

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, May 19, 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
	Jesse Ozuna	Member
	Raul Sesin	Member
	Isela V. Rios	Member
Absent:	Emilio Santos Jr.	Member
	Reza Badiozzamani	Member
Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner II
	Mia Fuentes	Planner I
	Even Gonzalez	Development Engineer
Jonathan Gutierrez	Planner Technician I	
Valerie Ramos	Administrative Clerk	

**CALL TO ORDER** – 3:30 pm Mr. Marco Suarez, Chairperson  
**PLEDGE OF ALLEGIANCE**  
**INVOCATION.** Mr. Jesse Ozuna

**1) MINUTES:**

- a) Approval of May 5, 2026 meeting minutes.

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

**2) PUBLIC HEARING:**

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

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

**CASE REZ2026-0058:**

South Airport Subdivision, Lot 1, Andrades Subdivision, Lot 1, Deluxe Auto Subdivision, Lot 1, V-Reyna Subdivision, Lot 1, 2621 S. 23rd Street Subdivision, Lot 1, South Depot Road Subdivision, Lots 1-12, Gonzalez-Chapa Subdivision, Lot A, Alonzo Barrera Subdivision, Lot 1, Casa Linda Heights Subdivision, Lots 1-7 Block 1, Lots 1- 6 Block 2, and Colonia Hermosa No. 2 Subdivision, Lots 1-4 Block 11 and Lots 15-19 Block 11, Hidalgo County, Texas

2521-2600 South 23rd Street

2620-2820 South 23rd Street

2409, 2901, 2909, 2905, 2917, 3001, 3013, 3101 and 3109 South 23rd Street

2216 El Rancho Road (Avenue)

2000, 2201, 2202, 2203, 2205, 2510, 2601 and 2617 South 23rd Street (PIDS: 185499, 211101, 185500, 185501, 230713, 185510 and 185509)

2319 Jordan Road (PID: 230718)

2. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

**CASE REZ2026-0059:**

Casa Linda Heights Subdivision, Lots 8-14 Block 1 and Lots 7-10 Block 2, Colonia Hermosa No. 2 Subdivision, Lots 1-10 Block 1, Lots 1-26 Blocks 2, 5, 6, and 9, Lots 22-24 Block 3, Lots 1-7 and 14-24 Block 4, Lots 1-24 Blocks 7-8, Lots 1-31 Block 10, Lots 5-14 and 20-23 Block 11, Hidalgo County, Texas

2716-2816 South 22nd Street

2904 -3001 South 22nd Street

2101-2149 Azteca Avenue

2021-2149 Balboa Avenue

2001-2149 Cortez Avenue

2000-2217 Diaz Avenue

2000-2216 El Rancho Road (Avenue)

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

**CASE REZ2026-0060:**

Colonia Hermosa No. 2 Lots 11-13 Block 1, Lots 1, 2, 5, 16, 17 and 21 Block 3, Hidalgo County, Texas

2100 and 2104 Azteca Avenue

2801 South 21st Street and Rear

2012 and 2028 Balboa Avenue

2020 and 2027 Balboa Avenue (PIDs: 151392 and 1132112)

2000 Cortez Avenue (PID: 1132109)

3301 South 23rd Street and Rears 1-5 (PIDs: 185513, 189398, 189397, 189396, 189399 and 189395)

3501 and 3901 South 23rd Street (PIDs: 185515 and 189400)

4100 South Old 10th Street and Rears 1-6 (PIDs: 189403, 902495, 189403, 189336,

189402, 189339 and 189401)

4200 South Old 10th Street and Rears 1-2 (PIDs: 189335, 189338 and 20406949)

4500 South Old 10th Street and Rear (PIDs: 189340 and 189341)

4. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC), C-4 (Commercial Industrial-OC), R-2 (Duplex-Fourplex Residential-OC) and A-O (Agricultural & Open Space-OC) Districts under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

**CASE REZ2026-0061:**

2007 and 2105-2109 Portland Avenue (PIDs: 185483, 185477, 185476, and 201281)

