

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, December 16, 2025 at 3: 30p.m.at the McAllen City Hall, 3<sup>rd</sup>. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

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

**CALL TO ORDER** – 3:37 pm Mr. Gabriel Kamel, Vice Chairperson

**PLEDGE OF ALLEGIANCE**

**INVOCATION.** Mr. Jesse Ozuna

**1) MINUTES:**

- a) Approval of the minutes for November 4, 2025 meeting minutes

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

**2) PUBLIC HEARING:**

**a) REZONING:**

1. Rezone from R-4 (Mobile Home & Modular Home-OC) District to C-2 (Regional Commercial-UDC) District: a 1.12 Acre and 0.372 Acre tract of land out of Lot 8, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 200 & 216 Date Palm Avenue. **(REZ2025-0267)**

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Mr. Porfirio Hernandez stated that the subject property is the subject property is located on the northwest corner of Date Palm Avenue and North 2nd Street. The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for retail office use.

The adjacent properties are zoned R-4 (Mobile Home & Modular Home–OC) District to the north, east and west, C-3 (General Business–OC) District to the south and I-1 (Light Industrial-OC) District to the east.

Surrounding land uses include, single-family residences, mobile homes, commercial businesses and Fireman's Park.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category but also support townhomes, duplexes and multifamily housing options. Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.

The development trend in this area along North 2nd Street is commercial, industrial, and mobile home park.

The earliest zoning record found for the properties, indicating an R-4 zoning designation, dates back to 1979.

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

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

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

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

Vice Chairperson Mr. Gabriel Kamel. asked if there was anyone present in opposition of the proposed rezoning request.

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

2. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 416 South 28th Street. **(REZ2025-0252)**

Mr. Nicolas Lopez stated that the subject property is The subject property is located along the northwest corner of Erie Avenue and South 28th Street and is currently zoned R-1 (Single-Family Residential-OC) District. PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District for a proposed duplex apartment.

The adjacent properties are R-1 (Single-Family Residential-OC) District to the north, east, and south

and R-2 (Duplex-Fourplex Residential-OC) District to the west.

Surrounding land uses include single-family residences and duplexes.

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

The development trend in this area is primarily single-family residential and duplex-fourplex residential.

This tract was zoned R-2 (Duplex-Fourplex Residential-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on October 10, 2025.

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

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

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

Staff recommends approval of the rezoning request to R-2 (Medium-Density Residential-UDC) District.

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

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

3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 2, Hackberry Place Subdivision, Hidalgo County, Texas; 917 North 9th Street. **(REZ2025-0255)**

Mr. Nicolas Lopez stated that the subject property is located on the south side of Jasmine Avenue, west of North 9th Street. PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District under the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the north and east, R-2 (Duplex-Fourplex Residential-OC) District to the south, and C-3 (General Business-OC) to the west.

Surrounding land uses include, single-family residences, duplex residences, and office/retail.

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

The development trend along this area is single-family residences, duplexes, and commercial.

The earliest zoning record found for the property, indicating an R-2 zoning designation, dates back to 1979.

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

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

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

Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

4. Rezone from R-3A (Multi-Family Residential Apartments-OC) District to C-2 (Regional Commercial-UDC) District: 0.29 of an acre tract of land out of Lot 1, Contreras Subdivision, Hidalgo County, Texas; 301 South Taylor Road  
**(REZ2025-0253)**

Ms. Samantha Trevino stated that the subject property the subject property is located along the east side of South Taylor Road south of U.S. Highway 83 and is currently zoned R-3A (Multifamily Residential Apartments-OC) District.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed coffee/ European pastry shop.

The adjacent properties are R-4 (Mobile Home and Modular Home-OC) District to the north, R-3A (Multi-Family Residential-OC) District to the east and R-2 (Medium Density Residential-UDC) District to the south. The property on the west side of South Taylor is outside the City Limits.

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

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

The development trend of this area is primarily single-family residential and mobile homes.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The C-2 designation would allow for higher intensity uses that would not be compatible with the surrounding neighborhood residences including, bars, mechanic shops, retail plazas etc.

Any future constructions must comply with all development and conditional use permit requirements

where applicable under the UDC.

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

Staff recommends disapproval of the rezoning request to C-2 (Regional Commercial-UDC) District, alternatively staff recommends approval to C-1 (Local Commercial-UDC).

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Rene Guillen, 4504 W Maple Avenue, was clarifying the business he was going to built

After brief discussion, Mr. Reza Badiozzamani moved to approve with staffs recommendation. Board member Mr. Jesse Ozuna second the motion with four members present and voting.

5. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: A 0.10-acre tract of land out of Lots 5-9, Block 2, Guerra's Addition Subdivision, Hidalgo County, Texas; 808 South 19th Street **(REZ2025-0254)**

Ms. Samantha Trevino stated that the subject property the subject property is located along the west side of South 19th Street and south of Houston Avenue and is currently zoned R-2 (Duplex-Fourplex Residential -OC) District.

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

The adjacent properties are R-3T (Multifamily Residential Townhouse-OC) District to the north and east, and R-2 (Duplex-Fourplex Residential-OC) District to the west and south.

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

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

The development trend of this area is primarily single-family residential homes and townhomes.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium Density Residential-UDC) District is the equivalent to the existing R-2 (Single-Family Residential-OC) District.

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

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

Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

After Board members voting, Reza Badiozzamani questioned the rezoning case what was being proposed for this townhome.

6. Rezone from R-3T (Multi-Family Residential Townhomes-OC) District to R-3 (High-Density Residential-UDC) District: Lots 1-32, Common Area, and Lot A (Drainage Detention Pond), Turin Estates Phase I Subdivision, Hidalgo County, Texas; 3400-3622 Zinnia Avenue (**REZ2025-256**)

Ms. Samantha Trevino stated that the subject property the subject property is located along the east side of North Ware Road, south of Dove Avenue and is currently zoned R-3T (Multi-Family Residential Townhouse-OC) District

The applicant is requesting to rezone the property to R-3 (High Density Residential-UDC) District in order to build townhomes.

The adjacent properties are R-1 (Single-Family Residential-OC) District in all directions, and C-3L (Light Commercial-OC) District to the north.

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

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

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

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (Medium Density Residential-UDC) District is equivalent to the existing R-3T- Multi-Family Residential Townhouse-OC) District.

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

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

Staff recommends approval of the rezoning request to R-3 (High Density Residential-UDC) District.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed subdivision. There was none.

Anne Anderson 3508 Yacca Avenue. She was questioning the rezoning case regarding the proposal of this item, because she mentions where her property will be affected.

Being no discussion, Mr. Reza Badiozzamani moved to approve. Board member Mr. Jesse Ozuna second the motion with four members present and voting.

