

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

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

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
	Reza Badiozzamani	Member

Absent: All in attendee

Staff Present:	Michelle Rivera	Deputy City Manager
	Austin Stevenson	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Eduardo Mendoza	Engineering Director
	Eduardo Garza	Development Coordinator
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Samantha Trevino	Planner II
	Noah del Bosque	Planner II
	Nicolas Lopez	Planner II
	Nancy Cruz	Planner I
	Even Gonzalez	Development Engineer
	Miguel Hernandez	planning Technician I
Jonathan Gutierrez	Planner Technician I	
Ofelia Camacho	Administrative Assistant	

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

**PLEDGE OF ALLEGIANCE**

**INVOCATION.** Mr. Jesse Ozuna

**1) MINUTES:**

- a) Approval of December 16, 2025 meeting minutes.
- b) Approval of January 6, 2026 meeting minutes.

Being no discussion, Mr. Jesse Ozuna motioned to approve 1a and b minutes. Chairperson Mr. Raul Sesin second the motion with four members present and voting.

**2) PUBLIC HEARING:**

- a) **ROUTINE ITEMS CITY INITIATED REZONINGS:** (All Rezoning's listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one

motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

**1. Rezoning from C-3 (General Business-OC) and R-2 (Duplex-Fourplex-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 REZ2026-0257:**

Main Place Subdivision, Lot 5 and Quincy Subdivision, Lots 1-4, Hidalgo County, Texas  
1501-1613 Expressway 83

Quincy Subdivision, Lots 6-7, Hidalgo County, Texas  
1701-1705 Expressway 83

Valram Heights Subdivision Lots 1A-2B, Hidalgo County, Texas and PID 211089  
2601-2901 Expressway 83

Tex-Mex Ut. No. 2 Subdivision, Lots 2-3, O'Neal Subdivision, I Lot 1, Hidalgo County,  
Texas and PID 211078, 211081, 211079, 195365  
3317-3621 Expressway 83

Tex-Mex Ut. No. 2 Subdivision, Lot 1, Hidalgo County, Texas and PID 211084  
3100-3212 Colbath Avenue

Speedy Stop Subdivision, Lot A, Hidalgo County, Texas and PID 230736 and 230735  
1600-1606 South 23rd Street

Velez Subdivision, Lot 1, Hidalgo County, Texas  
1713 Quebec Avenue

Quincy Subdivision, Lot 18, Hidalgo County, Texas  
1600 Richmond Avenue

Quincy Subdivision, Lots 12-15, Hidalgo County, Texas  
1612-1704 Richmond Avenue

Main Place Subdivision, Lot 4, and South Main Street Subdivision, Block 1 Lot 9, Hidalgo  
County, Texas  
1400-1405 Savannah Avenue

South Main Street Subdivision, Block 4 Lots 1-2, Hidalgo County, Texas  
1717-1721 Savannah Avenue

South Main Street Subdivision, Block 2 Lots 8-10, Hidalgo County, Texas  
1401-1409 Toronto Avenue

Jones Subdivision, Lot 1, Hidalgo County, Texas  
1821 South Bicentennial Boulevard

Main Place Subdivision, Lots 2-3 and Common Area, Hidalgo County, Texas  
1800-1812 South 16th Street

Main Place Subdivision, Lot 1, and South Main Street Block 1 Lots 10-12, Hidalgo County,  
Texas  
1800-1916 South Main Street

Quincy Subdivision, Lot 5, Hidalgo County, Texas  
1617 Expressway 83

**2. Rezoning from C-1 (Office Building-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2025-0260**

South Main Street Subdivision Lots 3-4, Block 4, Hidalgo County, Texas

1711-1715 Savannah Avenue

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

**CASE REZ2025-0261:**

South Main Street Subdivision Lots 1-8, Block 1, Hidalgo County, Texas

1409-1517 Savannah Avenue

South Main Street Subdivision Lots 13-20, Block 1, and Lots 1-7, Block 2, Hidalgo County, Texas

1408-1517 Toronto Avenue

South Main Street Subdivision Lots 5-13, Block 4, Hidalgo County, Texas

1601-1705 Savannah Avenue

South Main Street Subdivision Lots 14-26, Block 4, and Lots 1-13, Block 3, Hidalgo County, Texas

1600-1721 Toronto Avenue

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

**CASE REZ2026-0012:**

El Collado Lot 12, Hidalgo County, Texas

2538 and 2540 Savannah Avenue

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

**CASE REZ2025-0258:**

Quincy Subdivision Lots 16-17, Hidalgo County, Texas

1604 & 1608 Richmond Avenue

- 6. Rezoning from R-3A (Multi-Family 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 properties**

**CASE REZ2026-0011:**

McAllen Builders Subdivision Lot 73, Hidalgo County, Texas

2132 South 32 Street

- 7. Rezoning from I-1 (Light Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial -UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2026-0013:**

Colbath Plaza Lot 1, Hidalgo County, Texas

1901 South Taylor Road

**8. Rezoning from A-O (Agricultural and Open Space – OC) District under the Old Code (OC) to A-O (Agricultural and Open Space – UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2025-0245**

1450 South Jackson Road (PID: 509982)

1208 East Jackson Avenue (PID: 508228 & 655625)

Ms. Samantha Trevino stated items 2a 1-8 can be voted together (404 parcels).

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

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

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

**CASE REZ2026-0263**

Toys R Us Subdivision, Lot 1A, Hidalgo County, Texas

1109 Expressway 83

1101 Expressway 83 (PID: 503420)

CW Manhattan No. 1 Subdivision, Lot A, Hidalgo County, Texas

901 Expressway 83

Red Lobster Subdivision, Lot 1, Hidalgo County, Texas

701 Expressway 83

Tex-Mex Ut. No. 2 Subdivision, Lot 1 and PID 211084

3100-3212 Colbath Avenue

Savannah Park Subdivision, Lots 1A-2A & 4A, Hidalgo County, Texas

601 & 617 U.S Expressway 83

Circuit City Subdivision, Lot 2A, Hidalgo County, Texas

501 Expressway 83

Circuit City Subdivision, Lot 1, Hidalgo County, Texas

507 Expressway 83

McAllen Methodist Hospital Subdivision, Lot 1, Hidalgo County, Texas

301 Expressway 83

Property ID 230478; McAllen Methodist Hospital Subdivision, Lots 4-AR & 5-BR; Parc Pointe, Lot A; Studio Plaza Subdivision, Lot 1; Savannah Professional Subdivision, Lots 1 & 2;

Funville Subdivision, Lots 1-6 and Lots 9-11, Hidalgo County, Texas

501-809 Savannah Avenue

McAllen Methodist Hospital Lot 2B, Hidalgo County, Texas

1800 South 5th Street

Savannah Park Subdivision, Lot 5A, Hidalgo County, Texas

1800 South 6th Street

International Bank Subdivision, Lot 1-A, Artie Eugenia Subdivision, Lot 1; HLH Enterprise Inc, Lot 1 A; Funville Lot 12A; Granada Inn, Lot 1; La Copa Hotel-S 10th St, Lot 1; Texas State Bank La Plaza Mall, Lot 1, & PIDS 189483, 184345, 154238, 154242, Hidalgo County, Texas

1700-2020 South 10th Street  
1823 South 11th Street (PID: 1124935 & 696092)  
La Plaza Subdivision, Lot 3A, Hidalgo County, Texas  
1500 Wichita Avenue  
1700 Uvalde Avenue (PID: 189497)  
1700 Wichita Avenue (PID: 189495)  
La Plaza PH 1A Subdivision, Lots 1B, 2B, 4A, 6B, 3C and 7, Hidalgo County, Texas  
2200 South 10th Street

**10. Rezoning from C-1 (Office Building Office-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2025-0259**

David Farb Subdivision, Lot A, Hidalgo County, Texas  
101 Expressway 83  
Tavarez Medical Center Subdivision, Lot 1, Hidalgo County, Texas  
100 Ridge Road  
Ridgeview Place Unit No. 1, Lots 1-4, Hidalgo County, Texas  
1901 - 1913 South 1st Street  
Ridgeview Place Unit No. 1, Lots 5 & 6, Hidalgo County, Texas  
105 - 109 East Toronto Avenue  
Ridgeview Place Unit No. 1, Lots 7A & 8A, Hidalgo County, Texas  
201 - 205 East Toronto Avenue  
Medical Estates Unit No. 2, Lot 1, Hidalgo County, Texas  
110 East Savannah Avenue  
Medical Estates Unit No. 1, Lot 1, Hidalgo County, Texas  
222 East Ridge Avenue  
HCA Rio Grande Regional Subdivision, Lots 1 & 2, Hidalgo County, Texas  
1801 - 1809 South Cynthia Street  
1901 South Cynthia Street (PID 513301)  
Med Plex South Subdivision, Lots A, B & C, Hidalgo County, Texas  
1913 - 2101 South Cynthia Street  
500 East Ridge Rd (PID 552572)  
Medcath Subdivision, Lot A, Hidalgo County, Texas  
1900 South D Street  
Timberwalk Subdivision, Lot 1, Hidalgo County, Texas  
510 East Ridge Rd  
Timberwalk Subdivision No. 2, Lot A, Hidalgo County, Texas  
1817 South D Street  
Timberwalk Subdivision No.3, Lot 1, Hidalgo County, Texas  
1901 South D Street  
Ridgeview Place Unit No. 3, Lot 2, Hidalgo County, Texas  
2010 South Cynthia Street