2201 Expressway 83 (PID: 185474)

5. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

**CASE REZ2026-0062:**

Central Market Subdivision, Lot 1; Dinero Subdivision, Lot 1; Warehouse Kingdom Subdivision Phase II, Lot 1; The Warehouse Kingdom Subdivision, Lots 2-4; Hammond Development Subdivision, Lots 1-6; and Tanya Industrial Park Subdivision, Lots 1-12, Hidalgo County, Texas

5617, 5701, 5901, 6101, 6201, 6501, 7801, 7809, 7917 and 8301 South 23rd Street

2101 and 2501 Military Highway

2008 and 1900 Dicker Road

1900-2009 and 2101-2109 Tanya Avenue

2016 Tanya Avenue (PID: 731308)

5721 South 23rd Street, 6101 South 23rd Street Rear, 6201 South 23rd Street Rear, 6901, 7501, 7505, 7915, 7917, 7825 and 8101 South 23rd Street (PIDs: 846161, 185532, 729595, 1469996, 1076373, 1468083, 1468079, 590644 and 580999)

2220 Military Highway (PID: 185533)

6. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone 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 REZ2026-0063:**

Hutton-McAllen No. 2 Subdivision, Lot 1, and South 23<sup>rd</sup> Commercial Park Phase 1 Subdivision, Lots 1-2, Hidalgo County, Texas

4701, 5525 and 5601 South 23<sup>rd</sup> Street

5501 South 23<sup>rd</sup> Street and 5601 South 23<sup>rd</sup> Street Rear (PIDs: 185527 and 624337)

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

Being no discussion, Board Member Mr. Raul Sesin moved to approve the city initiated rezoning request. Mr. Jesse Ozuna second the motion with five members present and voting.

**b) REZONING:**

1. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.78 of one acre tract of land out of Lot 1, Northeast 1/4 of Section 7, Hidalgo Canal Company's Subdivision of Porciones 64, 65 & 66, Hidalgo County, Texas; 301 Houston Avenue. **(REZ2026-0055)**

The subject property is located on the south side of Houston Avenue, west of South 2nd Street.

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

The adjacent properties are zoned R-1 (Single-Family Residential-OC) District in all directions.

There is an existing single-family home on the subject property. Surrounding land uses include single-family homes and vacant land.

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

The development trend along Houston Avenue are single-family homes.

The subject property is unsubdivided and was rezoned to R-1 (Single-Family Residential-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. There has been no rezoning request to this property since then. A Certificate of Compliance was issued for this property. A residential permit for an addition to the existing residence was issued on April 7, 2026 along with a signed Hold Harmless Agreement. No Certificate of Occupancy will be issued until the rezoning process is complete.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Raul Sesin Second the motion with five members present and voting.

2. Rezoning from C-1 (Office Building-OC) District and C-3 (General Business-OC) to C-1 (Local Commercial-UDC) District: All of Lot B, Emily Sasser No. 2 Subdivision and all of Lot 1, H.E.B. Sotex Subdivision, Hidalgo County, Texas; 720 and 800 East Jackson Avenue. **(REZ2026-0056)**

The subject properties are located on the south side of East Jackson Avenue, east of South McColl Road.

The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed bank and office.

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

The subject properties are currently a bank and a vacant commercial building. Surrounding uses include single-family homes, offices, and commercial plazas

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities with a portion of H.E.B. Sotex being designated as Regional Commercial. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Regional Commercial areas consist of nonresidential land uses that meet the needs of both local and regional residents.

The development trend along East Jackson Avenue are single-family homes, townhomes, apartments, commercial plazas, and offices.

H.E.B. Sotex Subdivision was recorded on July 14, 1986 and Emily Sasser No. 2 Subdivision was recorded on June 15, 2018. The subject properties were rezoned to A-O (Agricultural & Open Space-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. City Commission approved the rezoning from A-O (Agricultural & Open Space-OC) District to C-1 (Office Building-OC) District on April 7, 1986 for Lot 1 of H.E.B. Sotex Subdivision and from A-O (Agricultural & Open Space-OC) District to C-3 (general Business-OC) District on August 21, 2017 for Lot B of Emily Sasser No. 2 Subdivision. There has been no rezoning request to this property since then.

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

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

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

Staff recommends approval of the rezoning request.