7. Rezone from R-4 (Mobile Home & Modular Home-OC) District to R-1 (Low Density Residential-UDC) District: 0.16 of an acre tract of land out of Lot 8, Section, 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 302 Date Palm Avenue (**REZ2025-0266**)

Mrs. Samantha Trevino stated that the subject property is located along the north side of Date Palm Avenue, between North 2nd Street and North 4th Street and is currently zoned R-4 (Mobile Home & Modular Home-OC) District.

The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District for an existing home.

The adjacent properties are C-3 (General Business-OC) District to the south, and R-4 (Mobile Home & Modular Home-OC) District to the north, east and west.

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

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

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

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

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

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

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

**b) CONDITIONAL USE PERMITS:**

1. Request of Dalinda Alcantar on behalf of Boys & Girls Club of McAllen, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Boys and Girls Club of McAllen) at Lot 67 & W 3 AC of Lot 70 Block 2, McAllen Second Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2400 Jordan Road. (**CUP2025-0103**)

Ms. Samantha Trevino stated that the subject property is located along the south side of Jordan Road, east of South 26th Street and is zoned R-1 (Single-Family Residential-OC) District. The adjacent zoning is C-3 (General Business-OC) District to the east, R3-A (Multi-family Residential Apartment-OC) District and R-2 (Duplex-Fourplex Residential-OC) District to the north and R-1 (Single-Family Residential-

OC), R-1 (Low-Density Residential-UDC), and R-2 (Medium-Density Residential-UDC) District to the west and A-O (Agricultural and Open Space-UDC) District to the South. An institutional use is permitted in an R-1(OC) District and in compliance with all requirements.

A CUP for an institutional use application was submitted October 10, 2025. The property was previously occupied and used as James Bonham Elementary School.

The applicant is proposing to convert the existing building into a Boys and Girls Club of McAllen Facility along with an addition of a Community Center, gym, cafeteria, and sports facility.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property has direct access to Jordan Road.
2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. Parking requirement will be calculated at the time of building permit as per the Unified Development Code: 1 parking space is required for every 500 square feet of indoor space and 1 parking space will be required for every 2500 square feet of outdoor activity space.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activity.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
7. Sides adjacent to a residentially zoned or use property shall be screened by a 6' opaque buffer.

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

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

Staff recommends approval of the Conditional Use Permit request for Life of the Use subject to compliance with the stated conditions, including Section 138-118 of the Zoning Ordinance, Fire and Building Department requirements.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

2. Request of Ahmed Alsabahi, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Blazin Smoke Shop) at Lot 1B, McAllen Convention Center Subdivision, Hidalgo County, Texas; 3400 Expressway 83, Suite 120. **(CUP2025-0113)**

Ms. Samantha Trevino stated that the subject property the subject property is located along the southeast corner of Ithaca Avenue and South Ware Road. The property is zoned C-3 (General Business-OC) District and the adjacent zoning is C-3 District to the north, east and south and A-O (Agricultural and Open Space-OC) District. Surrounding land uses include commercial uses and a public park. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

This is the first Conditional Use Permit (smoke shop) application submitted for this location.

The vape shop is proposed to operate from a 1761 square foot commercial suite. The proposed hours of operation for the smoke shop are from 9 A.M. to 2:00 A.M. from Monday to Sunday. A minimum of 18 parking spaces are required based on the square feet of retail plaza. Inspections from the Health Department have been completed, and the Fire Department is still pending review.

As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of publically owned land to the west (West Side Park).
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access through Ithaca Avenue and South Ware Road.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there are approximately 180 parking spaces being provided as common parking for the plaza. A minimum of 18 parking spaces are required for this vape shop.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

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

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

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

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

After brief discussion, Mr. Raul Sesin moved to disapprove with a favorable recommendation. Board member Mr. Jesse Ozuna second the motion with four members present and voting.

3. Request of Gustavo A. Calles Flores on behalf of 2601 W. Expressway 83, LLC, for a Conditional Use Permit for one year, for a portable building at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 Expressway 83  
**(CUP2025-0095)**

Mr. Nicolas Lopez stated that the subject property the subject property is located on the Southwest corner of Expressway 83 and South 26th Street. The property is zoned C-3 (General Business) District. Surrounding land uses includes single-family residential, and General Business District. A portable building is permitted in a C-3 District with a Conditional Use Permit and in compliance with all other requirements.

This was the first Conditional Use Permit application for this property.

The Fire Department conducted their inspection and was approved A portable building must comply with requirements set forth in Section 138-118(3) of the Zoning Ordinance (Old Code) and specific requirements as follows:

1. Portable buildings must not be used for living quarters. The portable building is for office use for a vehicle dealership;
2. Portable building shall be located in such a manner as to have access to a public right-of-way within 200 feet.;
3. Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
4. Portable buildings shall be with garbage and trash collection services.

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

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

Staff recommends approval of the request, for one-year subject to compliance with requirements set forth in Section 138-118(3) of the Zoning Ordinance, all other applicable Ordinance, including Building Code, and Fire Safety Code requirements.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

4. Request of David M. Rossow, for a Conditional Use Permit for two years, and adoption of an Ordinance, for a Vape Shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street Suite 35. **(CUP2025-0112)**

Mr. Nicolas Lopez stated that the subject property the property is located at the southeast corner of Nolana Avenue and North 10th Street and is zoned C-3 (General Business - OC) District. The adjacent zoning is C-3 (General Business - OC) District in all directions. Surrounding land uses include retail, office, restaurant, apartments, and medical office. A vaporizer store is permitted in the C-3 (General Business - OC) District with a Conditional Use Permit and in compliance with requirements.

The original CUP for a smoke shop for the subject property was approved by City Commission on November 14, 2022 for one year. The latest CUP application for smoke shop was approved on February 26, 2024 for one year.

The applicant is proposing to operate a vaporizer store only, and storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 9:30 a.m. to 1:00 a.m., Monday through Sunday.

The Fire and Health Department completed their inspection and have determined the property is in compliance. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The subject property is within 400 feet of multifamily residential properties.

- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Nolana Avenue and 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. The 1,350 square feet commercial suite requires five parking spaces, which is provided within 55 shared parking spaces for the plaza.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

Staff recommends disapproval of the request based on noncompliance with requirement number 1: The subject property is within 400 feet of multifamily residential properties.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

After a brief discussion, Board member Mr. Reza Badiozzamani moved to disapprove with a favorable recommendation. Mr. Raul Sesin second the motion with four members present and voting.

