

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, February 17, 2026 at 3: 30p.m.at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
	Reza Badiozzamani	Member
Absent:	Jose L. Caso	Member
Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Eduardo Garza	Development Coordinator
	Kaveh Forghanparast	Senior Planner
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Samantha Trevino	Planner II
	Porfirio Hernandez	Planner I
	Mia Fuentes	Planner I
	Magdalena Ramirez	Planner I
	Hebert Camacho	Traffic Designer
	Esteban Ramos	Traffic Designer
	Even Gonzalez	Development Engineer
	Jonathan Gutierrez	Planner Technician I
	Ofelia Camacho	Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Gabriel Kamel, Vice Chairperson

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval of December 2, 2025 meeting minutes.

Being no discussion, Mr. Jesse Ozuna motioned to approve December 2, 2025 minutes. Board Member, Mr. Raul Sesin second the motion with four members present and voting.

2) PUBLIC HEARING:

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

1. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0007:

Los Alegres Unit No. 1 Subdivision Lots 5-6, Hidalgo County, Texas
200 Wichita Avenue

Los Alegres Unit No. 1 Subdivision Lots 9-10, Hidalgo County, Texas
308 and 316 Wichita Avenue

Los Alegres Unit No. 1 Subdivision Lots 13-14, Hidalgo County, Texas
400 and 408 Wichita Avenue

Los Alegres Unit No. 1 Subdivision Lots 17-18, Hidalgo County, Texas
416 and 424 Wichita Avenue

Mr. Samantha Trevino stated that the subject property is the subject properties are located on the north side of Wichita Avenue and along the west side of South 2nd Street. The City of McAllen is requesting to rezone the properties to R-1 (Low Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC). The adjacent properties are zoned R-1 (Low Density Residential-UDC) District to the north, south, and west, and A-O (Agricultural & Open Space-UDC) District to the southwest.

Surrounding uses include single-family homes, multi-family residences, and the McAllen Country Club.

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.

The development trend along Wichita Avenue is single-family residences, multi-family housing, and commercial businesses.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential-UDC) District is an equivalent zoning district to the current R-1 (OC) District zoning designation.

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 R-1 (Low Density Residential-UDC) District.

2. Rezoning from R-1 (Single-Family Residential District-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0009:

2800 South McColl Road (PID: 290252)

2800 South McColl Road (Rear) (PID: 655180)

Mr. Samantha Trevino stated that the subject property is the subject properties are located along the

west side of South McColl Road, south of East Yuma Avenue and zoned R-1 (Single-Family Residential District – OC) District. The City of McAllen is requesting to rezone the properties to R-1 (Low Density Residential – UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned A-O (UDC) District to the west, R-1 (OC) District to the north and south, R-3 (UDC) District to the west, and C-3L (OC) District to the north.

The subject property is vacant. Surrounding uses include single-family homes, duplexes, townhomes, McAllen County Club, and vacant land.

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

The development trend along this area includes single-family homes and multifamily development.

The requested rezoning does conform to the Future Land Use Plan designation as shown on the Envision McAllen Future Land Use Plan and follows the development trend in this area.

Any future construction must comply with all development requirements where applicable under the UDC.

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

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

3. Rezoning from R-2 (Duplex-Fourplex Residential–OC) District under the Old Code (OC) to R-2 (Medium-Density Residential–UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0008:

Taylor Villas Subdivision, Lot A, Hidalgo County, Texas

5150 Uvalde Avenue

Taylor Villas Subdivision, Lot B, Hidalgo County, Texas

2050 South 50th Street

Mr. Samantha Tre stated that the subject property is located the subject properties are located on the north side of Uvalde Avenue and along the east side of Taylor Rd. The City of McAllen is requesting to rezone the properties to R-2 (Medium Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned R-3 (High Density Residential-UDC) District to the north and R-1(Low Density Residential- UDC) District to the south, east, and west.

Surrounding uses include high and low density residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Community. Single-family detached homes make up the majority of this land use category,

although some townhomes, duplexes, and small multifamily should be encouraged to create diversity in housing choices.

The development trend along Uvalde Avenue is medium density residential

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 (OC) District, zoning designation.

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 R-2 (Medium Density Residential-UDC) District.

4. Rezoning from C-3L (Light Commercial-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0006:

3916 Idela Avenue (PID: 270320)

4400 South Ware Road (Rear) (PID: 270324, 270325, 270326)

4500 South Ware Road (Rear) (PID: 270328)

Ms. Samantha Trevino stated that the subject property the subject properties are located on the north side of Idela Avenue, west of South Ware Road. The City of McAllen is requesting to rezone the properties to C-1 (Local Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned C-4 (Commercial Industrial-OC) District to the southwest, C-2 (Neighborhood Commercial-OC) District to the east and north, I-1 (Light Industrial-OC) to the south and west, and R-1 (Single-Family Residential-OC) District to the east.

The subject properties consist of residences and vacant land. Surrounding uses include a gas station, McAllen South Wastewater Treatment Plant, single-family residences, a restaurant, auto dealer, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities welcome compatible density and commercial uses into their neighborhoods via incremental infill. Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.

The development trend along this area is residential and light commercial.

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

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

Staff recommends approval of the rezoning request to C-1 (Local Commercial-UDC) District.

5. Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2025-0244:

H.G.P., Inc. Subdivision Lot A, McAllen Pavilion Subdivision II Lots 1A-3A, McAllen Pavilion Lots A1 & B-F, Concord Property Corp. Subdivision No. 1 Lots 1-3, Concord Property Corp. Subdivision No. 2 Lot 4, Renaissance Pointe Lots 1-2B, River Valley Subdivision Lot 2B and 3, and Jackson Triangle Subdivision Lots 1-2, Hidalgo County, Texas.

300, 400, 410, 420, 500, 504, 506, 510, 514, 606, 614, 620, 700, 708, 800, 810, 900, 910, 924, 1200, 1300, 1304, 1312, 1316, 1400 and 1420 East Expressway 83

Ms. Samantha Trevino stated that the subject property is located the subject properties are located on the south side of U.S. Expressway 83, west of South Jackson Road. The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned C-3 (General Business-OC) District.

Current uses of the subject properties include shopping centers, restaurants and hotels.

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

The development trend in this area is retail businesses and offices.

The requested zoning conforms with the future land use designation outlined in the Envision McAllen Future Land Use Plan and aligns with the established development pattern in the surrounding area.

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

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

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

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed items 2a, 1-5 rezoning request. There was none.

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

6. Rezoning from R-2 (Duplex-Fourplex Residential-OC), R-3A (Multifamily Residential Apartments-OC), R-3T (Multifamily Residential Townhomes-OC), C-1 (Office Building-OC), C-2 (Neighborhood Commercial-OC), and C-3 (General Business-OC) Districts under the Old Code (OC) to CC-DT (City Core Downtown-UDC) District under the new Unified Development Code (UDC) for the following properties:

REZ2026-0010:

McAllen Addition Blocks 1-14 and 19-64, McAllen State Bank Lot A, Nelson Addition Blocks 1-4, 1515 Houston Lot 1, Nelson Addition Lots 5A-6A, South McAllen Additions Block 1-6, and PIDS: 189432, 189433, 189431, 189407, 189437, 189438, 189439, 189440, 189441, 189442, 189443, 189446, 189436, 189435, and 189444, Hidalgo County, Texas:

101, 209, 213, 215, 217, 221, 303, 305, 309, 311, 315, 317, 321, 401, 405, 409, 413, 415, 417, 501, 509, 513, 515, 517, 601, 603, 615, 617, 619, 701, 709, 713, 717, 721, 801, 803, 807, 809, 813, 815, 817, 819, 821, 823, 825, 901, 903, 905, 907, 911, 913 and 917 South Bicentennial Blvd.

