

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, June 16, 2026 at 3:52 p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

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

CALL TO ORDER – 3:52 pm Mr. Marco Suarez, Chairperson

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval of June 2, 2026 meeting minutes.

Being no discussion, Board member Emilio Santos motioned to approve the minutes. Mr. Jesse Ozuna 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. Mia Fuentes stated that the City of McAllen is requesting to Rezone from C-4 (Commercial Industrial-OC) District and 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 REZ2026-0073:

6400 Industrial Center Subdivision, Lot 1, Hidalgo County, Texas

6200 South 10th Street

4400, 4500, 4601, 5000, 5001, 5400, 5401, 5500, 5800, 5801, 5901, 6101 and 6275

South 10th Street (PIDs: 847673, 189348, 189349, 189350, 644888, 644889, 1462774, 644855, 189313, 189362, 189317, 610102, 189330, and 189329)

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

CASE REZ2026-0075:

Tex-Mart #38 Subdivision, Lot 1, Hidalgo County, Texas

5700 South 10th Street

3. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from A-O (Agricultural & Open Space-OC) District under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0076:

1901 Tanya Avenue Rear (PID: 843512)

1905 Military Highway and Rear (PIDs: 729591 and 729592)

6601 South 10th Street Rear, 6701 South 10th Street Rear, 6801 South 10th Street Rear, and 7200 South 10th Street (PIDs: 20828092, 189331, 190017, and 654315)

7001 and 7301 South 23rd Street (PIDs: 185537 and 185538)

4. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC), R-3C (Multifamily Residential Condominium-OC), and A-O (Agricultural and Open Space-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 REZ2026-0077:

3001 Business Park Subdivision, Lot 1; South 10th Shopping Center Unit 1 Subdivision, Lots 1-2; South 10th Shopping Center Unit 2 Subdivision, Lots 1-2, Hidalgo County, Texas

817 Bales Road

2901 South 10th Street

3113 South 10th Street

3201 South 10th Street

3221 South 10th Street

413, 521, 2721, 3000, 3005, 3013, 3017, 3020, 3300, 3327, 3400, 3601, 3609, and 3900 South 10th Street (PIDs: 200872, 175509, 175508, 175510, 175511, 175512, 189393, 965189, 714035, 189404, 189405, 1305555)

912 and 916 Bales Road (PIDs: 175514 and 560145)

3602 South 2nd Loop (PID: 189406)

5. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from R-1 (Single-**

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

CASE REZ2026-0078:

Amended Map of Sowell Subdivision, Lot A; Amended Map of Villas Jardin Subdivision, Lots 1-40; Country Club Condominiums Phase 1, Lots 1-37; Country Club Condominiums Phase 2, Lots 1-37; Country Club Condominiums Phase III, Lots 1-37; Amended Map of Country Club Condominiums Phase IV, Lots 1-36, Hidalgo County, Texas

2400 Country Club Lane

301 Byron Nelson Drive

301 Byron Nelson Drive Units 1-40

14 Villas Jardin Drive

101 and 111 Yuma Avenue

100 and 200 East Yuma Avenue

401 Byron Nelson Drive (PID: 189379)

6. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from R-3A (Multifamily Residential Apartment-OC) and R-3C (Multifamily Residential Condominium-OC) Districts 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 REZ2026-0079:

The Woodlands Subdivision, Lot 1; Lot 2A The Woodlands Subdivision, Lot 2A, Hidalgo County, Texas

700 Sunset Drive

800 Sunset Drive

507 Bales Road (PID: 189384)

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

Being no discussion, Board member Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Raul Sesin 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: Lot 3-A, Lots 3-A and 4-A Main International Subdivision, Hidalgo County, Texas; 6100 North 10th Street. (REZ2026-0074)**

Ms. Mia Fuentes stated the subject property is located along the east side of North 10th Street, south of Martin 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, south, and west, and A-O (Agricultural and Open Space-OC) District to the east.

The subject property is used as a commercial plaza. Surrounding land uses include commercial, agricultural,

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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 North 10th Street is commercial.

