

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, July 7, 2026 at 3:30 p.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
	Isela V. Rios	Member

Absent:	Reza Badiozzamani	Member
	Raul Sesin	Member
	Jesse Ozuna	Member

Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Nicolas Lopez	Planner II
	Magda Ramirez	Planner I
	Even Gonzalez	Development Engineer
	Miguel Hernandez	Technician I
	Valerie Ramos	Administrative Assistant

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

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval of June 16, 2026 meeting minutes.

Being no discussion, Board member Emilio Santos motioned to approve the minutes. Vice Chairperson Mr. Gabriel Kamel 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. Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) and A-O (Agricultural and Open Space-OC) Districts

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

CASE REZ2026-0085:

5600 South McColl Road Rear 2 (PID: 290309)
5000 South McColl Road Rear 2 (PID: 290302)
5600 South McColl Road Rear (PID: 290308)
5900 South McColl Road Rear (PID: 290310 and 290311)
6200 South McColl Road Rear (PID: 290325)
7400 South McColl Road (PID: 581955)
7600 South McColl Road (PID: 290335)
7201 South McColl Road and Rear (PID: 1131791 and 290331)
7301 South McColl Road and Rear (PID: 1132141 and 1074539)
7401 South McColl Road (PID: 1131800)
7501 South McColl Road (PID: 1131790)
7615 South McColl Road (PID: 20827728)

2. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC) Districts under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0086:

100 El Rancho Road and Rears 1-2 (PID: 290293, 290294, 290295, 290296)
4500 South McColl Road and Rear (PID: 290300 and 290301)
5000 South McColl Road and Rear (PID: 290304 and 290303)
5400 South McColl Road (PID: 290307)
4601 South McColl Road (PID: 290299)
5001 South McColl Road (PID: 290305)
5401 South McColl Road (PID: 290306)
4600 South Jackson Road (PID: 231270)
5000 South Jackson Road (PID: 231271)
5300 South Jackson Road (PID: 231284)
6300 South McColl Road and Rears 1-2 (PID: 290324, 959522, 959538)
6600 South McColl Road Rear (PID: 290326)
6700 South McColl Road Rear (PID: 346354)
6800 South McColl Road (PID: 290328)
6900 South McColl Road (PID: 290332)
7000 South McColl Road (PID: 842182)
6301 South McColl Road (PID: 842215)
6401 South McColl Road (PID: 290321)
6501 South McColl Road (PID: 290329)
6801 South McColl Road (PID: 290330)
6200 South Jackson Road (PID: 231289)
6400 South Jackson Road (PID: 231293)
6600 South Jackson Road (PID: 231294)
6728 South Jackson Road (PID: 959521)
6900 South Jackson Road Rear (PID: 231295)

3. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from I-1 (Light**

Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0089:

McAllen South Industrial Park Phase 1 Subdivision, Lots 3-5; McAllen South Industrial Park Phase 2 Subdivision, Lots 1-2 and 6-10; Las Palmas Industrial Park Subdivision, Lots 2-4, 6-8 and 10-12; Las Palmas Industrial Park Phase 1 Lots 1A, 5A & 9A Subdivision, Lots 1A, 5A and 9A, Hidalgo County, Texas

7601, 7701 and 7801 South 10th Street

601, 701 and 801 Oaxaca Avenue

5701 and 6201 South Main Street

1401-1601 Durango Avenue

5700 – 6600 South 16th Street

600-801 Nicaragua Avenue

7701 South 6th Street and Rears 1-2 (PID: 189984, 1460822 and 189987)

7600 South 10th Street and Rears 1-2 (PID: 1036805, 1020462 and 1020519)

7601 South 10th Street (PID: 1128287)

7609 South 10th Street (PID: 1123003)

7900 South 10th Street (PID: 189954)

212 Dicker Road (PID: 1473427)

8024 South 10th Street (PID: 517619)

8400 South 10th Street (PID: 189996)

7501 South 10th Street Rear 3(PID: 1020775)

7509 South 10th Street Rears 1-2 (PID: 1019727 and 1179789)

1401 Durango Avenue Rear (PID: 190019)

8401 South 10th Street (PID: 189992)

1319 South St Hwy 336 (PID: 343376)

1099 South St Hwy 336 (PID: 189989)

700 Dicker Road (PID: 189990)

7401 South 10th Street Rear (PID: 1020775)

7401 South 10th Street and Rears 1-7 (PID: 458478, 189950, 1460818, 189951, 189949, 517050, 189948 and 1380619)

7405 South 10th Street (PID: 189952)

7501 South 10th Street and Rear (PID: 189981 and 1380586)

8217 South 10th Street and Rear (PID: 189986 and 816595)

8413 South 10th Street and Rear (PID: 189985 and 1467799)

500 Dicker Road (PID: 189988)

600 Dicker Road (PID: 189993)

4. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC), C-3L (Light Commercial-OC), and C-3 (General Business-OC) Districts, under the Old Code (OC), to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0090:

Palmridge Subdivision No. 2, Lot 1; San Sebastian Subdivision, Lots 1-2; Driscoll Subdivision Phase 2, Lot 1; Plaza on Ridge Road Subdivision, Lot 1; Driscoll Subdivision, Lots 1-2; Ridge Commerce Lot 1-A Subdivision, Lot 1-A; Ridge Crossing Subdivision, Lots 1-3; Ridge Crossing Subdivision No. 2, Lot A; Palmridge Park Lot 1A Subdivision, Lot 1A; Medical Treatment and Education Center Subdivision, Lots 1-2; Yuma Subdivision, Lot 1; Just A Closet #4 Subdivision, Lot 1; South Texas College Nursing Campus Subdivision, Lot 1; South Texas College West Nursing Campus

Subdivision, Lot 1; Doctores.com Subdivision, Lot 1; and Ridgeview Place Unit No. 3
Subdivision, Lot 1, Hidalgo County, Texas
301,600, 620 700, 701, 717, 900, 1101, and 1120 East Ridge Road
1900 and 2100 South "K" Center Street
1901, 2000, 2100, 2101, 2400, and 2416 South McColl Road
901 and 1101 East Vermont Avenue
500 East Yuma Avenue
112 East Toronto Avenue
2000 South Cynthia Street
1501, 2051, 2100, 2300, 2316, and 2400 South McColl Road (PIDs: 290226, 290229,
960735, 630446, 347638, 1308504, and 290241)
101, 901, 1001, and 1001 (Rear) East Ridge Road (PIDs: 230247, 502637, 1124349,
658312, and 290228)
40, 106, and 108 East Toronto Avenue (PIDs: 290235, 290238, and 572985)
1101 East Vermont Avenue (PID: 604021)
2105 South 2nd Street (PID: 290237)
500 East Wichita Avenue (PID: 670552)

5. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-3A (Multifamily Residential Apartment-OC) District, R-3C (Multifamily Residential Condominium-OC) District, and R-3T (Multifamily Residential Townhouse-OC) District under the Old Code (OC), to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0091:

Pyxis Heights Subdivision, Lot 1, and The Heights at McColl Subdivision, Lots 78-150
and Lot A, Hidalgo County, Texas
901 East Yuma Avenue
700-1021 East La Cantera Avenue
700-1017 East Myrtle Beach Avenue
2701, 2705, 2709, 2713, 2717 and 2801 South "J" Street
1200 East Yuma Ave Rear 2 (PID: 231204)
3601, 2501 South McColl Road and Rear (PID: 290277, 1075582 and 290247)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

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

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 1.25 Acres (E. 341'- S. 160'), and 0.26 Acres (W. 280.98'- E. 340.91'- N. 40'- S. 200') out of Lot 3, J.H. Beatty's Subdivision, Hidalgo County, Texas; 4811 North Ware Road. **(REZ2026-0082)**

The subject property is located along the west side of North Ware Road, north of Buddy Owens Boulevard.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for commercial use.

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

The subject property is used as a commercial property. Surrounding land uses include commercial and single family residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridors. Development types most compatible with Mixed Use Corridors include mixed-use commercial and residential areas.

The development trend along Ware Road is commercial and residential.

J. H. Beatty's Subdivision was recorded on June 15, 1923. The property was rezoned from A-O (Agricultural and Open Space) to C-3 (General Business-OC) District on May 22, 1995.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Emilio Santos moved to approve the rezoning request. Ms. Isela V. Rios the motion with four members present and voting.

2. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, LAR-LIN UT No. 2 Subdivision, Hidalgo County, Texas; 721 North McColl Road. (REZ2026-0083)

The subject property is located at the southwest corner of North McColl Road and East Hackberry Avenue.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for commercial use.

The adjacent properties are zoned C-2 (Neighborhood Commercial-OC) District to the south, C-3 (General Business-OC) district to the west and east, and R-3 (High Density Residential-UDC) District to the north.

The subject property is used as a neighborhood commercial property. Surrounding land uses include commercial and high density residential

The Envision McAllen Future Land Use Plan designates the future land use for these properties as a Complete Community. Development types most compatible with Complete Community include majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend along North Ware Road is commercial and residential.