20, 200, 302, 320, 404, 420, 500, 520, 600, 608, 620, 700, 704, 720, 800, 802, and 900 South 10th Street

1001, 1023, 1101, 1117, 1123, 1201, 1217 1411, 1501, 1601 and 1701 Highway 83

3-714 South 11th Street

13- 904 South 12th Street

1-713 South Broadway Street

1-920 South Main Street

15-921 South 15th Street

100-920 South 16th Street

800-921 South 16 1/2 Street

100-722 South 17th Street

800-917 South 17 1/2 Street

1000-1720 Austin Avenue

1200-1721 Beaumont Avenue

1200-1717 Chicago Avenue

1405-1515 Dallas Ave

1000-1720 Erie Avenue

1000-1717 Fresno Avenue

1101- 1720 Galveston Ave

1000-1720 Houston Avenue

1400-1720 Ithaca Avenue

900, 1300 and 1308 Jackson Avenue

Ms. Samantha Trevino stated that the subject property the subject properties are located on the south side of Highway 83 and north of Jackson Avenue, between Bicentennial Boulevard and South 10th Street. The City of McAllen is requesting to rezone the properties to CC-DT (City Core – Downtown-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned C-3 (General Business-OC), C-4 (Commercial Industrial-OC), R-2 (Duplex-fourplex Residential-OC), R-3A (Multifamily Residential Apartment-OC), and R-3T (Multifamily Residential Townhome-OC) Districts.

Surrounding uses include single-family dwellings, multifamily units, commercial, and institutional use

The Envision McAllen Future Land Use Plan designates the future land use for these property as Downtown, which is intended for the highest-density mixed uses in McAllen, including residential, commercial, business, and office uses. The pedestrian environment and experience should be top

priority in Downtown and feature signature public gathering places, active streets, engaging storefronts, and sidewalk cafes.

The development trend around this area is a range of residential and commercial uses.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend of the 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 CC-DT (City Core-Downtown-UDC) District.

Bert Guerra 1418 Beech Avenue, Cine el Rey. He was caught of guard because the redistricting to him has not been clear. However, downtown has been neglected and abandoned.

James Alexander, Flying Walrus was giving his opinion regarding how neglected the downtown area has been abandoned. And stated he wants to zone with a purpose.

Chairperson, Mr. Marco Suarez, if he felt he had been affected by the changes that are currently happening. "James Alexander, respond he felt he was affected in a way of investing in the property, or even investing in the downtown area.

Deputy City Manager, Michelle Rivera, gave her feedback regarding the new City Core-Downtown area Gabriel Kamel, questioned to elaborate in her suggestion regarding the new zone proposed for the downtown area. And create more flexibility and help new investors in McAllen.

Vice Chairperson, Gabriel Kamel needed more elaboration on how residents and property owners will benefit themselves for investing. Michelle Rivera, stated this change was to help property owners to have more flexible opportunities in the future.

Erika de la Garza Lopez 2608 South 2nd Street, Kalifa Real Estate Properties, she mentioned most of the properties her family owns they would like to sell the property. And property owners have not seen a move on the downtown area regarding movement on sales.

After lengthy discussion, Mr. Jesse Ozuna moved to approve. Board member Mr. Raul Sasin second the motion with six members present and voting.

b) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to A-O (Agricultural and Open Space-UDC) District: 7.635-acre tract of land out of Lots 20, 21, 22, and 23, Ebony Heights Citrus Groves Unit No. 1 Subdivision, Hidalgo County, Texas; 1604 Frontera Road.
(REZ2026-0003)

Mr. Samantha Trevino stated that the subject property is the subject property is located along the north side of Frontera Road between North Main Street and North Bicentennial Boulevard and is currently zoned R-1 (Single-Family Residential-OC) District. The applicant is requesting to rezone the property to A-O (Agricultural and Open Space-UDC) District and in order to keep native vegetation.

The adjacent properties are zoned R-1 (Single-Family Residential-OC) in all directions and A-O (Agricultural and Open Space-OC) District to the northeast.

The subject property is currently vacant. Surrounding land uses include single family homes and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Single-family detached homes make up the majority of this land use category, although some townhomes, duplexes, missing middle, and small multifamily should be encouraged to create diversity in housing choices.

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

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan, however it is a downzone request to keep the property in its current state for a possible future nature reserve. It is also compatible with adjacent zoning to the northeast.

If the rezoning is approved, 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 A-O (Agricultural and Open Space-UDC) District.

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

Being no discussion, Mr. Reza Badiozzamani moved to approve. Mr. Emilio Santos Jr. second the motion with six members present and voting with one nay.

2. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 8, Block 1, Redwood Park Addition Subdivision, Hidalgo County, Texas; 1708 North 8th Street. **(REZ2026-0004)**

Mr. Porfirio Hernandez stated that the subject property the subject property is located on the east side of North 8th Street south of Redwood Avenue. The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for a triplex.

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

The subject property is vacant and surrounding land uses include single-family residences, commercial businesses, and offices.

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 8th Street is single-family residential, multifamily apartments and commercial uses.

The earliest zoning record found for the property, indicating an R-1 zoning designation dates back to 1979. The City Commission disapproved a rezoning request for the adjacent property to the north to R-2 (Medium-Density Residential–UDC) on June 6, 2025.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, the proposed rezoning is not compatible with the existing zoning in this area.

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

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

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

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

Cristina Escamilla, 1704 N. 8th Street, she is opposed to the rezoning request.

Mayra Gallegos, 1708 N. 8th Street, the owner briefly described what she will be proposing if the rezone request is approved.

Norma Saenz, 705 Redwood Avenue, she was explaining her concerns around the area will be within the area. She made a comment where she wants this property to stay as a Single family residential area.

Pedro Eufrazio, 1200 South 15th Street, he provided information regarding what will be built in the property, multiple zones near have apartments for the property.

After lengthy discussion, Mr. Raul Sesin moved to disapproved. Vice Chairperson, Mr. Gabriel Kamel second the motion with six members present and voting.

3. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 22, Block 2, Pecan Acres Subdivision, Hidalgo County, Texas; 802 Orange Avenue. **(REZ2026-0005)**

Mr. Mia Fuentes stated that the subject property is located on the northwest corner of Orange Avenue and North 8th Street. The applicant is requesting to rezone the property to R-1 (Low 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 south, east, and west, and C-3 (General Business–OC) District to the north.

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

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

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

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential-UDC) District is an equivalent zoning district to the current R-1 District (OC) zoning designation.

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

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

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

Antonio 802 Orange Avenue, customer is giving his opinion regarding his property.

After brief discussion, Mr. Raul Sesin moved to approve. Vice Chairperson, Mr. Gabriel Kamel, second the motion with six members present and voting.

Reza Badiozzamani, questioned why does he have to rezone on to the new (UDC) R-1, Mia responded customer is nonconforming with a guest house he has and would like to repair without needing a CUP application with the new rezone request.

c) CONDITIONAL USE PERMITS:

1. Request of Jorge G. Martinez on behalf of Lunalj LLC, for a Conditional Use Permit, for two years, and adoption of an ordinance for an Event Center (Casa Luna) at Lot 5A, Kingwood Estates Phase II Subdivision, Hidalgo County, Texas; 5245 North 23rd Street.
(CUP2025-0119)

Ms. Magdalena Ramirez stated that the subject property is located along the subject property is located along North 23rd north of Zinnia Avenue. The property is zoned C-3 (General Business-OC) District. Surrounding land uses are C-3 (General Business-OC) District to the north and east, R-1 (Single-Family Residential-OC) District to the west and R-3A (Multi-family Residential Apartment-OC) to the south. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The first Conditional Use Permit for this location was originally approved by City Commission on March 14, 2022 for a one-year term. The current permit was approved for a two-year term and expired on January 9, 2026. The applicant submitted an application on December 1, 2025 and is requesting a two-year term. The proposed days and hours of operation are to be from 10:00 AM to 10:00 PM Monday through Sunday.

The Fire 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 single-family 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 Zinnia Avenue and North 23rd 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 2,340 square feet commercial suite requires twenty-three 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, emails, or letters in opposition to this request.

Staff recommends disapproval of the conditional use permit request due to non-compliance with requirement number 1: The subject property is within 400 feet of single-family residential properties.1 (distance

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

After lengthy discussion, Mr. Raul Sesin moved to disapproved with favorable recommendation. Mr. Emilio Santos Jr. second the motion with six members present and voting.