Lots 3-A and 4-A Main International Subdivision was recorded on November 28, 2001. The earliest zoning record found for the property, indicating A-O zoning designation, dates back to 1979.

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

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 Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin Second the motion with four members present and voting.

2. Rezoning from R-1 (Single-Family Residential-OC) District to C-1 (Local Commercial-UDC) District: 15.176 acres out of Lot 113, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 North Ware Road. **(REZ2026-0080)**

Ms. Mia Fuentes stated the subject property is located at the southwest corner of North Ware Road and Primrose Avenue.

The applicant is requesting to rezone the property to C-1 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for institutional use.

The adjacent properties are zoned C-3 (General Business-OC), C-4 (Commercial Industrial-OC), and A-O (Agricultural and Open Space-OC) Districts to the north, C-3 (General Business-OC) District to the east, and R-1 (Single Family Residential-OC) District to the west and south.

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

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

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

The subject property is currently going through the subdivision process under the proposed name of Covenant Christian Academy. The City initiated a rezoning for the property from A-O (Agricultural and Open Space-OC) District to R-1 (Single Family Residential-OC) District on August 24, 2015.

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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 Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin Second the motion with four members present and voting.

3. Rezoning from R-1 (Single-Family Residential-OC) District to R-3 (High-Density Residential-UDC) District: the west 97.5 feet of the east 306.60 feet of the north 360 feet of Lot 14, Stewart's Addition Subdivision, Hidalgo County, Texas; 617 Dallas Avenue. (REZ2026-0081)

Ms. Mia Fuentes stated the subject property is located on the south side of Dallas Avenue, east of South 8th Street.

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 an assisted living facility.

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

The subject property is currently used as an assisted living facility. Surrounding land uses include single family residential, commercial plazas, and schools.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Development types most compatible with Complete Communities include residential areas, mixed use at the neighborhood scale, civic uses, and parks and open spaces.

The development trend along Dallas Avenue is single family and multi-family residential.

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

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

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 Raul Sesin moved to approve the rezoning request. Mr. Emilio Santos Second the motion with four members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Karla M. Rivera, on behalf of MKZ Night Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (MK'z Nightclub) at Lots 25-34, Resubdivision of Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue. **(CUP2026-0037)**

Ms. Mia Fuentes stated the subject property is located along the south side of Orchid Avenue, west of Bicentennial Drive and is zoned C-3 (General Business-OC) District. Adjacent zoning include C-3 (General Business-OC) District in all directions. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

Continental Trade Center Subdivision was recorded on November 15, 1994. The previous Conditional Use Permit for this applicant and location was approved by City Commission on June 14, 2021 for one year, but was not renewed. There was a citation issued on February 28, 2026 for not having an active Conditional Use Permit. The applicant submitted a new application for a Conditional Use Permit on April 28, 2026.

The bar's current and proposed days and hours are Friday to Sunday from 9:00 p.m. to 2:00 a.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is not within 400 feet of a residential use/zone;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Orchid Avenue;
- 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. 75 parking spaces are required and are provided. There is an active parking agreement with the subject property and two properties in its vicinity;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

Staff recommends approval of the request subject to Zoning, Building, and Fire Department requirements.

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with four members present and voting.

2. Request of David Rossow, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke/Vape Shop (Smoking Valley) at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. **(CUP2026-0038)**

Ms. Mia FunThe subject property is located along the north side of Trenton Road, east of North 23rd Street, and is zoned C-3 (General Business-OC) District. Adjacent zoning include R-1 (Single Family Residential-OC) District to the north and east, A-O (Agricultural and Open Space-OC) District to the south, and C-3 (General Business-OC) District to the west. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

Trenton Commercial Park Subdivision was recorded on March 2, 2005. The first Conditional Use Permit for this smoke shop was approved by City Commission on November 14, 2022. The latest Conditional Use Permit expired on April 28, 2026. The applicant submitted a new application on April 30, 2026.

