

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, August 18, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez Gabriel Kamel Emilio Santos Jr. Jesse Ozuna Raul Sesin Isela V. Rios	Chairperson Vice Chairperson Member Member Member Member
Absent:	Amanda Gomez	Member
Staff Present:	Martin Canales Eduardo Garza Omar Sotelo Natalie Moreno Marcos Johnson Noah Del Bosque Nicolas Lopez Jonathan Gutierrez Jorge Gutierrez Florencio De La Cruz Luis Hernandez Esteban Hernandez Herbert Camacho Valerie Ramos	Assistant City Attorney III Development Coordinator Planning Director Planner III Planner III Planner III Planner II Technician I Designer Designer/Subdivision Coord Capital Project Engineer Designer Designer Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Marco Suarez, Chairperson

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Jesse Ozuna

1) MINUTES:

- a) Approval of August 4, 2026 meeting minutes.

Being no discussion, Board member Emilio Santos motioned to approve the minutes. Mr. Jesse Ozuna second the motion with five 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. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC), R-1 (Single-Family Residential-OC) and C-3 (General

Business-OC) Districts 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 REZ2026-0116:

QUINTA MAZTLAN LOT 1

600 Sunset Drive

500 and 804 Bales Road (PID: 674016 and 175515)

700 Sunset Drive (PID: 675893)

2801 South 10th Street (PID: 189372)

2. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) and C-3L (Light Commercial-OC) Districts under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0117:

2700 South McColl Road (PID: 1351918)

3. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0118:

RIDGE PLAZA

1200-1424 East Savannah Avenue

1900-2108 South "M" Street

2108 and 2109 East Vermont Avenue

1901, 2101 and 2109 South "K" Center Street

1900 and 1912 South Jackson Road

2108 East Ridge Road

ESPENSEN ACRES LOTS 2-4

2312, 2400 and 2412 South Jackson Road

JACKSON MEADOWS LOTS 66C-66G AND 67C-67W

2500, 2512, 2600, 2608 and 2616 South Jackson Road

2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2800,

2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832 and 2836 South Jackson Road

LAS CANADAS LOTS 1-19 BLOCK 1

2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000, 3002, 3004,

3006, 3010, 3012, 3014, 3016, 3018 and 3020 South Jackson Road

VILLA HERMOSA BLOCKS 1-2

3400 and 3500 South Jackson Road

1400 East Savannah Avenue (PID: 645218)

4. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0120:

7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343)

5. Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC), A-O (Agriculture & Open Space-OC), and I-1 (Light Industrial-OC) Districts under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0121:

7100 South McColl Road Rear (PID: 290333)

7201 and 7524 South 10th Street (PID: 644853 and 189956)

6. Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0122:

RIVER VALLEY LOT 1

700 South Jackson Road

JACKSON GARDENS LOTS A-B

800 and 808 South Jackson Road

JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7

820, 900 and 920 South Jackson Road

1301, 1317, 1401 and 1417 East Jackson Avenue

WALMART NO. 2 LOTS A, 1, 3, 4, 7

1100 East Jackson Avenue

1200 East Jackson Avenue

1402 South Jackson Road

1410 South Jackson Road

1412 East Jackson Road

Lot 2A Wal-Mart Subdivision No. 2, Lot 2A

1300 East Jackson Road

STATION 1 LOT 1

1501 South "K" Center Street

JACKSON PLAZA LOT 1

1100 South Jackson Road

LAS MISIONES LOT 1

1328 South Jackson Road

SOUTH TEXAS MEDICAL PARK LOTS 1-13

1201, 1301, 1309, 1401 and 1409 East Ridge Road

1601 and 1609 South "K" Center Street

1301, 1309, 1317 and 1325 East Quebec Avenue

1600 and 1608 South Jackson Road

1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400, 1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear (PID: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810)

2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201,

231196, 231199 and 231194)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a6. There was none.

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

b) REZONING:

1. Rezoning from R-1 (Low Density Residential-UDC) District to R-2 (Medium Density Residential-UDC): Lot 11, Block 3, Colonia McAllen Subdivision, Hidalgo County; 2700 South 26½ Street. **(REZ2026-0115)**

The subject property is located at the southwest corner of Jordan Road and South 26½ Street.

The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District for a proposed duplex development.

The adjacent properties are zoned R-1(Low Density Residential-UDC) to the south, west, and north, and R-2 (Medium-Density Residential-UDC) to the east.