Lar-Lin UT No. 2 Subdivision was recorded on November 10, 1975. The subject property has been zoned C-2

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(Neighborhood Commercial-OC) since 1975. According to City records, no rezoning requests have been submitted or approved for the property.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Emilio Santos Second the motion with four members present and voting.

3. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Hunter's Cove Commercial Plaza Subdivision, Hidalgo County, Texas; 5600 North Ware Road. (REZ2026-0084)

The subject property is located at the northeast corner of North Ware Road and Dove Avenue.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for commercial use.

The adjacent properties are zoned C-3 (General Business-OC) District to the north, C-3L (Light Commercial OC) district to the east, west and south, A-O (Agricultural and open space-OC) district to the northwest and R-1 (Single Family Residential-OC) district to the southeast.

The subject property is used as a convenience store. Surrounding land uses include retail, restaurants, offices and residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as a Complete Community. Development types most compatible with Complete Community include majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend along North -Ware Road is commercial and residential.

Hunter's Cove Commercial Plaza Subdivision was recorded on December 29, 2006 and has remained zoned C-2 (Neighborhood Commercial-OC) since. According to City records, no rezoning requests have been submitted or approved for the property.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

4. Rezoning from R-3A (Multifamily Residential Apartment-OC) and C-3 (General Commercial-OC) Districts to R-3 (High-Density Residential-UDC) District: 11.183 acres out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2801 North Jackson Road. **(REZ2026-0088)**

The subject property is located at the west side of North Jackson Road.

The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for proposed garden homes.

The adjacent properties are zoned A-O (Agriculture & Open Space-OC) District to the north and west, and R-3T (Townhomes-OC) District to the south, the properties on the east side of North Jackson Road are outside the city limits.

The subject property is currently vacant, surrounding land uses include an irrigation canal, townhomes, and vacant land.

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

The development trend along this portion of North Jackson Road is multifamily residential and commercial.

The property is going through the subdivision process under the proposed name of Enclave on Jackson Phase 2 Subdivision. The earliest zoning record found for the property, indicating R-3A(OC) and C-3(OC) zoning designation, dates back to 1979.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it does follow the development and rezoning trend in this area.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

5. Rezoning from C-3 (General Business-OC) District to M-2 (Regional Mixed Use-UDC) District: Lots 47 58, Block 2, International Center Subdivision, Hidalgo County, Texas; 4400, 4502, 4504, 4506, and 4508 North 23rd Street. **(REZ2026-0092)**

The subject property is located on the east side of North 23rd Street, south of Fox Drive.

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The applicant is requesting to rezone the property to M-2 (Regional Mixed Use-UDC) District for mixed use.

The adjacent properties are C-3 (General Business-OC) District to the west, east, and south, and I-1 (Light industrial-OC) District to the north.

The subject property is currently being used as a commercial center. Surrounding uses include an industrial processing plant, restaurants, office/retail stores, and personal services.

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

The development trend along North 23rd Street is commercial and industrial.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the rezoning request. Vice Chairperson Mr. Gabriel Kamel Second the motion with four members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Jose E. Sanchez for a Conditional Use Permit, for one year for a (Automotive Service and Repair Shop) at Lot 1, LAR-LIN #7 Subdivision, Hidalgo County, Texas; 625 North McColl Road **(CUP2026-0048)**

The subject property is located along the west side of McColl Road, south of Hackberry Avenue. The property is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 (General Business-OC) District to the south, east and west, and C-2 (Neighborhood Commercial-OC) District to the north. An automotive repair shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

LAR-LIN #7 Subdivision was recorded on July 6, 1994. This is the first Conditional Use Permit request submitted by this applicant for this location.

The applicant is proposing to operate an automotive service and repair shop under the name Mechanix Garage. The proposed hours of operation will be 9 a.m. to 6 p.m. Monday thru Friday.

The site plan must comply with Zoning Ordinance, Fire Department, Building Code requirements and all requirements on the building permit, including setbacks, landscaping, parking, etc.

- 1) A minimum lot size of 10,000 square feet is required. The property is 25,787.5 square feet.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The motor engines will be repaired indoors.
- 3) Outside storage of materials is prohibited; no outside storage is proposed.

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- 4) The building where the work is to take place shall be at least 100 feet. from the nearest residence. No residential zoning is within 100 feet of the establishment.
- 5) A 6 feet opaque fence may be required to buffer residential uses or districts.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

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

Staff recommends approval subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements.