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

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

3. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 9, Redbud Subdivision, Hidalgo County, Texas; 309 Quamasia Avenue. **(REZ2026-0057)**

The subject property is located on the south side of Quamasia Avenue, west of North 3rd Street.

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

The subject property and surrounding uses include single-family residential.

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

The development trend along Quamasia Avenue are single-family homes.

Redbud Subdivision was recorded on March 8, 1976. The subject properties were rezoned to R-1 (Single-Family Residential-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. There has been no rezoning request to this property since then.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Raul Sesin Second the motion with five members present and voting.

**c) CONDITIONAL USE PERMIT:**

1. Request of Jesus Hernandez, on behalf of GAC Group LLC (DBA RGV Properties), for a Conditional Use Permit, for one year, for an Institutional Use (Super Welder's Academy) at Lots 6, 7, 8 and West 24.42 feet of Lot 9, East McAllen Business District Subdivision, Hidalgo County, Texas; 415 Business Highway 83. **(CUP2026-0028)**

The subject property is located along the south side of Business Highway 83, west of South 4th Street. The property is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 (General Business-OC) District to the north, south, east, and west and R-3A (Multifamily Residential Apartment-OC) District to the southeast. An institutional use is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

East McAllen Business District Subdivision was recorded on February 23, 1927. This is the first Conditional Use Permit request submitted by this applicant for this location.

The school is proposed to operate in an existing 5,000 square foot building. The proposed days and hours of operation are from Monday to Friday from 7:00 a.m. to 12:00 p.m. and 12:30 p.m. to 5:30 p.m.

The submitted floor plan depicts a school practice area (classroom), two offices, and storage area. The applicant stated that there will be no more than 12 students per session with three staff members. The proposed use must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas and has direct access to Business Highway 83.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Based on 5 parking spaces per classroom and 1.5 spaces for each administrative office, 8 parking spaces are required; 17 spaces are provided on site. Should the number of offices or classrooms increase, additional parking will be required. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

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

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

Staff recommends approval of the request for one year, subject to the conditions noted.

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

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

**d) SUBDIVISION:**

**1. JACKSON COMMERCE LOT 4A PHASE 2 SUBDIVISION, 105 N. JACKSON ROAD, JACKSON MCALLEN RETAILS PARTNERS, LTD; (SUB2026-0019) (FINAL) BOWMAN**

Mr. Marco Johnson stated the subdivision was located on N. Jackson Rd: 60 ft. from centerline for a total of 120 ft. ROW. Paving: By State Curb & gutter: By State. Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. Needs to label any existing easements. Provide documentation for existing ROW. The plat identifies the adjacent portion of N. Jackson Rd. as U.S. 83 Expressway right-of-way (variable width) Please coordinate with TxDOT to confirm any additional right-of-way dedication requirements associated with the planned widening of N. Jackson Rd. prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E. Business Highway 83 (Loop 374): 50 ft. from centerline for a total of 100 ft. ROW. Paving: BY STATE. Curb & gutter: BY STATE. Need to Label the Centerline & Total R.O.W. after accounting for dedication. Needs to label any existing easements. Please show dedication to finalize requirements for any dedication or 100 ft. total ROW. Land Fronting property is owned by the Missouri Pacific Railroad company; this requirement does not apply. 80.0' R.O.W. also shown for railroad. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Subdivision Ordinance: Section 134-106. N. Jackson Rd: 60 ft. or greater for approved site plan. revisions: Clarify proposed setback notes and ensure compliance with minimum setback requirements as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: Revise plat note #7 to include the word "Others" after letter B. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: Revise plat note #7 to include the word "Others" after letter B. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: Revise plat note #7 to include the word "Others" after letter B. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Jackson Rd. May increase to 5 ft. as per Engineering Department. Revisions required: add plat note as stated above, prior to final. Please remove the rest of the wording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as shown above. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Jackson Road & Business 83. Add plat note shown above. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private

streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: Lot has a frontage on N. Jackson Road. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot 4 has no frontage on the street but has a shared access easement along the north side of the lot. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. Zoning Ordinance: Section 138-356. Existing: I1 Proposed: I1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Subdivision received rezoning approval from City Commission Meeting on 5.11.26. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board Member Jesse Ozuna moved to approve the subdivision in final form. Ms. Isela V. Rios Second the motion with five members present and voting.

