fee was waived and approved by city commission due to annexation to the city of McAllen. Pending review by the City Manager's Office. Park fee was waived and approved by city commission due to annexation to the city of McAllen. Comments: Any abandonment must be done by separate process and not by plat, prior to final. Military Road should be Military Hwy. Engineer must clarify annexation status, prior to final. The annexation and rezoning request was approved on 08/25/2025. Variance request was approved for the 1/4-mile collector on the west boundary and disapproved the variance request to the block wall. Please provide us with HOA documents, if HOA will be provided. Detention pond should reference "Lot A" and "Lot B", Detention pond should not have the same lot letter. Remove "Not a residential lot) below the Detention pond. The Engineer Submitted a variance request to the ROW requesting 100 ft. of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at the planning and Zoning meeting of April 21, 2026 and CC TBD. 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 disapproval of the variance request.

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

David Salinas 2221 Daffodil Ave McAllen Tx 78501. Representing both property owners Blue Jay Subdivision and McColl Crossing Apartments Subdivision. Mr. Salinas is stating there is no issue with the alignment with both subdivisions the real issue is the right of way, Mr. Salinas did research and found out a few years ago there was a study done by the county and there was a set of plans repair by the county to improve military road, Mr. Salinas provided copies of the exhibits and also the plan to all board members present. The exhibits he provided shows two different alignment for military road the issue is not the alignment the issue is the width of the right of way. The studies that were done by the county at that time were going to build military road Mr. Salinas stated the plans were prepared by B2Z Engineering in 2020. Mr. Salinas then proceeded talking about two alternates for military road, stating they do not go through the middle of this two properties the way they are subdividing the properties today they actually go along the south side of this properties stating that would be a big distinction between what was studies by the county back a few years ago. Mr. Salinas stated this is not a truck route there is no need to have a principle of 150-foot arterial going through residential properties note that the property to the west of McColl all the way to the canal is also owned by the owners of McColl Crossing Properties they have a potential between the Blue Jay Development and the Green Jay Development which is south of Blue Jay it's the second phase and the McColl Crossing Property and the property west of McColl up until the canal they have a potential of 1,000 residential lots. Mr. Salinas stated I don't think anybody wants to see 150-foot right of way which is kind of be an encouragement for trucks to go through these residential neighborhoods. Mr. Salinas mentioned half a mile south these properties is a loop and that loop is kind of a natural truck route arterial that can be used for truck traffic Mr. Salinas is not suggesting in fact he is against any kind of truck traffic going through this 1,000 lots of neighborhoods of kids playing in the streets riding there bicycle and you have this 150-foot right of way he is trying to reduce the right of way. Mr. Salinas mentioned the exhibits he provided to the board members are not his exhibits they were done by somebody else, Mr. Salinas also mentioned it was a study that was done by somebody else and the study suggest on all the exhibits that the right of way are 100 feet. Mr. Salinas stated it has never been 150. Mr. Salinas mentioned 150 comes from McAllen thoroughfare plan. Mr. Salinas wants to keep the initial plan that was done of 100 feet and they are want to keep their alignment were they have it not were its shown in the exhibits he provided. Mr. Salinas says it better serves them because it's going down the middle of the properties and they can access properties on both sides of military road. Mr. Salinas gave an example of 100 feet right of way and mentioned the stadium on bicentennial. Mr. Salinas was explaining it won't be a state road it will be a city road there for its not a designated truck route in fact during the development of the property they are going to put some traffic sign prohibiting trucks going through the Neighborhoods. Board member asked that do 150 feet do your property or to your project. As per Mr. Salinas he can add more lots.

Mr. Reza stated we are crossing that canal right now. We just finished building just south of this. Mr. Reza stating this project is a county project presented by Mr. Eddie Cantu. Mr. Reza explained to chairperson Mr. Marco Suarez and all Board members stating this project was done originally at 100 feet of right of way was simple done because of budgetary constraints for the acquisition of right of way. Mr. Reza also mentioned Mr. Cantu had a vision of extending FM-1016 from dead end currently all the way to Jackson connecting two on system roads there was even discussion with TxDot of having TxDot take this on system so that it would be eligible for additional federal funding east west mobility in this area is critical. 150 feet of right of way does not dictate it to be a truck core door. Ware road north of 107 going to Tres Lagos no one thinks that's a truck core door that's 150 feet of right of way it's a mobility core door. Mr. Reza also mentioned protecting the right of way would be in the best interest of McAllen on long term mobility growth connecting military highway to Jackson road Jackson going south is also 150 feet increase even more insert areas military going west it 150 feet. Mr. Reza mentioned again it's a must to protect the right of way in this area because it will also allow this project