**11. Rezoning from C-4 (Commercial 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 REZ2026-0001:**

3001 Expressway 83 (PID: 531528)

**12. Rezoning from 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 REZ2026-0002:**

Judco No. 2 Subdivision Lots 1-2, Hidalgo County, Texas

3025 Expressway 83

3101 Expressway 83

Foodmaker Subdivision Lot A, Hidalgo County, Texas

1601 South 23rd Street

1605 South 23rd Street (PID: 185472)

Martinez Subdivision Lot 1, Hidalgo County, Texas

1609 South 23rd Street

D. Castilla Subdivision Lot 1, Hidalgo County, Texas

1809 South 23rd Street

Martinez Subdivision Unit 2 Lot 1, Hidalgo County, Texas

1900 South 23rd Street

2900 Colbath Road (PID: 211087)

**13. Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-1 (Single-family Residential-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2026-0016**

Villa Hermosa Subdivision, Hidalgo County, Texas

1200-1332 E. Augusta Avenue (Lots 10-40, Common Area, Block 1)

3400-3525 South "M" Street (Lots 1-9 and Lots 41-52, Block 1)

3400-3500 South Jackson Road (Lots 1 and 2, Block 2)

Georgetown Park Subdivision, Hidalgo County, Texas

3400-3533 South "K" Center Street (Lots 1-21 and Common Lots A and B)

3402-3534 South "K" Lane (Lots 22-54)

3400-3528 South "L" Street (Lots 55-84 and Common Lot C)

1400 East El Rancho Road (PID 568175)

1400 East El Rancho Road Rear (PID 568148)

1412 East El Rancho Road (PID 568149)

**14. Rezoning from C-2 (Neighborhood Commercial-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2026-0017:**

4200 South McColl Road (PID: 817895)

Ms. Samantha Trevino stated items 2a 9-14 can be voted together.

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

**b) REZONING:**

1. Rezone from R-1 (Single Family Residential - OC) District to C-1 (Local Commercial-UDC) District: Lot 13, Block 9, Milmor Subdivision, Hidalgo County, Texas; 1320 Kendlewood Avenue (**REZ2026-0014**)

Ms. Samantha Trevino stated to rezone the subject property located on the north west corner of North Main Street and Kendlewood Avenue, and is currently zoned R-1 (Single-Family Residential-OC) District. The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed show room.

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

Surrounding land uses include single-family residential homes to the north, south and east and commercial uses to the west.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Old Towne. Old Towne is an area of residential, commercial, business and office uses that occur just north of the Downtown core and is intended as a lower- intensity area that complements Downtown activity, the preservation of contributing structures such as historic homes, should be a priority.

The development trend of this area is primarily residential uses with some commercial uses to the west of North Main Street.

This is 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, however, it does not follow the development trend on the east side of North Main Street.

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 received one phone call in opposition to the rezoning request. The customer stated that they were told that that area along North Main Street was not allowed to be rezoned commercial. A petition was also submitted in opposition of the request.

Staff recommends disapproval of the rezoning request to C-1 (Local Commercial-UDC) District since it does not follow the development trend of the area on the east side of North Main Street.

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

All the residents below have opposed for this rezoning request:  
Carol brown 1218 Kendlewood.

Cindy Garzoni, 1301 Kendlewood.

Jorge Torres, 3208 N. Glasscock Road, Mission Texas.

Diane Freeland, 1213 Kendlewood.

Hilda Edwards, 1321 Jasmine Avenue.

Mark Murray, 1413 Vine Avenue

Mark Millis, 1305 Jasmine Avenue.

Gerard Garzoni, 1301 Kendlewood.

Board member, Reza Badiozzamani questioned anything that fronts main street on the east side zone commercial from main street to Pecan. Ms. Samantha Trevino clarified that there is no property rezoned commercial as of today.

After lengthy discussion, Mr. Jesse Ozuna moved to disapproved the proposed rezoning request. Mr. Raul Sesin second the motion with four members present and voting.

2. Rezone from I-1 (Light Industrial-OC) District to A-O (Agricultural and Open Space-UDC) District: 10.94 Acres out of Lot 1, Section, 3, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7401 South 10th Street Rear 5. **(REZ2025-0270)**

Ms. Samantha Trevino stated to rezone the subject property located on the east side of South 10th Street, north of Dicker Road and is currently zoned I-1 (Light Industrial-OC) District. The applicant is requesting to rezone the property to A-O (Agricultural and Open Space-UDC) District to be used as agriculture for farm animals.

The adjacent properties are zoned I-1 (Light Industrial-OC) in all directions.

Surrounding land uses include, commercial uses, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Light Industrial. The Light Industrial category is largely confined to the southern portion of the City. This category should be located away from uses likely to cause compatibility concerns for both future businesses and residents. Light Industrial allows for major manufacturing and major employers, along with some supportive commercial uses.

The development trend of this area is primarily industrial and commercial uses.

This is 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 is 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 disapproval of the rezoning request to A-O (Agricultural and Open Space-UDC) District.

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

Board member Mr. Reza Badiozzamani questioned why is this case being disapproved by staff. Ms. Samantha Trevino, Planner II mentioned that all this area is in the middle in the industrial zone.

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

3. Rezone from R-3A (Multifamily Residential Apartment-OC) District to R-1 (Low Density Residential-UDC) District: A 24.457-acre tract of land out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 801 South Taylor Road. **(REZ2026-0015)**

Mr. Nicolas Lopez stated to rezone the subject property located on the east side of South Taylor Road, and is currently zoned R-3A (Multi-family Residential Apartment-OC) District.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District in order to construct a subdivision for single-family homes.

The adjacent properties are zoned R-3T (Multi-family Residential Townhouse-OC) District to the north, A-O (Agriculture & Open Space-OC) to the east and R-3A (Multi-family Residential Apartments-OC) to the east.

The property is currently vacant. Surrounding land uses include single-family dwellings to the west and vacant land in all directions. There are proposed townhome subdivision to the north and proposed apartments to the south.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation primarily for single-family residential use. Other appropriate land uses include townhouses, multi-family dwellings of no more than four units, government buildings, and office uses for adjacent residential properties.

The development trend of this area along South Taylor Road is low, medium, and high density residential development.

The tract was zoned R-3A (Multi-family Residential Apartments-OC) District under the comprehensive zoning in 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 constructions must comply with all development and conditional use permit requirements where applicable under the UDC.

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve rezoning request. Mr. Jesse Ozuna second the motion with six members present and voting.

4. **Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 9, Hackberry Terrace Subdivision, Hidalgo County, Texas; 220 Hackberry Avenue (REZ2025-0275)**

Ms. Nancy Cruz stated to rezone the subject property located on the north side of Hackberry Avenue, east of North 2nd ½ Street. The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for residential use. The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the north, east, and west, and R-3A (Multi-Family Residential Apartment-OC) District to the south.

Surrounding land uses include, single-Family residences, commercial businesses, Mobile Home Parks and a school.

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

The development trend along Hackberry Avenue and North 2nd Street is single-family residential, multi-family, and commercial.

The subdivision was recorded in April 1946. The earliest zoning record found for the property, indicating an 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 constructions must comply with all development and conditional use permit requirements where applicable under the UDC.

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Mr. Jesse Ozuna moved to approve. Vice Chairperson, Mr. Gabriel Kamel second the motion with six members present and voting.

#### **c) CONDITIONAL USE PERMITS:**

1. **Request of Perla M. Ruiz, for a Conditional Use Permit, for one year, for a Home Occupation (Salon) at Lot 163, Cascada at Tres Lagos Phase II Subdivision, Hidalgo County, Texas; 14103 Wichita Falls. (CUP2026-0003)**

Ms. Nancy Cruz stated the subject property is requesting a Conditional Use Permit located along the

cul-de-sac of Wichita Falls Lane south of White River Drive and is zoned R-1(Single Family Residential-OC), on the north east side is zoned R-3A (Multi Family Residential Apartment-OC) District and C-4 (Commercial Industrial-OC) District.

Cascada at Tres Lagos Phase II was recorded on November 11, 2022. An initial Condition Use Permit application was submitted on January 16, 2026.

The applicant is proposing to operate a Home Salon under the name Pearl's Blossom Beauty. Their proposed hours of operation are by appointments only from 9 a.m. to 8 p.m., Monday through Sunday.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the Conditional Use Permit. Fire Department inspection is still pending. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant proposes one employee only;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage,
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the City Traffic Engineer; The applicant stated that customers would visit by appointment only within the house of 9 a.m. to 8 p.m.;
- 7) No retail sale is allowed (items can be delivered). No retail is proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff has received a call and one letter from the HOA in opposition of the request.

Staff recommends approval of the request for one year, subject to compliance with Section 138-118(a) (1) of the Zoning Ordinance and Fire Department requirements.

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

Reza Badiozzamani had questioned how many Home Occupation cup had been approved.

Austin Stevenson the City attorney, had discussion regarding HOA rules and regulations and deed restrictions. He stated the Planning and Zoning board will not be violating any rules by approving a (CUP) Conditional Use Permit. However, the HOA is the one who can enforce any deed restrictions and by-laws. That being said, this is not the proper forum to try to enforce HOA rules and regulations.

Board member, Mr. Reza Badiozzamani mentioned when subdivision process reviewed and gets adopted by the city and can be changed, and that is not allowed.