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

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

2. Request of Graciano Alvarado, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Precopa Bar) at the South 26 feet of the North 39.5 feet of Lot 5, Block 25, McAllen Addition Subdivision, Hidalgo County, Texas; 306 South 17th Street. **(CUP2026-0049)**

The subject property is located along the west side of South 17th Street, between Dallas Avenue and Chicago Avenue, and is zoned C-C-DT (City Core-Downtown-UDC) District. Adjacent zoning is C-C-DT (City Core Downtown-UDC) District in all directions. A bar is permitted in a C-C-DT District with a Conditional Use Permit and in compliance with all requirements.

This property was granted a change of occupancy from office to bar in 2018. The most recent Special Use Permit was approved for this location on September 18, 2024. A revocation letter was issued on February 20, 2026 due to failure to enforce the use of age-verification devices and mark all occupants under the age of 21 years with UV ink.

The applicant is proposing to operate a bar under the name Precopa from 1,700 sq. ft. lease space. The bar will require 3 parking spaces including one accessible parking space but, may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9 of the UDC. Their proposed days and hours of operation are Monday through Sunday from 10:00 p.m. to 2:00 a.m.

The proposed bar must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- Adequate Lighting, including, but not limited to, all entrances and exits
- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- Mark all occupants that are under the age of 21 years with UV ink
- Litter control

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- Maximum occupancy load established by the building official

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

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

Staff recommends approval of the request, for one year, subject to conditions noted in Section 3.2.5.A. of the UDC, Fire Department, and Building Code requirements.

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

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

d) SUBDIVISION:

1. Vacating Plat of Lot 1, H.E.B Sotex Subdivision and Replat of Lot B, Emily Sasser No. 2 Subdivision to the Replat of Rio Bank Jackson Subdivision, 720 East Jackson Avenue, Rio Bank; **(SUB2026-0088) (Final) HA**

Mr. Marco Johnson stated the property located on East Jackson Avenue: 40 ft. from center for a total of 80 ft. ROW. Paving: 52 ft. - 65 ft. Curb & gutter: Both Sides. Along E. Jackson Avenue, distinguish between the existing right-of-way and the additional right-of-way to be dedicated by this plat. Provide annotations identifying "Total ROW," "Existing ROW," and "ROW Dedicated by this Plat," including dimensions, to clearly show where the existing dedication ends and the proposed dedication begins. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16ft. 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". Provide annotations at different points of the access easement. Revise plat note No. 4 to reflect E. Jackson Ave. (Current plat note is showing E. Jackson Road.) Subdivision Ordinance: Section 134-106. East U.S. Expressway 83 – 75 ft. or greater for approved site plan or easements. S. McColl Rd. – 50 ft. or greater for approved site plan or easements. E. Jackson Avenue 40 ft. or greater for approved site plan or easements. As this plat is being processed as a vacate and replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to reflect the applicable plat notes, including maintaining the existing building setback requirements as shown on Emily Sasser No. 2 Subdivision. Any additional proposed plat notes shall be clearly identified for staff review. Zoning Ordinance: Section 138-356 Rear: In accordance with zoning ordinance or greater for approved site plan or easements. As this plat is being processed as a vacate and replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to reflect the applicable plat notes, including maintaining the existing building setback requirements as shown on Emily Sasser No. 2 Subdivision. Any additional proposed plat notes shall be clearly identified for staff review. Zoning Ordinance: Section 138-356. Sides: In accordance with zoning ordinance or greater for approved site plan or easements. As this plat is being processed as a vacate and replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to reflect the applicable plat notes, including maintaining the existing building setback requirements as shown on Emily Sasser No. 2 Subdivision. Any additional proposed plat notes shall be clearly identified for staff review. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on E. Jackson Ave. Revise plat note No. 7 to include E. Jackson Ave. (Current plat note is reflecting E. Jackson Road) 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. A 6.0 ft. Opaque buffer is required from adjacent / between multi-family residential and commercial or industrial zones / uses. An