### 3) SUBDIVISIONS

#### a) MILITARY INDUSTRIAL PARK SUBDIVISION, 1300 MILITARY HIGHWAY, MCC INDUSTRIAL PARK, LLC; (SUB2026-0069) (FINAL) STIG

Ms. Natalie Moreno stated the subdivision was located on W. Military Hwy (F.M. 1016): Dedication for 75 ft. from centerline for a total of 150 ft. R.O.W. Paving: 65-86 Curb & gutter by state. Provide any existing R.O.W. on plat with documents for staff to review. please label centerline and existing R.O.W. on both sides to determine R.O.W dedication. Provide us the "total" ROW on plat. The engineer submitted a variance request to not dedicate ROW. this variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. The board voted to disapprove the variance request to not dedicate ROW at the city commission board meeting. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Minimum 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. Revisions needed: Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Cul-De-Sac Street: Minimum 60 ft. R.O.W. Paving: 40 ft. Curb & gutter both sides. Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as per section 134 105 of the subdivision ordinance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Stub Out Street: 60ft. Paving: 40 ft. Curb & gutter: both sides. Stub out street to the west between Lots 8 and 9, need to provide a paved temporary turnaround. Providing a t-head. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Existing 40' County R.O.W: Dedication for 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. An abandonment has been submitted and is in process. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM

Thoroughfare Plan. 1,200 ft. Block Length: Need to finalize street layout to assure block length do not exceed 1, 2000 ft in 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. Please provide the length of the Cul-De-Sac on plat to determine compliance. The engineer submitted a variance request to the Cul-de-Sac Length exceeding 100ft. (666 ft.). This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. the board voted to approve the variance request to the cul-de-sac length. Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as p Subdivision Ordinance: Section 134-105. Please provide Cul-De-Sac length. 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, whichever greater applies. Please add plat note as stated above. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Please add plat note as referenced above. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. add plat note as shown above. 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 Military Hwy (F.M. 1016) and both sides of all interior streets. Add plat note as stated above. Sidewalks might increase to 5 ft. per engineering, 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. Please add plat note as stated above. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as stated above. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Lots 6 and 7 on Military Highway. Add plat note as stated above. 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. Please add plat note as stated above. 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: I-1 Proposed I-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be by separate instrument and not by this plat. Need to add the 'Subdivisions parcel information on the Location Map on the top right-hand side. Add parcel information of existing subdivisions on the map please. The engineer submitted a variance request to not dedicate ROW and exceeding the Cul-De-Sac Length. This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. The variance request was approved for the cul-de-sac and disapproved the ROW.

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

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

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

**b) WAREHOUSE KINGDOM SUBDIVISION PHASE III, 2000 MILITARY HIGHWAY, ABASTO CORP., A TEXAS CORPORATION; (SUB2026-0068) (FINAL) JHE**

Mr. Marco Johnson stated the subdivision was located on Military Highway (F.M. 1016): Dedication as required for 75 ft. from centerline for 150 ft. total ROW. Paving: 65 ft. to 105 ft. Curb & gutter: both sides. Revisions needed: Please coordinate with the gas company to verify and clarify the Gas/Utility Easements shown along the R.O.W. on the plat. Any overlap between existing gas or utility easements and the proposed R.O.W. dedication must be clearly identified and addressed prior to recording. Show the existing R.O.W. on both sides of the centerline and show the Total existing R.O.W. after taking into account the dedication, prior to recording. Remove the "Prop" from the 150 ft. annotation and replace it with "Total". All R.O.W. requirements must be addressed prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 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. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required. Clearly identify and label all service drives/Access Easements on the plat. Specifically, the north-south running service drive and variable access easement running east/west must be labeled accordingly (e.g., "Service Drive/Access Easement") and shown consistently throughout the plat prior to recording. Revise the variable width access easement to be included on the plat and to include defined dimensions. Provide annotations at various points along the easement to clearly label the width and indicate the limits of the easement along its entire length prior to recording. Label any proposed service drives/access easements on the plat prior to recording. Subdivision Ordinance: Section 134-106. Front: Military Highway (F.M. 1016): 75 ft. or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide sidewalk required on Military Highway (F.M. 1016). Add the sidewalk plat note prior to final. Plat note may be subject to change. Need to clarify with staff, plat note is subject to change. 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. 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: I-1 (Light Industrial District) Proposed: I-1 (Light Industrial District). Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to recording. Comments: Please note that the abandonment of easements cannot be accomplished through the plat process. Any proposed easement abandonment shall be completed by separate instrument and must be approved prior to plat recordation. Submit an ownership map for staff review to verify that no landlocked parcels are created, including properties to the north. If any landlocked properties are identified,