Ms. Nancy Cruz, HOA got a hold of the letter and called the City Of McAllen. Applicant mentioned the HOA was going to get on contact with her to if it was going to be approved. Then she stated it's by appointments and maybe weekends. That she had contacted the HOA, and they never got back to her regarding the information if it was going to be approved.

After lengthy discussion, Vice Chairperson, Mr. Gabriel Kamel moved to approve. Mr. Emilio Santos Jr. second the motion with six members present and voting with three nays. Motion does not pass.

2. Request of Muhammad Akhtar on behalf of MFLP Properties for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop (Vape Time McAllen, LLC.) at Lot A, Tiffany Plaza Subdivision, Hidalgo County, Texas; 1001 South 10th Street Suite Q **(CUP2025-0131)**

Ms. Magda Ramirez stated the subject property is requesting a Conditional Use Permit located along the cul-de-sac of Wichita Falls Lane south of White River Drive and is zoned R-1(Single Family Residential-OC), on the north east side is zoned R-3A (Multi Family Residential Apartment-OC) District and C-4 (Commercial Industrial-OC) District. Cascada at Tres Lagos Phase II was recorded on November 11, 2022. An initial Condition Use Permit application was submitted on January 16, 2026.

The applicant is proposing to operate a Home Salon under the name Pearl's Blossom Beauty. Their proposed hours of operation are by appointments only from 9 a.m. to 8 p.m., Monday through Sunday. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the Conditional Use Permit. Fire Department inspection is still pending. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;

- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant proposes one employee only;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage,
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the City Traffic Engineer; The applicant stated that customers would visit by appointment only within the house of 9 a.m. to 8 p.m.;
- 7) No retail sale is allowed (items can be delivered). No retail is proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.  
Staff has received a call and one letter from the HOA in opposition of the request.

Staff recommends approval of the request for one year, subject to compliance with Section 138-118(a) (1) of the Zoning Ordinance and Fire Department requirements.

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

After brief discussion, Mr. Reza Badiozzamani moved to disapproval with a favorable recommendation of the conditional use permit. Vice Chairperson, Mr. Gabriel Kamel second the motion with six members present and voting.

3. Request of Jhossep J. Gil Martinez, for a Conditional Use Permit, for one year, for a Bar (Toloa Rooftop) at Lot 3, North Park Village Phase II Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue Suite 360. **(CUP2025-0002)**

Mr. Noah del Bosque stated that the subject property is requesting Conditional Use Permit located along the subject property is located on the north side of Auburn Avenue, west of North 10th Street. The property is zoned C-3 (General Business–OC) District. Surrounding land uses include A-O (Agriculture and Open Space–OC) District to the north, R-1 (Single-Family Residential–OC) District to the north and west, R-3A (Multi-family Residential Apartment–OC) District and R-3T (Multi-family Residential Townhouse–OC) District to the south, and C-3 (General Business–OC) District to the east and south. A Bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements. North Park Village Phase II was recorded on September 30, 2021. A Conditional Use Permit application for a bar was originally submitted on October 5, 2021; however, the applicant later requested to withdraw the application to proceed with a restaurant use instead and was issued a Certificate of Occupancy for that use on February 21, 2023. The applicant is proposing to operate a bar under the name Toloa Rooftop. Their proposed hours of operation are Tuesdays and Wednesdays from 5 p.m. to 12 a.m., Thursdays through Saturdays from 5 p.m. to 2 a.m., Sundays from 11 a.m. to 3 p.m., and closed on Mondays.

The proposed bar must comply with the following conditions from 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. Property is within 400 feet of 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.
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.
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, letters or emails in opposition to the request. Staff recommends disapproval of the request based on noncompliance with requirement listed above #1 (distance to a residential zone/use) of Section 138-118(a)(4).

Chairperson, Mr. Marco Suarez, asked if there was anyone present in opposition of the proposed conditional use permit request. There were a few people.

Max Saenz, the neighbor to the west, it's always a concern regarding the loud music after hours.

Residents below have been opposed to this CUP item, for very loud noise on Toloa roof top:

Ronnie Tavares, 1321 Fullerton Avenue. Customer is very disappointed why other bars have been doing the best in containing the music. Noticeable improvement it has been better; the volume was back up during the holidays.

Vice Chairperson, Mr. Gabriel Kamel asked if the board could set up a maximum decibel as a condition of approval and if it is not allowed, if they could reject the CUP.

Austin Stevenson, City Attorney clarified that the noise ordinance provides general prohibition on any noise unreasonably disturbing the peace. Therefore, it is up to each officer to use their discretion in determining unreasonably disturbing the peace for noise violations. He indicated that the speakers being turned inwards is due to enforcement in the area. However, he strongly advised against setting a decibel for the burden of proof at the municipal court. He added that it might also have a converse effect since 85 decibels might not be reasonable at 3:00 am on a Tuesday evening. Furthermore, he stated properties near residences, like the subject property could be monitored and if there are violations, the CUP could be revoked and the city doesn't have to wait for a renewal request in one or two years to take action.

Antonio Garcia, he represents Toloa and he understands the noise concerns we fixed the speakers on the north side now inside, they also disconnected the sub buffers. Their goal is helping improve this noise and to fix the problem.

Vice Chairperson, Mr. Gabriel Kamel, questioned the applicant regarding the changes they have made regarding the loud noise with the speakers.

After lengthy discussion, Mr. Reza Badiozzamani motion to disapprove with a favorable recommendation if there's no improvement on what they are stating. Vice Chairperson, Mr. Gabriel Kamel second the motion with six members present and voting.

**d) SUBDIVISION:**

1. Ebony Street Addition Lot 2A & 2B, Block 1 Subdivision, 506 N 6th St, Faith Development Leasing, LLC, **(SUB2026-0031) (FINAL) STIG**

Ms. Natalie Moreno stated that the property located on North 6th Street: Existing 50 ft. R.O.W Paving: 32 ft. Curb & gutter: both sides. Show/label centerline on plat, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Ebony Avenue: 50 ft. total dedication needed. Paving: 32 ft. Curb & gutter: both sides. Show centerline on plat with the Lettering CL, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. 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 feet. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. 20 ft. or greater for easements, or in line with existing structures, whichever greater applies. Zoning Ordinance: Section 138-356. 10 ft. or greater for easements, whichever greater applies. Pease add plat note as shown above, prior to final. Zoning Ordinance: Section 138-356 5 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easement, whichever greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 6th Street & Ebony Street. Add plat note as stated above, prior to recording. May increase to 5 ft. as per engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family

residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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 Proposed R-1 (NEW UDC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. \$700 per dwelling unit. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. \$700 per dwelling unit must be paid. Pending review by the Parkland Dedication Advisory Board and CC. \$700 per dwelling unit. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Public hearing required with noticed may be applicable, prior to recording. Dimensions on survey and plat are not corresponding. Replat name change should be "Ebony Street Addition Lot 2A & 2B, Block 1 Subdivision". Recorded plat notes should remain effective. If any plat notes are proposed to be removed or altered, a vacate and re-plat will be required. Please add legal description on vicinity map of recorded subdivisions all around, prior to recording. Remove Plat note #5 as this development is residential. Please remove the word "proposed" on plat. If it is dedicated by plat, please add a plat note or show on plat that it is dedicated by this plat. 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 proposed subdivision in final form. There was none.

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in final form. Vice Chairperson, Mr. Gabriel Kamel second the motion with six members present and voting.

**2. Balboa Acres Subdivision Lot 5, Blk 19 (East Half), 3111 Daytona Avenue, Anarcasis Davila (SUB2026-0035) (FINAL) SEA**

Mr. Juan Johnson stated the property is located at Daytona Avenue: 60 ft. ROW Paving: 37.6 BB Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. ROW: 20 feet Paving: Existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 feet. Zoning Ordinance: Section 138-356. In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on Daytona Avenue. Subdivision Ordinance: Section 134-120. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Survey for East half of Lot 5 Block 19 shows 48 ft. width

Zoning Ordinance: Section 138-356. Existing: R-1 (Low density Residential District) Proposed: R-1 (Low density Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing Plat notes remain the same.

Public Hearing is required for the subdivision of the lot. Must comply with other departments requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

Mr. Juan Johnson stated that both items d-2 and 3 will be voted on together.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed subdivision in preliminary form. There was one.

Juana Maria Garza, 3178 Elmira Avenue, she was upset because of high traffic in the nearby the subdivision.

David Salinas 2221 Daffodil Avenue, he was the project engineer where he was stating that the property was going to be subdivided to build two homes, like the rest of the subdivision has been done.

Being no discussion, Vice Chairperson, Mr. Gabriel Kamel moved to approve the subdivision in final form. Mr. Jesse Ozuna second the motion with six members present and voting.

**3. Balboa Acres Subdivision Lot 5, Blk 19 (West Half) 3113 Daytona Avenue, Anarcasis Davila (SUB2026-0034) (FINAL) SEA**

Daytona Avenue: 60 ft. ROW. Paving: 37.6 ft. BB Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 feet Paving: Existing Conditions Remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 feet Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. 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 Daytona Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Survey for west half of lot 5 block 19 shows 48 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 (Low Density Residential District) Proposed: R-1 (Low Density Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing Plat notes remain the same. Public Hearing is required for the subdivision of the lot. Must comply with other departments requirements prior to recording as may be applicable. Must comply with City's Access Management Policy. 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 proposed subdivision in preliminary form. There was none.



