

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, September 8, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
	Isela V. Rios	Member
	Amanda Gomez	Member

Absent:	Gabriel Kamel	Vice Chairperson
---------	---------------	------------------

Staff Present:	Michelle Rivera	Deputy City Manager
	Norma Borrego	Assistant City Attorney I
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director Planning
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Samantha Aguilar	Planner II
	Nicolas Lopez	Planner II
	Magdalena Ramirez	Planner I
	Jonathan Gutierrez	Technician I
	Florencio De La Cruz	Designer/Subdivision Coord
	Valerie Ramos	Administrative Assistant

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

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Jesse Ozuna

1) MINUTES:

- a) Approval of August 18, 2026 meeting minutes.

Being no discussion, Board member Emilio Santos motioned to approve the minutes. Mr. Jesse Ozuna second the motion with five members present and voting.

Board Member Mr. Raul Sesin arrived to the meeting at 3:31 PM, Making that six board members present.

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. Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-3T (Multifamily Residential Townhouse-OC) District and R-3C (Multifamily Residential Condominium-OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0127:

2401 South Bentsen Road (PID: 720045)
1913 South Taylor Road (PID: 1067667)
600 East El Rancho Road (PID: 685729)
1401 South "M" Lane (PID: 353027)

2. Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC) and C-3 (General Business-OC) Districts under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0128:

2001 South "D" Street (PID: 20828029)

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

CASE REZ2026-0129:

2001 Expressway 83 (PID: 201282)

4. Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0133:

2021 South Taylor Road (PID: 351418)

5. Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0134:

1924 South Jackson Road (PID: 231202)

6. Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0135:

4601 and 4901 Uvalde Avenue (PID: 654878 and 708306)
2300 and 2400 South 44th Street (PID: 981558 and 654923)

3200 South 2nd Street (PID: 697151)
400 and 1400 East Yuma Avenue (PID: 1013315 and 715437)
4371 Yuma Avenue (PID: 1124393)
901 and 1200 East Orangewood Drive (PID: 562731 and 711884)
901 East Burns Drive (PID: 670105)
4301 Neuhaus Drive (PID: 20834231)
501 East Pineridge Avenue (PID: 1183314)
301 Byron Nelson Avenue (PID: 315735)

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

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

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lot 10, Taggart Subdivision, Hidalgo County, Texas; 1115 Redwood Avenue (**REZ2026-0123**)

Mr. Nicolas Lopez stated, the subject property is located south of Redwood Avenue, east of North 12th Street, and west of North 11th Street.

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

The adjacent properties are zoned R-1(Single Family Residential-OC) District in all directions, R-2 (Duplex Fourplex Residential-OC) District to the west, C-1 (Office Building-OC) Districts to the southeast.

There is a vacant building on the subject property. Surrounding uses include residential and office building.

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 in this area is residential and commercial.

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with existing zoning of the properties and the zoning trend in the area.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin

second the motion with six members present and voting.

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 4.182 acres out of Lot 1, Block 1, Manlorson's Estates Subdivision, Hidalgo County, Texas; 101 South Taylor Road (**REZ2026-0125**)

Ms. Magdalena Ramirez stated, the subject property is located on the southeast corner of US Business Highway 83 and South Taylor Road.

The adjacent properties are zoned I-1 (Light Industrial-OC) District to the north, C-3 (General Business-OC) District and R-4 (Mobile Home and Modular Home-OC) District to the south and R-2 (Duplex-Fourplex Residential-OC) District to the east.

The applicant has requested to rezone the property to C-2 (Regional Commercial-UDC) District for commercial use.

Surrounding uses include multifamily residences and commercial, and industrial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Mixed-Use Corridors consist of residential and nonresidential land uses, putting housing nearby jobs and services, and specifically access to public transit options. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the city.

The development trend along this area is multifamily residential and commercial use.

This is the initial rezoning for this property.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the 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, emails or letters in opposition to the 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. Emilio Santos moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

3. Rezoning from C-3 (General Business-OC) District to R-2 (Medium-Density Residential-UDC) District: 2.032 acres out of Lot 1, Block 1, Manlorson's Estates Subdivision, Hidalgo County, Texas; 111 South Taylor Road (**REZ2026-0126**)

Ms. Magdalena Ramirez stated, the subject property is located on the southeast corner of US Business Highway 83 and South Taylor Road.

The adjacent properties are zoned C-3 (General Business-OC) District to the north, R-4 (Mobile Home and Modular Home-OC) District to the south and R-2 (Duplex-Fourplex Residential-OC) District to the east.

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 5

The applicant has requested to rezone the property to R-2 (Medium Density Residential-UDC) District for residential use.

Surrounding uses include multifamily residences, commercial, and industrial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Mixed-Use Corridors consist of residential and nonresidential land uses, putting housing nearby jobs and services, and specifically access to public transit options. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the city.

The development trend along this area is multifamily residential and commercial use.

This is the initial rezoning for this property.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the 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, emails or letters in opposition to the request.

Staff recommends approval of the rezoning request.