3) CONSENT:

- a) CXL Acres Subdivision, 11624 N. 29th Street, Cesar Xavier Leal
(SUB2025-0078) (FINAL) SEA
- b) The Shoppes on 2nd Subdivision, 120 Trenton Road, A.I.M.Z DEVELOPMENT, LLC,
(SUB2025-0110) (FINAL) M&H
- c) Born Again Plaza Subdivision, 3100 N. Ware Road, Flor Aurora Limas, **(SUB2026-0020)**
(FINAL) SEC
- d) McAllen City Center Subdivision, 1300 S. 10th Street, McAllen City Center, LTD, **(SUB2024-0009) (FINAL) 6- MONTH EXT. SEC**

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

4) SUBDIVISIONS

- a) Jackson McAllen Retail Subdivision, 105 N. Jackson Road, Jackson McAllen Retail Partners, LTD, **(SUB2026-0019) (PRELIMINARY) BOWMAN**

Ms. Natalie Moreno stated that the property located N. Jackson Rd: 60 ft. from centerline for a total of 120 ft. ROW Paving by State Curb & gutter: By State Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. Needs to label any existing easements. Show dedication on both sides from centerline. Provide documentation for existing ROW. The plat identifies the adjacent portion of N. Jackson Rd. as U.S. 83 Expressway right-of-way (variable width). Please coordinate with TX DOT to confirm any additional right-of-way dedication requirements associated with the planned widening of N. Jackson Rd. prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan East Business Highway 83 (Loop 374) 50 ft. from centerline for a total of 100 ft. ROW. Paving: by state. Curb & gutter by state. Need to Label the Centerline & Total R.O.W. after accounting for dedication. Needs to label any existing easements. Please show dedication to finalize requirements for any dedication or 100 ft. total ROW. Plat indicates 49.9 annotation, please clarify prior to final. Land Fronting property is owned by the Missouri Pacific Railroad company; this requirement does not apply. 80.0' R.O.W. also shown for railroad. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW 20 feet Paving 16 feet. Alley/service drive easement required for commercial/multi-family properties. Provide annotations for the access easement that exists on the north side of the property (Lot 1). Include multiple points annotating the variable width. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. Subdivision Ordinance: Section 134-106. North Jackson Rd: 60 ft. or greater for approved site plan. Clarify proposed setback notes and ensure compliance with minimum setback requirements as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as

noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on N. Jackson Rd. May increase to 5 ft. as per Engineering Department. Add plat note as stated above, prior to final. Please remove the rest of the wording. 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. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Jackson Road & Business 83. 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. Lots fronting public streets. Lot has a frontage on N. Jackson Road. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot 4 has no frontage on the street but has a shared access easement along the north side of the lot. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. Zoning Ordinance: Section 138-356. Existing: I1 Proposed: I1 Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is. 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. Location Map on plat shall be legible with adjacent properties & streets identified prior to final. Provide scale for Location Map on the plat prior to final. Provide acreage on the plat by lot 1, prior to final. Do not make "Replat" as part of the name of the subdivision. Name of subdivision shall be as follows: Jackson Commerce Lot 4A, Phase 2 Subdivision, prior to final. A 30.0' access easement exists on the north side of property. Provide dimension for the access easement. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. The plat identifies the adjacent portion of N. Jackson Rd. as U.S. 83 Expressway right-of-way (variable width). Please coordinate with TX DOT to confirm any additional right-of-way dedication requirements associated with the planned widening of N. Jackson Rd. 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.

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in final form. Mr. Emilio Santos Jr. second the motion with six members present and voting.

- b) Replat of Jackson Commerce Development Subdivision Phase 4, Lot 11 & 9A Subdivision, 1021 E. Hwy 83, Park Place Ventures One, LTD,
(SUB2026-0018) (PRELIMINARY) M2

Ms. Natalie Moreno stated that the property located on E. Business Highway 83 (Loop 374): Plat Shows existing 70.0' R.O.W. need to finalize requirement for any dedication for a 100.0' R.O.W. prior to final. Land Fronting property is owned by the Missouri Pacific Railroad company; this requirement does not apply. 80.0' R.O.W. also shown for railroad. Paving: BY STATE. Curb & gutter: BY STATE. Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. Must Include Document #'s on plat and must provide any documents for staff review as applicable regarding existing R.O.W. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E. Beech Avenue: 60 ft. Dedication. Paving: 40 ft. Curb & gutter: both sides. Clarify dedication, Dedication ROW must be a solid line. Need to Label the Centerline & Total R.O.W. after accounting for dedication. Original plat indicates Cul-de-sac as a temporary turnaround, please clarify what the Cul-de-sac references on this plat, prior to final. Cul-de-sac should be a solid line if not an easement. Cul-de-sac commercial requirement is a 200 ft diameter with 180 ft of paving. Plat is showing a 100 ft. diameter, please revise as needed. 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. Cul-de-sac commercial requirement is a 200 feet diameter with 180 feet of paving. Plat is showing a 100 ft. diameter, please revise. Original plat indicates Cul-de-sac as a temporary turnaround, please clarify what the Cul-de-sac references on this plat, prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. A 30.0' access easement exists on the north side of property of Lot 9A. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance, or greater for easements or in line with existing structures, whichever greater applies. Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 45 ft. or in line with average setbacks or existing structures, or easement, whichever is greater. Zoning Ordinance: Section 138-356. In accordance with the zoning or greater for easements, whichever greater applies. Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. In accordance with the zoning ordinance or greater for easements, whichever greater applies. Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 6ft or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. 4 ft. wide minimum sidewalk required on. Once we get clarification on E. Beech Ave, sidewalk requirements will be established. Land Fronting property on the south side is owned by the Missouri Pacific Railroad company, this requirement does not apply along Highway 83. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer

Planning and Zoning Commission Regular Meeting

February 17, 2026

Page 15

required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. The Re-Plat needs to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV. If changing or removing restrictions or notes, vacate and replat will be required. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as state above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Subdivision Ordinance: Section 134-1. Minimum lot width lot area. Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. A Public Hearing will be needed for re-plat, prior to final. Subdivision name should be revised as "Jackson Commerce Development Subdivision Lot 9A & 11A, Phase IV Subdivision". The Re-Plat needs to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. If changing or removing restrictions or notes, vacate and replat will be required. There is an overlap of the H.C.DD #1 drainage ditch and access drive, please clarify if there is no conflict with overlay easements. Cul-de-sac commercial requirement 200 ft. diameter with 180 ft of paving. Plat is showing a 100 ft. diameter please revise. Original plat indicates Cul-de-sac as a temporary turnaround; Please clarify as prior to final. Plat must be in compliance with both city of Pharr and City of McAllen. Must comply with City's Access Management Policy.

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

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the subdivision in revised final form, subject to the conditions noted. Mr. Jesse Ozuna second the motion with six members present voting.

**c) El Vaquero Subdivision, 6000 S. 23rd Street, Lesly Solis & Oziel Solis, Jr., (SUB2026-0015)
(PRELIMINARY) GE**

Mr. Marcos Johnson stated that the property is located S. 23rd Street (Spur 115): 75 ft. from centerline for a total of 150 ft ROW. Paving: By State. Curb & gutter by State Show existing R.O.W. and dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. Add (Spur 115) to S. 23rd Street on the plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. East/West Collector Street: Dedicate 30 ft. from centerline for a total of 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides

Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 feet Paving: 16 feet. Alley/service drive easement required for commercial properties/multifamily. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. In accordance with the Zoning Ordinance or greater for easements or in line with existing structures whichever greater applies. Zoning Ordinance Section 138-356. In accordance with the Zoning Ordinance or greater for easements whichever greater applies. Zoning Ordinance: Section 138-356 Sides: -In accordance with the Zoning Ordinance or greater for easements whichever greater applies Zoning Ordinance: Section 138-356. 4 ft. wide minimum sidewalk required on S. 23rd Street (Spur 115) & E/W Collector Street 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. Add plat note as shown above prior to final. Landscaping Ordinance: Section 110-468 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 S. 23rd Street (Spur 115). Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Add plat note as shown above prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4 Proposed: C-4. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please provide a clear legible plat. Provide ownership map of the surrounding areas to avoid land locked properties. Application references the subdivision to be commercial and residential. Revise and update application accordingly. Comments may change if property is rezoned. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonments must be done by separate process and not 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 approval.

