

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, May 5, 2026 at 3:31p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

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

CALL TO ORDER – 3:31 pm Mr. Marco Suarez, Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Emilio Santos Jr.

Chairperson Mr. Marco Suarez announced they were going into executive session from 3:32 pm to 3:36 pm.

1) MINUTES:

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

Being no discussion, Board Member Jesse Ozuna motioned to approve the minutes. Mr. Emilio Santos 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 R-3A (Multifamily Residential Apartment-OC), C-3 (General Business-OC), C-4 (Commercial Industrial-OC), and C-2 (Regional Commercial-UDC) Districts, under the Old Code (OC) and the Unified Development Code (UDC) to CC-UT (City Core-Uptown-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0054:

- North McAllen Subdivision, Lots 1-6 Block 1
- North McAllen Subdivision, Lots 7-12 Block 4
- North McAllen Subdivision, Lots 1-6 Block 5
- North McAllen Subdivision, Lots 1-6 Block 12
- North McAllen Subdivision, Lots 7-12 Block 13
- North McAllen Subdivision, Lots 1-6 Block 16
- North McAllen Subdivision, Lots 1-6 Block 17
- North McAllen Subdivision, Lots 7-12 Block 20
- North McAllen Subdivision, Lots 1-6 Block 21
- North McAllen Subdivision, Lots 1-6 Block 28
- North McAllen Subdivision, Lots 7-12 Block 29
- North McAllen Subdivision, Lots 1-6 Block 32
- North McAllen Subdivision, Lots 1-6 Block 33
- North McAllen Subdivision, Lots 7-12 Block 36
- North McAllen Subdivision, Lots 1-6 Block 37
- North McAllen Subdivision, Blocks 41-56
- North McAllen Lot A Block 49 Subdivision, Lot A Block 49
- North McAllen, Lot 10A, Block 45 Subdivision, Lot 10A Block 45
 - 101, 117, 121, 201, 221, 309, 319, 401, 409, 421, 501, 503, 509, 517, 521, 601, 609, 611, 617, 621, 701, 703, 705, 709 and 721 North 10th Street
 - 100-221 North 11th Street
 - 100-213 North 12th Street
 - 100-221 North Broadway Street
 - 100-722 North Main Street
 - 100-219 North 15th Street
 - 100-221 North 16th Street
 - 100-222 North 17th Street
 - 100, 104, 110, 120 and 200 North Bicentennial Boulevard
 - 1000-1722 Ash Avenue
 - 1000-1724 Beech Avenue
 - 1109 & 1309 Cedar Avenue
- 51 North 17th Street (PID: 247680)
- 1101 Ash Avenue (PID: 248128)
- 10 North Broadway Street (PID: 248129)
- 1301 Ash Avenue (PID: 248138)
- 101 North Main Street (PID: 248139)
- 113 North Main Street (PID: 248140)
- 28 North 16th Street (PID: 248144)
- 110 North 16th Street (PID: 248146)
- 101 North 16th Street (PID: 248148)
- 120 North 17th Street (PID: 248149)
- 100 North Bicentennial Boulevard (PID: 248151)
- 104 North Bicentennial Boulevard (PID: 248154)

51 North 15th Street (PID: 567823)

105 North 15th Street (PID: 20835249)

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

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

- 2. 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 REZ2026-0048:

Botelo Industrial Park Subdivision, Lots 8-9, Hidalgo County, Texas

2701 and 2721 Durango Avenue

Botelo Industrial Park Subdivision, Lots 10-21, Hidalgo County, Texas

6400-6601, 6613, and 6701 South 27th Street

Botelo Industrial Park Subdivision, Lots 24-28, Hidalgo County, Texas

6601, 6513, 6501, 6413, and 6401 South 28th Street

Botelo Industrial Park Subdivision, Lot 29, Hidalgo County, Texas

2601 Military Highway

6400, 6412, 6500, 6512, 6600, 6612, 6613, 6614, 6615, and 6700 South 28th Street (PIDs: 546664, 546666, 546667, 546668, 546669, 546670, 562265, 546693, 546671, 562271)

6612 and 6614 South 27th Street (PIDs: 546691, 562268)

3001 Military Highway and Rear (PIDs: 270373, 270177)

3101 Military Highway and Rear (PIDs: 686964, 686965)

3201 Military Highway (PID: 584855)

CASE REZ2026-0053:

Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 2, Sharyland Business Park No. 4 Subdivision, Lot 8, Sharyland Business Park No. 6 Subdivision, Lot 26, Hidalgo County, Texas

6499, 6900, and 7100 South International Parkway

Sharyland Business Park Lots 9, 10 & B Subdivision, Lots 9, 10, and B, Sharyland Business Park Lots 17B and 17C Subdivision, Lots 17B-17C, Sharyland Business Park No. 2 Subdivision, Lot 18, Hidalgo County, Texas

4880, 4900, 5000, 5201, 5521, and 5600 Military Highway

Sharyland Business Park Lot 12 Subdivision, Lot 12, Sharyland Business Park Lot 16 Subdivision, Lot 16, Sharyland Business Park No. 2 Subdivision, Lot 19 and Outlot "A", Hidalgo County, Texas

5200, 5300, 5800, and 5900 George McVay Drive

Sharyland Business Park No. 3 Subdivision, Lot 20A, Hidalgo County, Texas

6551 South Shary Road

Sharyland Business Park Lot 7 Subdivision, Lot 7, Sharyland Business Park No. 9 Subdivision, Lot 27, Sharyland Business Park No. 10 Subdivision, Lots 28-30, Sharyland Business Park No. 11 Subdivision, Lot 1, Sharyland Business Park No. 11A Subdivision, Lots 2A-2C, Hidalgo County, Texas

5124-5125 and 5300-5801 Honduras Avenue

4700 and 6898 South International Parkway (PIDs: 713488, 640695)

5125 Honduras Avenue Rear (PID: 722966)
5201 Honduras Avenue (PID: 280771)
4801 George McVay Drive & Rear (PIDs: 593205, 593206)
5001 George McVay Drive & Rear (PIDs: 593207, 593208)
5201 George McVay Drive & Rear (PIDs: 623973, 623974)
5500 George McVay Drive (PID: 639142)
5501 George McVay Drive & Rear (PIDs: 639136, 639137)
5701 George McVay Drive (PIDs: 639150, 639151)
5801 George McVay Drive & Rear (PIDs: 639148, 639149)
5900 George McVay Drive & Rear (PIDs: 639145, 639147)
7401 South Shary Road (PID: 1568735)

3. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from R-2 (Duplex-Fourplex-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 REZ2026-0052:

1913, 1917, 1925, 1929, 1933, 1939, 1943, 1947, 2009, 2013, 2019, 2023, and 2101
Portland Avenue (PIDs: 185494, 185493, 185492, 185491, 185490, 185488, 185487,
185486, 185482, 185481, 185480, 185479, and 185478)

4. **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 REZ2026-0051:

7500 South 23rd Street (PID: 1073374)
7500 South 23rd Street Rear 1 through 19 (PIDs: 1075707, 1019737, 1076532,
1075705, 1073376, 270191, 270192, 1075708, 1019739, 527160, 270193, 1071081,
1019750, 1071080, 1019758, 240195, 1071079, 270198, and 1075052)

5. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from I-2 (Heavy Industrial-OC) District under the Old Code (OC) to I-2 (Heavy Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0049:

Southwest Industrial Park Subdivision, Lot "A", Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 1-"A", Lots 2-C & 2-D McAllen Southwest Industrial District Unit 4 Subdivision, Lot 2-C, Lots 2-E and 2-F McAllen Southwest Industrial District Unit #4 Subdivision, Lots 2-E and 2-F, Hidalgo County, Texas
3801, 4001, 4201, 4301, and 4317 Military Highway
Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 6, Hidalgo County, Texas
4001 Acapulco Avenue
McAllen Southwest Industrial District Unit #7 Subdivision, Lots 1-2,
6813 and 7021 South Bentsen Road
6700-6713 South 40th Street (PIDs: 230565, 230566, 230553, 230554)
4300 Acapulco Avenue & Rear (PIDs: 230557, 230560)
3701 Military Highway & Rear (PIDs: 270377, 270378)

6800 South Ware Road & Rear 1 and 2 (PIDs: 236793, 1237297, 1128922)
7221 South Bentsen Road & Rear 1-7 (PIDs: 584480, 845190, 270200, 270205,
270201, 1236855, 270202, 1071549)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a2 -2a5. There was none.

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

b) REZONING:

1. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to C-2 (Regional Commercial-UDC) District: Lot 12, Block 4, Southwest Heights No. 2 Subdivision, Hidalgo County, Texas; 621 South 29th Street. **(REZ2026-0046)**

Ms. Mia Fuentes stated The subject property is located at the northeast corner of South 29th Street and Galveston Avenue.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for hotel/motel use with a sign.

The adjacent properties are zoned R-2 (Duplex-Fourplex-OC) District to the north, R-1 (Single-Family Residential-OC) District to the east, I-1 (Light Industrial-OC) District to the south, and C-3 (General Business-OC) District to the west.

Surrounding land uses include commercial businesses, single-family residential and multi-family residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family detached homes uses make up the majority of the land use category.

The development trend along South 29th Street is commercial and mutli-family residences.

The subdivision was recorded in April 1981. The earliest zoning record found for the property, indicating R-2 zoning designation, dates back to 1979.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It does follow 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.

2. Rezoning from I-1 (Light Industrial-OC) District to C-2 (Regional Commercial-UDC) District: 1.810 Acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, Hidalgo County, Texas; 105 North Jackson Road. **(REZ2026-0064)**

Ms. Mia Fuentes stated The subject property is located at the northwest corner of U.S. Highway 83 and North Jackson Road.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for a gas station and convenience store.

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

Surrounding land uses include commercial businesses.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Employment Center. Business center uses with easy access to major roadways make up the majority of the land use category.

The development trend along North Jackson Road is commercial.

The subdivision was recorded in March 1997. The property is going through a resubdivision under the proposed name of Jackson Commerce Lot 4A, Phase 2 Subdivision. The earliest zoning record found for the property, indicating I-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 does follow the development trend in this area.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Emilio Santos Second the motion with five members present and voting.

3. Rezoning from C-3 (General Business-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.12 of an acre tract of land out of Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 711 South 24th Street. **(REZ2026-0045)**

Mr. Noah Del Bosque stated The subject property is located on the east side of South 24th Street,

south of Galveston Avenue.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District for a proposed home. A feasibility plan has not been submitted.

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

The subject property is currently vacant. Surrounding land uses include single-family homes, a commercial plaza, and an auto dealership.

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 South 24th Street is single-family homes.

Alta Loma Subdivision was recorded on August 1, 1961. The subject property was rezoned to C-3 (General Business-OC) District as part of the 1979 City of McAllen Comprehensive Zoning. There has been no rezoning request for this property since then. A subdivision application under the name of Lot 1C Alta Loma Subdivision for the subject property was submitted on April 10, 2026.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with five members present and voting.

4. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 5, Chula Vista Subdivision No. 3, Hidalgo County, Texas; 513 Chula Vista Street. **(REZ2026-0047)**

Mr. Noah Del Bosque stated The subject property is located on the north side of Chula Vista Street, west of South McColl Road.

The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District for a single-family home with a pool house.

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

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

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 Chula Vista Street is single-family homes.

Chula Vista Subdivision No. 3 was recorded on October 18, 2004. The subject property 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. The applicant had applied for a building permit for an addition of a pool house on February 19, 2026, however, it is still under review pending the rezoning.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods. 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.

5. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 7, Orangewood East Subdivision, Hidalgo County, Texas; 3812 South "F" Street. **(REZ2026-0050)**

Mr. Noah Del Bosque stated The subject property is located on the west side of South "F" Street, between Burns Drive and Sundown Drive.

The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District for a single-family home with a pool house.

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

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

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 South "F" Street is single-family homes.

Orangewood East Subdivision was recorded on August 6, 1996. The subject property was annexed and zoned to R-1 (Single-Family Residential-OC) District on March 25, 1996. There has been no rezoning request to this property since then. The applicant had applied for a building permit for an addition of a pool house on March 12, 2026, however, it is still under review pending the rezoning.

