

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, March 17, 2026 at 3:35p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Raul Sesin	Member
	Isela V. Rios	Member

Absent:	Marco Suarez	Chairperson
	Jesse Ozuna	Member
	Reza Badiozzamani	Member

Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Eduardo Garza	Development Coordinator
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Samantha Trevino	Planner II
	Mia Fuentes	Planner I
	Even Gonzalez	Development Engineer
	Jonathan Gutierrez	Planner Technician I
	Carmen White	Administrative Assistant
	Valerie Ramos	Administrative Clerk

CALL TO ORDER – 3:35 pm Mr. Gabriel Kamel, Vice Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Emilio Santos

1) MINUTES:

- a) Approval of December 16, 2025 meeting minutes.

Being no discussion, Mr. Emilio Santos motioned to approve December 16, 2025 minutes. Board Member, Mr. Raul Sesin second the motion with four members present and voting.

2) PUBLIC HEARING:

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

1. Ms. Samantha Trevino stated that the city of McAllen is requesting to Rezone from R-1 (Single Family Residential-OC), 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 REZ2026-0023:

2901 and 3221 Olga Avenue (PID: 270344, 547611)
2900 and 3300 Sarah Avenue (PID: 526268)

Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a7. There was none.

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

- 2. Ms. Samantha Trevino stated that the city of McAllen is requesting to Rezone from R-3A (Multifamily Residential Apartments–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 property:**

CASE REZ2026-0019:

1820 South Bentsen Road (PID: 280928)

Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a7. There was none.

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

- 3. Ms. Samantha Trevino stated that the city of McAllen is requesting to Rezone from C-3 (General Business-OC) District & R-1 (Single-Family Residential-OC) District under the old code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following property:**

CASE REZ2026-0024:

McAllen Third Suburban Citrus Groves, Lots 104 and 105, Block 3, Hidalgo County, Texas.
2501 Expressway 83

Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a7. There was none.

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

- 4. Ms. Samantha Trevino stated that the city of McAllen is requesting to Rezone from C-3 (General Business Commercial–OC) District under the Old Code (OC) to C-2 (Regional Commercial–UDC) District under the new Unified Development Code (UDC) for the following property:**

CASE REZ2026-0022:

J.G Ortegon Subdivision Unit No. 2, Lot 1
4600 South 23rd Street
Idela Commercial Center, Lot "A1"

4800 South 23rd Street
First Cash Pawn #358, Lot 1
4820 South 23rd Street
Hutton McAllen No.1, Lot 1
4603 South 23rd Street
Park Subdivision Lot's 1-21
4900,4910,5000,5002,5012,5100,5104,5108 South 23rd Street
5201 South 23rd Street (PID:185525)

Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a7. There was none.

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

- 5. Ms. Samantha Trevino stated that the city of McAllen is requesting to Rezone C-3 (General Business-OC) & C-4 (Commercial Industrial-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 REZ2026-0020:

Bentsen Road Plaza Subdivision Lots 1-3, Hidalgo County, Texas 4401,
4421, and 4501 Expressway 83
Bentsen Road Plaza Common Area Subdivision, Lot A, Hidalgo County, Texas
1620 South Bentsen Road

Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a7. There was none.

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

- 6. Ms. Samantha Trevino stated that the city of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District and I-2 (Heavy Industrial-OC) under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0021:

4100 and 4101 Idela Avenue (PID: 270312)
4200 Sarah Avenue (PID: 270342)

Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a7. There was none.

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

- 7. Ms. Samantha Trevino 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 REZ2026-0027:

8600 South Bentsen Road, Rear 1, 2, 3, 4, 5, 6 (PID: 121429, 280725, 280726, 280728, 280729, 280730, 1309994)
8900 South Bentsen Road, Rear 1, 2, 3 (PID: 280723, 283065, 283064, 283066, 283067, 1112017, 1112018)

Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a7. There was none.