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

Being no discussion, Mr. Reza Badiozzamani 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.

d) Villa Floresta Subdivision, 3900 N. Bicentennial Blvd, Four Stones Construction, (SUB2026-0016) (PRELIMINARY) IEG

Mr. Julio Constantino stated that the property located N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW. Paving :65-105 ft. Curb & gutter Both Sides. Show and label the Centerline (C.L.), Existing R.O.W., on both sides of the centerline, and TOTAL R.O.W., prior to final. Need to show the R.O.W. dedication with an annotation leader line, and show dimensions as

required from centerline, R.O.W. seems to be dedicated inside the subdivision boundary. Show Total R.O.W. after the dedication, prior to final. Include document numbers on plat and provide any documents as applicable for staff review regarding the existing R.O.W. for N. Bicentennial Blvd. prior to final. Verify alignment of existing N. Bicentennial Blvd to the north and south, prior to final. Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Hobbs Drive (South side of the Subdivision): proposed 60 ft. R.O.W. Public Subdivision. Paving: 40 ft. Curb & gutter: Both sides. Clarify the offset of Hobbs Drive's centerline on the west and east side of Bicentennial Blvd. Street jogs with centerline offsets of less than 125 feet is not allowed. Coordinate with staff for names of the interior streets prior to final. Hobbs Drive requirements, will be finalized to accommodate access for future development for the south side property, prior to final. The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 feet. Disclaimer Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. North 16th Street: Dedication as needed for 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both sides. The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10 ft. ROW back of curb prior to final. Private subdivision requires Gate details & Paving details for staff review prior to final. Disclaimer: Lot layout changes from the R-3 may trigger requirements for Secondary access. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N/S 40 ft. R.O.W. on east side. Paving: TBD Curb & gutter: TBD. Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review to determine street requirement and finalize R.O.W. and paving prior to final approval. ROW may not be within lots as currently shown. Any proposed abandonment must be done via separate instrument and referenced on the plat. The R.O.W. requirement must be finalized prior to final approval. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3T Zone Districts. If submitting a rezoning application to the New R-3 (High-Density Residential District) requirements are subject to change. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10 ft. ROW back of curb prior to final. Disclaimer: If submitting a rezoning application to the new R-3 (High-Density Residential District) requirements may be subject to change. Section 134-105. R.O.W.: 20 feet Paving: 16 feet. Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed Townhome development. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easement or approved site plan, whichever is greater applies. Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Include note as shown above. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever

is greater applies. Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. 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 N. Bicentennial Boulevard, and both sides of all interior streets. Disclaimer: Engineering Department may require 5 ft. sidewalk. 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 North Bicentennial Boulevard. Revise plat note #10 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. Must comply with City Access Management Policy. As per Traffic Department no accesses will be granted off of Bicentennial Blvd. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Proposing as plat note #16. 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. Need to provide staff with copy of the CCR's for staff review prior to final/recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Submit a copy of the document referenced on the plat for 40 ft. R.O.W. (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road R.O.W. or belongs to another entity and revise the plat or mention how the overlap would be resolved. Any proposed abandonment must be done via separate instrument and referenced on the plat. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential) Proposed: R-3 (High Density Residential District). Application proposes Zoning to R-3, if rezoning, need to submit rezone application for rezoning to the new R-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Disclaimer: If submitting a rezoning application to the new R-3 (High-Density Residential District) requirements may be subject to change. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Clarify the total number of dwelling units to finalize the park fee prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. Pending review by City Manager's Office. Once clarified if land dedication is applicable to this development, a written request may be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Need to provide staff with all copies of referenced documents on the plat for review prior to final. Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road ROW or belongs to another entity, and revise the plat or mention how the overlap would be resolved. Any proposed abandonment must be done via separate instrument and referenced on the plat. Some of the Utility Easements shown on the survey, are not depicted on the plat. Clarify/show all easements on the plat as shown on the survey. If

the easement is dedicated by another plat or document, please reference those. Utility easements dedicated by this plat should be distinguished on the plat or by a plat note. Show and label N. Bicentennial Boulevard on the location map. Add North Arrow. Needs to add parcel information for Subdivision located on the South. Lot layout changes may trigger requirement for secondary access. Previously submitted Subdivision of La Floresta Subdivision Phase III was withdrawn by the Engineer on April 15, 2024 & October 10, 2025. 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.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the subdivision in revised final form, subject to the conditions noted. Mr. Reza Badiozzamani second the motion with six members present voting.

e) Paseo del Angel Subdivision, 1401 E. Yuma Avenue, Zuko Family Limited Partnership, (SUB2026-0014) (PRELIMINARY) REGA

Mr. Julio Constantino stated that the property is located East Yuma Avenue: 10 ft. R.O.W. dedication required for 40 ft. from centerline for an 80 ft. R.O.W. Paving: 52 ft. - 65 ft. Curb & gutter: both sides. Need to label the Total R.O.W., dimensions from Centerline (C.L.), Existing R.O.W., etc. prior to final. Include document numbers on plat and provide any documents as applicable regarding any existing R.O.W. dedications for E. Yuma Avenue prior to final. If private and proposing gates, need to provide gate details for staff review prior to final. Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. South ""M"" Street (Private): 50 ft. - 60 ft. ROW. Paving minimum 32 ft. Curb & gutter: both sides. South ""M"" Street, which is proposed as a private, interior street does not meet the minimum 125 ft. off-set requirement for streets. Provide distance from centerline to centerline from proposed S. ""M"" Street to existing ""M"" Street to the south. Need to add in Parenthesis the word "(PRIVATE)". Need to submit a paving layout for the existing street on the site. Current parcel seems to have an existing street and entrance. If private and proposing gates, need to provide gate details for staff review prior to final. Add dimensions for the front entrance, as it appears to have an increased R.O.W. but no dimension is shown. Additional R.O.W. may be required at the gate area once this is clarified. Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 600 ft. Maximum Cul-de-Sac. Turn around needed if property is deeper than 150 ft. from roadway or if dead-end is deeper than 150 ft. as required by Fire Department. Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement. 10 feet ROW back of curb prior to final. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above prior to final. Unified Development Code Section 2.2.2-1: R-1. Rear: 10 ft. or greater for easements. Revise plat note as shown above prior to final, to be in accordance with the Unified Development Code, or greater for easements. Unified Development Code Section 2.2.2-1: R-1. Interior Sides: 5 ft. or greater for easements. Revise plat note as shown above prior to final, to be in accordance with the Unified Development Code, or greater for easements. Unified Development Code Section 2.2.2-1: R-1. Corner Side: 10 ft. or greater for easements. Revise plat note as shown above prior to final, to be in accordance

with the Unified Development Code, or greater for easements. Unified Development Code Section 2.2.2-1: R-1. Garage: 18 ft. except where greater setback is required; greater setback applies. Revise plat note as shown above prior to final, to be in accordance with the Unified Development Code, or greater for easements. Unified Development Code Section 2.2.2-1: R-1. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on E. Yuma Avenue and on both sides of S. "M" Street. Revise plat note #8 as shown above. Sidewalk requirements may increase to 5 ft. 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 and along East Yuma Avenue. Please revise plat note #7 so that these are shown as their own separate & individual plat notes. Remove the word "Buffers:" from the top of the plat notes. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please revise plat note #7 so that these are shown as their own separate & individual plat notes. Remove the word "Buffers:" from the top of the plat notes. 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Add plat note as shown above prior to final. 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 136-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Low-Density Residential District) Proposed: R-1 (Low-Density Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat. Submitted on January 26, 2026 a total of \$7,000 (\$700 X 10 per lot/dwelling unit) payable. Prior to plat recording. If the number of lots/dwelling unit's changes, fees will be adjusted accordingly. Park Fee of \$7,000, fee based on 10 total lots at \$700 per lot/dwelling units. Fees will be adjusted accordingly if total number of lots/dwelling unit's changes. 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. Add revision dates as the plat is being revised. Need to add North Arrow on the Vicinity Map. There are mentions of Hidalgo County plat notes such as those for their OSSF, please clarify with staff. If Irrigation district signature block presented on the plat, need to provide for their requirements. Remove the word proposed on the E. Yuma Ave. R.O.W. Road for South "M" Street appears to be constructed, please clarify with paving layouts for staff review. Wording for the owner's signature line refers to the public wording, would need to change this to reflect for the proposed private and gated subdivision. Needs to add the words " (PRIVATE SUBDIVISION)" under the title of the plat. Private Streets must comply with street requirements and built to city standards. Gate detail and mechanism must be submitted for review prior to final plat approval. Subdivision previously presented as Paseo Del Angel/Villa Del Angel, this was a previously withdrawn item.

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

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

Being no discussion, board member Mr. Emilio Santos Jr. move to approve. Mr. Raul Sesin second the motion with six members present and voting.