additional street connections may be required to provide adequate access prior to final. Clearly identify and label all proposed service drives/access easements on the plat, including the north-south service drive and the east/west variable width access easement. Revise the plat to include the full extent of the easements with clearly defined dimensions and width annotations shown at different points of the service drive/access easement limits prior to recording. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form subject to the conditions noted and contingent upon approval of the associated abandonment request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form including abandonment request. Mr. Raul Sesin Second the motion with five members present and voting.

**C) HERNANDEZ ACRES SUBDIVISION, 14601 N. TROSPER ROAD, SAUL & JORGE HERNANDEZ; (SUB2025-0097) (REVISED PRELIMINARY) SEA (TABLED ON 04.21.26) (TABLED ON 05.05.26)**

Mr. Marco Johnson stated the subdivision was located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Rear: Proposing 15 ft. rear setback for easement shown on plat. Finalize prior to final, but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easement. Need to finalize prior to final, but no less than ordinance requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Finalize wording on plat note prior to final. Landscaping Ordinance: Section 110-46. 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. Zoning Ordinance: Section 138-356. As per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Comments: Provide documents and width of UID Canal ROW prior to final. Provide documents for the existing ROW on N. Trospers Road. Revisions and references to UDC might be required and must be finalized prior to final. The engineer submitted a variance request to the quarter mile collector. The variance will be heard on April 21, 2026 and CC on May 11, 2026. Must comply with City's Access Management Policy.

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

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

Board member Mr. Raul Sesin motioned to untable subdivision, Mr. Jesse Ozuna Second the motion with five members present and voting.

Mr. David Salinas spoke in the podium to represent the subdivision and also let the board members know why the property owner is requesting a variance request.

After discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in preliminary form including the variance request. Mr. Gabriel Kamel Second the motion with five members present and voting.

**d) ALHAMBRA ON 10TH PHASE II SUBDIVISION, 11401 N. 10TH STREET, MOUAYAD DEVELOPMENT, LLC; (SUB2026-0022) (REVISED PRELIMINARY) RIOPLEX**

Ms. Natalie Moreno stated the subdivision was located on 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 Revisions needed: 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 Revisions needed: 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. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Max Block Length in the R-2 District shall not exceed 800 feet or twelve lots whichever is less. Engineer submitted a variance request to the max block length. P&Z board on May 19th and CC TBD. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Garage: 18 ft. except where greater setback is required, greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 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 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. Traffic Impact Analysis (TIA) required prior to final plat. Comments: 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. The engineer submitted a variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and CC on June 8, 2026. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form including the variance request. Mr. Jesse Ozuna Second the motion with five members present and voting.

**e) J & A RANCH SUBDIVISION, 11601 N. BRYAN ROAD, JORGE ALBERTO DE HOYOS AND ANITA MORENO; (SUB2026-0005) (REVISED PRELIMINARY) S2**

Ms. Natalie Moreno stated the subdivision was located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. Front: 60 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Minimum requirement for a single-family home is 5,000 sq ft. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed ETJ. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. Land dedication in lieu of fee. If annexed to the city, a rezoning application & park requirements would apply. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If annexed to the city, park fees will apply for residential, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. If annexed to the city, park fees will apply for residential, prior to final. Comments: Must comply with City's Access Management Policy. The engineer submitted a variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and city commission on June 8, 2026. Application indicates Single- family home and commercial property. If annexed to the city, a rezoning

application & park requirements would apply. Must comply with the county's requirements. Please submit documentation regarding county's requirements to setbacks for residential and commercial property.