Being no discussion, Vice Chairperson Mr. Emilio Santos 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 A-O (Agricultural and Open Space-OC) District to R-1 (Low-Density Residential-UDC) District: 8.86 Acres tract of land out of Lot 47, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8600 North 29th Street. **(REZ2026-0018)**

Ms. Samantha Trevino stated the subject property was located on the east side of North 29th Street, north of Grayson Avenue.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District for proposed single-family subdivision.

The adjacent properties was zoned R-1 (Single-Family Residential-OC) District to the north, R-3T (Multi-Family Residential Townhouse-OC) District to the south and A-O (Agricultural and Open Space-OC) District to the east and west.

Surrounding land uses include, single-family and multi-family residential subdivisions, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Community, which was a land use designation primarily for single-family residential use. Some townhomes, duplexes and missing middle housing and small multifamily should be encouraged to create diversity in housing.

The development trend of this area was single-family residential.

This was the initial rezoning request for this 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 was approved, any future constructions must comply with all development and conditional use permit requirements where applicable under the Unified Development Code.

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

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

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

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

2. Rezone from R-2 (Duplex Fourplex-OC) District to R-2 (Medium-Density Residential - UDC) District: 7.07 acre tract, out of a measured 10.50 acre tract of land, out of the south 20.08 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Survey of Lands, Hidalgo County, Texas; 11400 North Bicentennial Boulevard (**REZ2026-0026**)

Ms. Samantha Trevino stated the subject property was located between North 10th Street and North Bicentennial Boulevard.

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

The adjacent properties are zoned C-3 (General Business-OC) District to the north and east, R-2 (Medium-Density Residential-UDC) to the south, and C-4 (Commercial Industrial-OC) District to the west.

Surrounding land uses include, single and multifamily residential homes, commercial uses, and vacant land.

The Envision McAllen Land Use Plan designates the future land use category for this property as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale, as well as civic and open parks. Residential developments of any kind are considered inappropriate for this area.

The development trend for this area along North 10th Street is general business.

This was the initial rezoning request for this property.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it was compatible with the current zoning and development trends to the south, which was a mix of multifamily residential and single-family homes.

If the rezoning was approved, a recorded subdivision plat will be required prior to building permit issuance for any future developments on the subject property. Any future constructions must comply with all development and conditional use permit requirements where applicable under the Unified Development Code.

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

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

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

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

3. Rezone from C-3 (General Business-OC) District and R-2 (Duplex Fourplex-OC) District to M-2 (Regional Mixed Use-UDC) District: a 3.43 acre tract out of a measured 10.50 acre tract of land, out of the south 20.08 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Survey of lands, Hidalgo County, Texas; 11401 North 10th Street (**REZ2026-0025**)

Ms. Samantha Trevino stated the subject property is located on between North 10th Street and Bicentennial Boulevard.

The applicant was requesting to rezone the property to M-2 (Regional Mixed-Use-UDC) District for a proposed commercial, restaurant and loft/single bedroom area.

The adjacent properties was zoned C-3 (General Business-OC) District to the north, M-2 (Regional Mixed-Use-UDC) and R-2 (Medium Density Residential-UDC) to the south and C-4 (Commercial Industrial-OC) District to the west.

Surrounding land uses include, single and multifamily residential homes, commercial uses, and vacant land.

The Envision McAllen Land Use Plan designates the future lands use category for this property as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale, as well as civic and open parks. Residential developments of any kind are considered inappropriate for this area.

The development trend for this area along North 10th Street is general business.

This was the initial rezoning request for this property.

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

If the rezoning was approved, a recorded subdivision plat will be required prior to building permit issuance for any future developments on the subject property. Any future constructions must comply with all development and conditional use permit requirements where applicable under the Unified Development Code.