### 3) CONSENT:

- a) Ali Subdivision, 4617 N. Jackson Road, Abraham Ali Mendiola, **(SUB2025-0177) (FINAL) SSMV**
- b) Matias Estates Subdivision, 11600 N. 29TH Street, Matias Gonzalez, **(SUB2025-0175) (FINAL) M&H**

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

#### 4) SUBDIVISIONS

- a) Hidden Grove Estates Subdivision, 8601 N 2ND St, J&D Produce, Inc., **(SUB2025-0172)**  
**(FINAL) M&H (Tabled on 12/02/2025)**

Ms. Natalie Moreno stated that the property located on North 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. curb & gutter on both sides. Revisions needed: The plat shows a 50 ft existing ROW on the adjacent property, please clarify, prior to recording. Please provide staff with copy of existing R.O.W. documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. Interior Street: 50 ft. R.O.W. Paving: 40ft. curb & gutter on both sides. A 40 ft. of pavement would be required. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, it would be subject to that 40 ft. of pavement. Revisions needed: R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. Knuckle to be provided on the internal street. Need to label the Center Line (C.L.) of internal street. Need to provide Gate Details for staff review prior to final. Street name will be established prior to final. Finalize street name requirement prior to final. Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street. The engineer submitted a variance request to the ROW gate entrances. 58.73 ROW with a 20 ft. paving face to face on each side and 4 ft. sidewalk along the north side only. HCID #2 does not allow public improvements on ROW, email was sent to the engineer. Variance was approved on 11.24.25. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. 600ft.Maximum Cul-de-Sac. Subdivision layout does not appear to comply with the 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 600 ft. maximum block length requirement. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, if variance is approved it would be subject to that 40 ft. of pavement. The variance was approved on 11.24.25 Subdivision Ordinance: Section 134-105. \* Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356" Rear: 10 ft. or greater for easements Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 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. Sidewalks. 4 ft. wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of all interior streets. Revisions needed: Revise plat #6 as shown above prior to recording. Plat references incarnate word and North 3rd Street; please make correction, prior to recording. Subdivision Ordinance: Section 134-120" Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Revisions Needed: Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 2nd Street. As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Add a plat note as shown above prior to final. Section 134-168 applies if private subdivision

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is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: HOA covenants would need to be submitted for staff review. Need to add a plat note with a space to cross-reference the recorded HOA document number. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot dedication min. 25 frontage on street. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) Zoning Ordinance: Article V. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, full park fees must be paid, prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, Full Park fees must be paid, prior to recording. Pending review by the City Manager's Office. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, Full Park fees must be paid, prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation has been approved, no TIA required. The engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25. The requests are 1. 58.73 ROW with 20ft of paving and 4 ft. sidewalk on the north side only. 3. cul-de-sac requirement exceeding. Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. Contour lines on the plat are missing the elevations. Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork, etc. Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions. If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature. If there were multiple owners on the LLC, owner's authorization letters would be required for each owner. Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. Needs to provide for a knuckle on the interior street by lot 8. Please clarify with staff to determine how Lot 3 will be developed. Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest

Subdivision and was withdrawn by the Engineer on April 21, 2023. Must comply with City's Access Management Policy.

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

Board Member Raul Sesin moved to approve to remove item from being tabled. Mr. Jesse Ozuna second the motion with four members present voting.

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

**b) The Villages at Dallas Subdivision, 601 Dallas Avenue, Smart Pecunia, LLC  
(SUB2025-0137) (REVISED FINAL) RDE**

Ms. Natalie Moreno stated that the property located on Dallas Avenue: R.O.W to remain as existing 52.7 feet Paving 40 feet curb & gutter on both sides. As per the P&Z meeting of October 8, 2024 under a different engineer, the subdivision was approved with the existing R.O.W. being shown as 52.7 feet with the condition that the sidewalk is to be re-adjusted to be on the R.O.W. As per previous final approval, this condition will apply. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication as needed for 60 feet total R.O.W. Paving 40 feet curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 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 feet Paving 16 feet. A 32 ft. alley is proposed on the north side of Lots 29 & 40, is labeled as Trash Receptacle area common Lot C on the most recent submittal. Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106. Front: 10ft. or greater for easements Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Interior sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies Zoning Ordinance: Section 138-356. Corner: 10ft or greater for easements Zoning Ordinance: Section 138-356. Garage 18 feet 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. A 4 ft. wide minimum sidewalk required on Dallas Avenue and both sides on all interior streets. Minimum sidewalks width is subject to increase as per the Engineering department. On Dallas Avenue, the subdivision was previously under a different engineer approved in final form with the condition that the sidewalk is to be re-adjusted to be the R.O.W. This requirement will apply to this plat. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dallas Avenue. Revisions required: Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46. \*Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.

Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Existing R-3T Proposed R-3T Zoning Ordinance Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The latest submitted plat seems to have 43 lots with 40 townhomes and three common Lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. Staff is reviewing if this will apply to this plat, prior to final. A plat notes to reflect the approved variance must be finalized prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The latest submitted plat seems to have 43 lots with 40 townhomes and three common Lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. Staff is reviewing if this will apply to this plat, prior to final. A plat notes to reflect the approved variance must be finalized prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip generation was approved. Traffic Impact Analysis (TIA) required prior to final plat. Signature block complying with Sec. 134-61 of the subdivision ordinance is required prior to recording, there are some revisions needed for some of the spelling of the owner's signature block. If any revisions are submitted for the plat, it will require REVISED FINAL approval. The subdivision was heard at the planning and zoning commission meeting of 12/16/2025 in revised final form due to a utility easement within some lots was not needed.

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

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

- c) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development, Inc  
**(SUB2025-0111) (FINAL) M&H (Tabled on 12/02/2025)**

Mr. Julio Constantino stated that the property is located Interior Streets: 50 ft. ROW Paving: 32 ft. curb & gutter on both sides. Street names will be finalized, prior to final. Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Please provide dimensions of Cul-de-Sacs. Please clarify if islands are proposed and provided paving dimensions around all islands to determine compliance prior to final. Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. Subdivision Ordinance: Section 134-105. Front: 20 feet minimum or greater for easements Zoning Ordinance: Section 138-356. Rear: 11 feet or greater for easements Zoning Ordinance: Section 138-356. Sides: 5 feet or greater for easements Zoning Ordinance: Section 138-356. Corner: 10 feet or greater for easements. Remove side from corner setback. Zoning Ordinance: Section 138-356. Garage: 18 feet except where greater setback is required; greater setback applies. Revise plat note as shown above,

prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. Revise plat note #16 as shown above, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Revise plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. Revise plat note as shown above, prior to final/Recording. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic, Master TIA approved with conditions. Any abandonments must be done by separate process, not by plat, prior to final. Signature blocks must be revised to show correct subdivision name. Clarify dotted line shown outside subdivision boundary line at the southwest corner. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Julio Constantino requested item to remain tabled.