Must comply with City's Access Management Policy.

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

The engineer submitted a variance application, which included two (2) variances to:

1. Variance request to not provide an additional 5 ft. Of R.O.W.
2. Variance request to not provide sidewalk.

Staff recommends disapproval of both variance requests.

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

David Salinas 2221 Daffodil Avenue, the variance was requested on that entire block every single lot has been improved has a house and no sidewalks.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form with the variance, subject to the conditions noted. Mr. Emilio Santos Jr. second the motion with six members present voting.

### 3) CONSENT:

- a) The Ware District Subdivision, 3700 Lark Avenue, Rene Gonzalez  
**(SUB2026-0032) (FINAL) RPLX**

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

### 4) SUBDIVISIONS

- a) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development, INC.  
**(SUB2025-0111) (Final) (Tabled on 02/17/2026) M&H**

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

installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. Revise plat note #16 as shown above, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. Revise plat note as shown above, prior to final/Recording. \* Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. The subdivision must comply with minimum access points, as per agreement. Subdivision Ordinance: Section 134 Minimum lot width and lot area. Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply. Because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply. Because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic, Master TIA approved with conditions. Any abandonments must be done by separate process, not by plat, prior to final. Signature blocks must be revised to show correct subdivision name. Clarify dotted line shown outside subdivision boundary line at the southwest corner. Must comply with City's Access Management Policy. At the Planning and Zoning Commission meeting of January 21, 2026, at the request of the Engineer, the subdivision was removed from the agenda, they were pending Outfall/drainage requirements. At the Planning and Zoning Commission meeting of January 6, 2026, the subdivision remained tabled for this Agenda. At the Planning and Zoning Commission meeting of December 16, 2025, the subdivision remained tabled for this Agenda. At the Planning and Zoning Commission meeting of December 2, 2025, at the request of Raul Sesin, the subdivision was tabled on this Agenda, item to be discussed at the next available P&Z meeting.

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

No action was taken, as per Mr. Julio Constantino Planner 3, item will remain tabled.

**b) Mediterranean Subdivision, 13931 N. Ware Road, Ancer Properties, LLC, (SUB2024-0026)  
(Revised Final) TRE**

Mr. Julio Constantino stated that the property located on N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW. Paving: By the States Curb & gutter: By the State Variance request (VAR2025-0047), at the meeting of February 17, 2026, the variance to have a lot not front a public street was approved by the P&Z commission. To be presented at the City Commission meeting of March 9, 2026. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Block length applies to C-3 portion of the subdivision. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105 Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to the maximum 600 ft. Cul-de-Sac length requirement. The applicant stated that the current street length is 817.96 ft. If the variance is approved, it will be subject to 40 ft. of paving for the interior street. Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving. R.O.W.: 20 ft. Paving: 16 ft. Lot 1 & 2: Commercial C-3 (General Business District) & C-2 (Regional Commercial District), respectively. Proposing Plat note #17: "A minimum 24 ft. private service drive easement will be established as part of the site plan for lot 1 and will be maintained by the lot owners and not the city of McAllen." Alley/service drive easement required for commercial properties. Plat note will need to include wording for Lot 2. Subdivision Ordinance: Section 134-106. Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Add plat notes as shown above. Zoning Ordinance: Section 138-356,134-367. Unified Development Code Section 2.2.6-1: C-2 Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Add plat notes as shown above. Zoning Ordinance: Section 138-356 Unified Development Code Section 2.2.6-1: C-2 Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Add plat note as shown above. Zoning Ordinance: Section 138-356 Unified Development Code Section 2.2.6-1: C-2. Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Add plat note as shown above. Zoning Ordinance: Section 138-356. Unified Development Code Section 2.2.6-1: C-2. All setbacks are subject to increase for easements or approved site plan Lot 1 is proposed to be commercial and Lots 2-13 townhome lots. 5 ft. wide minimum sidewalk required on North Ware Road (FM 220) and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable, prior to final. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Ware Road for Lot 1. Must comply with City Access Management Policy. As per Traffic Department, Lot 1 will not be granted access off Ware Road. Site plan must be approved by the Planning and

Development Departments prior to building permit issuance. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Shown as Plat note #11. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the developer, Lot 1 is proposed to be commercial and Lots 2-11 are for townhomes. As per Parks Department, park fee of \$700 per dwelling unit must be paid prior to recording. For Lot 2-11, Park Fee of \$7,000 (10 x \$700) will be required prior to recording. If the number of units change prior to recording, park fees will be adjusted accordingly. Revise the submitted application on file to reflect the correct number of dwelling units prior to final/recording. As per Traffic Department, Trip Generation is approved, TIA Waived. Additional. Use a bold line only for the original subdivision boundary to distinguish it from the lot lines prior to final/recording. Lot lines and legal description of all adjacent lots on all sides are needed, including the east side of N. Ware Road, prior to final/recording. Please provide a copy of any referenced documents for staff review prior to final/recording. Revise the submitted application on file to reflect the additional changes. Revise Lot Detention area to Easement/Common Area prior to final/recording. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including: 1. A variance request to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. 2. A variance to the maximum 600 ft. Cul-de-Sac length requirement. 3. A variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not about the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street. 4. A variance to the minimum 125 ft. street jog requirement. Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving. Project Engineer, on behalf of the developer, submitted a variance application (VAR2025-0047) including: 1. A variance request to a lot not to front a public street. Planning and Zoning Commission recommended approval of the Variance request on February 17, 2026. To be presented to CC at the meeting of March 9, 2026.

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

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

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

c) My Home Crossing Dreams, 11 S. 29th Street, My Home, LLC, **(SUB2025-0120) (Revised Preliminary) (Tabled on 02/17/2026) MAS**

Mr. Julio Constantino stated that the property is located 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. Label existing R.O.W Paving must be 96 ft. in diameter face to face. See comments below regarding Cul-de-sac requirement, if the street is not being extended or looped, prior to final. The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final.

Planning and Zoning Commission Regular Meeting

March 3, 2026

Page 23

COM Thoroughfare Plan South 29th Street: Dedicate 50 feet from centerline for a 100 ft. of total R.O.W. Paving 65 feet Curb & gutter both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Block Length for R-3 Zone Districts Subdivision Article: Section 5.3 300 ft. Maximum Cul-de-Sac. If 28th Street will not be extended or looped to S. 29th Street, Cul-de-sac will be required. Cul-de-sac paving diameter- 96 ft. face to face with a 10 ft. R.O.W back of curb. The engineer submitted a variance request to not provide a cul-de-sac on south 28th street and it will be heard at the P&Z meeting of March 3, 2026. Subdivision Article: Section 5.3 Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (15,400) or as per Parks Department. if the number of units' changes, the park fee will be adjusted. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (\$15,400) or as per Parks Department. if the number of units' changes, the park fee will be adjusted. Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (\$15,400) or as per Parks Department if the number of units' changes, the park fee will be adjusted. Perimeter buffers must be built at time of Subdivision Improvements. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. Perimeter sidewalks must be built or money escrowed if not built at this time. 4 ft. wide minimum sidewalk required on South 29th Street and South 28th Street. Revise plat note as stated above, prior to final. The subdivision does not have interior streets. Engineering will make this requirement, please clarify prior to final. Need to finalize width prior to final but is the ordinance requirements. Subdivision Ordinance: Section 134-120. ROW: 20 feet 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 Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Front: 20 ft. or greater for easements, or approved site plan, whichever is greater. Please revise plat note as shown above. Zoning Ordinance: Section 138-356 Sides: Proposing 6 ft. or greater for easements, whichever greater applies. New UDC ordinance calls for 5 ft. side setback or greater for easements please clarify setbacks, prior to final. Zoning Ordinance: Section 138-356 Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage 18 ft. except where greater setbacks required, greater setbacks applies. Add plat note as stated above, prior to final Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Must comply with City's Access Management Policy. Any Cul-de-sac requires 96 ft. face to face-to-face paving diameter with 10 ft. back of curb. If South 28th Street will not be extended or looped to South 29th Street, Cul-de-sac will be required. Please confirm if the subdivision will have an HOA. The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026. 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. 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording please add as shown above on plat note. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Site plan must be approved by the Planning

and Development Departments prior to building permit issuance. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Rezoning Needed Before Final Approval. A rezoning application was submitted and was heard at the Planning and Zoning Commission Board on May 12, 2025, and was approved for an R-3 District. Zoning Ordinance: Article V. Existing: R-3 Proposed R-3 Zoning Ordinance: Article V

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

Vice Chairperson, Mr. Gabriel Kamel moved to have item removed from the table and Mr. Emilio Santos Jr. second the motion with six members present and voting.

After brief discussion, Mr. Reza Badiozzamani moved to table item. Mr. Raul Sesin second the motion with six members present voting.