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8.0 ft. Masonry wall is required between single family residential and commercial, industrial, or multi-family zones / uses. As this plat is being processed as a Vacate and Replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to include the buffering and screening requirements identified in Plat Note No. 9 Emily Sasser No. 2 Subdivision. (As shown above) Landscaping Ordinance: Section 110-46. A 6.0 ft. Opaque buffer is required from adjacent / between multi-family residential and commercial or industrial zones / uses. An 8.0 ft. Masonry wall is required between single family residential and commercial, industrial, or multi-family zones / uses. As this plat is being processed as a Vacate and Replat, the Rio Bank Jackson Subdivision shall be subject to the plat notes and restrictions established by the recorded Emily Sasser No. 2 Subdivision. Revise the plat to include the buffering and screening requirements identified in Plat Note No. 9 Emily Sasser No. 2 Subdivision. (As shown above) 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: E. Jackson Ave. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-1/C-3 Proposed: C-1 UDC. A rezoning application is currently in process and scheduled for Planning & Zoning Commission Meeting on May 19, 2026 and City Commission consideration on June 8, 2026. Rezoning shall be finalized prior to submittal for Final, as plat requirements may change based on the approved zoning. Rezoning was approved by City Commission 6.8.26. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning application is currently in process and scheduled for Planning and Zoning Commission Meeting on May 19, 2026 and City Commission consideration on June 8, 2026. Rezoning shall be finalized prior to submittal for Final, as plat requirements may change based on the approved zoning. Rezoning was approved by City Commission on 6.8.26. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 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. As this plat is being processed as a Vacate and Replat, the proposed platting approach is to vacate the existing H.E.B. SOTEX Subdivision and replat the property as a new subdivision incorporating the plat notes and restrictions of the recorded Emily Sasser No. 2 Subdivision. Please coordinate with staff regarding the appropriate subdivision name and plat title to be used as part of the vacating and replatting process. A public hearing will be required. Additionally, prior to final approval, submit letters of consent from the owners of H.E.B. SOTEX Subdivision acknowledging and consenting to the proposed vacate and replat. Must comply with City's Access Management Policy.

Staff recommends approval in final form subject to conditions noted.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form. Ms. Isela V. Rios Second the motion with four members present and voting.

3) CONSENT:

- a) Plaza Muzquiz Subdivision, 2900 Trenton Road, Arqcarpa Design & Construction, LLC; **(SUB2025-0081) (Revised Final) (6-Month Extension) BIG**
- b) Trevino 861416 Subdivision, 3409 Gumwood Avenue, Lupe Garcia; **(SUB2026-0089) (Final) AE**
- c) Blue Jay Subdivision, 5600 South Jackson Road, Jorge Gonzalez; **(SUB2026-0087) (Final) SEA**

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the consent items from 3a-3c. Mr. Emilio Santos Second the motion with four members present and voting

3) SUBDIVISIONS

a) Enclave on 107 Subdivision, 2700 State Highway 107, Urban Landworks, LLC; (SUB2025-0094) (Revised Final) M&H

Mr. Noah Del Bosque stated the property located on State Highway 107 (S.H. 107): 86 ft. from centerline for 172 ft. total existing R.O.W. Paving: by the state Curb & gutter: by the state. Provide how existing R.O.W. was dedicated with document number and provide a copy for staff review, prior to recording. Disclaimer: Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street: *Dedication as needed for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Final street names will be established prior to recording and plat will need to be revised accordingly. Show R.O.W. width for proposed Landmark Drive. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. At the City Commission of June 23, 2025, commission voted to approve the Variance request. E/W Quarter Mile Collector (North Boundary): *Dedication as needed 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. The project engineer submitted a variance application (VAR2025-0015) including a request to not dedicate ROW for an E/W quarter mile collector on the north side of the subdivision. The applicant stated that properties on the east and west side have not dedicated ROW for an E/W quarter mile collector and that a 110 ft. Hidalgo County Drainage District No. 1 Canal ROW would preclude an E/W quarter mile collector in this area. VAR2025-0015 Was approved to not provide R.O.W. for Collector Streets. N. 27th St.: 60 ft. R.O.W. required. Paving: 40 ft. Curb & gutter: Both Sides. Revisions Needed: Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. At the City Commission of June 23, 2025, commission voted to approve the Variance request 28th St.: 60 ft. R.O.W. required. Paving: 40 ft. Curb & gutter: Both Sides. Revisions Needed: Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. At the City Commission of June 23, 2025, commission voted to approve the Variance request. 900 ft. Block Length for R-3T Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Plat submitted on December 23, 2024 proposes a private alley for the interior lots. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Zoning