Staff recommends approval of the subdivision in revised preliminary form subject to drainage and utility approvals and approval of request # 1 (alley) and 3 (block length) and disapproval of request #2 (n/s collector)

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

Luis Martinez with S2 Engineering 2020 E Griffin Pkwy representing the subdivision.

Mr. Jesse Ozuna asked Mr. Luis Martinez if variance #2 is not granted what will that do to his development.

Mr. Luis Martinez answered Mr. Ozuna questioned by saying it won't hurt my customer's development.

After discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form including the three variances. Mr. Jesse Ozuna Second the motion with five members present and voting.

**f) BALLESTEROS SUBDIVISION, 2201 S. BENTSEN ROAD, BLANCA ALICIA GARZA;  
(SUB2025-0102) (REVISED PRELIMINARY) PCE**

Ms. Natalie Moreno stated the subdivision was located on 1,200 ft. Block Length. If rezoning to the new R-1 (Low-Density Residential District) Block length in the R-1 and R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. Subdivision Ordinance: Section 134-118. Front: 20 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Rear: 10 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Sides: 5 ft. or greater for easements, whichever is greater applies add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Corner: 10 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Garage: 18 ft. except where greater setback is required, greater setback applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.3.D.4 All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Referenced in plat note #9. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Referenced in plat note #10. Will be required to provide buffer on the South boundary line of the property. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Bentsen Road. 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. Need to add HOA Plat note as shown above with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision

is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. No curb cuts are allowed onto S. Bentsen Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O (Agricultura and Open Space District) Proposed: R-1 (Low-Density Residential District) Rezoning application (REZ2025-0087) was approved on August 25, 2025 at the city commission board meeting. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Rezoning application was submitted (REZ2025-0087) and was approved on August 25, 2025 at the city commission board meeting. for R-1 - LOW DENSITY RESIDENTIAL (UDC) Land dedication in lieu of fee. As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at \$700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at \$700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable. As per Traffic Department, Trip Generation waived for 4 single family homes. Comments: The Engineer submitted Variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. Subdivision application proposes a private and gated subdivision, provide gate and cul-de-sac details prior to final. Need to provide any utility and ROW documents being shown on the plat for staff review prior to recording. Rezoning application (REZ2025-0087) was approved on August 25, 2025, at the city commission board meeting to the new R-1 (UDC). 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, The Cul-De-Sac requirements on the subdivision are not complying. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utility approval and approval of requests number #1 (row) and #3 (sidewalk) and disapproval of request #2 (cul-de-sac)

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form including variance #1 and #3 disapproving variance #2. Mr. Jesse Ozuna Second the motion with five members present and voting.

**g) THE CUE SUBDIVISION, 2801 S. 10TH STREET, CITY OF MCALLEN; (SUB2024-0080) (REVISED PRELIMINARY) PCE**

Mr. Marco Johnson stated the subdivision was located on Sunset Drive: ROW dedication as needed for 5 ft. additional ROW dedication for 30 ft. from centerline for total 55 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Revisions needed: Reference the document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide ROW dedication as needed above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Bales Road: ROW dedication needed for 35 ft. from centerline for total 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides. Revisions needed: Reference document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide the ROW dedication as shown above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft.

Paving: 16 ft. Alley/service drive easement required for commercial properties. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use, which include a service drive. Subdivision Ordinance: Section 134-106. Front: According to the Zoning Ordinance or greater for easements or approved site plan, or in line with average existing setback, whichever is greater. Zoning Ordinance: Section 138-356. Rear: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. Sides: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. Corner: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 10th Street, Sunset Drive, and Bales Road. Engineering Department may request 5 ft. sidewalk for S. 10th Street 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. The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement. Any additional buffer as applicable must be finalized prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S 10th Street. Plat note requirement will be finalized prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O, R-1, and C-3 Proposed: A-O, R-1, and C-3. Zoning Ordinance: Article V. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. 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 contact Traffic Operations Department with any questions. Comments: A variance request will be required if the right-of-way (ROW) dedication is proposed to remain as currently shown on the plat. The Thoroughfare Plan identifies a 150-foot ROW along S. 10th Street, which is not reflected on the submitted plat. Lot 4 must have frontage on a public street in accordance with subdivision requirements. If Lot 4 is proposed to remain as currently configured without public street frontage, a variance request will be required. The subdivision will be requesting a variance on May 19, 2026, to allow lots not fronting a public street and to waive the requirement for additional right-of-way dedication. Approval of the variance request shall be required prior to final approval of the subdivision. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage and utilities approval, and approval of variance requests #1 & #2.