**d) McAllen O.T. Lots 1A & 2A, Block 58 Subdivision, 1619 Galveston Avenue, Marc & Angela Millis, (SUB2025-0131) (Revised Preliminary) (Tabled on 01/21/26) (Tabled on 02/17/2026) SEA**

Ms. Natalie Moreno stated that the property located Houston Avenue: Dedication as required 40 ft. from centerline for a total of 80 ft. R.O.W. Paving 52 ft. Curb & gutter both sides. Revisions Required: Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. Provide any existing R.O.W. on plat with documents numbers and provide a copy to staff for review, prior to final. Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 03/3/2026 and CC on 03/23/2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan S. 16th Street: 65 ft. existing R.O.W. Paving 40 ft. Curb & gutter both sides. Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. Provide documents of existing R.O.W., prior to final Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Galveston Avenue: Dedication of 30 ft. from centerline for a total of 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. Revisions required. Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. If the existing R.O.W. remains, a variance request may need to be submitted. Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 03/03/2026 and City Commission on 03/23/2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan S. 17th Street: 65 ft. existing R.O.W. Paving 40 ft. Curb & gutter both sides. Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. Provide existing R.O.W. from the property to the west. Provide documents from the existing R.O.W., prior to final Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Plat reference abandoned alley R.O.W. by document number #3550424. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive must not be a dead end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and maintained by the lot owners and not the city of McAllen. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or greater for easements or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning

ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356 Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Add plat note as stated above. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan 4 ft. wide minimum sidewalk required on South 16th Street, Galveston Avenue, Houston Avenue, and South 17th Street. Add plat note as shown above, prior to final. Sidewalk requirement may increase to 5 ft. per Engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. 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. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Public hearing for re subdivision is required, prior to final. Provide centerline on all adjacent streets. Engineer needs to clarify if any existing structures will remain to determine additional requirements as applicable, prior to final. Engineer submitted a variance request to not dedication ROW on request #1 Galveston Avenue and request #2 Houston Avenue. Variance will be heard on for P&Z 03/03/2026 and city commission 03/23/2026.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage and utilities approval, and recommends approval of the variance request #1 to the row on Galveston avenue, and disapproval of the variance request #2 to the row on Houston avenue.

After brief discussion, Mr. Jesse Ozuna moved to have item removed form table. Mr. Raul Sesin second the motion with six members present voting.

David Salinas, 2221 Daffodil Avenue, utility lines and there's to service the neighborhood. Engineering is not asking for more pavement do not want to add more.

Mark Millis, 1305 Jasmine Avenue, applicant and owner of the property this is the Roosevelt Elementary School. There's no exterior or subdivision plat, they are trying to utilizing the property for a future sale.

Chairperson, Mr. Marco Suarez once a variance is voted on you can't undo a variance. Mr. Even Gonzalez, Development Engineer clarified the situation there is no requirement regarding any improvements on widening that road and not any time soon.

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

Michelle Rivera, Deputy City Manager, clarified the situation with the current subdivision in process thoroughfare Plan, is an ideal map 80,100 interference of local drive ways.

After lengthy discussion, Board member Reza Badiozzamani, motion to approve subdivision in revised preliminary form with the two variance requests. Vice Chairperson, Mr. Gabriel Kamel second the motion with six members present voting.

**e) Alhambra on 10th Subdivision Phase II, 11401 N. 10th Street, Mouayad Development, LLC (SUB2026-0022) (Preliminary) RPLX**

Ms. Natalie Moreno stated that N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW. Paving: By State Curb & gutter: By State. Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to final. Provide a copy of the existing ROW documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: 65-105 ft. Curb & gutter: both sides. Label the centerline and the existing ROW on both sides to finalize the ROW dedication requirements as required above prior to final. Provide documents referenced on plat, prior to final. Show legal description on the east side of the property, prior to final. Subdivision Ordinance: Section 134-105 and/or UDC Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Interior Street: ROW dedication needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. If there will be a stub out from the south side of the proposed subdivision, please provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. Name of street will be finalized by staff prior to final, plat currently shows Alhambra Avenue. Name is subject to change. Please clarify if there will be a stub out on the south side, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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 Length. 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved. Provide the Cul-de-Sac radius for staff review prior to final. If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3.9. 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. Subdivision Ordinance: Section 134-105 ROW: 20 ft. Paving:16 ft. Provide alley according to Public Works Department's requirements prior to final. Plat shows the multifamily development alley being a dead end, please revise as accordingly. Alley or service drive cannot dead-end. Engineer must clarify if alley or service drive will be provided for lots 1 and the multifamily development in the rear, prior to final. Alley/service drive easement required for commercial properties/ multifamily Subdivision Ordinance: Section 134-106 and/or UDC. Front: Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements or in line with existing structures, whichever greater applies. Front: Lots 2-58, 20 ft. or greater for easements. Please revise setbacks as shown above, prior to final. Please correct number of lots, prior to final. Front: (Proposing) Lots 2-69 20 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: Lot 1- In accordance with the zoning ordinance or greater for approved site plan or easements. Rear: Lot 2-58 - 10 ft. or greater for easements. Please revise setbacks as shown above, prior to final. Please correct number of lots, prior to final. Rear

(Proposing) lots 2-69 - 10 ft or greater for easements. Zoning Ordinance: Section 138-356. Sides: Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements. Sides: 2-58 - 6 ft. or greater for easements. Please revise setbacks as shown above, prior to final. Please correct number of lots, prior to final. Pending rezoning for approval to the new UDC to the 5ft. (Proposing) 2-69- 5ft or grater for easements. Zoning Ordinance: Section 138-356. Corner Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements. Corner 2-58 - 10ft or greater for easements. Please revise setbacks as shown above, prior to final. Please correct number of lots, prior to final. Corner (Proposing) 2-69 - 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. 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. Sidewalks 5 ft. wide minimum sidewalk required on North 10th street, Bicentennial Boulevard and 4 ft. wide minimum sidewalk requirements on both sides of interior streets. Revise plat note as shown above, prior to final. Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses \*\*Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 10th street and Bicentennial Boulevard. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Add plat note as shown above, prior to final. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Plat shows no access to a public street for lots 2 through 59. Please revise the plat accordingly. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area if rezoning is approved to the new UDC, the minimum requirements for a townhouse development is lot width of 20 ft and the minimum lot area is 2,250 sqft. Zoning Ordinance: Section 138-356. Existing R-2 & C-3 (OLD CODE) Proposed R-2 & M2 (UDC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Zoning Ordinance: Article V The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17,2026 and City Commission on April 13, 2026. If rezoning is approved, new requirements may be applicable. Land dedication in lieu of fee. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$40,600 (58 x \$700) will be required prior to recording. If the number if dwelling unit's changes, the park fee will be adjusted accordingly. 58 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 \$40,600 (58 x \$700) will be required prior to recording. If the number if dwelling unit's changes, the park fee will be adjusted accordingly. 58 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 \$40,600 (58 x \$700) will be required prior to recording. If the number if dwelling unit's changes, the park fee will be adjusted accordingly 58 Lots as per Traffic Department. Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. Application references the subdivision being private. Please

clarify if there will be any issues with the subdivision on the south side, prior to final. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. Provide a turn around on the east side of the plat. As per Ordinance 134-105 Dead-end streets shall be prohibited. Please clarify if there will be a stub out on the south side between lots 13 and 14, prior to final. Remove plat note #20, therefore it is not needed. The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17,2026 and City Commission on April 13, 2026, going from R-2 & C-3 (OLD CODE) to M-2 and R2 (UDC). If rezoning is approved, new requirements may be applicable. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board member Mr. Reza Badiozzamani motion to approve subdivision in preliminary form subject to conditions noted, drainage and utility approvals. Vice Chairperson, Mr. Gabriel Kamel second the motion with six members present voting.

**f) Coastal King - Mcallen Subdivision, 11600 N. 23rd Street, Coastal King, LTD/Robert Hart, (SUB2026-0024) (Preliminary) RGE**

Ms. Natalie Moreno stated that the property State Highway 107 (S.H. 107): 86 ft. from centerline for 172 ft. total existing R.O.W. Paving: by the state Curb & gutter: by the state. Need to label the name of the Road as shown above prior to recording. Show centerline and ROW dedication on both sides, prior to final. Please label "Existing, Total, etc." on ROW. Disclaimer: Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan N. 23rd Street (F.M 1926): Dedicate 60 ft. from centerline for a total of 120 ft. ROW. Paving: by state Curb & gutter by state. Show ROW dedication on both sides from centerline at several points along 23rd street prior to final. Show ROW from centerline and total ROW after accounting for ROW dedication. Please label "total, existing, etc" on ROW, prior to final. Show Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118 900 ft. Block Length for R-3 Zone Districts Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105 ROW 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance, or greater for easements or in line with existing structures, whichever greater applies. Add plat note as stated above, prior to final. (Proposing) 15 ft or easement whichever is greater. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements. Add plat note as stated above, prior to final (Proposing) 5 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. Sides in accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356 Corner: In accordance with the zoning ordinance, or greater for easements, whichever greater applies add plat note as stated above, prior to final. (Proposing) 15 feet. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan 4 ft. wide minimum sidewalk

required on State Highway 107 (S.H.107) and N. 23rd Street (FM 1926). Add plat note as stated above, prior to final. May increase to 5 ft. as per Engineering Department and TXDOT 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. Add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-3 & C-4 Proposed C-3 & C-4. Zoning Ordinance: Article V Rezoning Needed Before Final Approval Zoning Ordinance: Article V. The rear portion of the 3 lots have a different zone. If a rezoning will be submitted, new requirements will be established, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Show surrounding legal descriptions on location map on plat, prior to final. Provide the north arrow on location map. Plat must be legible of all easements, dimensions, ROW etc. Boundary line should be in black solid bold. Please revise as needed. Lot line should be black but in a thinner black line. Remove the word "Proposed" prior to final. as per traffic department, Shared Access easements and Share Driveways will be required within the lot for internal traffic flow. As per utility department, the subdivision will need to go before the MPU Board for approval. Must comply with City's Access Management Policy.