to be functional classified from an MPO stand point which will allow it to be eligible for state and federal funding as a true mobility core door and those east west mobility core doors are lacking in this area and so I would be adamantly opposed to reducing the right of way anything less than 150 feet for this area. Mr. Salinas then asked Mr. Reza would you be adamantly opposed to change the alignment for the 150 feet of right of way. Mr. Reza then mentioned on the alignment front, The Alignment that is currently identified in the thoroughfare plan makes a lot more sense the reason the alignment is shifted to Whalen was because Whalen is an existing road and again going back to this being a county driven initiative in the beginning trying to get a connectivity from 10<sup>th</sup> street to Jackson for that east west mobility is why we went to Whalen I think that creates its own geometrics challenges and that the current alignment as it sits right now especially for 150 feet as an east west core door is more conducive to the mobility needs of that area.

Mr. Even Gonzalez from Engineering department was talking about the mobility, room for clear zone, bike lane and through lanes for pedestrian also stating they need to occupy all the available right of way that is planned out. Mr. Gonzalez also stated if they reduce the right of way it will generate more traffic.

Owner Jorge Gonzalez 2900 North Boulevard Weslaco Texas owner of Blue Jay and Green Jay. Mr. Gonzalez is talking about the core door needing to be moved to Whalen road.

After Lightly discussion, Board member Reza Badiozzamani moved to approve the subdivision in revised preliminary form with disapproval of the variance request. Mr. Raul Sesin Second the motion with six members present and voting.

I) **McColl Crossing-Apartments Subdivision, 5801 S. McColl Road, John. W. Brooke; (SUB2026-0044) (REVISED PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on 5801 South McColl Road, Paving: Curb & gutter: Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving: Curb & gutter: Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single Family Residential-OC) Proposed R-1 (Single Family Residential- OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. No rezoning has been submitted for this property. Requirements are based on the R-1 District. if rezoning is submitted and approved, different requirement may be applicable. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the number of lots or units, park fees will be required, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Based on the number of lots or units, park fees will be required, 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. Comments: No rezoning has been submitted for this property. Requirements are based on the R-1 District. If rezoning is submitted and approved, different requirement may be applicable. Show legal descriptions of adjacent properties, prior to final. Please provide documents for all existing ROW. The Engineer Submitted a variance request to the ROW requesting 100 ft of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at

the planning and Zoning meeting of April 21, 2026 and CC TBD. Must comply with City's Access Management Policy.

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

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

David Salinas 2221 Daffodil Ave McAllen Tx 78501. representing both property owners Blue Jay Subdivision and McColl Crossing Apartments Subdivision. Mr. Salinas is stating there is no issue with the alignment with both subdivisions the real issue is the right of way, Mr. Salinas did research and found out a few years ago there was a study done by the county and there was a set of planes repair by the county to improve military road, Mr. Salinas provided copies of the exhibits and also the plan to all board members present. The exhibits he provided shows two different alignment for military road the issue is not the alignment the issue is the width of the right of way. The studies that were done by the county at that time were going to build military road Mr. Salinas stated the plans were prepared by B2Z Engineering in 2020. Mr. Salinas then proceeded talking about two alternates for military road, stating they do not go through the middle of this two properties the way they are subdividing the properties today they actually go along the south side of this properties stating that would be a big distinction between what was studies by the county back a few years ago. Mr. Salinas stated this is not a truck rout there is no need to have a principle of 150-foot arterial going through residential properties note that the property to the west of McColl all the way to the canal is also owned by the owners of McColl Crossing Properties they have a potential between the Blue Jay Development and the Green Jay Development which is south of Blue Jay it's the second phase and the McColl Crossing Property and the property west of McColl up until the canal they have a potential of 1,000 residential lots. Mr. Salinas stated I don't think anybody wants to see 150-foot right of way which is kind of be an encouragement for trucks to go through these residential neighborhoods. Mr. Salinas mentioned half a mile south these properties is a loop and that loop is kind of a natural truck rout arterial that can be used for truck traffic Mr. Salinas is not suggesting in fact he is against any kind of truck traffic going through this 1,000 lots of neighborhoods of kids playing in the streets riding there bicycle and you have this 150-foot right of way he is trying to reduce the right of way. Mr. Salinas mentioned the exhibits he provided to the board members are not his exhibits they were done by somebody else, Mr. Salinas also mentioned it was a study that was done by somebody else and the study suggest on all the exhibits that the right of way are 100 feet. Mr. Salinas stated he has never been 100 feet it has never been 150. Mr. Salinas mentioned 150 comes from McAllen thrill well plan. Mr. Salinas wants to keep the initial plan that was done of 100 feet and they are want to keep their alignment were they have it not were its shown in the exhibits he provided. Mr. Salinas says it better serves them because it's going down the middle of the properties and they can access properties on both sides of military road. Mr. Salinas gave an example of 100 feet right of way and mentioned the stadium on bicentennial. Mr. Salinas was explaining it won't be a state road it will be a city road there for its not a designated truck route in fact during the development of the property they are going to put some traffic sign prohibiting trucks going through the Neighborhoods. Board member asked that do 150 feet do your property or to your project. As per Mr. Salinas he can add more lots.