The smoke shop's proposed days and hours are Monday to Sunday from 9:00 a.m. to 1:00 a.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and maintained free of potholes.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of a residential use/zone;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Trenton Road;
- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on approximately 1,750 square feet of retail use, 8 parking spaces are required. The plaza provides a total of 96 parking spaces;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary,

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the installation of fences and hedges, and the reorientation of entrances;

- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

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

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Jesse Ozuna Second the motion with four members present and voting.

3. Request of Juan M. Villarreal, on behalf of Topsy Aliens, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (Alibi) at the south 25 feet of Lot 9, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 211 South 17th Street. **(CUP2026-0039)**

Ms. Mia Fuentes stated the subject property is located along the east side of South 17th Street, between Beaumont 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 is the first Conditional Use Permit submitted by this applicant for this location. The subject property has been used as a nightclub/bar since 2010. A Special Use Permit was approved for the same applicant on September 18, 2025 to operate at 209 South 17th Street.

The applicant is proposing to operate a bar under the name Alibi from 3,000 square feet of lease space. The bar will require 6 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 Friday to Saturday from 10:00 p.m. to 2 a.m. The proposed bar must comply with Fire Department, Building Code requirements, and 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

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- Age verification device with capability to produce reports
- Mark all occupants that are under the age of 21 years with UV ink
- Litter control
- 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, Board Member Mr. Raul Sese moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with four members present and voting.

4. Request of Reyes Gonzalez Jr., on behalf of United Covenant Ministries of South Texas, Inc., for a Conditional Use Permit for one year, for an Institutional Use (church) at Lot 4, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1428 East Laurel Avenue. (CUP2026-0041)

Mr. Noah Del Bosque stated the subject property is located at the southwest corner of East Laurel Avenue and North Jackson Road. The property is zoned C-4 (Commercial Industrial-OC) District. The surrounding land uses includes industrial and commercial uses. An institutional use is permitted in this zone with a Conditional Use Permit and in compliance with requirements.

Market Center Subdivision was recorded on August 15, 1983. The initial CUP for an institutional use was approved for one year by City Commission on August 5, 2024. The permit expired on August 6, 2025; however, no CUP had been applied for until May 4, 2026.

The applicant is proposing to continue operating a church under the name United Covenant Ministries of South Texas. The proposed hours of operation will be 10 a.m. to 2 p.m. on Sundays and 6 p.m. to 8 p.m. on Wednesdays.

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

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use;
- 3) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial;
- 4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. 75 seats are proposed, making their parking requirement 19 spaces. The applicant is providing 60 spaces;

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- 5) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 6) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 8) The number of persons within the building shall be restricted based on the Max Occupant Load;
- 9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

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

Staff recommends approval of the request, 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, Board member Mr. Raul Sese moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with four members present and voting.

5. Request of Abobaker R. Mohamed, on behalf of UR Vape Match LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a Vape Shop (UR Vape) at Lot 1, The District Phase I-A Subdivision, Hidalgo County, Texas; 7913 North 10th Street Suite 170. (CUP2026-0042)

Mr. Noah Del Bosque stated the subject property is located at the southwest corner of North 10th Street and Wisconsin Road. The property is zoned C-3 (General Business-OC) District. The surrounding land uses includes commercial and vacant land. A vape shop is permitted in this zone with a Conditional Use Permit and in compliance with requirements.

The District Phase I-A Subdivision was recorded on February 2, 2025. The initial CUP for the vape shop was approved for one year by City Commission on June 18, 2025.

The applicant is proposing to operate a vape shop under the name UR Vape. The proposed hours of operation will be 8 a.m. to 11 p.m. Sundays through Saturday.

The site plan must comply with the Zoning Ordinance, Fire Department, Building Code requirements, and all requirements on the building permit, including setbacks, landscaping, parking, etc. The vape shop must also comply with the following requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m.;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas;
- 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. Seven parking spaces are required; 128 spaces are provided;

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- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

Staff recommends approval of the request, 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, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Jesse Ozuna Second the motion with four members present and voting.