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

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

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

**g) MCMexico Esc Subdivision, 2700 Military Hwy, MCMexico Esc, LLC, (SUB2026-0027) (Preliminary) ECP**

Ms. Natalie Moreno stated that the property Military Hwy (FM:1016): Dedicate 75 ft. from centerline for a total ROW of 150 feet Paving: By State Curb & gutter: By State Revise the Road name as shown above, prior to final. Show R.O.W. on both sides of centerline and total R.O.W. to determine any ROW dedication required. Needs to provide R.O.W. documents on the plat and provide copies for staff review prior to final. You can remove the wording "City of McAllen" on ROW that is dedicated by this plat. Needs to add parcel information of property to the south. Subdivision Ordinance: Section 134-105.

Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan S. 26th Street: Dedicate 30 ft. from centerline for a total ROW OF 60 ft. Paving: 40 ft. Curb & gutter: both sides ROW dedication shows outside the boundary line, please clarify prior to final. Label centerline and show R.O.W dedication. Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. "Label "existing, total, etc" prior to final. There is a 30 ft access easement on the east side of the property, giving access to the property on the north side. Dedication needed and access easements seem to overlap, please clarify with staff if there will be no issues with the overlap. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Engineer must clarify if alley or service drive will be provided, 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 Front: In accordance with the zoning ordinance, or greater for easements or in line with existing structures, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356 Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Add plat not as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Military Hwy (FM1016) and S. 26th Street. Add plat note as stated above, prior to final. May increase to 5 ft. as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. 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. Lots fronting public streets. Lot is fronting Military Hwy (FM1016). Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 (Light Industrial) Proposed: I-1 (Light Industrial). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning for this property was heard and approved at the planning and zoning commission meeting of March 4, 2025, and approved at City Commission on March 24, 2025. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. There is a 30

ft access easement on the east side of the property, giving access to the property on the north side. Dedication needed and access easements seem to overlap, please clarify with staff if there will be no issues with the overlap. Show adjacent property to the south side, prior to final. Please label any "detentions" or "common area" on plat including the lot number. Please provide all documents referenced on plat for staff review, prior to final. Area of quick claim deed is not needed to be shown on plat, please remove on plat. Add Drainage District Signature block on plat. Need to submit an ownership map of surrounding properties to assure no land lock property exists or additional streets required, prior to final. Must comply with City's Access Management Policy.

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

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

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

**h) Mcallen Flex Complex Subdivision, 2100 N. Mccoll Road, Pamota, LLC, (SUB2026-0021)  
(Preliminary) RE**

Mr. Juan Johnson stated that the property located N. McColl Rd: 60 ft. from centerline for a total of 120 ft. ROW. Paving: By State Curb & gutter: By State Need to show centerline to finalize ROW dedication for 60 ft. from centerline for 120 ft. total ROW. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan E. Upas Ave: 30 ft. from centerline for a total of 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides. Remove shaded area on E. Upas Ave. Label total ROW from centerline on both sides prior to final. 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 134-118ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106 Front: In accordance with the Zoning Ordinance or greater for easements, or in line with existing structures, whichever greater applies. The plat reflects a proposed 60-foot front setback. Final setback language and plat note wording shall be reviewed and finalized prior to final. Zoning Ordinance: Section 138-356 Rear: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. Final setback language and plat note wording shall be reviewed and finalized prior to final. Zoning Ordinance: Section 138-356 Sides: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. Final setback language and plat note wording shall be reviewed and finalized prior to final Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. Final setback language and plat note wording shall be reviewed and finalized prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. McColl Rd (FM 2061) & E. Upas sidewalk width along N. McColl Rd may be required to increase to 5 feet, subject to Engineering review due to its designation as a state roadway. Wording for plat note will be finalized prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and

commercial, and industrial zones/uses and others as may be required prior to final, including E. Upas Ave. Wording for plat note will 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. Add plat note as shown above prior to final. Revise accordingly. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: Lots 1-5 are not fronting a public street. Clarify as needed, it not requests variance. Subdivision Ordinance: Section 134-1. Zoning Ordinance: Section 138-356. Existing: C-3L Proposed: C-3L Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Must comply with Public Works Department requirements prior to final. Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final.

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

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

Being no discussion, Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval. Vice Chairperson, Mr. Gabriel Kamel second the motion with six members present and voting.

**i) 3V's Subdivision, 1916 N. Taylor Road, Erik A. Nelson Villarreal (SUB2026-0028) (Preliminary) TRE**

Mr. Juan Johnson stated that the property located N. Taylor Rd: 40 ft. from centerline for a total of 80 ft. ROW. Paving: 52 ft. - 65 ft. Curb & gutter: Both sides. Rename Taylor Road to "N. Taylor Road" on the plat. Label total R.O.W. after accounting for dedication. Clarify existing 40ft. ROW above north boundary line. 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: 25ft. or greater for easement or in line with existing structures whichever is greater applies. Revise Plat note 3, Front - shall reflect as shown above prior to final. If proposing to change zoning, requirements on alley will be established prior to final. Zoning Ordinance: Section 138-356. Rear 10ft for greater for easements whichever greater applies. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements whichever greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise Plat Note #3, Garage- to reflect this requirement as shown above. prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Sidewalks 4 ft. wide minimum sidewalk required on N. Taylor Rd. Revise Plat Note #7 to reflect this requirement as shown above prior to final. May increase to 5 ft. as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial

zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. 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 N. Taylor Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1. Proposed: R-1. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid 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. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Must comply with City's Access Management Policy.

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

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

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

**j) Cascada at Champion Lakes Subdivision, 3300 Augusta Avenue, Villa de Santiago, LLC (SUB2026-0025) (Preliminary) STIG**

Mr. Juan Johnson stated that the property located on All interior streets: 50 ft. - 60 ft. Total ROW Paving: 32 ft. - 42 ft. Curb & gutter: Both Sides. Plat does not identify existing or proposed ROW. All existing and proposed ROW widths must be clearly labeled on the plat. The subject property will require rezoning. Right-of-way dedication and paving requirements will be determined based on the approved zoning district. Plat must reflect the appropriate ROW dedication and paving width consistent with the approved zoning classification. Review is being conducted prior to rezoning approval. Additional comments and revised requirements may be issued upon final zoning determination. The areas located south of Lot 55, south of Lots 32 and 33, and west of Lots 39 and 40 will be subject to further review to determine if knuckles are required, and revisions may be necessary to ensure compliance. Provide document number and access agreement with Hidalgo County Drainage District #1 for staff review. Show existing R.O.W. and Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. Need to Label the Centerline & Total R.O.W. after accounting for dedication. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. N/S Collector Street: 50 ft. from centerline for a total of 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides. The subject property is located along a designated North/South Collector Street per the City's Future Thoroughfare Plan (S. 29th Street). Plat must reflect the required 100-foot total right-of-way (50 feet from centerline) consistent with the Future Thoroughfare Plan designation. Provide ROW dedication as required. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Outside Street: 50 ft. - 60 ft. total ROW. Paving: 32 ft. - 42 ft. Curb & gutter; Both Sides. Plat does not identify existing or proposed right-of-way (ROW). All existing and proposed ROW widths must

be clearly labeled on the plat. Plat must reflect the appropriate ROW dedication and paving width consistent with the approved zoning classification. The proposed connection between the exterior street and the interior street along the west side of the subdivision entrance is subject to design review. Plat shall clearly depict right-of-way configuration, alignment. Revisions may be required to ensure compliance with applicable subdivision standards. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Review is being conducted prior to rezoning approval. Additional comments and revised requirements may be issued upon final zoning determination. Alley/service drive easement required for commercial properties/multifamily. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements whichever is greater applies. Will be established and finalized once rezoning is complete. Wording for note will be finalized prior to final. Zoning Ordinance: UDC 2.2.2-1 rear: 10 ft. or greater easements which ever greater applies. Will be established and finalized once rezoning is complete. Wording for note will be finalized prior to final. Zoning Ordinance: UDC 2.2.2-1 sides: 5 ft. or greater for easements whichever greater applies. Will be established and finalized once rezoning is complete. Wording for note will be finalized prior to final. Zoning Ordinance: Section 138-356 Corner: 10 ft. or greater for easements whichever greater applies. Will be established and finalized once rezoning is complete. Wording for note will be finalized prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Will be established and finalized once rezoning is complete. Wording for note will be finalized prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan 4 ft. wide minimum sidewalk required on both sides of all interior streets and also required on both sides of street within Hidalgo County Drainage District #1 connecting to Augusta Avenue. Revise plat note as shown above. May increase to 5 ft. as per Engineering Department Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses: Others as may be required prior to final along street in Hidalgo County Drainage District #1 ROW. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Others as may be required prior to final along street in Hidalgo County Drainage District #1 ROW. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along the east/west street located on the south boundary within Hidalgo County Drainage District #1 of the subdivision. This restriction applies to Lots 125, 124, 89, 88, 56, and 55. --Plat shall clearly reflect access restrictions in these areas as required. Wording for plat note will finalized prior to final. Must comply with City Access Management Policy Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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. The proposed subdivision shall be designated as either a public or private subdivision. Applicant shall clarify designation, as the submitted application does not specify. 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. The proposed subdivision shall be designated as either a public or private subdivision. Applicant shall clarify designation, as the submitted application does not specify. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Will subdivision be public or private. Provide document number and access agreement with Hidalgo County Drainage District #1 for staff review. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area provide curb table details to verify lot width and lot areas to assure compliance. Zoning Ordinance: Section 138-356. Existing: AO Proposed: R-1. Any rezoning requested must be finalized prior to final