- d) Vacating a portion of Racquet Club and Replat to Park West, 11201 N. 10th Street, Domain Development, Corp (**SUB2025-0008**) (**REVISED FINAL**) M&H

Mr. Julio Constantino stated that the property located on North 10th Street (S.H. 336): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the state curb & gutter by the state. Provide a copy for existing ROW documents, prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. curb & gutter on both sides. Provide a copy of R.O.W. documents for staff review as applicable, prior to final/recording. Remove the words "After Dedication" and leave wording as Total R.O.W. Any issues with R.O.W. dedication over waterline easement for Sprague Road must be resolved before final/recording. As per the engineer, the water line belongs to the City. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Interior Streets (for residential lots): Dedication as required for 50 ft. total ROW Paving: 32 ft. curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. curb & gutter on both sides. The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a

variance to not dedicate R.O.W. nor escrow for this road. Variance was presented at the P&Z meeting of November 5, 2024. The board recommended approval and City Commission approved the variance request on November 11, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Johnson Creek Ave. Proposing 60 ft. of R.O.W. Paving: 40 ft. curb & gutter on both sides. The street is proposed to be public along Lot 1 and private along Lot 2. All gates detail must fit in the private street ROW. If additional ROW is required prior to final, layout must be revised prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Johnson Creek Ave. Proposing 60 ft. of R.O.W. Paving 40 ft. curb & gutter on both sides. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. If private service drive is proposed in lieu of alley, a plat note must be added and finalized prior to final/recording. Subdivision Ordinance: Section 134-106. Front: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures whichever is greater applies. Lots 2-86: 25 ft. or greater for easements. Revisions Needed: Revise the setback note as shown above prior to final/recording. Zoning Ordinance: Section 138-356. Rear: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Lots 2-86: 10 ft. or greater for easements Zoning Ordinance: Section 138-356. Sides Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 6 ft. or greater for easements. Revisions Needed: Proposing: ""5 ft. or greater for easements"" The Engineer submitted a variance application (VAR2025-0045) submitted on 11/17/25 for a variance proposing side setbacks from 6 ft. to 5 ft. To be presented at the P&Z meeting of 12/16/25. Zoning Ordinance: Section 138-356. Corner: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Lots 2-86: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on North 10th Street, Sprague Road, and both sides of all interior streets. Sidewalk requirement for N. 10th Street may increase to 5 ft. as per the Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Sprague Road. Landscaping Ordinance: Section 110-46. \* 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Sprague Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Site plan review is required for Lot 1. Common Areas, any private streets, alleys, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify/Revise plat note #14 as applicable, prior to final/recording. There is not lot labeled as 89 as mentioned on the plat note. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final/recording. Subdivision Ordinance: Section 134-1. Minimum lot

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width and lot area. Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage; clarify/finalize prior to final. Verify all lots meet minimum 50 ft. frontage requirements for interior lots and 54 ft. for corner lots for the residential lots. If they do not meet the requirement, must be revised prior to final/recording. Zoning Ordinance: Section 138-356. Existing: R-3T, C-3 Proposed: R-1. It seems that a portion on the west side of Lot 1 is not zoned commercial. The engineer must verify if the lot lines matches the zoning prior to final/recording. Applications for zoning change received on October 14, 2024, were approved at the P&Z meeting of 11/19/24 and 11/25/24 to the City Commission. (REZ2024-0052) New rezoning (REZ2025-0234) application was submitted for rezoning from R-1 to R-1 (UDC), application was withdrawn on 12/11/25. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. It seems that a portion on the west side of Lot 1 is not zoned commercial. The engineer must verify if the lot lines matches the zoning prior to final/recording. Revise the application to reflect the zoning for Lot 1 prior to final/recording. Applications for zoning change received on October 14, 2024; to be presented at the P&Z meeting of 11/19/24 and 11/25/24 to the City Commission were approved. Zoning Ordinance: Article V. As per plat submitted on July 19, 2024, plat depicts 85 residential lots; a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19". As per plat submitted on July 19, 2024, plat depicts 85 residential lots; a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 19, 2024, plat depicts 85 residential lots; a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per Traffic Department, Trip Generation approved, TIA Level III was triggered. TIA waiver was granted for this subdivision with Conditions. Any abandonments must be done by separate document, not by plat, must be finalized prior to final. Application and the plat must depict the same names. Verify and review the bearings/metes and bounds to match what is shown on the plat. There is a distance and bearing on the Metes and Bounds (Save and Except) for numbers 2 & 4 that are different from what is shown on the survey. Revise/clarify plat notes #3, 8, 13,14,17,19, and 20. Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary. Must comply with City's Access Management Policy.

Staff recommended approval of the subdivision in revised final form, subject to the conditions noted. Staff has no objection to variance request to side setback variance.

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

- e) Vacating a portion of Racquet Club and Replat to the Villages at Park West, 1400 Sprague Road, Domain Development, Corp (**SUB2025-0007**) (**REVISED FINAL**) **M&H**

Mr. Julio Constantino stated that the North Bicentennial Boulevard: Dedication as required for 75 ft. from centerline for 150 ft. total ROW. Paving: 65 ft. - 105 ft. curb & gutter on both sides. Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. Clarify the dashed lines shown on the North and South sections of N. Bicentennial Blvd. Clarify Document labeled as ""Deed Without Warranty."" The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to dedicate 15 ft. of additional R.O.W. for 70 ft. from centerline for 140 ft. total R.O.W. instead of the required 20 ft. of R.O.W. dedication for 75 ft. from centerline for 150 ft. of R.O.W. Variance was tabled at the meeting of November 5, 2024 and presented at the P&Z meeting of November 19, 2024, the item was removed off the tabled agenda, and the subdivision was approved in Revised-Preliminary along with the approvals the Variances. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. curb & gutter on both sides. Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication as required for 60 ft. total R.O.W. Paving: 40 ft. curb & gutter on both sides. Additional R.O.W. required at the gate area. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to internal roads to be 50 ft. of R.O.W. with 40 ft. of paving with a 10 ft. utility & sidewalk easements on both sides of the streets instead of the required 60 ft. of R.O.W. Variance was approved at the meeting November 5, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. COM Thoroughfare Plan. 600 ft. Maximum Cul-de-Sac Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving 16 ft. Alley/service drive easement required for commercial/multi-family properties. Subdivision layout is proposing a 24 ft. alley for interior lots only. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for a 24 ft. private alley for internal blocks ONLY. Variance was approved at the CC meeting of November 25, 2024. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements or approved site plan. The Engineer submitted a variance application (VAR2025-0046) requesting side setback to be reduced from 6 ft. to 5 ft. To be presented at the P&Z meeting of December 16, 2025. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Bicentennial Boulevard, Sprague Road, and on both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard and Sprague Road. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard and Sprague Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a