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

Staff recommends approval of the rezoning request to R-2 (Duplex Fourplex-OC) District

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

Being no discussion, Mr. Emilio Santos Moved to approve the rezoning request. Mr. Raul Sesin second the

motion with four members present and voting.

c) CONDITIONAL USE PERMITS:

1. Request of David Servellon, for a Conditional Use Permit, for Life of Use, and adoption of an Ordinance for Institutional Use (Church) at Lot 11, Block 22 at McAllen Addition Subdivision, Hidalgo County, Texas; 217 South 16th Street. **(CUP2026-0005) (Withdrawn)**

Ms. Mia Fuentes stated this item is withdrawn.

2. Request of OL Beverage Holdings, LLC, on behalf of RAL Properties, LTD, for a Conditional Use Permit for one year, and adoption of an Ordinance, for a Bar (Ojos Locos) at Lot A2, Lots A2 & A3 Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2026-0009)**

Ms. Mia Fuentes stated that the subject property was located on the northeast corner of South 10th Street and Wichita Avenue. The property was zoned C-3 (General Business-OC) District. Surrounding land uses include C-3 (General Business-OC) District to the north, east, and west, and A-O (Agricultural & Open Space-UDC) to the south. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

Lots A2 and A3 Wichita Commercial Park Subdivision was recorded on November 18, 1994. The first Conditional Use Permit for this location was approved by City Commission on December 14, 2020. The current permit will expire on March 24, 2026, and the applicant submitted a new application on February 06, 2026.

The bar's current and proposed days and hours are Sunday to Wednesday from 11 a.m. to 12 a.m. and Thursday to Saturday from 11 a.m. to 2 a.m. 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 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 South 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 65 parking spaces are required and are provided as per site plan;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties

including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

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

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

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

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

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

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

3. Request of Marlene Peña for a Conditional Use Permit, for one year, for a Portable Food Concession Stand (Snow cone Stand) at All of Lots 1 & 2, Wardlow Subdivision, Hidalgo County, Texas; 5 South 26th Street. **(CUP2026-0011)**

Ms. Mia Fuentes stated that the subject property was located southeast corner of U.S. Business Highway 83 and South 26th Street. The property was zoned C-3 (General Business-OC) District. Surrounding land uses include C-3 (General Business-OC) District to the south, east, and west, and I-1 (Light Industrial-OC) to the north. A portable food concession stand was permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements. Wardlow Subdivision was recorded on December 28, 1926. This was the first Conditional Use Permit submitted for this applicant and location.

The applicant was proposing to operate a portable food concession stand on the property. The stand's proposed days and hours of operation are Monday to Sunday from 12 p.m. to 9 p.m.

The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

- 1) Cannot be located in residentially zoned area;

- 2) Stand must be inspected by building inspection department and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent. 9 parking spaces are required and 17 parking spaces are provided;
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

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

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

Staff recommends approval of the request subject to requirements in Section 138-118(a)(9) of the Zoning Ordinance and requirements set by the Building and Fire Departments.

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

Being no discussion, Mr. Emilio Santos moved to approve the requested conditional use permit. Ms. Isela V. Rios second the motion with four members present and voting.

3) CONSENT:

- a) Benitez Paradise Subdivision, 10501 North La Lomita Road, Stephanie Villanueva Benitez, **(SUB2026-0041) (FINAL) RDE**
- b) Citrus South Residential Subdivision, 221 South 8th Street, Heir Fund, LLC, **(SUB2026-0040) (FINAL) AEC**
- c) Cedar Village Subdivision, 1019 East Cedar Avenue, Habitat Developers, LLC, **(SUB2026-0037) (FINAL) SEC**
- d) Palmer Pavilion Subdivision, 301 East Hackberry Avenue, Hidalgo County, **(SUB2026-0036) (FINAL) S2E**
- e) Prayer Gardens Subdivision, 2900 North Taylor Road, Elizabeth & Rafael de la Garza, **(SUB2026-0038)(FINAL)SEA**

Being no discussion, Board member Mr. Emilio Santos moved to approve consent items requests from 3a-3e. Board Member Ms. Isela V. Rios second the motion with four members present and voting.