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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 ft. wide minimum sidewalk required along State Highway 107 and a 4 ft. wide minimum sidewalk required along interior streets. 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 State Highway 107. 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. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Needs to add recorded Document #'s and CCR's, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. The 110 ft. on the north side of the subdivision which seems to have a 110 ft. HCDD No.1 easement has not been labeled with a lot number and not being shown as dedicated by this plat to the Drainage District. Clarify who will be the owner on the lot and who will maintain it. If it is not being dedicated, a common lot labeling and a minimum 25 ft. frontage to the interior street for maintenance will be required, and must be included on the HOA and plat notes for maintenance by the HOA/lot owners. 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). 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; Park Land dedication of 1.89 acres or fees in lieu of land apply at a rate of \$700 per dwelling unit. As per the latest plat submitted a total of \$83,300 ($\700×119) (\$700 per dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted \$83,300 ($\700×119) (\$700 per dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time. 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 December 23, 2024 a total of \$80,500 ($\700×115 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time. As per Traffic Department, Trip Gen. Approved, no TIA required. Comments: Please provide a copy of any recorded easements/documents/R.O.W. being shown on the plat for staff review prior to final. Any abandonments must be done by a separate document, not by plat, must be finalized prior to recording. Missing the Contours on the plat. Survey on file does not match in bearings and distances to the metes and bounds presented on the plat. Need to submit the corrected survey for staff review prior to final. Revised lot layout, if not finalized by recording, will require a Revised Final submittal to clarify this discrepancy. Clarify/provide document number for the 60 ft. H.C.I.D. No.1 canal ROW in Fee on the west side of the subdivision. A label to show dedicated by plat may be needed if no document is provided. Clarify if the drainage ditch on the rear side of lots 96-119 is a common lot. Correct labeling and lot dimensions will be needed prior to final. Must comply with City's Access Management Policy. Variance application (VAR2026-0027) for the request of a side yard setback of 5 feet on each side or 0 feet with a firewall in lieu of six feet on each side or 0 feet with a firewall was submitted on June 9, 2026. The project engineer submitted a variance application (VAR2025-0015) with the following requests: 1. A request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both

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sides of the interior streets. The added that the subdivision will be private, and all roads will be maintained by the HOA. 2. A request to not dedicate ROW for an E/W quarter mile collector on the north side of the subdivision. The applicant stated that properties on the east and west side have not dedicated ROW for an E/W quarter mile collector and that a 110 ft. Hidalgo County Drainage District No.1 Canal ROW would preclude an E/W quarter mile collector in this area. 3. A request to allow a Cul-de-Sac with an approximate length of 800 ft. in lieu of maximum 600 ft. required by the subdivision ordinance. The applicant added that the subdivisions to the east and west of the subject property do not allow connections. At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. At the City Commission of June 23, 2025, commission voted to approve the Variance request.

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

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

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

b) Row at Park Place Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments; (SUB2025-0048) (Revised Preliminary) M&H

Mr. Marco Johnson stated the property located on Freddy Gonzalez Road - 20 ft. R.O.W. dedication, for 50 ft. from center line for 100 ft. ROW. Paving: 65 ft. Curb & gutter: both sides. Revisions Needed: Label Centerline to determine dedication requirements, prior to final. Label the arrow dimensions for "Total R.O.W." and from centerline prior to final. Include document numbers for existing R.O.W. on the plat, provide documents for staff review prior to final. If R.O.W. varies, show arrow dimensions where R.O.W. varies on the plat. Disclaimer: Any abandonments must be done by a separate document/instrument, cannot be done by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. COM Thoroughfare Plan. R.O.W.: 20 ft. Paving: 16 ft. Revised plat show 1 lot. Alley/service drive easement required for commercial/multi-family properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. 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. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: In Accordance with the Unified Development Code or greater for easements. Zoning Ordinance: Section 138-356. Rear: In Accordance with the Unified Development Code or greater for easements. Zoning Ordinance: Section 138-356. Sides: In Accordance with the Unified Development Code or greater for easements. Zoning Ordinance: Section 138-356. Corner: In Accordance with the Unified Development Code or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. 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. Revisions Needed: Needs to finalize plat note 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. Revisions needed: Add plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants

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must be recorded and submitted with document number on the plat, prior to recording. Revisions Needed: Proposing Plat note #15. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Revised plat shows 1 lot facing Freddy Gonzalez Rd. Disclaimer: Need to clarify with staff if lots are facing public streets or alleys on the plat. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revised plat shows 1 lot. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Current application on file is showing 41 dwelling units. $41 \times \$700 = \$28,700$. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Current application on file is showing 41 dwelling units. $41 \times \$700 = \$28,700$. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Name change to Row at Park Place Subdivision- Will need to update application. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form subject to drainage and utility approval and approval of the name change.

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

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

c) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; (SUB2025-0064) (Revised Preliminary) M&H

Ms. Natalie Moreno stated the property located on 3912 South Jackson Road, Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final. 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. Add a plat note with a blank space to cross-referencing the HOA document number after being recorded. 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/private streets. Subdivision Ordinance: Section 134-1. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide final 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.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utility approval and approval of requests #2 (cul-de-sac) and #3 (side setback) and disapproval of request #1 (street jog).