**f) Nolana Estates Subdivision, 3901 N. McColl, Eb Merit Construction, (SUB2026-0012)
(PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property is located North McColl Road: Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state. Need to provide staff with copies of all recorded R.O.W. & easement document numbers shown on the plat prior to final assure compliance with requirements. Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Internal Streets: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both sides Streets shown: 1. N. "E" Street (Private). 2. Street "D" (Private). 3. N. "C" Street (Private). 4. Marigold Avenue (Private). 5. Larkspur Avenue (Private). Need to provide Gate Details for staff review prior to final. ROW may have to be increased at gate sections. Need to provide a Paving & Layout plan for staff review. For VAR2023-0001 of the previous submittal, Engineer submitted a variance request on December 30, 2022, to allow a 50 ft. R.O.W. with 40 ft. of pavement and an additional 10 ft. utility & sidewalk easement on both sides of interior streets in lieu of the required 60 ft. ROW. Disclaimer: Abandonment of easements cannot be done by plat; it 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 required prior to recording. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Setbacks are based on R-3T Zoning District. If planning to rezone to R-3, requirements will be subject to change. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: In accordance with 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. 5 feet wide minimum sidewalk required on North McColl Road and 4 ft. wide minimum sidewalk required along both sides of all interior streets. 5 ft. sidewalk may be required for both sides of all interior streets as per Engineering Department prior to final. Revise plat note #7 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. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City's Access Management Policy prior to final. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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 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 134-16. Homeowner's Association

Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District). Proposed: R-3T (Townhouse Residential District). Rezoning to R-3T was approved by CC on November 8, 2021. If the property is rezoned to UDC zones prior to final, requirements will be subject to change. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to R-3T was approved by CC on November 8, 2021. Zoning Ordinance: Article V. Land dedication in lieu of fee. Land dedication is calculated at 1.6854 acres and fees in lieu of land amount to \$74,200 (based on \$700 X 106 dwelling unit/lot). Previous approval mentions that for Parks Department, a variance request of "Fees in Lieu of Land" to pay fifty percent up front prior to plat recording and fifty at permit application was approved with conditions mentioned in approval letter from Parks Director dated 10/4/2022. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Land dedication is calculated at 1.6854 acres and fees in lieu of land amount to \$74,200 (based on \$700 X 106 dwelling unit/lot). Previous approval mentions that for Parks Department, a variance request of "Fees in Lieu of Land" to pay fifty percent up front prior to plat recording and fifty at permit application was approved with conditions mentioned in approval letter from Parks Director dated 10/4/2022. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please include the words ""(Private Subdivision)"" underneath the subdivision name on plat prior to recording. Please revise reference of ""Outparcel A"" from Lot 101 and ""Outparcel B"" from Lot 102 to either Detention Area Common Areas prior to recording. Plat note 16 and 18 must be revised accordingly. Please revise plat note 17 with corresponding lot number accordingly prior to recording. Please submit Gate Details for staff to review. R.O.W. May be increased at gate sections. Owner's Signature block wording must be finalized prior to recording. Need to submit a revised Reduced Plat as the layout shown differs from layout of the official 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.

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

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

g) Premier Estates, 4232 S. Ware Rd, Premier Asset Holdings, LLC, (SUB2025-0012) (REVISED PRELIMINARY) SEA

Mr. Julio Constantino stated that the property located Francisca Ave.: Dedication for 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: both sides. On the recorded subdivision of Macias-Torres Subdivision, City Commission approved a variance to allow for 25 ft. R.O.W. instead of the 50 ft. subject to execution of a license agreement for pavement of a 25 ft. R.O.W. in lieu of the 50 ft. R.O.W. dedication. Will be applied if boundaries are the same as the previous project. Subdivision submitted on April 30, 2025 is currently not fronting a public dedicated road. Variance request (VAR2025-0003) was presented at the

Planning and Zoning Commission Regular Meeting

February 17, 2026

Page 23

Planning & Zoning Commission of February 18, 2025 but Board did not make a decision on the Variance. Disclaimer: Variance request is for the owners to get access to Francisca Ave. via a current Ingress-Egress easement. Developer proposes that Francisca Ave. to be provided once subdivisions located East develop. 600 ft. Maximum Cul-de-Sac. Cul-De-Sacs shall not exceed 600 ft. in length and shall have a 'turnaround' not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial areas. Subdivision Ordinance: Section 134-105. R.O.W. 20 ft. Paving: 16 feet. Alley/service drive easement required for commercial properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot dead-end. Maintenance of drive is by the property owner and not the City of McAllen. Alley/Service drive requirement must be addressed prior to final. Subdivision Ordinance: Section 134-106. Front: In Accordance with the Zoning Ordinance or greater for easements. Proposing: ""Front (N. Ware Rd.) In accordance with Zoning Ordinance or greater for easements."" Remove the words "" (N. Ware Rd.)"" as this subdivision is technically not fronting North Ware Rd. Zoning Ordinance: Section 138-356. Rear: In accordance with 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 approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Francisca Ave. May increase to 5 ft. as per Engineering Department. Add plat note for the 4 ft. wide minimum sidewalks. Need to finalize note 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. Francisca Ave. to be reviewed during Site Plan development. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Need to add plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Disclaimer: Subdivision is currently considered ""Landlocked"". Variance request (VAR2025-0003) was presented at the Planning & Zoning Commission of February 18, 2025 but was not acted upon. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L (Light Commercial District). Proposed: C-3L (Light Commercial District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, no TIA required. On the plat, full subdivision title should be: "" Subdivision Plat of PREMIER ESTATES SUBDIVISION"". Need to add missing plat notes. Owner's Notary signature block should reference the owner's names. On the Owner's Signature block, you are missing the word ""Subdivision"" after the Title of the plat. As per department's requirements, would need to provide Cul-de-Sac/Turnaround. Verify the Bearings and distances matching with the Metes and Bounds Description. Provide a North Arrow on the Location Map. On the Location map, the Hidalgo County Parcel maps came out multi-colored. This may be a problem with the layer type, set the line layer to use black-solid lines. Need to correct the Planning & Zoning Commission Chairman's Signature Block with correct wording, as it should read; Need to correct the Mayor's Signature Block with correct wording, as it should read; Need to contact owners of lots located directly East of proposed project, owners Portillo Ramona & Gilberto in regards to their 25.0 Ingress-Egress easement. Disclaimer: Variance to be reviewed by the board at the P&Z meeting of May 20, 2025. Variance was Tabled at the meeting of May 20, 2025. Subdivision was pulled out at the meeting of June 3, 2025 pending discussion regards to access to Subdivision. 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.

The engineer submitted a variance application, which included a variance to:

1. Variance to not front a public street and to use an access easement in lieu of street.

Staff recommends disapproval of the variance request.

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

David Salinas, 2221 Daffodil Avenue, there is a piece of property with a recorded easement. However unfortunately the owners can't be found since a year ago. He applied for the variance to continue the process for the 90 feet not facing a public road.

Mr. Luis Mora, Planning Deputy Director stated that recommendation of this variance not be approved because it's not paved and doesn't have any public road access. Some of those improvements will be done while the building permit process.

After lengthy discussion, Mr. Reza Badiozzamani moved to approve the variance request and the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval. Vice Chairperson Mr. Gabriel Kamel second the motion with six members present and voting.

Board Member, Mr. Jesse Ozuna dismissed himself from meeting at 4:50pm.

h) Victoria Acres Subdivision, 13424 N. 29th St., Adriana Regalado, (SUB2025-0096) (REVISED PRELIMINARY) SAMES

Mr. Julio Constantino stated that the property located N. 29th Street (N. Rooth Road): Dedication as needed for 82.90 ft. from centerline for 100 ft. of Total R.O.W. Paving: 65 feet Curb & gutter: Both Sides. Revise street name as shown above and wherever applicable prior to final. Label the Centerline (C.L.) to determine dedication requirements, prior to final. Needs to provide document numbers on the plat regarding any existing dedication or R.O.W. acquisitions as applicable prior to final. Provide copies of documents for staff review prior to final. Dedication requirements to be established once R.O.W. details are provided. If road R.O.W. varies, provide arrow dimensions where R.O.W. varies. Verify the alignment of existing street going North and South prior to final. There are two Break Lines being shown on the North side of N. 29th Street, please clarify with staff. Break lines implies that from P.O.C. to P.O.B., the line connecting them shifts. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 25th Lane: Dedication as needed for 60 ft. R.O.W. Paving: 40 feet. Curb & gutter: Both Sides. Label street name on the plat. Varying R.O.W. curvature going from North to South of R.O.W. Need to provide an Area Map to verify street alignments/offsets. R.O.W. requirements must be finalized prior to final. All lots will require access to a public street, clarify this on the plat. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a Variance request for the 1,200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above. Please