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.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with five members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Israel Torres Jr., on behalf of caferico956 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Café Rico) at the south one-half of Lot 10, Block 10, McAllen Addition, Hidalgo County, Texas; 115 South 17th Street. **(CUP2026-0021)**

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

This property is part of the Original Townsite of McAllen. Special Use Permits for this property under different ownership have been issued in the past, most recently in 2022. A building permit for commercial alteration for the establishment to operate was issued on March 20, 2026.

The applicant is proposing to operate a bar under the name Café Rico from 2,135 square feet of lease space. The bar will require 5 parking spaces including one accessible parking space but may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9. of the UDC. Their proposed hours of operation are 8 a.m. to 6 p.m. Monday through Thursday, 8 a.m. to 12 a.m. Friday and Saturday, and 10 a.m. to 2 p.m. on Sunday. Based on the projected sales provided, a CUP is not need at this time however the applicant still wishes to apply for one.

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

- Adequate Lighting, including, but not limited to, all entrances and exits

- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- UV ink
- Litter control
- Maximum occupancy load established by the building official

If approval is granted, the establishment must comply with all other UDC requirements, Building Codes, and Fire Department requirements. The applicant must also sign an acknowledgement and agreement to all conditions.

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

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

Ms. Nashla Showery stated her concerns on minors being intoxicated in 17th Street and also buying fake Id's. Ms. Showery also mentioned she is just asking the City of McAllen to help the present and the future bars of McAllen.

Dr. Rafael Rafols 101 Eagle Ave, Property owner of Café Rico Applicant stated the concept of this property is improve downtown bring more culture, bring music, art it is not a place for people to get wasted. As per Mr. Rafols that is not his goal and that is not what he wants in his property.

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. Emilio Santos moved to approve the conditional use permit. Mr. Gabriel Kamel Second the motion with five members present and voting.

2. Request of Zuribeth V. Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a night club (The Mansion Discotheque) at Lot 11, Block 23, McAllen Addition, Hidalgo County, Texas; 221 South 17th Street. **(CUP2026-0022)**

Mr. Noah Del Bosque stated The subject property is located on the east side of South 17th Street, between Beaumont Avenue and Chicago Avenue. The property is zoned CC-DT (City Core-Downtown UDC) District. The adjacent properties are zoned CC-DT (City Core-Downtown-UDC) District in all directions. The surrounding land uses include bars, nightclubs, and retail. A nightclub is allowed in a CC-DT District with a Conditional Use Permit and in compliance with requirements.

This property is part of the Original Townsite of McAllen. Special Use Permits for this property have been issued in the past, most recently in 2025. On March 3, 2026, a Notice of Violation and Revocation of Special Permit was made on the basis that there was reason to believe that the permittee is in violation of permit conditions, requirements, or limitations, specifically but not limited to failure enforce age-verification requirements.

The applicant is proposing to operate a nightclub under the name The Mansion Discotheque from 4,245 square feet of lease space. The nightclub will require nine parking spaces including one accessible parking space but may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9. of the UDC. Their proposed hours of operation are 10 p.m. to 2 a.m. Thursday through Sunday.

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

- Adequate Lighting, including, but not limited to, all entrances and exits
- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- UV ink
- Litter control
- Maximum occupancy load established by the building official

If approval is granted, the establishment must comply with all other UDC requirements, Building Codes, and Fire Department requirements. The applicant must also sign an acknowledgement and agreement to all conditions.

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

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

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

After lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with five members present and voting.

3. Request of Villas at Tres Lagos SPE, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an associated recreation (clubhouse) at Common Area "A", Villas at Tres Lagos Phase I Subdivision, Hidalgo County, Texas; 5602 Wisdom Avenue. **(CUP2026-0025)**

Mr. Noah Del Bosque stated The subject property is located on the north side of Tres Lagos Boulevard, east of North Shary Road. The property and adjacent properties are zoned R-3T (Multifamily Residential Townhouse-OC) District. The surrounding land uses include a public school, college campus, and vacant land. An associated recreation use is permitted in this zone with a conditional use permit and in compliance with requirements.

Villas at Tres Lagos Phase I Subdivision was recorded on February 27, 2026. This is the first

Conditional Use Permit application submitted for the subdivision. A building permit for the proposed clubhouse was submitted on March 3, 2026.

The subject property is currently vacant. The applicant is proposing to construct a clubhouse within Common Area "A" of the subdivision. The submitted site plan depicts a pool house and basketball courts.

The site plan must comply with all requirements on the building permit, including setbacks, landscaping, parking, etc. The proposed clubhouse must also comply with the following specific requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The project is proposing 19 parking spaces;
- 3) The associated recreation shall comply with requirements established for accessory uses. The recreation areas proposed are for the use of the overall development;
- 4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use. The recreation areas will be maintained by the Homeowner's Association/Public Improvement District (PID);
- 5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;
- 6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

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 approval of the request, for life of the use, subject to compliance with the Subdivision and Zoning Ordinance, Fire Department, and Building Code requirements.

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

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

4. Request of Priscilla J. Kunkle, on behalf of World Gospel Mission, for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Religious Center) at Lots 26-29, Block 10, College Heights Subdivision, Hidalgo County, Texas; 2021 Jackson Avenue and 2105, 2109, and 2021 Kennedy Circle. **(CUP2026-0023)**

Ms. Mia Fuentes stated The subject property is located on the southeast corner of Jackson Avenue and Kennedy Circle. The property is zoned R-2 (Duplex-Fourplex-OC) District. Adjacent zoning includes R-2 (Duplex-Fourplex-OC) District in all directions. An institutional use is permitted in an R-2

District with a Conditional Use Permit and in compliance with all requirements.

College Heights Subdivision was recorded on December 29, 1926. A Conditional Use Permit for an institutional use (school with a basketball court) was approved by City Commission in June 2001. A new Conditional Use Permit application for an institutional use (religious center) was submitted on March 23, 2026.

The religious center current and proposed days and hours are Monday to Sunday from 8:00 a.m. to 11:00 p.m. The building fronting Jackson Avenue contains offices, classrooms, storage rooms, and a private coffee shop only open to members of the religious center. The second building contains classrooms, a gym, and a cafeteria.