6. Request of Mark A. Watts, on behalf of JAM Entertainment Ventures LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a Nightclub (Santa Diabla) at Lot 1 and South one foot of Lot 2, Block 25, McAllen Addition, Hidalgo County, Texas; 1704 Dallas Avenue. **(CUP2026-0043)**

Mr. Noah Del Bosque stated the subject property is located at the northwest corner of Dallas Avenue and South 17th Street. The subject property and adjacent properties are zoned CC-DT (City Core-Downtown-UDC) District. The surrounding land uses include bars, nightclubs, retail, and residential uses. A bar is allowed in a CC-DT District with a Conditional Use Permit and in compliance with requirements.

This property is part of the Original Townsite of McAllen. Special Use Permits for this property under different ownership have been issued in the past, most recently in January 2023.

The applicant is proposing to operate a bar under the name Santa Diabla from approximately 3,000 square feet of lease space. Their proposed hours of operation are 9 p.m. to 2 a.m. Thursday through Sunday.

The site plan must comply with the UDC, Fire Department, Building Code requirements, and all requirements on the building permit, including setbacks, landscaping, parking, etc. 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
- Maximum occupancy load established by the building official

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

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

Staff recommends disapproval of the request, due to noncompliance with Section 3.2.5.A.1, distance to a residential property.

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

The applicant was present Mr. Mark Watts Pharr TX, Customer stated he has been operating since January 2023. Customer also mentioned they do have noise meditation stating they have had it since day one. Customer mentioned they have apartments behind the location and no one has complained about noise.

Being no discussion, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Jesse Ozuna Second the motion with six members present and voting.

d) SUBDIVISION:

1. THE CUE SUBDIVISION, 2801 S. 10TH STREET, CITY OF MCALLEN; (SUB2026-0081) (FINAL) PE

Mr. Marco Johnson stated the property located on S. 10th Street: ROW dedication needed for 75 ft. from centerline for total 150 ft. ROW. Paving: By the State Curb & gutter: By the State. Revisions needed: Submit a copy of the referenced documents prior to final. Provide the ROW dedication as shown above prior to final. The subdivision will be requesting a variance on May 19, 2026, to waive the requirement for additional right-of-way dedication. Approval of the variance request shall be required prior to final approval of the subdivision. The Variance Request was approved by City Commission on June 8, 2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Sunset Drive: ROW dedication as needed for 5 ft. additional ROW dedication for 30 ft. from centerline for total 55 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Revisions needed: Reference the document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide ROW dedication as needed above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Bales Road: ROW dedication needed for 35 ft. from centerline for total 70 ft. ROW. Paving: 44 ft. Curb & gutter: both sides. Revisions needed: Reference document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide the ROW dedication as shown above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use, which include a service drive. Subdivision Ordinance: Section 134-106. Front: According to the Zoning Ordinance or greater for easements or approved site plan, or in line with average existing setback, whichever is greater. Zoning Ordinance: Section 138-356. Rear: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater Zoning Ordinance: Section 138-356. Sides: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater Zoning Ordinance: Section 138-356. Corner: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 10th Street, Sunset Drive, and Bales Road. Engineering Department may request 5 ft. sidewalk for S. 10th STREET. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and

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commercial, and industrial zones/uses. The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement. Any additional buffer as applicable must be finalized 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. The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement. 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 10th Street. Plat note requirement will be finalized prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. 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. The subdivision will be requesting a variance on May 19, 2026, to allow lots not fronting a public street. Approval of the variance request shall be required prior to final approval of the subdivision. The Variance Request was approved by City Commission on June 8, 2026. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O, R-1, and C-3 Proposed: A-O, R-1, and C-3. Zoning Ordinance: Article V. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. 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. tg approved, TIA waived with conditions as per traffic dept. Traffic Impact Analysis (TIA) required prior to final plat. Comments: a public hearing will need to be heard. A variance request will be required if the right-of-way (ROW) dedication is proposed to remain as currently shown on the plat. The Thoroughfare Plan identifies a 150-foot ROW along S. 10th Street, which is not reflected on the submitted plat. Lot 4 must have frontage on a public street in accordance with subdivision requirements. If Lot 4 is proposed to remain as currently configured without public street frontage, a variance request will be required. The subdivision will be requesting a variance on May 19, 2026, to allow lots not fronting a public street and to waive the requirement for additional right-of-way dedication. Approval of the variance request shall be required prior to final approval of the subdivision. Must comply with City's Access Management Policy.