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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 or clarify to determine requirement, prior to final. Zoning Ordinance: Section 138-210. Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #14 as shown above, prior to final/recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revise Plat note # 15 with the Full Subdivision Plat Name. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Revise Plat note # 15 with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: R-2, R-3T, C-3 Proposed: R-3A. Applications for zoning change received, approved at the P&Z meeting of 11/19/24. A rezoning application (REZ2025-0232) was submitted to change zoning from R-3A to R-3 (UDC) but was withdrawn at the request of the engineer on 12/11/25. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 05, 2024, plat depicts 88 residential lots; a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG approved, TIA Level 1 triggered. TIA Waived with conditions. Disclaimer: Any abandonments must be done by separate document, not by plat, must be finalized prior to recording. Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc and any additional requirements that may be needed. Application would need to be corrected to reflect the finalized name of the subdivision. Must comply with City's Access Management Policy.

Staff recommended approval of the subdivision in revised final form, subject to the conditions noted. Staff has no objection to variance request to side setback variance.

As per Mr. Julio Constantino item will be tabled by the board.

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

**f) Trinity Oaks Subdivision, 9900 N. 29TH Street, Jakob & Andrea Waldbusser,  
(SUB2025-0178) (PRELIMINARY) QHA**

Mr. Julio Constantino stated that the Freddy Gonzalez Road Dedication as needed for 50 ft. from Centerline for 100 ft. R.O.W. R.O.W. dedication required for proposed roundabout. Paving: 65 ft. curb & gutter on both sides. Need to verify alignment of Freddy Gonzalez Rd. prior to final. Label existing R.O.W. after accounting for dedications from: Centerline, Existing, Total, etc. prior to final. Show R.O.W. dedication ranges throughout the section of the road prior to final to verify compliance. All R.O.W. requirements must be addressed prior to final. Provide copies of the Documents being shown on the plat for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. Provide barricades as required on the East end of Freddy Gonzalez Road. COM Thoroughfare Plan. N. 29th Street (Rooth Rd.): Dedication as needed for 50 ft. from centerline for 100 ft. R.O.W. R.O.W. dedication required for proposed roundabout. Paving: 65 ft. curb & gutter on both sides. Provide an additional 10.0 ft. of R.O.W. dedication on N. 29th Street OR provide documents in regards to how the City acquired R.O.W. on N. 29th Street. Disclaimer: Plat of Saddle Creek Unit 3 provided the City with 20 ft. Dedication by Plat, with 40 ft. from Centerline. Needs to provide document numbers for the existing R.O.W. on the plat, and provide copies of documents for staff review prior to final. Needs to label the Total R.O.W., Existing R.O.W., etc. Clarify with staff on the Variable Width R.O.W. being shown throughout the West boundary of the plat. All R.O.W. requirements must be addressed prior to final. Disclaimer: Abandonments cannot be done by plat, must be done by a separate instrument. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. Front: N. 29th Street/Freddy Gonzalez Rd.: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Need to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: See front setback section above. Revisions Needed: Add note as shown above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., N. 29th Street, and both sides of all interior streets. Sidewalk requirements may increase to 5 ft. along Freddy Gonzalez Rd. & N. 29th Street as Per Engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. & N. 29th Street. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter

buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 29th Street & Freddy Gonzalez Road. Must comply with Traffic Department requirements prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District). Proposed: R-1 (Single-Family Residential District) Zoning Ordinance: Article V. Land dedication in lieu of fee. Park fee required at \$700 per 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. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (9). Need to correct the Mayor's Signature Block with correct wording, it should read; Mayor, City of McAllen Remove the Signature line for the City Secretary, this signature is not part of the Code. Need to correct the Planning & Zoning Chairman's Signature Block with correct wording as per Section 134-61 (e) (7). Need to correct the Planning & Zoning Commission Chairman's Signature Block with correct wording, it should read; Signature line should be as follows. Chairman, Planning & Zoning Commission. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. On the Location map, you need to add all the relevant parcel information such as recorded subdivisions. Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates). In addition to preparation date, include Revision dates as the plat changes are being made, wherever applicable. For all the recorded R.O.W. documents that are shown on the plat, provide these documents for staff review prior to recording. Disclaimer: Abandonments cannot be done by plat, must be done by a separate instrument. Must comply with City's Access Management Policy.

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

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

**g) Benitez Paradise Subdivision, 10421 N. La Lomita Road, Stephanie Villanueva Benitez, (SUB2025-0183) (PRELIMINARY) RDE**

Mr. Julio Constantino stated that the property located on North La Lomita Road: 40 ft. R.O.W. dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Proposed: 20 ft. additional street R.O.W. dedication for 40 ft. R.O.W. from centerline. Revise street name as shown above where applicable, prior to final. Label existing ROW dedications, from centerline, total, etc., prior to final. Verify any callouts located along the R.O.W. Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. Front: 45 ft. or greater for easements. Revise plat note as shown above. Zoning Ordinance: Section 138-356 Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 Sides: 6 ft. or greater for easements. Revise plat note as shown above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide

minimum sidewalk required on N. La Lomita Road. Engineering Department may require 5 ft. wide minimum sidewalk prior to final. Add plat note as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along collector streets if applicable. 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. \* 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 Disclaimer: If the property is rezoned to UDC zoning prior to final, requirements are subject to change. 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. Provide legal description of all adjacent lots on all sides prior to final. Application submitted on 12/03/25 makes reference to a development consisting of a 1 lot subdivision, but plat submitted makes reference to a 2 lot subdivision. Please clarify with staff, if proposing a 2 lot subdivision, please pay an additional \$25.00. Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1 Tax Certificates). For all the recorded easements documents that are shown on the plat, provide these documents for staff review prior to recording. Please Verify North Arrow and scale on the plat it does not appear to be shown. Disclaimer: Any abandonment must be done by a separate instrument, not by the plat. Must comply with City's Access Management Policy.