Planning and Zoning Commission Regular Meeting

February 17, 2026

Page 25

clarify with staff prior to final. "Front: 45.0' or line with average setback of existing structures, or easements, whichever is greater". Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above. 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 East side of N. 29th Street (N. Rooth Road) and on both sides of North 25th Lane. Revise plat note #19 as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department requirements, finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street (N. Rooth Rd.) and North 25th Lane. Add plat note as shown above. 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 North 29th Street (N. Rooth Rd.) and North 25th Lane. Add plat note as shown above. Must comply with City Access Management Policy. Common Areas, any private streets/service drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Needs to provide dimensions of Lot 3. 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. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on June 23, 2025, a total of 3 lots are proposed, park fees total to \$2,100 (\$700 X 3 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling unit's changes fees will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. Need to Clarify plat note #6 with staff prior to final. As per Traffic Department, Trip Generation for 2 single family homes has been waived. Traffic Impact Analysis (TIA) required prior to final plat. Bearings and Distances shown on the plat's boundary line do not match Metes and Bounds dimensions and Survey provide, need to revise prior to final. Mayor's Certification for the City of McAllen is duplicated, please revise as shown below. Keep in mind, City Secretary's signature is not required for the City of McAllen and you may remove it. For the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). Signature line should be as follows. Mayor, City of McAllen. Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but 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). There are some plat notes being shown that are generally part of the Hidalgo County recording process, such as plat note #10. You can remove the Survey Notes being shown on the bottom right of the plat as this notes generally are not needed as part of our plat process. Application and Warranty refers to the Owner of the Land as Adriana Regalado, please clarify the extra signees being proposed. Any additional signatures require additional signature lines. Add revision dates as the plat is being revised. On the Location map, need to add the names of the recorded subdivisions located directly North, this includes (E.C.I.S.D. No. 30, Chaises de Jardin, Nemont Estates, etc.). You can use HCAD Parcel maps to add this information. Need to add the Road names on the location map as they are not shown. There is a proposed 20.0 feet Access Road Easement being proposed on the plat. Need to revise this prior to final. Plat note refers to a sheet 02, is this correct. Missing Buffer notes, Common Area notes. Missing CAD parcel information for the property located on the West R.O.W. of N. 29th Street. Verify the Square

footage being shown on the metes and bounds, it shows it as 591 Acres (257,421.10 Sq. Ft) Must comply with City's Access Management Policy.

Staff recommend item be removed from the agenda. Pending clarifications from the engineer.

Mr. Even Gonzalez development engineer from the Engineering department. Stated that the variance for public improvement for the east side collector street was removed. However, 29th street paving, drainage and sidewalks was kept.

Luis Mendez, from SAMES engineering representing the owner. The reason that they have applied for the variance the reason has been because they have a home loan in process. And don't have the money for the extra expense.

After lengthy discussion, Mr. Gabriel Kamel moved to approve the escrow in paving for \$30k and revised subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Emilio Santos Jr. second the motion with five members present and voting.

Chairperson, Mr. Marco Suarez dismissed himself from the meeting at 5:03pm.

**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. 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. 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. Disclaimer: As per internal discussion & management decisions, N/S Collector street will no longer be dedicated on the Western Boundary of the plat, instead it will be entirely dedicated abutting the property. Variance request to be presented at the meeting of 02/17/26. 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 requirement, plat submitted shows an approximate 1,455.83' block length. Variance for the block length to be reviewed at P&Z meeting of February 17, 2026. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement

required for commercial, industrial, and multi-family properties. 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. 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. 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 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. 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 Subdivision Ordinance: Section 134-118. 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. 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. 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. 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. 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. 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. Document for the West Portion of the Property regarding the Existing Irrigation Easement received. Previous Subdivision Case was (SUB2022-0048) &(SUB2023-0016). Resubmitted due to conclusion of 6-Month extension. 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 revised preliminary form, subject to the conditions noted, drainage & utilities approval.

At the request of the engineer, the engineer submitted two (2) variance requests:

1. Variance to the block length
2. Variance to not dedicate for their portion of the n/s collector street - irrigation district document no. Provided

Staff recommends approval of the variance requests.

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

Board member Mr. Emilio Santos Jr. moved to approve. Board member Mr. Reza Badiozzamani second the motion with four members present and voting.

**j) Amistad Mcallen Subdivision, 4120 N. Taylor Rd., Amistad McAllen, (SUB2025-0013)
(REVISED PRELIMINARY) TC**

Ms. Julio Constantino stated that the property located on N. Taylor Rd. Dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides. Please add/separate your labels to show the following: Existing R.O.W., Total R.O.W., Total R.O.W. after dedication, etc. Please clarify any existing easements that are being shown inside of the R.O.W. and provide Documents for Staff review prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be

Planning and Zoning Commission Regular Meeting

February 17, 2026

Page 29

escrowed if improvements are required prior to final. COM Thoroughfare Plan" North 48th St.: 30 ft. of R.O.W. dedication required for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan". 1,200 ft. Block Length. The Engineer submitted a Variance application (VAR2025-0009) for the Block length for the meeting of March 21, 2025. As per discussions with the Engineer & City of McAllen, Access Easement proposed for connection to Lot 3. Subdivision Ordinance: Section 134-118. Lot 1: Front: 25 ft. or greater for easements, whichever is greater applies. Lots 2&3: Front: In Accordance with the Zoning Ordinance or greater for easements. Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Rear: 10 ft. or greater for easements, whichever is greater applies. Lots 2&3: Rear: In Accordance with the Zoning Ordinance or greater for easements. Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Sides: 6 ft. or greater for easements, whichever is greater applies. Lots 2&3: Sides: In Accordance with the Zoning Ordinance or greater for easements. Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Corner: 10 ft. or greater for easements, whichever is greater applies. Lots 2&3: Rear: In Accordance with the Zoning Ordinance or greater for easements. Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Garage: 18 ft. except where greater setback is required, greater setback applies. Add the plat note as shown above prior to final. Disclaimer: Only applies to Residential lot 1. Zoning Ordinance: Section 138-356". All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Taylor Rd. & N. 48th St. Needs to add plat note as shown above prior to final. As per our discussions & management decisions from the meeting of December 5, 2025, Primrose Ave. will no longer be required to be dedicated. Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to Final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Plat submitted on March 20, 2025 proposes: "6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Taylor Rd. & N. 48th Street.". Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. *Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Taylor Rd. 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. Lots fronting public streets. Lots cannot be landlocked, access to a public street is required. Lot 3 Proposes connection to street through a 27.0 ft. Access Easement that travels from West to East. Need to provide staff with a Variance for Lot 3 to use access easement in lieu of an 'existing' public street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) & A-O (Agricultural and Open Space District) Proposed: Institutional Use. Disclaimer: For a church, you will need to submit an application for a Conditional Use Permit (CUP) that will need to be reviewed by the Planning & Zoning Commission and by the City Commission. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be \$700.00. 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. Update location map with an updated Hidalgo county parcel maps, add the recorded subdivisions surrounding it (i.e. Taylor Creek Villages, etc.). Clarify the overlap of easements into the R.O.W. To be presented at the April 22, 2025 Planning & Zoning Meeting. Need to verify Metes & Bounds that it matches with the Bearings and Distances on the Plat, there are some sections that are different. Need to add 'crows-feet' wherever applicable, as per Metes and Bounds. Need to correct the Planning &

Zoning Commission Chairman's Signature Block with correct wording, it should read. Please verify the acreage being mentioned in the legal description, it refers to 7.385 acres on the metes and bounds, and under the title it refers to 7.9 acres. For the R.O.W. line dedication being proposed, modify the line weights so that it differs from the line weight for the Subdivision boundary line, line should be easily differentiable from one another. Verify Bearings and Metes and Bounds, initial survey provided shows different bearings, these bearings do not match what's being shown on the plat. Verify and revise Bearings on the Metes and Bounds to match what is shown on the plat, boundaries to reflect distances and bearings. At the Planning & Zoning Commission meeting of February 18, 2025, subdivision was approved in Preliminary Form subject to conditions noted, drainage & utilities approvals. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. For a church, you will need to submit an application for a Conditional Use Permit (CUP) that will need to be reviewed by the Planning & Zoning Commission and by the City Commission. You may want to verify the signature block of the Irrigation district; it mentions H.C.I.D. #2 however on the plat notes it mentions United Irrigation (U.I.D.) as the Irrigation district. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. Must comply with City's Access Management Policy and access spacing as specified by the Traffic Department. Additional notes as needed prior to final regarding maintenance responsibilities of any common areas. Must comply with Fire, Public Works and other departments as may be applicable at time of Conditional Use Permit review, including site plan requirements related to the C.U.P.