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

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

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

3) SUBDIVISIONS

- a) MY HOME CROSSING DREAMS SUBDIVISION, 11 S. 29TH STREET, MY HOME, LLC;
(SUB2026-0080) (FINAL) MAS

Ms. Natalie Moreno stated the property located on 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 ft. Curb & gutter both sides. remove the "40.00 ft." ROW below the street name. The ROW Varies. Add "dedicated by this plat" below the dedication given "5ft". Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. South 29th Street: Dedicate 50 ft. from centerline for a 100 ft. of total R.O.W. Paving 65 ft. Curb & gutter both sides. Label "total" "existing" on plat. 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

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Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20ft. Paving 16ft. Alley/service drive easement required for commercial/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 plan, whichever is greater. Revision needed: 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: 5 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Garage 18 ft. except where greater setbacks required, greater setbacks 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 29th Street and South 28th Street. revise plat note as stated above. A variance request to not provide a sidewalk on South 28th street was not submitted, therefore, sidewalk required. The subdivision does not have 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. 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. 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. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per lot/dwelling (19) unit to be paid prior to recording (13,300) 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 (19) unit to be paid prior to recording (13,300) 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 (19) unit to be paid prior to recording (13,300) 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. TG honored, less units from approved 22 units to 19 units. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. Please confirm if the subdivision will have an HOA.

Staff recommends approval of the subdivision in final form subject to MPU approval.

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

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

b) AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, 6800 RUSSELL ROAD (REAR), RHODES DEVELOPMENT, INC; (SUB2026-0079) (FINAL) M&H

Ms. Natalie Moreno stated the property located on Stewart Road: Dedication 80 ft. R.O.W. Paving: 52 ft. Curb

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& gutter: both sides. Stewart Road west of this location. Revisions Required: Show Stewart Road on plat. Please provide the special warranty deed document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication of 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be established prior to recording. Access to subdivision will be from phase IV of Aqualina. 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. 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walk/drives are provided, per agreement. as per Fire department, paving must be 96 ft. in diameter face to face. Clarify if any islands may be proposed which will affect paving requirements. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Rear- 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Side Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft, except where greater setback is required, greater setbacks applies. Revisions required: Please correct spelling from "grater" to "greater". Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Stewart Road. Revisions required: Plat note #15 mentions Russell Road and Tres Lagos, please revise. Other sidewalks will not apply provided a sidewalk having at least an adequate width for pedestrians and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit development, per agreement. 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 along N. Stewart Road. Revisions Required: Plat note #8 references Russell Road and Tres Lagos Blvd, please revise and correct. 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. Stewart Road. Revision Required: Plat note #12 references roads that do not pertain to this phase, please correct and revise. The subdivision will be having access from Aqualina Phase IV. Must comply with City Access Management Policy. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: Add plat note as stated above. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 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 public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 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-1 (Single-Family Residential) (OC) Proposed: R-1 (Single-Family Residential) (OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Okay for final subject to TIA Approval. Traffic Impact Analysis

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(TIA) required prior to final plat. Please revise plat note #8, 15 and 21, they reference streets that do not pertain to this phase. Need to Label the Centerline & Total R.O.W. on N. Stewart Road and show on plat. Provide the special warranty deed documents. How would common area no. 3 service as emergency access point. P&Z for new layout on 04/21/2026. Need to provide a new master layout for phase V and IV. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form subject to TIA approval and MPU board approval.