The current land use of the subject property is a single-family residential home. Surrounding uses include a church, fourplexes, apartments, and single-family residences.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete communities allow duplexes and small multi-family development to create diversity in housing choices.

The development trend in this area is single and multi-family residential along Jordan Road.

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the existing zoning and development trend in this area.

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 approval of the rezoning request.

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

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

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) a 1.952 acre tract of land out of Lot 109, Pride O' Texas Subdivision, Hidalgo County, Texas; 3800 State Highway 107. **(REZ2026-0124)**

The subject property is located on the northeast corner of State Highway 107 and North Ware Road.

The owner is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed gas station and convenience store with gasoline sales.

The adjacent properties are zoned C-3 (General Business-OC) in all directions, and A-O (Agriculture and Open Space-OC) to the southeast.

The subject property is currently vacant. Surrounding uses include residential, commercial, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial.

The development trend in this area is commercial.

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also does follow the existing zoning trend in this area.

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 approval of the rezoning 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 Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Gabriel Kamel Second the motion with six members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Garman Real Estate Development LLC, for a Conditional Use Permit, for life of Use, and the adoption of an ordinance for an Associated Recreation at Lot 1, Northwest Creek Subdivision, Hidalgo County, Texas; 10421 North 34th Street (**CUP2026-0060**)

The subject property is located along the west side of North 34th Street, South of Brazos Avenue, and is zoned R-2 (Duplex-Fourplex-OC) District. Adjacent zoning is R-3T (Multifamily Residential Townhomes-OC) District to the west, R-2 (Duplex-Fourplex-OC) District to the south and east, and A-O (Agriculture and Open Space-OC) to the north. An associated recreation center is allowed in an R-2 (Duplex-Fourplex-OC) District with a Conditional Use Permit and in compliance with all requirements.

Northwest Creek Subdivision was recorded on February 23, 2026. This is the first CUP application for this property.

The property is currently vacant. The applicant is proposing to build and operate a 11,887.5 sq. ft. outdoor activity space for residents on this property. The proposed hours of operation are 6:00 a.m. to 9:00 p.m. The submitted site plan depicts a playground area, half basketball court, and a full volleyball court, a canopy structure for several tables and seating area. The proposed facility will provide no parking spaces as customer asserts it is within walking distance of residents who will use the facility. The applicant provided community amenity use policy, depicting that the number of guests are limited to a maximum of 3 per unit and the HOA will manage the use of the common area and parking in the subdivision.

The site plan must comply with all requirements on the building permit, including setbacks, landscaping, parking, etc. The proposed clubhouse must also comply with the following specific requirements:

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- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use; An 8 foot masonry wall is required on the west side of the property;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. No off-street parking spaces are proposed. No parking is allowed on Brazos Avenue for the proposed associated recreation;
- 3) The associated recreation shall comply with requirements established for accessory uses. The recreation areas proposed are for the use of the overall development;
- 4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use. The recreation areas will be maintained by the Homeowner's Association/Public Improvement District (PID);
- 5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;
- 6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

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

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

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

Being no discussion, Board Member Mr. Emilio Santos moved to approve the conditional use permit. Ms. Isela V. Rios Second the motion with six members present and voting.

2. Request of Sarahi Duarte, on behalf of Monroe Cigar Bar LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11 and East 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street (**CUP2026-0063**)

The subject property is located at the northwest corner of Hackberry Avenue and North 10th Street, and is zoned C-3 (General Business-OC) District. Adjacent zoning is R-1 (Single-Family Residential-OC) District to the west, C-3 (General Business-OC) to the north and east, and CC-UT (City Core Uptown-UDC) to the south. A bar/lounge is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

Doss Addition was recorded on August 29, 1926. This is the first CUP for a bar for the subject property.

The applicant is proposing to operate a bar/lounge from 887 sq. ft. lease space. The proposed days and hours of operation are Monday through Thursday from 5:00 p.m. to 12:00 a.m. and Friday through Saturday from 5:00 p.m. to 2:00 a.m. The proposed bar/lounge must comply with all conditions of Section 138-118(a)(4) of the ordinance, including, but not limited to the following:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 300 feet from residences, residentially zoned properties and a church.

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- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street;
- 3) The abovementioned businesses 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. Based on the square footage of the establishment where the bar/lounge is proposing to operate, 9 parking spaces are required and 25 are provided as part of the common parking area. The parking lot must be properly striped and maintained free of potholes.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses 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 of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

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

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

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

Being no discussion, Board Member Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with six members present and voting.