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

Beto de la Garza 1121 Nyssa Ave was present representing subdivision, Mr. De la Garza presented an exhibit to staff and board members.

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Mr. Even Gonzalez Development Engineer was also present and favored it would be best to get together with Traffic department and see what they would recommend.

After Lightly discussion, Vice Chairperson Mr. Gabriel Kamel moved to table item. Mr. Emilio Santos Second the motion with four members present and voting.

d) Villas at Tres Lagos Phase II Subdivision, 5600 Tres Lagos Boulevard, Rhodes Development, Inc.; (SUB2025-0159) (Revised Preliminary) M&H

Ms. Natalie Moreno stated the property located on 5600 Tres Lagos Boulevard, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily development. Subdivision Ordinance: Section 134-106. Sides: In accordance with the zoning ordinance or greater for easements. (Proposing): In accordance with the zoning ordinance or greater for easements. The engineer submitted a variance request to the side yard setbacks from 0 ft with a firewall or 6ft to 0 ft with firewall and 5ft. Variance will be heard at the planning and zoning meeting of July 7, 2026. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setbacks applies. (Proposing): 18 ft except where greater setbacks is required; greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Tres Lagos Boulevard. 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. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets **Subdivision Ordinance: Section 134-1. Existing: R-3T (OC) Proposed: R-3T (OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Engineer has not submitted a rezoning application for this property. Comments: On the east side of the submitted plat shows a 15 ft. U.E and a 1 ft. T.E that states "dedicated by this plat" The 11 ft. easements are outside of the boundary line, please clarify, prior to final. If remains must be by a separate instrument. Submit Doc. No's along Tres Lagos for the R.O.W. and Recorded Easements for staff review. Phase II has no parking as per discussion during Phase I, please show parking on phase II. Access will be from the interior streets in Phase I. A knuckle will be required at lots 66,67, 68, 69 and 70. Please update application to 52 lots and not 51. updated payment has been submitted, but just need to revise application, prior to final. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form including variance request. Ms. Isela V. Rios second the motion with four members present and voting.

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e) 107 Walls Subdivision, 1601 State Highway 107, Cubic Walls, LLC; (SUB2026-0085) (Preliminary) QHA

Mr. Noah Del Bosque stated the property located on 1601 State Highway 107, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: Plat is showing lot fronting State Highway 107. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Minimum 50 ft of lot frontage and no minimum lot area. Zoning Ordinance: Section 138-356. Existing: C-4 Proposed: C-4. No rezoning application has been submitted at this time. 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. Comments: Application indicates this will be a private gated subdivision. Please clarify and provide gate details prior to final. Revise application if subdivision is not private. If subdivision will be private, please include "(Private Subdivision)" under the plat name. The wording (Private Subdivision) not in bold and in smaller font since not part of plat name. Label centerline of State Highway 107, include document numbers on plat, and provide any R.O.W documents as applicable for staff review prior to final. Write out "State Highway 107". Provide E/W Quarter Mile Collector along south boundary on plat. Remove "or to easement line whichever is greater in all cases." and instead add "or greater for easements." at the end of each setback requirement. Clarify if an alley or service drive will be provided prior to final. Alley or service drive cannot dead end. Remove plat note 18 and write out "State Highway 107" on plat note 10. Add plat note. 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 subdivision. There was none.

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

f) Enclave on Jackson Phase II Subdivision, 2801 North Jackson Road, Vista Property Investments, LLC; (SUB2026-0083) (Preliminary) M&H

Mr. Noah Del Bosque stated the property located on 2801 North Jackson Road, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Garage: 18 ft except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses on North Jackson Road and North "K" Center 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. 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 prior to final. Common Areas for commercial developments provide for common