4) SUBDIVISIONS

- a) Las Brisas Phase II Subdivision, 3105 Monte Cristo Rd, Rhodes Development, INC. **(SUB2025-0111) (FINAL)M&H (TABLED ON 2/17/26) (TABLED ON 03/03/2026) (TABLED ON 03/17/2026) M&H**

Mr. Julio Constantino stated this item is to remain tabled until the next meeting.

- b) McAllen Oaks Phase I Subdivision, (Previously the Heights on Wisconsin Subdivision Phase I)
7901 North 7th Street, DK3 Investment Group, LLC, **(SUB2024-0099)(REVISED FINAL)S2E**

Mr. Julio Constantino stated that the property located on Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW. Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Plans show a temporary turnaround further south of the subdivision, and will be a temporary turnaround easement by separate document. Additional paving connecting North 7th Street must be paved to access temporary turnaround. Proposing 20 ft. paving face to face on both sides of island in the gate area. Engineer submitted a variance request on May 29, 2024 requesting 50 ft. ROW with 40 ft. paving back to back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back to back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan.(Proposed) Amherst Ave.: Dedication as needed for 55 ft. ROW.Paving: 40 ft. Curb & gutter: both sides. Plans show a temporary turnaround further south of the subdivision and will be a temporary turnaround easement by separate document. Additional paving connecting to North 7th Street must be paved to access temporary turnaround. Engineer submitted a variance request on May 29, 2024, requesting 50 ft. ROW with 40 ft. paving back-to-back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back-to-back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 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/multifamily properties. Subdivision Ordinance: Section 134-106. As per Public Works, residential trash collection with a centralized recycling dumpster collection will take place. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Sides: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Corner: 10 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Wisconsin Road and both sides of North 7th Street & all sides of interior streets. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Wisconsin 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 Wisconsin Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a 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

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to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas, Park Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Include a plat note as shown above, prior to recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Remove Plat note #19, as yes this is a Private Development, but it's not necessarily required to state this on the actual plat notes. Provide HOA documents for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Remove Plat note #19, as yes this is a Private Development, but it's not necessarily required to state this on the actual plat notes. Provide HOA documents for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. 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). The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$14,700 (based on 21 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. Pending review by the City Manager's Office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Master Trip Generation approved no TIA required. To be taken in Revised Final form for name change. Mcallen oaks phase i (previously known as the heights on wisconsin subdivision phase i). Make sure to add that this is a Private Subdivision, add this Subdivision name as "(Private)". Disclaimer: Some plat notes and signature blocks still refer to the old name or a previous version of it. Need to come in to make changes to the application. Revised name. There are some dimensions and scale that are missing the dimensional unit, it does not label 'ft.' (e.g. Arrow scale, Street R.O.W.'s, etc.). Add additional plat note as follows: "25' X 25' sight obstruction easement required at all street intersections." Need to label the dimension of section on the South where the turnaround was located. Add the wording "(Variable R.O.W.)". Needs to label the P.O.B. On the Location Map, please wording for "Phase I." Show all roads clearly/visibly shown. Show all HCAD parcel information for Subdivision. Remove the boundary lines for Phase II as this subdivision is not recorded yet. On the County wording description that is directly below the Location Map, it still refers to the old Subdivision name "Oaks at Wisconsin." Need to revise to "The Heights on Wisconsin Phase I". Remove Plat note #19 as this is a private subdivision, but a plat note specifically is not required. Missing the Plat notes for the HOA for Private Subdivision - Section 134-168. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read;. Remove the signature section for the City Secretary as this is not required for recording. Need to add date of preparation and revision dates as changes are being made on the plat. Disclaimer: Any abandonments must be done by separate instrument/document, cannot be abandoned by plat. Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical. Mylar, you must provide for their signature & required recording documents (i.e. Consolidated Water Improvement District Tax Certificates). Must comply with City's Access Management Policy.