and will establish additional requirements as needed prior to finalizing the plat. Zoning Ordinance: Article V rezoning Needed Before Final Approval. Any rezoning requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Application indicating proposed use as R-1 Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on information submitted on application, Land dedication is as follows;  $5 \times 159 \text{ dwelling units} \times 3.18/1,000 = 2.5281 \text{ Acres}$  Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, (\$111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.  $\$700 \times 159 \text{ Dwelling Units} = \$111,300$  to be paid in lieu of land dedication prior to recording. Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, (\$111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. Pending review by the City Manager's Office. Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, (\$111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. ROW may need to increase based on study traffic impact Analysis (TIA) required prior to final plat. ROW may need to increase based on study. The ownership information reflected on the application does not match the information shown in the owner's signature block on the plat. Revise and clarify to ensure consistency between the application and the owner's signature block. Owners signature block shall reflect City of McAllen as well as if subdivision is public or private as per section 134-61. Plat submitted shows signatures for Health Manager, County Judge, County Clerk, but property is not in the ETJ. Please clarify prior to final. Location map shall be legible and clearly identify surrounding street names and legal descriptions of adjacent subdivisions. An area located along the north boundary of the subdivision, above Lots 19 through 39, is not identified or labeled. Revise plat to clearly identify and label this tract including intended use. The tract located along the north boundary above Lots 19 through 39 does not appear to front a public street. Revise plat to demonstrate compliant public street frontage or provide clarification and justification for review. Plat Note #5 references a 24-foot private service drive easement however, the easement is not shown on the plat. Revise plat to reflect the easement location consistent with the note or amend the note accordingly. Any variances 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. Must comply with City's Access Management Policy.

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

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

Vice Chairperson, Gabriel Kamel abstained himself from item 4j.

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

**k) Imperio Estates Phase II Subdivision, 8600 N. 29th Street, Hollywood Development &**

Construction, LLC (SUB2026-0029) (Preliminary) RDE

Mr. Julio Constantino stated that the property located on N. 29th Street (Rooth Road): 50 ft. ROW required from centerline for 100 ft. Total ROW. Paving: 65 ft. Curb & gutter: both sides. Remove the word "Prop" for the R.O.W. dedication, instead add as "Total". Need to provide R.O.W. recorded Docs. for staff review prior to final. Need to provide an Area Map (Exhibit) to verify for street alignments/offsets. Clearly label Centerline prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to recording. City of McAllen Thoroughfare Plan N. 27th Street: 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: both sides Subdivision layout must provide for street extension and must match existing R.O.W. and Pavement to the North and South, please review and revise accordingly prior to final. Should an alternate layout be proposed, need to submit a variance. Temporary barricades required on the North and South side until such streets are extended as properties develop. Street must align with existing N. 27th Street alignment (without offset), as per Engineering & Traffic Department requirements, finalize prior to final. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. City of McAllen Thoroughfare Plan Interior Streets: Dedication as required for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides Street names will be finalized, prior to final. Provide Secondary access to the Development. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan 1,200 ft. Block Length. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Subdivision Ordinance: Section 134-118. 600 ft. Block Length Block Length requirement will be finalized once the zoning is finalized. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Subdivision Ordinance: Section 134-118". Front: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Proposing: 20 ft. or Greater for Easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Proposing: 10 ft. or Greater for Easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Proposing: 5 ft. or Greater for Easements. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Proposing: 10 ft. or Greater for Easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. The property is currently zoned A-O (Agricultural & Open

Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. 18 ft. or Greater for Easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 29th Street (Rooth Road) and both sides of all interior streets. Sidewalk requirement may be increased to 5 ft. along N. 29th Street (Rooth Road) and both sides of all interior streets by Engineering Department prior to recording. 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 N. 29th Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N.29th Street (Rooth Road). City's Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. "Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revise Plat note #17 & #18 with correct Subdivision Name. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Make sure Section referenced is Section 110-72 as this is a Public Subdivision. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lots 28-29 & Lots 8-9 have a Gas Line easement that runs at an angle. Need to clarify area of Buildable lots. Lot 1 has only a 22 ft. frontage to the street. Lot 2 has only a 42.50 ft frontage to the street. Lot 16 has only a 32 ft. of frontage to the street. As per the Curve Table, of the Curve Data shows dimensions that fall below the minimum Street Frontage. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Zoning Ordinance: Section 138-356. Existing: A-O (Agricultural and Open Space District) Proposed: R-1 (Low Density Residential) District. Finalize the rezoning request to finalize the subdivision requirements prior to final. A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted (REZ2026-0018) and is scheduled to be heard by the Planning and Zoning Commission on 03/17/2026. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on February 13, 2026, plat depicts 37 residential lots, Park fees of \$25,900 (based on 37 lots X \$700) to be paid prior to recording. If the number of lots/dwelling unit's changes, park fees will be adjusted accordingly prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Submit an ownership map of all vicinity parcels for staff review prior to final to verify no lot will be landlocked once this plat is recorded. Street names will need to be revised prior to final/recording. HOA's need to be reviewed prior to recording 50 ft. Costal Transmission Corporation GAS R.O.W along lots 1, 2, 27, 28, clarify if this will remain. Site plan may be required as applicable to establish if buildable lot. As per engineer gas easement will remain and subdivision will be public. 10 ft. of Additional R.O.W. is being provided on N. 29th Street. To provide Exhibit. Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc.

Tax Certificates) Rezoning required prior to final (REZ2026-0018). Need to provide paving details for street. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording. Must comply with City's Access Management Policy.

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

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

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

**I) Nube at Taylor Subdivision, 1301 S. Taylor Road, Alpeg Properties, LLC (SUB2026-0023) (Preliminary) QHA**

Mr. Julio Constantino stated that the property located on S. Taylor Road: Dedication as needed from centerline for 80 ft. Total R.O.W. Paving: 52ft. Curb & gutter: both sides. Revise street name as shown above. Label existing R.O.W. dedications, from centerline, total, etc., prior to final. Verify alignment of road. Verify all call-out as it mentions an arrow annotation with "City Limits." Show R.O.W. dedication as needed, R.O.W. varies along S. Taylor Road. Need to provide document number for any existing easements. Provide copy for staff review prior to final. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for S. Taylor Road. Provide documents for staff review prior to final. Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Kennedy Ave.: Dedication as needed for New Facility Collector Street for a 80 ft. Total R.O.W. Paving: 40ft Curb & gutter: Both Sides. Clarify existing ROW for future Kennedy Ave. along southern boundary prior to final. Any incorporation of use as an interior street must be established prior to final. Street must align with existing Kennedy Ave. alignment (without offset) to the West, as per. Engineering and Traffic Department requirements, finalize prior to final. City of McAllen thoroughfare plan designates Kennedy Ave. as a collector street with 80ft. of R.O.W. Current subdivision layout does not comply with required ROW dedication requirements. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. (Proposed: Alejandra Avenue) Interior Street: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Plat shows 50 ft. ROW for interior street with a stub out at the end. Show ROW dedication as needed above and clarify the stub out. Review and revise as applicable prior to final. There is a 45 ft. Access and Utility Easement Located to the South on D Plaza Subdivision. Clarify existing ROW for Kennedy Ave. along southern boundary prior to final. Any incorporation of use as a interior street must be established prior to final. Street must align with existing Kennedy Ave. alignment (without offset) to the East, as per. Engineering and Traffic Department requirements, finalize prior to final. Private Subdivision proposed, gate details are required and ROW are subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final and submit gate details as applicable. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. If boulevard/ island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. Will require R.O.W. to increase accordingly to accommodate gate areas.

Will this be connecting South? Please provide gate details. A secondary access shall be required for gated streets providing access to 30 or more dwelling units. 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. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 900 ft. Block Length for R-3T Zone Districts. The preliminary plat considered from May 23, 2024 does not comply with block length requirement, please revise accordingly. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac. The preliminary plat submitted on May 23, 2024 appears to not comply with the maximum cul-de-sac length requirement. Please revise accordingly. Provide "Cul-de-sac" details regarding R.O.W. and paving details to assure compliance prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of ROW back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105 ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106 Front: 10 ft. or greater for easements, whichever is greater applies. Include note as shown above prior to final. Setbacks are based on R-3T Zoning District. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Include note as shown above prior to final. Proposing: 0.00 ft. easement. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Include note as shown above prior to final. Proposing: 0.00 ft. easement. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Include note as shown above prior to final. Proposing: 0.00 ft. easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Taylor Rd., Kennedy Ave., and both sides of all interior streets. Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. There are two plat notes referencing sidewalks, Note #9 & Note#16. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Taylor Rd. & Kennedy Ave. Include note as shown above prior to final once wording is established. Other streets may be required once subdivision layout and street designations have finalized, finalize note wording 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 for 5 or more attached dwelling units on each lot if applicable. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168 Lots fronting public/private 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-3T (townhouse residential) Proposed: R-3T (townhouse residential). Need to clarify proposed use of Lots 72 & 1. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Clarify the total number of dwelling units to finalize the park fee prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Clarify the use of "Prop. Pickle Ball Areas" to finalize the park fee prior to final. Pending review by City Manager's Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. As per Traffic Department, Trip Generation required to be submitted to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Verify that Metes and Bounds on the Plat match the Bearings and Distances labeled on the Plat Boundary. Verify the Owner Signature Line, ALPEG Properties, LLC must include all of its member signature lines, with their own heading and title. Verify the neighboring subdivision owner names and doc. no's. Location Map needs to show a hatch for the City of Mcallen City Limits. For the HCDD#1 Drainage Ditch located on the East Side, show the CL of the Ditch to the property boundary. - Need to provide an Area map to verify for street alignments/offsets. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, cannot by plat. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.