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parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area if rezoning is approved to R-3, minimum lot width is 15 ft and minimum lot area for "townhouse" is 2,000 sqft. Zoning Ordinance: Section 138-356. North side lots (1-30) rear lot widths are not aligning. Lot 29 is missing rear lot width. Land dedication in lieu of fee. Based on submitted application and plat, 98 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.55 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$68,600 (98 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. 98 lots. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. 1. Label centerline of North Jackson Road and new lot line to finalize R.O.W. dedication requirements prior to final. 2. Include in parenthesis (FM 3362) beneath road name and remove "R.O.W. VARIES." 3. Provide a copy of the documents referenced on the plat for staff review prior to final. 4. Label centerline of North "K" Center Street. 5. There is a 60 ft R.O.W. dedicated by this plat overlapping the 30 ft HCID #2 Exclusive Easement. The R.O.W. is not allowed to overlap the HCID #2 Exclusive Easement. 6. Clarify if North "K" Center Street will be private. Plat to the south is showing this street as public. 7. Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. 8. The proposed internal streets (Azalea Drive, Harvey Drive, North M Lane) are calling for 50 ft R.O.W. but we will require 60 ft R.O.W. 9. Provide R.O.W. width for proposed North L Street. 10. Name of street will be finalized by staff prior to final. Name is subject to change. 11. If rezoning is approved, 900 ft would not be complying with block length requirements. 12. Alley/service drive easement required for multi-family development/commercial properties. 13. Must comply with Public Works Department requirements prior to final. 14. Setbacks subject to change, pending rezoning approval. 15. North side lots (1-30) rear lot widths are not aligning. 16. Lot 29 is missing rear lot width. 17. Spell out "C.A.-A."

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios Second the motion with four members present and voting.

g) Pecina Estates Subdivision, 841 East Pineridge Avenue, Pecina Antonia; (SUB2026-0086) (Preliminary) RIOPLEX

Mr. Marco Johnson stated the property located on 841 East Pineridge Ave, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 feet or greater for easements or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 feet or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 feet or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 feet except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning

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and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If proposed use changes, rezoning will be required prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The current application indicates 10 dwelling units. $10 \times \$700 = \$7,000$. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. 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 subdivision. There was none.

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

h) Replat of First United Methodist Church Lot 1A Subdivision, 4201 North "K" Center Street, Cantu Construction; (SUB2026-0082) (Preliminary) CHLH

Mr. Marco Johnson stated the property located on 4201 North "K" Center Street, 600 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 5.3.6 C2. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. 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. 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. CCR will need to be submitted to staff for review and will be required for recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application and plat, 27 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.4293 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 34 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.5406 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. $27 \times \$700 = \$18,900$. Pending review by the Parkland Dedication Advisory Board and CC. Based on the submitted application and plat, 34 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.5406 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: a public hearing will be required for this subdivision. As currently proposed, the subdivision will require processing as a Vacate and Replat. If the remaining church property is not included within the Vacate and Replat, it will be left as a portion

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of a previously platted lot and will no longer constitute a full lot of record. Clarify whether the church has been consulted and advised of this situation. Staff recommends consideration be given to including the church property within the Vacate and Replat. If the church property is to remain excluded, provide confirmation that the church has been informed of the resulting lot-of-record implications. As this plat is being processed as a Vacate and Replat, the proposed platting approach is to vacate the existing First United Methodist Church Subdivision and replat the property as a new subdivision. As the review continues, additional details regarding the proposed Vacating and Replatting process, including the appropriate subdivision name and plat title, will be determined. Comments and requirements may be revised as additional information becomes available. Any abandonments must be done by separate process and not by plat. Interior street can not dead end into an alley, subdivision layout must be revised to provide a cul-de-sac. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Must comply with City's Access Management Policy.

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

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

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

i) Park West Plaza Subdivision, 11201 North 10th Street, Domain Development Corp.; (SUB2026-0084) (Preliminary) RIOPLEX

Ms. Natalie Moreno stated the property located on 11201 North 10th Street, Johnson Creek Avenue: 60 ft. total 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. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets - lots are facing north 10th street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Any restrictions are to be removed, a vacate and replat will be required. A public hearing for this subdivision will be required. Plat note #14 is no needed-on plat, please remove. Plat note #13 references "Bicentennial" please make corrections accordingly. Subdivision name should reference the lot numbers, Lots 1A, 2B, 3C, Prior to final. "Subdivision map of Park West Plaza Lots 1A, 2B, & 3C Subdivision". Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios Second the motion with four members present and voting.

5) DISCUSSION:

No Discussion was given to board members.

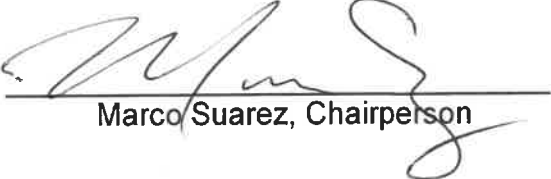
6) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board member Emilio Santos adjourned the meeting at 4:09 p.m. with Ms. Isela V. Rios second the motion with four members present and voting.

ATTEST: 
Valerie Ramos, Administrative Assistant


Marco Suarez, Chairperson