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

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

**h) Verona Heights Subdivision, 2604 N. Ware, 11-11 Development, LLC, (SUB2025-0180) (PRELIMINARY) SAMES**

Mr. Julio Constantino stated that the property located North Ware Road: ROW dedication needed 60 ft. from centerline for 120 ft. total ROW. Paving: By State Curb & gutter: By State Revisions needed: Show and label centerline and the existing ROW on both sides to finalize the ROW requirement prior to final. Add the document number for the existing ROW and provide a copy for staff review prior to final. Show the ROW dedicated by this plat, the dimension from the centerline, and the total ROW including the dedication to verify compliance prior to final. Clarify the discrepancy between the plat and the survey prior to final. The existing ROW from Lot 129 on plat is shown as 39 ft. and on the survey is shown as 40 ft. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Interior Streets: Dedication as required for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be established prior to final. Subdivision is proposed as a public subdivision, entrance R.O.W. shown as 60 ft. R.O.W. if proposing Private, subdivision is subject to increase R.O.W. requirements for gate areas, sidewalks, islands, gate details, etc. as applicable. Need to Provide for access street to the East development. The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development. Requirements subject to change. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Block Length requirement will be finalized once the zoning is finalized. The property is currently zoned R-1 (single-family residential) District. A

rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Subdivision Ordinance: Section 134-118 900 ft. Block Length for R-3 Zone Districts Block Length requirement will be finalized once the zoning is finalized. The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Block Length requirement will be finalized once the zoning is finalized. The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Cul-De-Sacs shall not exceed 600 feet in length, turn around requirements as per Fire Department. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. There is a 10 ft. alley existing on the north side. Revise the layout to provide a 10 ft. alley dedication along North boundary for total 20 ft. alley prior to final. Escrows will be needed prior to recording. Clarify if an interior private service drive easement will be provided by plat or at time of site plan review. If the private service drive will be provided at time of site plan review, a plat note will be required and must be finalized prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. Revise the plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear in accordance with the Zoning Ordinance or greater for easement, or approved site plan; whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easement, or approved site plan; whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Need to add the plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Ware Road and along both sides of all interior streets. Add a sidewalk note as shown above prior to final. Engineering Department may require 5 ft. sidewalk prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from. Adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46 8 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. 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: R-1 (OC) Proposed: R-2 (UDC). Finalize the rezoning request to finalize the subdivision requirements prior to final. The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Finalize the rezoning request to finalize the subdivision requirements prior to final. The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Zoning Ordinance: Article V. Park Fee of \$700 per dwelling unit to be paid prior to recording. Based on the submitted application, 24 dwelling units are proposed. A park fee of \$16,800 (24 x \$700) will be required 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. The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development. Requirements may be subject to change. Submit an ownership map of all vicinity parcels for staff review prior to final to verify no lot will be landlocked once this plat is recorded. The location map is lacking parcel information, please add parcels info. Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1 Tax Certificates). Verify Bearings and Metes and Bounds, initial survey provided shows different bearings, these bearings do not match what's being shown on the plat. Remove Plat notes #11 & #12. Please shift the City Mayor's Signature Block & the Revision Box, as they are too close together. In addition to a preparation date, include revision dates as changes are being made on these tracing reviews. Plat mentions a Sheet 01 of 02, please clarify. There are additional "Survey Notes" on the plat, please clarify prior to final. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Disclaimer: Previous Subdivision Case was (SUB2025-0065). Resubmitted due to change of Engineers. Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. Must comply with City's Access Management Policy.

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

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

- i) Zuma Subdivision, 11001 N. Bentsen Palm Drive, Zuma Development Co, LLC,  
**(SUB2025-0107) (REVISED PRELIMINARY) CHLH**

Mr. Julio Constantino stated that the property located Mile 7 Road (F.M. 2221): 35ft. of dedication for 75ft. from centerline for 150 ft. total R.O.W. Paving 65 ft. to 105 ft. Curb & gutter: Both Sides. Revisions Needed: Revise street name as shown above prior to final. Clarify if any issues with Easement to Sharyland Water Supply Corporation overlapping with required ROW dedications & provide document for staff review prior to final. Clarify 40.00' R.O.W. easement to County with staff, provide document for staff review prior to final. Need to label the "Total R.O.W." after accounting for the dedication from center line, prior to final. Label as "Total", prior to final. Boundary of Subdivision seems to extend up to the Centerline on the Survey, clarify on the plat prior to final. Clarify all the bold lines being shown on Mile 7 Road, need to provide 'Housekeeping' Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. North Bentsen Palm Drive: 5 ft. of dedication for 40 ft. from centerline for 80 ft. total R.O.W. Paving: 52 ft. Curb & gutter: Both Sides Revisions Needed: Revise street name as shown above prior to final. Clarify the dimensions on the plat, plat shows existing 70 ft. of R.O.W. and provides an "Additional 5' R.O.W. dedication," however, there is an arrow dimension of 80 ft. being shown, so where did the extra 5 ft. of R.O.W. come from? Need to label the "Total R.O.W." after accounting for dedication from center line prior to final. Clarify the multiple bold lines being shown on N. Bentsen Palm Drive, need to provide. Housekeeping. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N/S collector Street (Western Boundary 1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Please clarify the R.O.W. area shown on the plat. Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not

constructed prior to recording." 1,200 ft. Block Length. Subdivision layout submitted on July 22, 2025 does not comply with the 1,200 ft. block length. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: Proposing for alley or service drive easement South of the plat. Alley or service drive easement cannot dead-end. Private Access Service Drive Easement must be minimum 24 ft. and in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front Mile 7 Road (F.M. 2221): Proposing 10 ft. or greater for easements. Pending Items: Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change front setback notes to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: Proposing 10 ft. or greater for easements. Pending Items: Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change rear setback notes to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Interior Sides: Proposing: In accordance with the zoning ordinance or greater for easements. Pending Items: Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change side setback notes to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: Proposing 10 ft. or greater for easements. Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change corner setback notes to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Mile 7 Road, North Bentsen Palm Drive and N/S collector street. Pending Revisions Needed: Finalize wording for note prior to final. Sidewalk requirements might increase to 5 ft. prior to final as per Engineering Department requirements. Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Include note as shown above prior to final. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: Please remove plat note #15 prior to final, as it is a requirement not a required plat note. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: Note wording for note#11 must be finalized prior to final, once subdivision requirements have been finalized. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: Please remove plat note #12 prior to final, as it is a requirement not a required plat note. Clarify if each lot will be able to meet their individual requirements as noted above, additional requirements may be required once clarified, finalize prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and

not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is proposed to be public. Section 134-168 applies if subdivision is proposed to be private. Clarify note #13 as this a commercial development, remove plat note prior to final. 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. Clarify note #14 as this a commercial development, remove plat note prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: Commercial. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Subdivision is missing the 'Metes and Bounds,' needs to be shown on the plat. Subdivision is missing the 'Legend Table,' needs to be shown on the plat. In addition to preparation date, please include revision dates as changes are being made, where applicable. Pending parcel information for area located on the South-West portion of the Plat. On the Location map, add an arrow annotation that reads "SITE", use the parcel maps, make the street names bigger, add recorded subdivisions information, add the North arrow. Survey Bearings and Distances does not match what is shown on the plat, please clarify this discrepancy. If required, will need to provide an updated survey. Need to add Metes & Bounds to the Plat. At the request of the Engineer, Zuma is being presented in revised preliminary form with the Variance request. Pending submittal of Doc. No's for the West Side/HCID#6 Easement. Any variances requested must be processed/finalized prior to final. Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. Previous Subdivision Case was (SUB2022-0048) &(SUB2023-0016). Resubmitted due to conclusion of 6-Month extension. Must comply with City's Access Management Policy.