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. Mr. Jesse Ozuna Second the motion with four members present and voting.

c) 7-11 MCALLEN SUBDIVISION, 201 DALLAS AVENUE, VAQUERO VENTURES MANAGEMENT, LLC; (SUB2025-0150) (REVISED PRELIMINARY) M&H

Mr. Marco Johnson stated the property located on All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dallas Avenue & S. 2nd Street. May increase to 5 ft. as per Engineering, prior to final. Proposed as Plat note #8. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. 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. Shown as plat note #9. 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. Please verify Lot Width and Lot Area and make sure it matches what is stated on the Survey. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business District) Proposed: C-2 (Regional Commercial District) If proposing to rezone to C-2 (Regional Commercial District) must submit rezoning application. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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

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

Development Engineer Beto de la Garza 1121 Nyssa Ave, McAllen TX, 78501 was present representing applicant.

The applicant Mr. James Pool 2627 Tiller Street, Fort Worth, TX 76107 was present and explained the existing 80 ft. right-of-way along this section of S. 2nd street with exhibits presented to board members illustrating the right-of-way configuration and the existing gas easement which affects any additional dedication.

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

d) THE VILLAS AT JONQUIL SUBDIVISION, 512 JONQUIL AVENUE, EFFECTIVE REAL ESTATE; (SUB2025-0050) (REVISED PRELIMINARY) BIG

Mr. Marco Johnson stated the property located on 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for

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easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Remove the above verbiage from the setback note. Although it is applied, it is not a required plat note. 4 ft. wide minimum sidewalk required on both sides of Jonquil Avenue. 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. 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. Application is reflecting public subdivision. 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. Application reflects public subdivision. 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-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The submitted application proposes 4 single-family lots. A park fee of \$2,800 (4 x \$700) must be paid prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Trip Generation is waived for 4-Lot single family houses.

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

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

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

e) HIDDEN GROVE ESTATES SUBDIVISION, 8601 N. 2ND STREET, J & D PRODUCE, INC; (SUB2024-0131) (REVISED PRELIMINARY) M&H

Ms. Natalie Moreno stated the property located on N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. Curb & gutter: both sides. Revisions needed: The engineer submitted a variance request for the ROW dedication. A 55 ft. from centerline. This variance will be heard at the planning and zoning board on November 4, 2025. The variance request was withdrawn and will be giving staff the required ROW. Please provide staff with copy of existing R.O.W. documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. Interior street: 50 ft. R.O.W. Paving: 40ft. Curb & gutter: both sides. Revisions needed: R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. Need to provide Gate Details for staff review prior to final. Street name will be established prior to final. Finalize street name requirement prior to final. Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street. The engineer submitted a variance request to the ROW gate entrances. 58.73 ROW with a 20 ft. paving face to face on each side and 4 ft. side walk along the north side only. HCID #2 does not allow public improvements on ROW, email was sent to the engineer. Variance got approved on 11.24.25. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356". Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown

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above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Revisions Needed: 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Add a plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: HOA covenants would need to be submitted for staff review. Need to add a plat note with a space to cross-reference the recorded HOA document number. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot dedication min. 25 frontage on street. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) Zoning Ordinance: Article V. 25 residential lots. 25X700 = 17,500. The variance request was denied for 8 residential lots to pay half at building permit. full park fees must be paid, prior to recording. lots have increased to 25 lots. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Plat depicts 25 residential lots. 25X700 = 17,500. The variance request was denied for 8 residential lots to pay half at building permit. full park fees must be paid, prior to recording. lots have increased to 25 lots. Pending review by the City Manager's Office. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, Full Park fees must be paid, prior to recording. lots have increased to 25 lots as per June 5, 2026. As per plat submitted on December 5, 2024, plat depicts 25 residential lots. 25X700 = 17,500. The variance request was denied for 8 residential lots to pay half at building permit. full park fees must be paid, prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation has been approved, no TIA required. Comments: the engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25. The requests are 1. 58.73 ROW with 20ft of paving and 4 ft. sidewalk on the north side only. 3. cul-de-sac requirement exceeding. Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. Contour lines on the plat are missing the elevations. Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork, etc. If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form, subject to conditions noted, drainage and utility approval and disapproval of request #1 (alley) and approval of request #2 (sidewalk).