The proposed use must 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.
- 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. The required parking is provided from parking lot across Jackson Avenue and shared parking with the lot north of the property. Based on approximately 15,200 square feet, 30 parking spaces are required. 7 spaces are provided on site and 19 spaces are provided in the lot to the northwest, across the intersection. The remaining 4 spaces are provided from the parking agreement with Iglesia Evangélica Cristiana, a church located directly north of the main building.
- 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 for any new construction;

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

Staff received one call in opposition to the request regarding insufficient parking spaces.

Staff recommends approval of the request.

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. Jesse Ozuna moved to approve the conditional use permit. Ms. Isela V. Rios Second the motion with five members present and voting.

5. Request of Yasin I. Ansari, on behalf of South Texas Educational Technologies INC., for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Horizon Montessori Public School) at Lot 1 and Lots 5 through 12, Block 36, North McAllen Addition Subdivision, Hidalgo County, Texas; 320 North Main Street and 321 North Broadway Street. **(CUP2026-0024)**

Ms. Mia Fuentes stated The subject property is located at the northeast corner of North Main Street and Cedar Avenue. The property is zoned C-3 (General Business-OC) District and R-3A (Multifamily Residential Apartment-OC) District. Adjacent zoning includes R-2 (Duplex-Fourplex-OC) District to the northeast and east C-3 (General Business-OC) District to the northwest, west, and south. An institutional use is permitted in a C-3 and R-2 District with a Conditional Use Permit and in compliance with all requirements.

The first Conditional Use Permit for this location was approved for one year at the Planning and Zoning Commission meeting on June 21, 2011. The applicant requested for Life of Use, however, withdrew to allow time for remodeling and for Staff to review the permit after completion. The Conditional Use Permit was renewed yearly until 2023 when the applicant applied for Life of Use again. The Traffic Department recommended disapproval for Life of Use to allow for a traffic study with the approved Traffic Circulation Plan, and as a result, the request was approved for 3 years at the City Commission meeting on March 27, 2023. The current Conditional Use Permit expired on March 27, 2026, and the applicant submitted a new request for Life of Use on March 23, 2026.

The school operates in an existing two-story building, with a pavilion on Lot 6 and a playground area on Lot 1. The current and proposed days and hours are Monday to Friday from 7:30 a.m. to 5:30 p.m. The Traffic Department has completed their traffic study and recommended approval for Life of Use.

The proposed use must 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 North Main Street.
- 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 1.5 parking spaces per classroom and office, 47 parking spaces are required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, additional parking will be required.
- 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.

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

After lengthy discussion, Board member Mr. Jesse Ozuna moved to approve the conditional use permit. Mr. Gabriel Kamel Second the motion with five members present and voting.

d) SUBDIVISION:

- 1) **BICENTENNIAL ONE SUBDIVISION, 809 S. 19 ½ ST (REAR), 900 S. BICENTENNIAL, LLC;
(SUB2026-0051) (FINAL) MGE**

Ms. Natalie Moreno stated the subdivision was located on Calle De San Francisco (ABANDONED). Ingress/Egress is implied to be from the Calle De San Francisco, please clarify with staff. Paving: 32 ft Curb & gutter: both sides. Need to provide on the plat and for staff, documents detailing when and how the road was abandoned prior to final. Additional requirements may apply. At the planning and zoning commission board and city commission board approved the variance request to the subdivision lot not fronting a public street. on 11.24.25. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 200-800 ft. Block Length for R-2 Zone Districts (UDC). Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. No alley will be proposed due to a one lot townhome development. Subdivision Ordinance: Section 134-106. 4 ft. wide minimum sidewalk required on all interior streets. Calle de San Francisco, Sidewalk requirements may change to be 5 ft. prior to final, as per Engineering Department requirements. No plat note required. The engineer submitted a variance request to not provide a 4 ft required sidewalk. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025. The Board voted to approve the variance request to not provide a sidewalk on 11.24.25. 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. Plat note being provided in note #6. A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. Landscaping Ordinance: Section 110-46. 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. Access must be through common access easement. 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. Need to 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. 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. The engineer submitted a variance request for the lot not fronting a public street. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025. The variance request got approved for the lot not facing a public street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium Density Residential District) Proposed: R-2 (Medium Density Residential-UDC) a Rezoning request was submitted to change the zone to the new UDC. The rezoning got approved at the meeting of November 4, 2025. Zoning Ordinance: Article V. Existing: R-2 (Medium Density Residential District) Proposed: R-2 (Medium Density Residential-UDC) a Rezoning request was submitted to change the zone to the new UDC. The rezoning got approved at the meeting of November 4, 2025. 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. 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. 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. A Rezoning request was submitted to change the zone to the new UDC to R-2. The rezoning got approved at the November 4th meeting. 5 variance requests were submitted and will be heard at the planning and zoning commission board on Nov. 4, 2025. Must comply with City's Access Management Policy.

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

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

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

3) CONSENT:

- a) VILLAS AT PRIMROSE SUBDIVISION, 4500 N. WARE ROAD, MADHOUSE DEVELOPMENT, INC; (SUB2026-0061) (FINAL) CE

Ms. Natalie Moreno stated the subdivision was located on North Ware Road: Dedication as required for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State. Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document. 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. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and 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 recording. Subdivision Ordinance: Section 134-106. Front: N. Ware Road: 20 feet or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: See front Setback section above. 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 N. Ware Rd. Sidewalk requirements may increase to 5 ft. as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Required: Please revise Plat Note #8 to separate the buffer requirements into two distinct notes for clarity and accuracy. The current note combines multiple requirements and should be split as follows: A 6 ft. opaque buffer is required adjacent to/between multi-family residential and commercial or 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. Please revise Plat Note #8 to separate the buffer requirements into two distinct notes for clarity and accuracy. The current note combines multiple requirements and should be split as follows: An 8 ft. masonry wall is 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. 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. 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-3A (Multifamily Residential District) Proposed: R-3A (Multifamily Residential District) Please clarify the proposed use on the application, as it is currently left blank. An updated application reflecting the proposed use is required Zoning Ordinance: Article V Rezoning Needed Before Final Approval Zoning Ordinance: Article V Land dedication in lieu of fee. Based on the submitted application, 104 dwelling units are proposed. As per Parks Department, park land dedication of 1.6536 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. \$700 X 104 dwelling units = \$72,800. If park fee in lieu of park land dedication is proposed, a letter must be

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submitted to the Planning Director and reviewed by the City Manager, prior to recording. Pending review by the Planning Director and reviewed by the City Manager. Based on the submitted application, 104 dwelling units are proposed. As per Parks Department, park land dedication of 1.6536 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per traffic, Trip Gen approved, no TIA required. Comments: Update application to reflect new owners. Signature blocks must comply with Section 134-61. For the record, Plat is providing H.C.I.D. #1 Signature Block. As per Fire Department, access roads in excess of 150 ft. shall provide width and turnaround provisions. Disclaimer: Any abandonment of easements cannot be done by plat, must be done by a separate instrument. Must comply with City's Access Management Policy.