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

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

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

**m) Second Act Subdivision, 1708 Kendlewood Avenue, RGVSF Properties, LLC, (SUB2026-0026) (Preliminary) BIG**

Ms. Julio Constantino stated that the property located on Kendlewood Ave.: Existing 50 ft. of R.O.W. Paving: 32 ft. Curb & gutter: both sides. Need to revise street name as shown above. Include document numbers on plat and provide any documents to staff as applicable prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N. 17th Street: 60 ft. Existing R.O.W. Paving: 40 ft. Curb & gutter: both sides. Include document numbers on plat and provide any documents to staff as applicable prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length Subdivision

Ordinance: Section 134-118. Front: 25 ft. or greater for easements, whichever is greater. Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required, greater setback applies. Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on West side of N. 17th St. & North side of Kendlewood Avenue. Add plat note as shown above prior to final. Sidewalk requirements subject to increase from 4 ft. to 5 ft. as 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 and along Frontera Road. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove plat note #6. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District. Proposed: R-1 (Single-Family Residential) District. Zoning Ordinance: Article V Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Public hearing with legal notices required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable. Need to revise Re-plat name to be "Milmor Addition Lots 10A, 11A & 12A Subdivision". Need to revise street name to Kendlewood Ave. On the Vicinity Map, need to add an arrow/frame for the SITE location, add names of the surrounding recorded subdivisions, frame the North arrow for clear visibility, add a hatch for the City of McAllen City Limits. In addition to preparation date, include Revision dates as the plat changes are being made, wherever applicable. Remove Plat note #6, as this is not required for the replat. Need to change the Subdivision name to "Milmor Addition Lots 10A, 11A & 12A". Irrigation district's signature block, if it's presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates). On the plat, needs to provide the Hidalgo County parcel information of the property/parcels Surrounding the Subdivision and on". Need to add the existing contours to the plat as is required by Sec. 134-49 (9). Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording. Must comply with City's Access Management Policy.

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

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

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

**n) The Woodlands Subdivision, 601 S. Taylor Road, MDM Land Company, LLC (SUB2026-0030) (Preliminary) RDE**

Mr. Julio Constantino stated that the property is located S. Taylor Rd: 40 ft. from center line for a total

Planning and Zoning Commission Regular Meeting

March 3, 2026

Page 42

of 80 ft. ROW. Paving: 52 ft. - 65 ft. Curb & gutter: Both sides. Please provide document of existing R.O.W. for staff review, prior to final. Clarify any varying street R.O.W. on the plat. Label Existing R.O.W. dedications, from Centerline, Total, etc. prior to final. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 60 ft. ROW. Paving: 40 feet Curb & gutter both sides. Indicate the separation from the centerline of the proposed street with the centerline of the existing street on the west side of S. Taylor Road. It appears to be less than the minimum required separation of 125 ft. from centerline to centerline. N/S Collector Street along the east boundary: 60 ft. ROW. Paving: 40ft. Curb & gutter: Both sides subdivision ordinance: section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Need to submit variance request if not proposing to extend road to the north. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3T Zone Districts. The preliminary plat submitted on February 16, 2026, does not comply with block length requirement, please revise accordingly. Any change of zone or variance request must be done and completed prior to final approval. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: Indicate cul-de-sac length on the plat. Cul-de-sac required at the east end of street along Lots 1 - 2. Minimum 96 ft. paving diameter; may increase prior to final. ROW: 20 ft. Paving: 16 feet Alley/service drive easement required for commercial and multi-family properties. Private Access Service Drive Easement must be minimum 24 ft. paved width and cannot dead-end, must be in compliance with Fire & Public Works Department Requirements. Maintenance of such drive is by the property owner and not the City of McAllen. Alley/Service drive requirement must be addressed prior to final. Subdivision Ordinance: Section 134-106. Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for commercial, residential, multi-family use, etc. Proposing: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: Will be established once the zoning/use is clarified, not less than the ordinance requirements for commercial, residential, multi-family, etc. Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Sides: Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for commercial, residential, multi-family, etc. Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for commercial, residential, multi-family, etc. Proposing: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. For the apartment complex lots only. 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. Taylor Rd., and both sides of all interior streets. Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. Finalize wording prior to final. Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Road. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Taylor Road. Shown as plat note #9. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more attached dwelling units on each lot if applicable. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.

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. Need to add plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Shown as plat note # 19, need to modify subdivision name to match what is on the plat. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168 lots fronting public streets. Common Area, Lot 1 & Lot 2 are currently not fronting a public street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District & R-3T (Townhouse Residential) District Proposed: R-3 (High Density Residential) District & C-2 (Regional Commercial) District. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. If rezoning to UDC, development requirements are subject to change. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. If proposing changing to UDC, need to apply for rezoning, and rezoning needs to be completed prior to final approval. Zoning Ordinance: Article V Land dedication in lieu of fee. Property for Commercial Development does not apply to Parks. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Clarify the total number of dwelling units to finalize the park fee prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Pending review by City Manager's Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please show North Arrow on the Vicinity Map, currently it is not legible. Please add the legals for the parcels for the surrounding lots. Need to correct the Planning & Zoning Commission Chairman's Signature Block with correct wording, it should read: Owner's Signature Block makes reference to the Subdivision being a "Public Subdivision," but application on file makes reference to this Subdivision being a Private and Gated Subdivision. Need to provide staff with Gate Details. Under the Subdivision name, add the following: "(Private Subdivision)". Irrigation district's signature block, if its presented on the physical Mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates). Need to clarify hatched areas, proposing 60 ft. Common Access and Utility Easement. Need to add the existing contours to the plat as is required by Sec. 134-49 (9). Verify Bearings and Metes and Bounds, initial survey provided shows different bearings, these bearings do not match what's being shown on the plat. Any Variance requests submitted need to be finalized prior to final. The Surveyor's Seal Vs Signature Block is mis-numbered, please verify registration number. Any abandonments must be done by separate document, not by plat, must be finalized prior to final. There is a Previous Subdivision Case on file, (SUB2018-0062) previously known as Taylor Grove Subdivision. This subdivision had expired. Must comply with City's Access Management Policy.

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

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

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

**6) DISCUSSION:**

Omar Sotelo, Planning Director updated board members from past city commission meeting.


**7) INFORMATION ONLY:**

No Information was given to board members.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 5:16p.m. with Mr. Emilio Santos Jr. second the motion with six members present and voting.

  
\_\_\_\_\_  
Marco Suarez, Chairperson

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

**CONFLICT OF INTEREST**

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

I, Gabriel Kamel as a member of the PLANNING AND ZONING COMMISSION make this  
(NAME) (CITY COMMISSION OR BOARD)

affidavit and hereby on oath state that I, or a person related to me, have a substantial interest in a business entity or real property that a vote or decision on the matter as specified below will have a special effect on such business entity or real property which is specially, economically distinguishable from the effect on the public; such item is reflected as Agenda Item 4J on the posted Agenda for the Commission or Board as applicable for the meeting of March 3rd, 2025.

The business entity is defined as Cascade at Champion Lakes subd, 3300 Augustin Ave.  
(NAME) (ADDRESS)

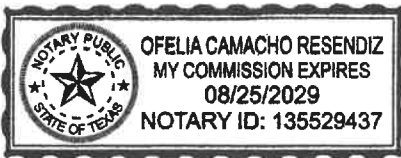
The real property is described as

My substantial interest in the Business Entity or Real Property is for the following reasons: (check all which are applicable):

- I own land within 200 feet of subject property; or
- I own 10% or more of the voting stock or shares of the business entity; or
- I own \$15,000.00 or 10% or more of the fair market value of the business entity; or
- Funds received from the business entity exceed 10% of my gross income for the previous year; or
- Real property is involved and I have an equitable or legal ownership with a fair market value of \$2,500 or more; or
- A relative of mine (1st degree of consanguinity or affinity) has a substantial interest in the business entity or property that would be affected by the decision of the public body of which I am a member, for which I have checked out the substantial interest above; or
- I have a perceived interest in the business or property that is involved.

Upon the filing of this affidavit with the Official Custodian of Records of the City of McAllen, I affirm that I will abstain from voting on any decision involving this business entity or real property and from any further participation on this matter whatsoever. This affidavit is given under the provisions of Chapter 171 of the Texas Local Government Code, all terms defined therein, and provisions thereof are incorporated herein.

Signed this 3rd day of March, 2025.



[Signature]  
Signature of Official  
Vice Chair  
Title

BEFORE ME, the undersigned authority, this day personally appeared Gabriel Kamel and on oath stated that the facts hereinabove stated are true to the best of such person's knowledge or belief.

Sworn to and subscribed before me on this 3rd day of March, 2025.

[Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: 8/25/2029