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

As per Mr. Julio Constantino, would like for item to be tabled.

Board member Mr. Jesse Ozuna motion to the table this item. Board member Mr. Raul Sesin second the motion with four members present and voting.

**j) Balboa Acres Subdivision, West Half of Lot 7, Block 29, 3501 Francisca Avenue, Raul Macias, (SUB2025-0182) (PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on Francisca Avenue: 60 ft. ROW (existing). Paving: 37.8 ft. B-B (existing) Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 feet. Paving: Existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies.

Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Francisca Avenue. Subdivision Ordinance: Section 134-120. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for west half of Lot 7 Block 29 shows a 50 ft. width Zoning Ordinance: Section 138-356. Existing: R-1 (Low Density Residential District) Proposed: R-1 (Low Density Residential District). As part of city initiated rezoning, Balboa Acres was rezoned to the UDC R-1 Low Density Residential District Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing Plat notes remain the same. Public Hearing is required for the subdivision of the lot. Must comply with other departments requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

**k) Balboa Acres Subdivision, East Half of Lot 7, Block 29, 3417 Francisca Avenue, Raul Macias, (SUB2025-0176) (PRELIMINARY) SEA**

Francisca Avenue: 60 ft. ROW (existing). Paving: 37.8 ft. B-B Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Front: 25ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides in accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance. Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Francisca Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. \*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: Survey for east half of Lot 7 Block 29 shows a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 (Low Density Residential District) Proposed: R-1 (Low Density Residential District. As part of city initiated rezoning, Balboa Acres was rezoned to the UDC R-1 Low Density Residential District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing plat notes remain the same. Public Hearing is required for the subdivision of the lot. Canopy/structure will be relocated to comply with setbacks as per Engineer. Must comply with other departments requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

Being no discussion, items J & K were voted together. Board member Mr. Raul Sesin motion to approve subdivision in preliminary form subject to conditions noted, drainage and utility approvals. Mr. Jesse Ozuna second the motion with four members present voting.

I) Dove Plaza Subdivision, 1100 Dove Avenue, Nanak Management, (SUB2025-0179)  
(PRELIMINARY) R.E Garcia

Ms. Natalie Moreno stated that the property located on Dove Ave: Dedication of 75ft from centerline for a total of 150ft of ROW (High Speed Arterial) Paving: 65ft Curb & gutter: Both Sides. Show ROW dedication on both sides from centerline at several points along Dove Ave prior to final. Show ROW from centerline and total ROW after accounting for ROW dedication. 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. 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. ROW 20ft Paving 16ft. Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. Front: In accordance to the Zoning Ordinance or in line with existing structures, Whichever greater applies. Add plat note as stated above prior to final. (Proposing- 50ft or easements whichever is greater). Zoning Ordinance: Section 138-356. Rear: In accordance to the Zoning Ordinance or greater for easements whichever is greater applies. Add plat note as stated above prior to final. (Proposing 15 feet or easement whichever is greater). Zoning Ordinance: Section 138-356 Sides: In accordance to the Zoning Ordinance or greater for easements whichever is greater applies. Add plat note as stated above prior to final. (Proposing - 15 feet or easement whichever is greater). Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dove Ave. Revision required, add plat note as stated above prior to final. May increase to 5ft as per engineering. Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as stated above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as stated above prior to final. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Dove Ave. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Plat note not required (remove). Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C3. Proposed: C3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Add plat note as stated above 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. Plat shows dedicated ROW by this plat along Dove Ave, Revise so that it reflects how much ROW is being dedicated prior to final. Clarify centerline and dedication to show ranges of ROW marked at different places along Dove Ave prior to final. Revise the acreage and square-footage calculations for consistency between both the survey and plat prior to final. Must comply with City's Access Management Policy.

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

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

**m) LKR Subdivision, 18613 N. Citrus Drive, LKR Investments Family, (SUB2025-0171)  
(PRELIMINARY) VHT**

Ms. Natalie Moreno stated that the property located on North Citrus Dr. Dedication of 30 feet from centerline for a total of 60 feet. Paving: 40 ft. Curb & gutter: Both sides. Provide a solid lot line but not as bold as boundary line after accounting for ROW dedication. Citrus Dr shall reflect N. Citrus Dr on plat prior to final. Label centerline and lot line to finalize R.O.W. documents as applicable for staff review prior to final. Include document numbers on plat and provide any R.O.W documents as applicable 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. ROW: 20ft. Paving: 16ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front 45 feet or greater for easements, whichever greater applies. Revise plat note to reflect above prior to final. Zoning Ordinance: Section 138-356. Rear 10 feet or greater for easements, whichever greater applies. Revise plat note to reflect above prior to final. Zoning Ordinance: Section 138-356. Sides 6 feet or greater for easements whichever greater applies. Revise plat note to reflect above prior to final. Zoning Ordinance: Section 138-356. Garage 18ft except where greater setback is required, greater setback applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Citrus Dr. May increase to 5ft as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #2 to reflect as shown above prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Finalize plat area as map plat and survey do not match. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Per application, proposed single family residential. Survey & plat dimensions do not match, revise prior to final. Update location map showing the adjacent properties with legal descriptions prior to final. Remove Edinburg from location map.

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

Being no discussion, Board member Mr. Raul Sesin motion to approve subdivision in preliminary form subject to conditions noted, drainage and utility approvals. Mr. Jesse Ozuna second the motion

with four members present voting.