Recommendation: Staff recommends approval of the subdivision in Final Form subject 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, Board member Mr. Jesse Ozuna moved to approve the subdivision in final form. Mr. Emilio Santos Second the motion with five members present and voting.

b) VISTA PALOMA SUBDIVISION, 5200 N. TAYLOR ROAD, KEVIN L. HUGHS; (SUB2026-0064) (FINAL) SWG

Ms. Natalie Moreno stated the subdivision was located on N. Taylor Rd. - Minimum 20 ft. dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides. Revisions Needed: Please show dedication on both sides of centerline, prior to final to determine if no dedication is needed. The arrows on plat for dedications show to be off center and not on a line. Please provide Doc. No. on plat for the apparent 60 ft. R.O.W. located on the Southwest corner of the property. Need to Provide for dedication for section of property that is inside the apparent R.O.W. Please provide R.O.W. Recorded Docs. for staff review. Disclaimer: R.O.W. area seems to be closed off before reaching Taylor Rd., please clarify on the plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final: COM Thoroughfare Plan. Dove Ave. - Dedication for 40 ft. from centerline for 80 ft. R.O.W. Paving: 52 ft. B-B Curb & gutter: Both Sides. Revisions Needed: Please show existing dedication on both sides, prior to final. Please provide R.O.W. Documents for staff review prior to final. Disclaimer: There is an apparent triangular piece of land Lot 3 that is part of the Sharyland I.S.D. Junior High School. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 48th St.: 60 ft. - 70 ft. ranging R.O.W. required. Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides. Revisions Needed: curvature going from North to South side of the R.O.W. Please show the dedication on the southeast portion of N. 48th Street. ROW shows 55 ft. is that total? and no dedication was needed? United Irrigation District and HCID No. 16 existing easement runs into part of N. 48th St. Arrows are not cons. 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 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: 50 ft. or greater for easements, whichever is greater applies. revise plat note as stated above. The zoning remained, the setbacks increased to A-O. Zoning Ordinance: Section 138-356. Rear: 20 ft. or greater for

easements, whichever is greater applies. revise plat note as stated above. The zoning remained, the setbacks increased to A-O. Zoning Ordinance: Section 138-356. Sides: 20 ft. or greater for easements, whichever is greater applies. revise plat note as stated above. The zoning remained, the setbacks increased to A-O. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as stated above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Clarify/Revise the plat note as shown above. Proposing: "18.0 feet except where greater setback is required." Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Taylor Rd, N. 48th St and Dove Ave. Add plat note as stated above. Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize. Subdivision Ordinance: Section 134-120". Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along N. Taylor Road, N. 48th St, and Dove Ave. Perimeter buffers must be built at time of Subdivision Improvements. access, or lot frontage permitted along: (Proposing) : Lot 2,3&4 to have access along N. Taylor Road. Lot 1 to have access along Dove Avenue. Lot 5 to have access through Zinnia Avenue. Lot 5 was approved to have Access through 48th Street aligning with existing Zinnia Avenue or Bluebird Ave to the East. Add plat note as stated above, prior to recording. 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 A-O Proposed A-O. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. There was no Zoning Submitted for this development. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. (5 lots) 3,500. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. (5 lots) 3,500. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. (5 lots) 3,500. 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. Comments: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. Please provide staff with a copy of the HCID No. 16 Easement documents for staff review prior to recording. No overlap of easements into the R.O.W. is allowed. Disclaimer: No reserve strips are allowed. Please clarify the S.W.S.C. easement/waterline CCN shown on the Plat. At the Planning & Zoning Commission meeting of August 20, 2024, the board voted to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utility approvals. Must comply with City's Access Management Policy.

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

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

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

c) THE TREE HOUSE SUBDIVISION, 801 S. TAYLOR ROAD, GURA LIVING COMMUNITIES, LLC; (SUB2026-0063) (FINAL) ACHC

Ms. Natalie Moreno stated the subdivision was located on S. Taylor Rd: 40 ft. from center line for a total of 80 ft. ROW. Paving: 52 ft. - 65 ft. Curb & gutter: Both sides. Please provide document of existing

ROW for staff review, 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: 40ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Please provide the measured centerline distance from the proposed interior street(s) intersecting S. Taylor Road to the centerline of the existing street(s) located west of S. Taylor Road. The dimension shall be clearly shown on the plat to demonstrate compliance with the minimum 125' ft. centerline to centerline offset requirement. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Block length with no stub outs to the north and to the south. Plat submitted on 1/15/26 showing property to the south and north are un-subdivided, which allows for the stub out streets to be extended as these properties are developed. A variance request was submitted on March 10, 2026, and is scheduled to be heard at the Planning & Zoning Commission meeting on April 7, 2026, followed by the City Commission meeting on April 27, 2026. Variance was approved by City Commission meeting on 4.27.26. 600 ft. Maximum Cul-de-Sac. As per Fire Department requirements, 96 ft. of paving face-to face required. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements. Revise as shown above prior to recording. (Proposing - 20ft or to easement line whichever is greater in all cases.) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to recording. City Commission approval for R-1 (UDC) 3.23.26. Rear: 10 ft. or greater for easements. Revise as shown above prior to recording. (Proposing - 10 ft. or to easement line whichever is greater in all cases) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to final. City Commission approval for R-1 (UDC) 3.23.26 Sides: 5 ft. or greater for easements whichever greater applies. Revise as shown above prior to recording. (Proposing - 5 ft. or to easement line whichever is greater in all cases) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) City Commission approval for R-1 (UDC) 3.23.26. Corner: 10 ft. or greater for easements. Revise as shown above prior to recording. (Proposing 10 ft. or to easement line whichever is greater in all cases) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to final. City Commission approval for R-1 (UDC) 3.23.26. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise as shown above prior to recording. (Proposing - 18 ft. or to easement line whichever greater in all cases.) Zoning Ordinance: Section 138-356. Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to final. City Commission approval for R-1 (UDC) 3.23.26. 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 all interior streets. Revise plat note #15 as shown 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, Revise plat note #16 prior to recording. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Shall provide plat note as shown above prior to recording. 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. Taylor Rd for lots 1, 62, & 61. Plat note #6 reflects lots 1-60 & 61, Revise and clarify to reflect no curb cut access as mentioned 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. Add plat note prior to recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its