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

Department staff did not object to the requested variance to not provide for Primrose Avenue.

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

Being no discussion, Mr. Reza Badiozzamani moved to approve the subdivision in revised preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Emilio Santos Jr. second the motion with four members present and voting.

k) My Home Crossing Dreams, 11 S. 29th Street, My Home, LLC, (SUB2025-0120) (REVISED PRELIMIARY) MAS

South 29th Street: Dedicate 50 ft from centerline for a 100 ft. of total R.O.W. Paving 65 feet Curb & gutter both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. South 28th Street: Existing R.O.W needs to be labeled for South 28th Street to establish dedication for 25 ft. from centerline for 50 ft. R.O.W. Paving 32 feet Curb & gutter both sides. Label existing R.O.W. Paving must be 96 ft. in diameter face to face. See comments below regarding Cul-de-sac requirement, if the street is not being extended or looped, prior to final. The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Block Length for R-3 Zone Districts. Subdivision Article: Section 5.3. 300 ft. Maximum Cul-de-Sac. If 28th Street will not be extended or looped to S. 29th Street, Cul-de-sac will be required. Cul-de-sac paving diameter- 96 ft. face to face with a 10 ft. R.O.W back of curb. Subdivision Article: Section 5.3. ROW: 20ft. Paving 16ft. Alley/service drive easement required for commercial/multifamily properties. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part

of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, or approved site lan, whichever is greater. Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easements, whichever greater applies. New UDC ordinance calls for 5 ft. side setback or greater for easements please clarify setbacks, prior to final. Zoning Ordinance: Section 138-356 Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage 18 ft. except where greater setbacks required, greater setbacks applies. Add plat note as stated above, prior to final Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on South 29th Street and South 28th Street revise plat note as stated above, prior to final. The subdivision does not have interior streets. Engineering will make this requirement, please clarify prior to final. Need to finalize width prior to final but is the ordinance 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. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if 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. Please add as shown above on plat note. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3 Proposed R-3 Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning application was submitted and was heard at the Planning and Zoning Commission Board on May 12, 2025, and was approved for an R-3 District. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (\$15,400) or as per Parks Department if the number of units' changes, the park fee will be adjusted. Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (\$15,400) or as per Parks Department if the number of units' changes, the park fee will be adjusted. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (15,400) or as per Parks Department. if the number of units' changes, the park fee will be adjusted. 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. Any Cul-de-sac requires 96 ft. face to face-to-face paving diameter with 10 ft. back of curb. If South 28th Street will not be extended or looped to South 29th Street, Cul-de-sac will be required. Please confirm if the subdivision will have an HOA. The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026.

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

Being no discussion, Mr. Emilio Santos Jr. moved to have item tabled. Mr. Reza Badiozzamani

second the motion with four members present and voting.

**I) Las Brisas Phase II, 3105 Monte Cristo Rd, Rhodes Development, INC. (SUB2025-0111)
(FINAL) M&H**

Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Street names will be finalized, prior to final. Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Please provide dimensions of Cul-de-Sacs. Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. 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. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. Revise plat note as shown above, prior to final/Recording. Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. The subdivision must comply with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of

\$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic, Master TIA approved with conditions. Any abandonments must be done by separate process, not by plat, prior to final. Signature blocks must be revised to show correct subdivision name. Clarify dotted line shown outside subdivision boundary line at the southwest corner. Must comply with City's Access Management Policy. At the Planning and Zoning Commission meeting of January 21, 2026, at the request of the Engineer, the subdivision was removed from the agenda, they were pending Outfall/drainage requirements. At the Planning and Zoning Commission meeting of January 6, 2026, the subdivision remained tabled for this Agenda. At the Planning and Zoning Commission meeting of December 16, 2025, the subdivision remained tabled for this Agenda. At the Planning and Zoning Commission meeting of December 2, 2025, at the request of Raul Sesin, the subdivision was tabled on this Agenda, item to be discussed at the next available P&Z meeting.

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

Being no discussion, Mr. Raul Sesin moved to have item tabled. Mr. Reza Badiozzamani second the motion with four members present and voting.

m) Ware Hotel Group, LP, 401 S. Ware Rd., Ware Hotel Group, LP, (SUB2024-0019) (Revised Final) M&H

Ms. Natalie Moreno stated that the property located on S. Ware Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: by the state Curb & gutter: by the state. Please provide copies of R.O.W. documents referenced on plat for staff review, prior to final/recording. There are sidewalks being shown on the plat, public improvements do not need to be shown visually on the plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not constructed prior to recording. 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. Please provide copies of R.O.W. documents referenced on plat for staff review, prior to final/recording. There are sidewalks being shown on the plat, public improvements do not need to be shown visually on the plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not constructed prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 feet Alley/service drive easement required for commercial properties and multi-family properties. Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Plat Note #13 Min. 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this process, and it will be extended north and south when adjacent properties develop. Plat Note #14 Shared access easement to be extended north when property develops. Subdivision Ordinance: Section 134-106. Front (S. Ware Road/ S.35th Street). In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements

or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along S. Ware Road and 4 feet wide minimum sidewalk required along South 35th Street. Revise note #7 as shown above, prior to final/recording. 5 ft. Sidewalk requirements 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. 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 drives, 27.0 ft. common access easements, and 24 ft. shared access easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize wording on plat prior to final/recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing:C-3 (General Business) District Proposed:C-3 (General Business) District. Engineer must verify if proposed subdivision and use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. As per application dated March 17,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is approved, no TIA is required. As per Traffic Department and as per Access management Policy, there is spacing requirement along S. Ware Road, please contact the Traffic Department. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is approved, no TIA is required. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Please remove the sidewalks that are being shown on the plat, as these public improvements do not need to be shown visually on the plat. Freeze the sidewalk layer on the plat, and clean up any of the extra lines along these streets. Note as may be required on plat regarding public use of 27.0 ft. Common Access Easement and 24 ft. shared access easement must be included, prior to recording. Vacating plat applicable if any restrictions, etc. are proposed to be removed or changed from existing recorded plat, finalize prior to recording. P.O.B. is missing from the Plat. Please add the scale on the location map. Verify that the signature lines match the number of owners of this property. Finalize wording for Note #13 once Shared Access Easement requirements as required by Traffic Department are established prior to final/recording. At the Planning and Zoning Commission meeting of April 4th,2023, the subdivision was approved in preliminary form subject to the conditions noted, drainage, and utility approvals. Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says "Registered".

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

Being no discussion, Board member Mr. Raul Sesin motion to approve subdivision in revised final form subject to conditions. Mr. Reza Badiozzamani second the motion with four members present voting.

- n) McAllen O.T. Lots 1A & 2A, Block 58 Subdivision, 1619 Galveston Ave, Marc & Angela Millis, **(SUB2025-0131) (Revised Preliminary) SEA (Tabled on 01/21/26)**

Houston Avenue: Dedication as required 40 ft. from centerline for a total of 80 ft. R.O.W. Paving 52 ft. Curb & gutter both sides. Revisions Required. Label centerline and show R.O.W. existing on both sides

to determine R.O.W. dedication requirements, prior to final. Provide any existing R.O.W. On plat with documents numbers and provide a copy to staff for review, prior to final. Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 02/03/2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. South 16th Street: 65 ft. existing R.O.W. Paving 40 ft. Curb & gutter both sides. Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. Provide documents of existing R.O.W., prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Galveston Avenue: Dedication of 30 ft. from centerline for a total of 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. If the existing R.O.W remains, a variance request may need to be submitted. Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 01/06/2026 and City Commission on 02/09/2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. South 17th Street: 65 ft. existing R.O.W. Paving 40 ft. Curb & gutter both sides. Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. Provide existing R.O.W from the property to the west. Provide documents from the existing R.O.W., 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. 900 ft. Block Length for R-3 Zone Districts Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving 16 ft. Plat reference abandoned alley R.O.W. by document number #3550424. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive must not be a dead end if service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and maintained by the lot owners and not the city of McAllen. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 Front: In accordance with the zoning ordinance or greater for easements or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. 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. 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 16th Street, Galveston Avenue, Houston Avenue, and South 17th Street. Add plat note as shown above, prior to final. Sidewalk requirement may increase to 5 ft. 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. 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. 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 drives, 27.0 ft. common access easements, and 24 ft. shared access easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize wording on plat prior to final/recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1 Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing:C-3 (General Business) District Proposed:C-3 (General Business) District. Engineer must verify if proposed subdivision and use is

within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. As per application dated March 17, 2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation 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. Public hearing for re subdivision is required, prior to final. Provide centerline on all adjacent streets. Engineer needs to clarify if any existing structures will remain to determine additional requirements as applicable, prior to final. Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 02/03/2026 and city commission TBD.