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

Being no discussion, Board Member Mr. Raul Sesin moved to approve the subdivision in revised preliminary form including variance request. Ms. Isela V Rios Second the motion with five members present and voting.

**h) THE WOODLANDS SUBDIVISION, 601 S. TAYLOR ROAD, MDM LAND COMPANY, LLC;  
(SUB2026-0030) (REVISED PRELIMINARY) RDE**

1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Rear: In accordance with the zoning ordinance greater for easements. Revisions Needed: Proposing: 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. Revisions Needed: Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Revisions Needed: 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. Revisions Needed: 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. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: 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. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District & R-3T (Townhouse Residential) District Proposed: M-2 (LOCAL MIX USE) 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 Managers 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.

Staff recommends approval of the subdivision in revised preliminary form, subject to conditions noted, drainage and engineer requested to table the item.

Board member Mr. Raul Sesin motioned to table the item. Mr. Jesse Ozuna second the motion with five members present and voting.

i) RE-PLAT LOT 17, BLOCK 17 ALTAMIRA SUBDIVISION, 2500 BEAUMONT AVENUE, CISNEROS CONSTRUCTION & CONTRACTING, LLC; **(SUB2026-0065) (PRELIMINARY) ER**

Mr. Marco Johnson stated the subdivision was located on ROW: 20 ft. Paving: 16 ft. Upon approval of any rezoning request, the property shall be subject to requirements to the approved zoning district and plat shall be revised accordingly prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. All setbacks are subject to increase for easements or approved site plan. Note on the plat if existing structures will remain: Existing structures remain as now exist; however, once redevelopment and/or an expansion occurs, then new setbacks will apply. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. No additional access will be granted along South 25th Street or Beaumont Avenue, existing driveways to remain. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-2 Proposed: R-1. The proposed subdivision does not currently meet the minimum requirements necessary to subdivide the property under the existing zoning district. Any proposed rezoning request may trigger additional development requirements and standards associated with the approved zoning classification, which shall be addressed accordingly. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. \$700 x 2 dwelling units = \$1,400 to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Per traffic, Trip Generation waived for 2-single family lot subdivision.

Staff recommends disapproval of the subdivision in preliminary form due to the conditions noted.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapproved the subdivision in revised preliminary form. Mr. Raul Sesin Second the motion with five members present and voting.

j) ISMJ RETAIL SUBDIVISION, 3300 S. JACKSON ROAD, ISMJ RETAIL PARTNERS; **(SUB2026-0066) (PRELIMINARY) BOWMAN**

Ms. Natalie Moreno stated the subdivision was located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 8 ft.

masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business- OC) Proposed C-3 (General Business- OC) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. As of 05.12- No rezoning application have been submitted in our system. If rezoning occurs, requirements may change. Zoning Ordinance: Article V. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Provide the legal descriptions from adjacent properties on plat. Plat note #2 and #5 are repeated twice. revise accordingly. Please provide "Total" "Existing" etc., on ROW. On Vicinity Map, provide the City Pharr Limits. Prior to recording. There are existing powerline poles along S. Jackson Road that appear to be within the ROW dedication. Please clarify if they will be no issues with the ROW dedication. 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 approvals.

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in revised preliminary form. Ms. Isela V Rios Second the motion with five members present and voting.

**5) DISCUSSION:**

No Discussion was given to board members.

**6) INFORMATION ONLY:**

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

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Board Member Mr. Raul Sesin adjourned the meeting at 4:25 p.m. with Mr. Jesse Ozuna second the motion with five members present and voting.

ATTEST:

  
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Valente Ramos, Administrative Clerk

  
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Marco Suarez, Chairperson