private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Clarify plat note #21 as it references lots 1-112. Revised Plat reflects 114 lots. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Please clarify on plat whether it will be private or public prior to recording. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R1. Zoning Ordinance: Article V. City Commission approval for R-1 (UDC) 3.23.26. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Currently zoned as R-3A and application shows R-1. Application for R-1 Zoning submitted on 1-26-26, must be finalized prior to final. If property is rezoned, requirements will be established prior to final. City Commission approval for R-1 (UDC) 3.23.26. Land dedication in lieu of fee. 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.

Comments: Must comply with City's Access Management Policy. Owner signature block verbiage needs to be revised to reflect whether the subdivision is public or private. Plat submitted 1-15-26 reflecting both public and private. Revise and clarify prior to final. Name of subdivision to the south is a recorded plat. Please revise and clarify accordingly with legal description. City Commission approval for R-1 (UDC) 3.23.26. lots 4-20 are missing lot dimensions, lots 27-38 are missing lot dimensions, 42-59 are missing lot dimensions. Revise accordingly prior to final. The variance request, submitted on March 10, 2026, is scheduled to be heard at the Planning & Zoning Commission meeting on April 7, 2026, and the City Commission meeting on April 27, 2026, and seeks to: (1) waive the requirement for S. 49th Street as a ¼-mile collector roadway, (2) waive the requirement for an east/west ¼-mile collector roadway, and (3) allow a block length exceeding the maximum of 200–800 feet or 12 lots, whichever is less. Variance was approved by City Commission meeting on 4.27.26. Clarify the intent of Lot 114. Indicate whether the lot is proposed to serve as a common area. Label and revise the plat as needed.

Staff recommends approval of the subdivision in final form, subject 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, Board member Mr. Jesse Ozuna moved to approve the subdivision in final form. Mr. Emilio Santos Second the motion with five members present and voting.

4) SUBDIVISIONS

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

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. 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. Trosper 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.

Ms. Natalie Moreno stated subdivision is to be kept tabled.

Chairperson Mr. Marco Suarez asked for motion to keep subdivision tabled.

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

b) ASTRID'S PLACE SUBDIVISION, 324 N. 4TH STREET, ASTRID GUTIERREZ; (SUB2026-0042) (REVISED PRELIMINARY) SEC (TABLED 04.21.26)

Ms. Natalie Moreno stated the subdivision was located on Date palm Avenue: Dedication of 25 ft. from centerline for a 50 ft. total R.O.W. Paving: 32 ft. Curb & gutter: both sides. Revisions required: Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff. review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 4th Street: Dedication of 25 ft. from centerline for a 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides. Revisions Required: Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff. review 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 134-118. 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/multifamily residential. There is an existing Alley 10 ft. on the east side of the property. Subdivision Ordinance: Section 134-106. Rear: 10 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Add plat note as stated above, prior to final. 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. 4 ft. wide minimum sidewalk required on Date Palm Avenue and N. 4th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must

be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Lots are fronting Date Palm Avenue. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted for this subdivision. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$ 2,100 (3 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. 3- 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 \$ 2,100 (3 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Public hearing required with noticed may be applicable for single-family residential, prior to recording. Replat name change should be "Bryan's Addition, Lots 1A, 2A & 3A, Block 2 Subdivision" Engineer submitted a variance request and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. 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 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 motioned to untable the subdivision and also to approve the subdivision in preliminary form including the variance. Mr. Jesse Ozuna Second the motion with five members present and voting.

c) RUSSELL CREEK SUBDIVISION, 13701 N. 23RD STREET (N. DEPOT ROAD), ELITE DEVELOPMENT 786, LLC; (SUB2025-0164) (REVISED FINAL) M2

Ms. Natalie Moreno stated the subdivision was located on Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: Both Sides. Please clarify additional ROW it appears to overlap the 20-foot existing ROW. Provide document numbers for existing ROW dedications and provide a copy for staff review. Existing transmission powerline poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission powerline poles as applicable, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. 15 ft. SWSC shows to overlap with ROW. Please clarify. Please label how existing ROW was dedicated. Provide document numbers for existing ROW, dedications and provide a copy for staff review, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. 8-3/4 Mile

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Road (E/W 1/4 Mile Collector): Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. The project engineer submitted a variance application (VAR2025-0013) on April 9, 2025 to request the interior E/W street to be considered the 1/4 Mile Collector with the ROW to be reduced to 50 ft. instead of the required 60 ft. and for the paving to be 32 ft. back to back instead of the required 40 ft. The project engineer submitted an additional variance request for the minimum 125 ft. street jog offset. The submitted plat shows the centerline for 8-3/4 Mile Road as a 100 ft. offset from centerlines. If the request to reduce the ROW is approved staff recommends a 10 ft. sidewalk and utility easement on both sides. The variance was approved at the City Commission for the 50ft of ROW and 40 ft of pavement. Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names to be finalized,, prior to recording. There have been discussions with our Engineering Department that a stub out to the property to the northeast may be required for connectivity for a secondary access that is under review and must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easements. The Engineer requested a variance to the front setback going from 25 ft to 20 ft. P&Z will be heard on May 5th 2026. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. The Engineer requested a variance to the side yard setback going from 6 ft to 5 ft. P&Z will be heard on May 5th 2026. Zoning Ordinance: Section 138-356. Corner:10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater 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 along Russell Road, North 23rd Street (Depot Road), 8-3/4 Mile Road, and both sides of all interior streets. Sidewalk requirements 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 along Russell Road and North 23rd Street (Depot Road). Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Russell Road, North 23rd Street (Depot Road), and 8-3/4 Mile Road. 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Need to provide more information on the curve table as there appears to be missing curve dimensions to determine if minimum lot width is compliance. Curve dimensions seem to be off set. Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone. On some lot frontage, they do not meet the min lot frontage of minimum 50 ft. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted

application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Pending review by the City Manager's Office. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. 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, prior to final. Application states this is a public subdivision, but plat has indications of subdivision being private, engineer must clarify if subdivision will be public or private. Subdivision plat and survey show conflicting information for the subdivision boundary dimensions. Also, some easements shown on survey aren't shown on the plat. Subdivision was previously "Russell Creek Subdivision Phase I" If the name has changed the subdivision application must be revised, prior to recording. At the Planning and Zoning Commission meeting of May 6, 2025, the Board recommended approval of the variances to the ROW and street offset, and no action on paving width requirement as the engineer agreed to the required 40 ft. of paving. Must comply with City's Access Management Policy.

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

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

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

d) ALHAMBRA ON 10TH SUBDIVISION, 11301 N. 10TH STREET, AL YAZJI DEVELOPMENT, LLC; (SUB2025-0167) (REVISED FINAL) RIOPLEX

Mr. Marco Johnson 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: Provide a copy of the existing ROW documents for staff review to recording. 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: 65-05 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 recording. 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. Revisions needed: The subdivision on the south side must be recorded first before this plat can be recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. A variance request was submitted and will be heard at the planning and zoning commission board on November 4, 2025 and city commission on November 24, 2025 for the

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50 ft. with a 10 -foot utility and sidewalk easement on both side. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Two proposed subdivisions under the names of "Vacate A Portion of Racquet Club and Replat to Park West Subdivision" & "Vacate A Portion of Racquet Club and Replat to Villages at Park West Subdivision" are in process and have been recorded. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. Block Length for R-3 Zone Districts. 200-800 ft. Block Length or twelve lots, whichever is less, will apply if the rezoning request is approved. A variance to this request was submitted and will be heard at the planning and zoning commission board on November 4, 2025. Subdivision Ordinance: Section 134-118 and/or UDC Sec. 5.3.6. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning request was approved. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved. 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. Please submit the radius dimensions on the cul-de-sac requirements. A variance request was submitted for this requirement and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on Nove 24, 2025 for exceeding cul-de-sac length. That was approved by city commission. Subdivision Ordinance: Section 134-105 and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. ROW: 20 ft. Paving: 16 ft. Provide alley according to Public Works Department's requirements prior to final. 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 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 is greater applies. Lots 2-69 (proposing): 20 ft. or greater for easements. Revisions needed: Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC. Rear: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69 (proposing): 10 ft. or greater for easements. Revisions needed: Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC. Sides: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69 (proposing): 5 ft. or greater for easements. Revisions needed: Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC. Corner: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69: 10 ft. or greater for easements. Revisions needed: Please revise the number of lots to (2-66). Zoning Ordinance: Section 138-356 and/or UDC. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356 and/or

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UDC. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 10th Street, Bicentennial Blvd and both sides of all interior streets. Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. Sidewalk requirements will be finalized once the zoning is finalized prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. 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. Bicentennial Boulevard. Revise plat note #9 as shown above prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. Plat note #13 proposes no curb cut or access along N. 10th Street as well. The plat note will be finalized once the Traffic Department review is finalized. As per Traffic Department, no curb cut will be allowed along N. Bicentennial Boulevard. Contact Traffic Department for the requirement along N. 10th Street to finalize the plat note 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. If the access is pending another subdivision on the south side, the plat cannot be recorded until the other plat is recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to recording. Subdivision Ordinance: Section 134-1 and/or UDC. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (duplex-fourplex residential) and C-3 (general business Districts) Proposed: R-2 (medium density residential - UDC) and M-2 (Regional Mixed-Use - UDC) Districts. Zoning Ordinance: Article V and/or UDC. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Land dedication in lieu of fee. Land dedication in lieu of fee: Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of land dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, \$44,800 (\$700 per dwelling unit) must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Land dedication in lieu of fee. Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of

lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, \$44,800 (\$700 per dwelling unit) must 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. TIA Level I was waived with the following conditions: Compliance with the conditions on the approved Access variance letter dated September 2, 2025. Southern most proposed shared street with Park West Subdivision must be aligned with median opening along N 10th Street (FM 336). - Dedication of shared street might have to be shown on the plat so that it can line up with the median opening. PENDING. Gate Details must meet the standard design guidelines. IN COMPLIANCE. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Provide a paving layout including the subdivision on the south side for staff review of the proposed access prior to recording. Remove plat note #20, as the use will be controlled by the Zoning, not by plat, if plat note remains please make corrections to the lot numbers. A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on November 24, 2025 for 3 requests. Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. A subdivision variance application (VAR2025-0016) has been submitted and is under review; however, the requirements may change if the rezoning request is approved. A revised application may be needed prior to finalizing the comments if the rezoning request is approved. Subdivision layout was changed. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised final form, subject to conditioned noted and approval of the layout change.

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

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

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

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. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 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. Submitted a new plat with layout change. Must comply with City's Access Management Policy.

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

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

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

f) URBAN ON 107 SUBDIVISION, 2501 STATE HIGHWAY 107, URBAN CITY DEVELOPERS, LLC; (SUB2026-0055) (PRELIMINARY) M&H

Ms. Natalie Moreno stated the subdivision was located on N. 25th Street: Existing 60 ft. ROW. Paving: 40 ft. Curb & gutter; both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Lavaca Avenue: Existing 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides. Revisions required: 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. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) Proposed: C-3 (General Business) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted for this property. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Application states commercial and residential if rezoning is submitted, new requirements may be applicable to the

residential development. Perimeter sidewalk streets on Lavaca Avenue should have already been installed, please clarify with staff prior to final. Must comply with City's Access Management Policy.