Mr. Reza stated we are crossing that canal right now. We just finished building just south of this. Mr. Reza stating this project is a county projected presented by Mr. Eddie Cantu. Mr. Reza explained to chairperson Mr. Marco Suarez and all Board members stating this project was done originally at 100 feet of right of way was simple done because of budgetary constraints for the acquisition of right of way. Mr. Reza also mentioned Mr. Cantu had a vision of extending FM-1016 from deadens currently

all the way to Jackson connecting two on system roads there was even discussion with TxDot of having TxDot take this on system so that it would be eligible for additional federal funding east west mobility in this area is critical. 150 feet of right of way does not dictate it to be a truck core door. Ware road north of 107 going to Tres Lagos no one thinks that's a truck core door that's 150 feet of right of way it's a mobility core door. Mr. Reza also mentioned protecting the right of way would be in the best interest of McAllen on long term mobility growth connecting military highway to Jackson road Jackson going south is also 150 feet increase even more insert areas military going west it 150 feet. Mr. Reza mentioned again it's a must to protect the right of way in this area because it will also allow this project to be functional classified from an MPO stand point which will allow it to be eligible for state and federal funding as a true mobility core door and those east west mobility core doors are lacking in this area and so I would be adamantly opposed to reducing the right of way anything less than 150 feet for this area. Mr. Salinas then asked Mr. Reza would you be adamantly opposed to change the alignment for the 150 feet of right of way. Mr. Reza then mentioned on the alignment front, The Alignment that is currently identified in the thoroughfare plan makes a lot more sense the reason the alignment is shifted to Whalen was because Whalen is an existing road and again going back to this being a county driven initiative in the beginning trying to get a connectivity from 10<sup>th</sup> street to Jackson for that east west mobility is why we went to Whalen I think that creates its own geometrics challenges and that the current alignment as it sits right now especially for 150 feet as an east west core door is more conducive to the mobility needs of that area.

Mr. Even Gonzalez from Engineering department was talking about the mobility, room for clear zone, bike lane and through lanes for pedestrian also stating they need to occupy all the available right of way that is planned out. Mr. Gonzalez also stated if they reduce the right of way it will generate more traffic.

Owner Jorge Gonzalez 2900 North Boulevard Weslaco Texas owner of Blue Jay and Green Jay. Mr. Gonzalez is talking about the core door needing to be moved to Whalen road.

After Lightly discussion, Board member Reza Badiozzamani moved to approve the subdivision in revised preliminary form with disapproval of the variance request. Mr. Raul Sesin Second the motion with six members present and voting.

**J) Auburn Heights Apartments Subdivision, 2801 Auburn Avenue, Auburn Heights, LLC;  
(SUB2026-0049) (PRELIMINARY) M2**

Ms. Natalie Moreno stated that the property located on 2801 Auburn Avenue, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. 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: Auburn Avenue and N. 29th Street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning have been submitted, if rezoning occurs, requirements may change. Land dedication in lieu of fee. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$42,000 (60 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$42,000 (60 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: May remove plat note 13 and 14. Plat note not needed on plat. If subdivision will be private, needs to add the words " (Private Subdivision) " under the Plat name of the subdivision. provide gate details for staff review, prior to final. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Emilio Santos Second the motion with six members present and voting.

k) Rio Bank Jackson Subdivision, 720 E. Jackson Avenue, Rio Bank; **(SUB2026-0052)**  
**(PRELIMINARY) HALFF**

Mr. Marcos Johnson stated that the property located on 720 E. Jackson Avenue, All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 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 for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: E. Jackson Ave. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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

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

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

**5) DISCUSSION:**

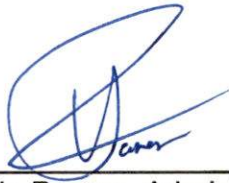
No Discussion was given to board members.

**6) INFORMATION ONLY:**

No Information was given to board members.

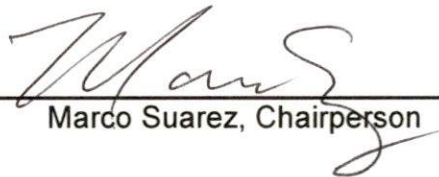
**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:16 p.m. with Mr. Emilio Santos second the motion with six members present and voting.



ATTEST:

\_\_\_\_\_  
Valerie Ramos, Administrative Clerk

  
\_\_\_\_\_  
Marco Suarez, Chairperson