3. Request of Abdelhadi Mohd Al-Hatabeh, on behalf of Hatabeh Group LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a smoke shop (CYBERSKUNK) at Lot A, Colbert's Addition, Hidalgo County, Texas; 2017 South 10th Street STE C (**CUP2026-0064**) **Withdrawn**

Mr. Nicolas Lopez Notified Board members case was withdrawn.

No motioned was made for this case

3) CONSENT:

- a) Bravac Park Subdivision, 421 South Ware Road, Southmost Solutions, LLC; (**SUB2026-0109**) **(Final) SEA**

- b) Coastal King - McAllen Subdivision, 11600 North 23rd Street, Coastal King, LTD/Robert Hart; (SUB2026-0106) (Final) RGE**
- c) ISMJ Subdivision, 3300 South Jackson Road, ISMJ Retail Partners; (SUB2026-0110) (Final) BOWMAN**
- d) Kerria Center Subdivision, 3700 North 23rd Street, Jim & Mary Kay Moffitt Family, LTD; (SUB2025-0029) (Revised Preliminary) (6-Month Extension) SEC**

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

Being no discussion, Board Member Mr. Gabriel Kamel moved to approve the consent items from 3a-3d. Mr. Jesse Ozuna Second the motion with six members present and voting

4) SUBDIVISIONS

- a) Star Subdivision, 401 East Dicker Road, Star Clothing, LLC; (SUB2026-0072) (Revised Preliminary) REGA**

Mr. Noah Del Bosque stated property located on 401 East Dicker Road, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 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. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. The subdivision is facing E. Dicker Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4 (Commercial Industrial) Proposed: I-1 (Light Industrial-UDC). Zoning Ordinance: Article V. Traffic Impact Analysis (TIA) required prior to final plat.

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.

Project Engineer Mr. Raul Garcia was present representing the applicant Mr. Ramiro Gutierrez

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form including variance request. Mr. Gabriel Kamel Second the motion with six members present and voting.

- b) Pecan Plaza Subdivision, 4801 Pecan Boulevard, REA General Contractors; (SUB2026-0076) (Revised Preliminary) M&H**

Ms. Natalie Moreno stated the property located on 4801 Pecan Boulevard, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 60 ft Paving: 16 ft. Alley/service drive easement required for commercial properties/ multi family. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. 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

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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: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Submitted application show proposed land use as commercial. Any changes would require rezoning prior to final. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. The area currently labeled as "Common Area" shall be revised and identified as a platted lot (e.g., Lot A, Common Area). Please provide a specific designation for the lot and clarify its intended purpose. A variance was submitted by the engineer, and it will be heard at the planning and zoning meeting of August 18, 2026 and city commission on September 28, 2026.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form Including variance request. Mr. Raul Sesin Second the motion with six members present and voting.

c) Camp McAllen Subdivision, 8601 North 23rd Street, City of McAllen; (SUB2026-0105) (Preliminary) COM

Ms. Natalie Moreno stated the property located on 8601 North 23rd Street, 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. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Rear: In accordance with the zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for approved site plan or easements. 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. 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. Lots fronting public streets. The lot fronting N. 23rd Street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O (agricultural & open space) (R-1) Single-Family Residential Proposed: A-O (agricultural & open space) (R-1) Single-Family Residential. No rezoning has been submitted or requested. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. No rezoning has been submitted or requested. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park fees will apply for residential and multifamily development. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees will apply for residential and multifamily development.

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Pending review by the Parkland Dedication Advisory Board and CC. Park fees will apply for residential and multifamily development. Traffic Impact Analysis (TIA) required prior to final plat. Buffer notes must be on separate plat note. Sidewalk plat note has streets that do not pertain to this subdivision. CUP (Conditional Use Permit) will be required for Institutional Use in an A-O & R-1. If rezoning requirements may change. Location map on the 2nd page of the plat is showing a different subdivision, not the one that is submitted. Please revise as applicable. Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. There is an existing structure on the plat, is that a residential home? Please clarify with staff, 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 subdivision. There was none.

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

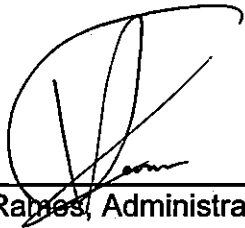
5) INFORMATION ONLY:

Planning Director, Mr. Omar Sotelo was informing board members on the city commission cases that were presented in the meeting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board member Emilio Santos adjourned the meeting at 3:58 p.m. with Mr. Gabriel Kamel second the motion with six members present and voting.

ATTEST:


Valerie Rames, Administrative Assistant


Marco Suarez, Chairperson