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

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

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

**g) MCALLEN PUBLIC WORKS SUBDIVISION, 4201 N. BENTSEN ROAD, CITY OF MCALLEN;
(SUB2026-0053) (PRELIMINARY) MCALLEN**

Ms. Natalie Moreno stated the subdivision was located on Primrose Avenue: 35 ft. dedication required for 70 ft. total ROW. Paving: 44 ft. Curb & gutter: both sides. Revise plat accordingly; finalize prior to final. Subdivision Ordinance: Sec.134-105. A variance application (VAR2023-0029) for the following items has been submitted: To not dedicate 30 ft. ROW for future N. 48th Street (on the west side) To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side) Variance requests have been approved from a previous submittal. N. 48th Street: 30 ft. ROW dedication required for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Label ROW dedication as N. 48th St. Subdivision Ordinance: Sec.134-105. A variance application (VAR2023-0029) for the following items have been submitted: To not dedicate 30 ft. ROW for future N. 48th Street (on the west side) To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side) Variance was approved in a previous submittal. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Rear: In accordance with the zoning ordinance or greater or approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for approved site plan or 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. 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. 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-4, R-1 & C-3 Proposed: C-4, R-1 & C-3. Zoning Ordinance: Article V. The subdivision has three different zones, no rezonings have been submitted for this subdivision. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning have been submitted for this project. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Remove any reference to "Proposed" from the plat. Any ROW or easement dedicated by this plat should be labeled as "By this plat" prior to final. ROW dedicated by this plat should be referenced as "dedicated by this plat" and the total ROW constituting of existing ROW plus ROW dedicated by this plat should be referenced as "Total ROW". Provide ownership map to assure there are no landlocked properties prior to final. Use a bolder font for the original property boundaries prior to final. Revise preparation date shown on the bottom left corner. Review & revise and the legal description and metes and bounds as needed. Use a ghosted line for the existing lot lines, etc. inside Lot 1 boundary. Please distinguish boundary line and lot line after dedication. Solid line but not as bold as boundary line. Show centerline on Nolana Avenue and Bentsen Road to establish the required ROW. A variance application (VAR2023-0029) for the following items has been submitted and was approved. To not dedicate 30 ft. ROW for future N. 48th Street (on the west side)

To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side) Must comply with City's Access Management Policy.

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

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

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

h) SUSTAITA LOGISTICS SUBDIVISION PHASE I, 4901 S. OLD 10TH STREET, SUSTAITA LOGISTICS CENTER, L.P.; (SUB2026-0062) (PRELIMINARY) STIG

Ms. Natalie Moreno stated the subdivision was located on All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 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. Engineer must verify that proposed use is compliant within existing Zoning. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning have been submitted for this project. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Clarify the discrepancy between the survey dimensions and bearing with the subdivision plat prior to final. Review and revise as applicable. Clarify the type of 15 ft. easement along South Old 10th Street prior to final. Provide length dimensions prior to final. Provide a copy of all referenced documents for staff review prior to final. Show a solid line for lot lines prior to final. Provide the legal description of all adjacent lots on all sides including the west side of South Old 10th Street and east side of South 10th Street. Remove the gas line form the plat but show a gas easement prior to final. Show the distance from property lines, bearing and distance for the existing easements prior to final. Previous submittal shows three lots. Must comply with City's Access Management Policy.

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

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

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

i) TREVINO 861416 SUBDIVISION, 3409 GUMWOOD AVENUE, LUPE GARCIA; (SUB2026-0056) (PRELIMINARY) AE

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. 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. 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. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. If the owner elects to pursue a rezoning, it must be finalized prior to final plat approval and may establish additional requirements that must be addressed prior to finalizing the plat. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. \$700 X 1= \$700 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. Trip Generation is being waived by Traffic for single family 1 lot subdivision. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Add legal descriptions to the properties located on the north side of Gumwood Ave and west side of N. 35th ST. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form subject to the conditions noted, utility and drainage 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. Jesse Ozuna moved to approve the subdivision in revised preliminary form. Ms. Isela V. Rios Second the motion with five members present and voting.

j) LOT 1C ALTA LOMA SUBDIVISION, 711 S. 24TH STREET, ARTEMIO V. RAMOS & FRANCISCA G. RAMOS; (SUB2026-0054) (PRELIMINARY) QHA

Mr. Marco Johnson stated the subdivision was located on All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district, and the plat shall be revised accordingly prior to final." Lots fronting public streets S. 24th ST. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356 Comments: Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonments must be done by separate process and not by plat. Must comply with City's Access Management Policy. Landlocked Parcel Concern: The proposed plat reflects only a portion of the tract, which may create a landlocked parcel with no street frontage. Please provide an ownership map and clarify how the property to the east will have access to a public street. Additional access or service drive dedication may be required prior to final. Please revise the subdivision name on both the application and plat. The

current name, Lot 1C Alta Loma Subdivision, should be updated to Alta Loma Lot 1C Subdivision prior to final.

Staff recommends approval of the subdivision in preliminary form subject to the conditions noted, utility and drainage 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. Jesse Ozuna moved to approve the subdivision in revised preliminary form. Mr. Emilio Santos Second the motion with five members present and voting.

5) DISCUSSION:

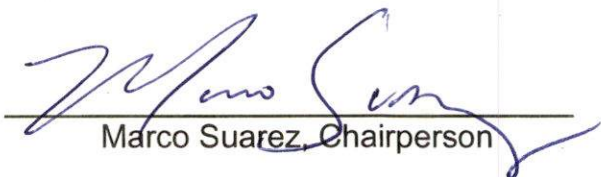
No Discussion was given to board members.

6) INFORMATION ONLY:

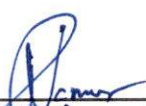
Planning Director, Mr. Omar Sotelo stated all city commission items were approved. Mr. Sotelo also mentioned to the board members if they can remove the subdivision application from the packet due to customer receiving fraudulent emails. And instead add a brief subdivision application to avoid customers receiving fraudulent emails, As per board members they approved of request.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:16 p.m. with Mr. Emilio Santos second the motion with five members present and voting.



Marco Suarez, Chairperson

ATTEST: 

Valerie Ramos, Administrative Clerk