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

Project Engineer Beto de la Garza 1121 Nyssa Ave, McAllen TX, 78501 was present representing applicant.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the subdivision in preliminary form including disapproval of request #1 and approval of request #2. Mr. Jesse Ozuna second the motion with four members present and voting.

f) STAR SUBDIVISION, 401 E. DICKER ROAD; STAR CLOTHING, LLC; (SUB2026-0072) (PRELIMINARY) REGA

Ms. Natalie Moreno stated the property located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. The subdivision is facing E. Dicker Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4 (Commercial Industrial) Proposed: C-4 (Commercial Industrial) Zoning Ordinance: Article V. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Remove plat note #8, requirement is not needed. 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. Provide buffer notes on plat. 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, Board member Jesse Ozuna moved to approve the subdivision in preliminary form. Mr. Raul Sesin with four members present and voting.

g) MCALLEN TEMPLE SUBDIVISION, 300 TRENTON ROAD, CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; (SUB2026-0077) (PRELIMINARY) M&H

Ms. Natalie Moreno stated the property located on N. 2nd Street (N. Col. Rowe Blvd): Dedication of 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. Show centerline, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Trenton Road: Dedication of 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. Show centerline, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. There is a 24ft service drive easement on the plat submitted. Subdivision Ordinance: Section 134-106. Rear: In accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a

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vacate and replat is required. Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Corner: See front setbacks. Zoning Ordinance: Section 138-356. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 2nd Street and Trenton Road. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential-OC) Proposed: R-1 (Single-Family Residential-OC) CUP for institutional use approved by P&Z on October 6, 2020, and approved by City Commission in November 9, 2020. Any additional to any structure will trigger amending the CUP. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. CUP for institutional use approved by P&Z on October 6, 2020, and approved by City Commission in November 9, 2020. Any additional to any structure will trigger amending the CUP. Land dedication in lieu of fee. If the land use changes from institutional to residential, park fee will apply. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If the land use changes from institutional to residential, park fee will apply. Pending review by the Parkland Dedication Advisory Board and CC. If the land use changes from institutional to residential, park fee will apply. Comments: Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Public hearing with legal notices to be mailed out will be required, prior to final. Name of the subdivision should be "Subdivision plat of McAllen Temple Lot 1A and 1B Subdivision", prior to final. Provide centerline on both N. 2nd and Trenton Road, prior to final. Must comply with City's Access Management Policy.

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

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

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

**h) PECAN PLAZA SUBDIVISION, 4801 PECAN BLVD., REA GENERAL CONTRACTORS;
(SUB2026-0076) (PRELIMINARY) M&H**

Mr. Marco Johnson stated the property located on 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 60 ft Paving: 16 ft. Alley/service drive easement required for commercial properties/ multi family. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Submitted application show proposed

land use as commercial. Any changes would require rezoning prior to final. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Must comply with City's Access Management Policy. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. The area currently labeled as "Common Area" shall be revised and identified as a platted lot (e.g., Lot A, Common Area). Please provide a specific designation for the lot and clarify its intended purpose.

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, Board member Jesse Ozuna moved to approve the subdivision in preliminary form. Mr. Raul Sesin Second the motion with four members present and voting.

**i) REPLAT CENTRAL MARKET SUBDIVISION LOTS 2 & 3, 5617 S. 23RD STREET, AGGREKO
MSR GRID PC37 LLC, (SUB2026-0078) (PRELIMINARY) BOWMAN**

Mr. Marco Johnson stated the property located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Rear: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Sides: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Corner: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Any other proposed use will require rezoning. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

Staff recommends approval of the subdivision in 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, Board member Raul Sesin moved to approve the subdivision in preliminary form. Mr. Jesse Ozuna 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 4:37 p.m. with Mr. Jesse Ozuna second the motion with four members present and voting.

ATTEST:



Valerie Ramos, Administrative Assistant



Marco Suarez, Chairperson