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

Being no discussion, no action was taken item will remain tabled.

- o) **Ebony Street Addition Lot 2A & 2B, Block 1 Subdivision, 506 N. 6th St., Faith Development Leasing, LLC, (SUB2025-0135) (REVISED PRELIMINARY) STIG**

Ms. Natalie Moreno stated that the property is located N. 6th Street: Existing 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: both sides. Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. Show 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. Ebony Avenue: 50 ft. total dedication needed. Paving: 32 ft. Curb & gutter: both sides. Show existing R.O.W. Dedication on both side of centerline and total R.O.W. to determine any ROW dedication, prior to final. Show centerline on plat with the Lettering CL, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, or in line with existing structures, whichever greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever greater applies. Please add plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Sides 5 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Corner 10 ft. or greater for easement, whichever greater applies. Zoning Ordinance: Section 138-356. Garage 18 ft. or greater for easements, whichever greater 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 N. 6th Street & Ebony Street. May increase to 5 ft. 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. 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 streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356.

Existing R-1 Proposed R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The City Commission Board members on July 8, 2025 approved the rezoning request from R-1 (Single-family Residential) OC to R-1 (Low-Density Residential) UDC. Zoning Ordinance: Article V Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. A park fee of \$700 (1 lots/dwelling unit's x \$700) will be required prior to recording. If the number of dwelling units' changes, the park fee will be adjusted accordingly. Will only pay for one lot since there is already an existing home on the other lot. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. A park fee of \$700 (1 lots/dwelling unit's x \$700) will be required prior to recording. If the number of dwelling units' changes, the park fee will be adjusted accordingly. Will only pay for one lot since there is already an existing home on the other lot. 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 is waived for a single family lots. Traffic Impact Analysis (TIA) required prior to final plat. Public hearing required with noticed may be applicable, prior to final. Any abandonments must be done by separate document, not by plat, must finalize prior to final. Dimensions on survey and plat are not corresponding. Replat name change should be "Ebony Street Addition Lot 2A & 2B, Block 1 Subdivision". Recorded plat notes should remain effective. If any plat notes are proposed to be removed or altered, a vacate and re-plat will be required. Please add legal descriptions from the adjacent properties, prior to final. The comments are provided from the plat submittal of 12.09.25. Any other comments may occur with the new submittal of plat. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted and drainage approval. Variance request is no longer needed.

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

Being no discussion, Board member Mr. Emilio Santos Jr. moved to approve the subdivision in revised preliminary form, subject to the conditions noted and drainage approval. Mr. Raul Sesin second the motion with four members present voting.

**p) Mediterranean Subdivision, 13931 N. Ware Road, Ancer Properties, LLC, (SUB2023-0110)
(REVISED PRELIMINARY) IDEN**

Mr. Julio Constantino stated that the property located on N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW. Paving: By the States Curb & gutter: By the State Ensure that ROW complies with State plans for North Ware Road, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Current Zoning is R-3T & C-3. 1,200 ft. block length applies to C-3 portion of the subdivision. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to the maximum 600 ft. Cul-de-Sac length requirement. The applicant stated that the current street length is 817.96 ft. If the variance is approved, it will be subject to 40 ft. of paving for the interior street. Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving. R.O.W.: 20 feet Paving: 16 ft. Lot 1 & 2: Commercial C-3 (General Business District) & C-2 (Regional Commercial District). Proposing Plat note #17: "A minimum 24 ft. private service drive easement will be established as part of the site plan for lot 1 and will be maintained by the lot owners and not the city of McAllen." Alley/service drive easement required for commercial and multi-family properties. Plat note will need to include wording

for Lot 2. Subdivision Ordinance: Section 134-106. 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. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356,134-367. Unified Development Code Section 2.2.6-1: C-2. Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Unified Development Code Section 2.2.6-1: C-2..Lot 1 In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Unified Development Code Section 2.2.6-1: C-2. Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Unified Development Code Section 2.2.6-1: C-2. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on North Ware Road (FM 2220). Revise note #5 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 other street as applicable, prior to final. Finalize wording for note once ROW requirements have been established. 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 North Ware Road for Lot 1. Must comply with City Access Management Policy. As per Traffic Department, Lot 1 will not be granted access off Ware Road. Commercial Lot: Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above prior to final. Lots fronting public streets. Lot referenced as "Lot A Detention Area" does not exhibit any frontage on a public street, revise prior to final. Common areas and detention areas must meet a minimum of 25 ft. of frontage and be labeled accordingly. Finalize lot frontage requirements prior to final. Will be required to add an easement as per staff requirements prior to Final. Variance application (VAR2025-0047) submitted in regards to Lots not fronting a public street and gaining access through a 50 ft. access easement. To be presented at the P&Z meeting of February 17, 2026. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing:C-3 (General Business District) and C-2 (Regional Commercial District) Annexation and initial zoning approved by City Commission on August 28th, 2023. Rezoning Case (REZ2025-0083) Approved on August 11, 2025. To C-2 Regional Commercial District for the portion on the West Side. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Annexation and initial zoning approved by City Commission on August 28th, 2023. Rezoning Case (REZ2025-0083) Approved on August 11, 2025. To C-2 Regional Commercial District for the portion on the West Side. Zoning Ordinance: Article V. Land dedication in lieu of fee. Lot 1: Commercial, as per parks department park fees do not apply to commercial developments. For Lot 2-10 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Lot 1: Commercial, as per parks department park fees do not apply to commercial developments. For Lot 2-10 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land

dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Pending review by the City Manager's Office. Lot 1: Commercial, as per parks department park fees do not apply to commercial developments. For Lot 2-10 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation approved, TIA Waived. Additional Comments: Please provide a copy of any referenced documents for staff review prior to final/recording. ROW/U.E. reserved by the grantor as per Doc. No. 917187 which was shown on the plat has been removed. Clarify/submit documentation to show how it has been resolved prior to final/recording. If it has been resolved by a separate document, it should be referenced on the plat prior to recording. Cross hatch the portion of the easement abandoned by the referenced document prior to recording. Revise the submitted application on file to reflect the correct number of dwelling units prior to final/recording. Revise plat note 20 to reference to Lot "B" common area. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Please review vicinity map and revise as applicable, e.g. McAllen's City limits. Project Engineer, on behalf of the developer, submitted a variance application (VAR2025-0047) including. A variance request for lot to not front a public street. To be presented at the February 17, 2026 Planning & Zoning meeting. Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including. A variance request to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. A variance to the maximum 600 ft. Cul-de-Sac length requirement. A variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not about the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street. A variance to the minimum 125 ft. street jog requirement. Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving."

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

Project engineer, on behalf of the developer, submitted a variance application (VAR2025-0047) including:1. A variance request for lot to not front a public street. Staff did not have objection to the variance request.

Mr. Luis Mora Deputy Director from planning clarified the property requested variance.

After lengthy discussion, Mr. Emilio Santos Jr. moved to approve the subdivision in revised preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Reza Badiozzamani second the motion with four members present and voting.

6) DISCUSSION:

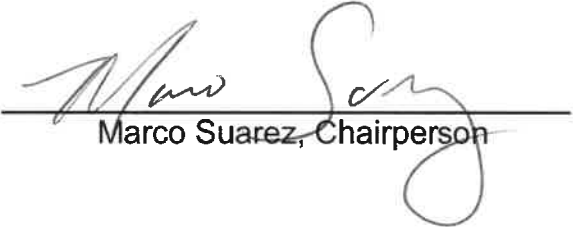
Omar Sotelo, updating regarding city initiated as well the CUP was tabled at City Commission.

7) INFORMATION ONLY:

No Information was given to board members.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Raul Sesin adjourned the meeting at 5:17p.m. with Mr. Emilio Santos Jr. second the motion with four members present and voting.



Marco Suarez, Chairperson

ATTEST:  _____
Ofelia Camacho, Administrative Assistant