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

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

Being no discussion, Mr. Emilio Santos. moved to approve the subdivision in revised final form, subject to the conditions noted. Ms. Isela V. Rios second the motion with four members present voting.

c) Verona Heights Subdivision, 2604 North Ware Road, 11–11 Developments, LLC, (SUB2025-0180) (REVISED PRELIMINARY)SAMES

Mr. Julio Constantino stated that the property located on Interior Streets: Dedication as required for 50 ft. Total ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be established prior to final. Subdivision is proposed as a public subdivision, entrance R.O.W. shown as 60 ft. R.O.W. if proposing Private, subdivision is subject to increase R.O.W. requirements for gate areas, sidewalks, islands, gate details, etc. as applicable. Provide for access street to the East development. Unified Development Code Section 5.3.9-1: Streets. 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. 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 #15. 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. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-2 (Medium Density Residential District) Proposed: R-2 (Medium Density Residential District). Rezoning was approved for R-2 (Medium Density Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per dwelling unit to be paid prior to recording. Based on the submitted application, 24 dwelling units are proposed. A park fee of \$16,800 (24 x \$700) will be required prior to recording. need to remove Plat note #11 as this is a requirement, but not necessarily a plat note. 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 the conditions noted, Drainage, and Utilities approvals.

The engineer submitted a variance application, which included one (1) Variance to:

1. Variance request that alley requirements be waived for the north portion of the property.

Staff did not have objection to the requested variance.

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

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

- d) My home crossing dreams subdivision, 11 south 29th street, my home, LLC, **(SUB2025-0120)(REVISED PRELIMINARY) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) (TABLED ON 3/17/26) MAS**

Ms. Natalie Moreno stated this item is to remain tabled until the next meeting.

- e) Sheena's Place Subdivision, 1001 Freddy Gonzalez Road, Nanak, LTD, **(SUB2026-0039)(PRELIMINARY) SPEC**

Mr. Marcos Johnson stated that the property is 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 10th Street and Freddy Gonzalez Road. Sidewalk requirement may increase to 5 ft. along North 10th Street per Engineering Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. 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. 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. Gabriel Kamel asked if there was anyone present in opposition of the proposed subdivision in preliminary form. There was none.

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

- f) Russell Creek Phase II Subdivision, 13801 North 23rd Street, The Centre Offices, LLC, **(SUB2026-0033) (PRELIMINARY) M&H**

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Ms. Natalie Moreno stated that 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. 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 properties/multifamily residential. Subdivision Ordinance: Section 134-106. Garage: 18 ft. except where greater setback is required, greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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-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. No rezoning has been submitted at this time. Land dedication in lieu of fee. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$43,400 (62 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. 62 lots. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$43,400 (62 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. 62 lots. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$43,400 (62 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. 62 lots. Traffic Impact Analysis (TIA) required prior to final plat. Subdivision must be recorded with PUD. As per traffic dept. Must provide a cu-de-sac on the south most proposed street. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. Street names to be finalized, prior to recording. Russell Creek Subdivision provided a stub out between lots 58 & 59. Russell Creek Phase II, approximately between lots 30 and 31 does not show the connection. Please revise layout, prior to final. 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. Submit gate details as applicable, finalize prior to final. If subdivision will be private, needs to add the words " (Private Subdivision) " under the Plat name of the 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 approvals.

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

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

6) DISCUSSION:

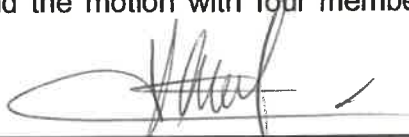
No Discussion was given to board members.

7) INFORMATION ONLY:

Panning Director Mr. Omar Sotelo, Updated the board members on the City Commission cases, As well the rezoning and Conditional use permit cases that were tabled from previous City Commission meeting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Raul Sesin adjourned the meeting at 3:54 p.m. with Mr. Emilio Santos second the motion with four members present and voting.



Gabriel Kamel, Chairperson

ATTEST:



Valerie Ramos

Administrative Clerk