**n) Bravac Park Subdivision, 421 S. Ware Road, Southmost Solutions, LLC (SUB2024-0122)  
(REVISED PRELIMINARY) SEA**

Mr. Marcos Johnson stated that the property is located South Ware Road: 60 ft. from centerline for 120 ft. total ROW. Paving: by the state Curb & gutter: by the state. Provide copies of ROW documents referenced on plat for staff review, prior to final. Label centerline on plat, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Erie Avenue: 25 ft. from centerline for 50 ft. total ROW. Paving: approximately 30 ft. Curb & gutter: both sides. Provide document number for existing ROW dedication and provide a copy 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. South 35th Street: Dedication as needed for 30 ft. from centerline for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Label centerline and provide a copy of existing ROW dedication 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. 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. ROW: 20 ft. Paving: 16 ft. Proposing: A minimum 24 ft. private service drive easement will be established at part of the site plan and will be maintained by the lot owners and not the City of McAllen. Engineer must get with property to the north to determine service drive location to provide for extension and internal circulation as required by Traffic Department. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: (South Ware Road): In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, wording to be finalized prior to final. Lot 2 has frontage on 3 streets and must clarify setbacks, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356 Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356 Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South Ware Road, Erie Avenue, and South 35th Street. Sidewalk requirements may increase to 5 ft. per Engineering Department, plat note wording to be finalized, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private service drives, access easements, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note as shown above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: C-2 Proposed: M-2. (Mixed Use). Engineer submitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&Z Board Meeting 1-6-26 and City Commission on 1-26-26. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Engineer submitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&Z Board Meeting 1-6-26 and City Commission on 1-26-26.

As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process, not by plat. Engineer must clarify access easement agreement with the property to the north to determine location to establish internal connection and access maintenance responsibility. Engineer must clarify annotation of 60 ft. roadway on Lot 2 and use. Engineer submitted a request for a name going from Erie Marketplace to Bravca Park. Engineer submitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&Z Board Meeting 1-6-26 and City Commission on 1-26-26. Must comply with City's Access Management Policy.

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

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

- o) North McAllen Lots 10A, Block 17 Subdivision, 508 N. 11th Street, Mitala Garza Adame, **(SUB2025-0149 (REVISED PRELIMINARY) HLG**

Mr. Marcos Johnson stated that the property is located North 11th Street: 65 ft. ROW Existing. Paving: 40 ft. Curb & gutter: both sides. Revisions Required: Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Sides: 6 ft. or greater for easements revise plat notes as stated above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setbacks applies. Revise note as stated above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 11th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Clarify the number of units proposed to establish required park fee, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Clarify the number of units proposed to establish required park fee, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Public Hearing will be required. Please remove plat note #10, prior to final as it does not apply. Show legal descriptions of adjacent properties, prior to final. Since it is a replat- Name of subdivision should be "North McAllen Lot 10A, Block 17 Subdivision". Any plat notes remain as now exist. If plat notes change, a vacate and replat will be required. Engineer submitted application for name change from Capricorn to North

McAllen. Must comply with City's Access Management Policy.

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

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

**p) Military Industrial Park Subdivision, 1300 Military Hwy, MCC Industrial Park, LLC  
(SUB2025-0130) (REVISED PRELIMINARY) VHT**

Ms. Natalie Moreno stated that the property located on West Military Hwy (F.M. 1016): Dedication for 75 ft. from centerline for a total of 150 ft. R.O.W. Paving: 65-86. Curb & gutter by state. Provide any existing R.O.W. on plat with documents for staff to review, prior to final. Please label centerline and existing R.O.W. on both sides to determine R.O.W dedication, prior to final. Clarify if this section on Military Hwy is a state designated roadway, prior to final to establish any requirements as needed. The engineer submitted a variance request to not dedicate ROW. this variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Interior Streets: Minimum 60 ft. R.O.W Paving 40 ft. Curb & gutter both sides. Label all street R.O.W. width on this plat to assure compliance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Cul-De-Sac Street: Minimum 60 ft. R.O.W. Paving: 40 ft. Curb & gutter both sides. Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as per section 134-105 of the subdivision ordinance. Once plat is revised clarifying extension of the N/S interior to the subdivision to the north, staff will establish Cul-De-Sac to assure compliance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan E/W Stub Out Street: 60ft. Paving: 40 ft. Curb & gutter: both sides. Stub out street to the west between Lots 8 and 9, need to provide a paved temporary turnaround with minimum 96 ft. paving diameter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Existing 40' County R.O.W: Dedication for 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. The plat does not provide for any R.O.W. Dedication, Clarify and Finalize alignment/ requirement, prior to final. An abandonment has been submitted and is in process. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length need to finalize street layout to assure block length do not exceed 1, 2000 ft in 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. Please provide the length of the Cul-De-Sac on plat to determine compliance. The engineer submitted a variance request to the Cul-de-Sac Length exceeding 100ft. (666 ft.). This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. Subdivision Ordinance: Section 134-105. Please provide Cul-De-Sac length. ROW 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties. Engineer must clarify if alley or service drive will be provided. Alley or service drive cannot be a dead end. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Please add plat note as stated above. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Please add plat note as referenced above. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Add plat note as shown above. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies.

Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan Sidewalks. 4 ft. wide minimum sidewalk required on Military Hwy (F.M. 1016) and both sides of all interior streets. Add plat note as stated above, prior to final. Sidewalks might increase to 5 ft. per engineering, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Please add plat note as stated above. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Lots 6 and 7 on Military Highway. Add plat note as stated above, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Please add plat note as stated above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 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. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Please identify area at the NW corner of plat that is not labeled. Need lot number or letter. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. Please update application to reflect the current zone and relevant information. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Does not pertain to commercial development. Comments. Must comply with City's Access Management Policy. Please add plat notes regarding setbacks on plat. In-between Lot 8 and Lot 9, please indicate if temporary turnaround will be provided. No dead ends are permitted provide Cul-de-sac length clarify the bolded lines on Lot 8. Clarify if the north lot of lot 9 is detention, if so, please indicate as detention area. Any abandonments must be by separate instrument and not by this plat. Need to provide an ownership map of surrounding properties to assure no land lock property exists or if additional streets will be required, prior to final. Need to add the 'Subdivisions parcel information on the Location Map on the top right-hand side. Add parcel information of existing subdivisions on the map please. The engineer submitted a variance request to not dedicate ROW and exceeding the Cul-De-Sac Length. This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026.

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

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

After a lengthy discussion, regarding the multiple variance requests. Board member Mr. Raul Sesin motion to approve the cul-de-sac request, subdivision in revised preliminary form and disapproval on the ROW on Military Hwy. Mr. Jesse Ozuna second the motion with four members present and voting.

## 6) DISCUSSION:

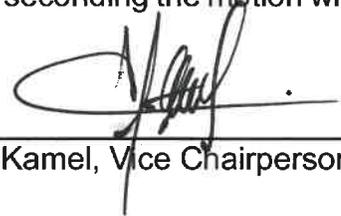
No discussion.

**7) INFORMATION ONLY:**

No Information was given to board members.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Reza Badiozzamani adjourned the meeting at 4:23p.m. with Mr. Jesse Ozuna seconding the motion with four members present and voting.



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Gabriel Kamel, Vice Chairperson



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