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

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

4. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District: 1.36 acres out of Lot 107, La Lomita Irrigation and Construction Company's (Hoit) Subdivision, Hidalgo County, Texas; 4500 North 29th Street (**REZ2026-0130**)

Mr. Nicolas Lopez stated, the subject property is located on the southeast corner of Buddy Owens Boulevard and North 29th Street.

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

The adjacent properties are zoned R-1(Single Family Residential-OC) District to the south, A-O (Agriculture & Open Space-OC) District to the east and west, and I-2 (Heavy Industrial-OC) District to the north.

The subject property is currently vacant. Surrounding uses include single family residential to the south, a school to the west, vacant land to the east, and a commercial plaza to the north.

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 in this area is single family residential, institutional, and commercial use.

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 6

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with existing zoning of the properties and the zoning trend in the 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. Raul Sasin moved to approve the rezoning request. Mr. Jesse Ozuna Second the motion with six members present and voting.

5. Rezoning from A-O (Agricultural and Open Space-OC) District to M-2 (Regional Mixed Use-UDC) District: 7.321-acre tract of land out of Lots 29, 30, 31 and 38, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2100 South Ware Road **(REZ2026-0131)**

Ms. Magdalena Ramirez stated, the subject property is located southwest corner of South Ware Road and Uvalde Avenue.

The adjacent properties are zoned A-O (Agricultural and Open Space-UDC) District to the west and south, M-2 (Local Mixed Use-UDC) District and R-1 (Single Family Residential-OC) District to the north, and R-1 (Low Density Residential-UDC) District to the east.

The applicant has requested to rezone the property to M-2 (Residential Mixed Use-UDC) District.

Surrounding uses include single-family Residential, McAllen ISD, vacant land, and a golf course.

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. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residences.

The development trend along this area is single-family residential.

This is the initial rezoning for this property. No other requests for rezoning have been made for this property. The applicant requested the rezoning on July 14, 2026

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the 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, emails or letters in opposition to the 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. Raul Sesin moved to approve the rezoning request. Mr. Jesse Ozuna Second the motion with six members present and voting.

6. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low-Density Residential-UDC) District: 4.936-acre tract of land out of Lots 29, 30, and 31, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4001 Uvalde Avenue **(REZ2026-0132)**

Ms. Magdalena Ramirez stated, the subject property is located along Uvalde Avenue west of South Ware Road.

The adjacent properties are zoned A-O (Agricultural and Open Space-UDC) District in all directions, and R-1 (Single Family Residential-OC) District to the north of Uvalde.

The applicant has requested to rezone the property to R-1 (Low Density Residential-UDC) District.

Surrounding uses include a mobile home park, vacant land, single family homes and a middle school.

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. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residences.

The development trend along this area is single family residential, multifamily and vacant land.

The first rezoning for this property from A-O (Agricultural Open Space-OC) district to A-O (Agricultural and Open Space-UDC) District was approved by City Commission on October 13, 2025. No other request has been made for the proposed property.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the 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, emails or letters in opposition to the 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. Emilio Santos moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of John A. Simon for a Conditional Use Permit, for two years, and the adoption of an ordinance for a bar (Simon Sez) at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas, 2007 Orchid Avenue. **(CUP2026-0067)**

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

compliance with all requirements.

Continental Trade Center Subdivision was recorded on November 15, 1994. The previous Conditional Use Permit for this applicant and location was approved by City Commission on May 28, 2024 for two years. The applicant submitted a new application on July 10, 2026.

The bar's current and proposed days and hours are Monday-Friday from 4:00 p.m. to 2:00 a.m. and Saturday from 6:00p.m. to 2:00 a.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

The establishment must also meet the requirements set forth in the memo.

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of distance from a publicly owned property to the east, The International Museum of Art & Science;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Orchid Avenue;
- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 2,400 sq. ft. bar requires 24 parking spaces. A parking agreement has been submitted with the application.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance to publicly owned property).

Ms. Monica Martinez 2010 Nolana Ave, was present on opposition of this case. Ms. Monica Martinez mentioned she was against moving forward with this case due to not feeling safe after hours due to intoxicated people always being around her building after hours and also early in the mornings, Ms. Martinez also mentioned she felt very uncomfortable having her customer being around intoxicated people due her business being a kid's spa and events starting hours from 5:00 pm to 8:00 pm. She also mentioned she was no longer in her business by the time people from the bar start getting there but her business alarm has been constantly turned on due to

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 9

customers from another bar have broken her business windows twice and nothing has been made even with police reports.

Mr. John Simons 2007 Orchid Ave, Applicant was present and talked to board members.

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. Amanda Gomez Second the motion with six members present and voting.

2. Request of Ricardo and Melinda Vega, on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for one year, and the adoption of an ordinance for an event center (Picture Venue) at 4.983 Acres out of Lot 78, La Lomita Irrigation and Construction Company (Hoit) Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road. **(CUP2026-0068)**

Ms. Samantha Trevino stated, The property is located on the east side of North Bentsen Road, north of Lark Avenue and is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single family residential) District to the north, west, and south, and A-O (agricultural and open space) District to the east. Surrounding land uses includes single-family residences, agriculture, and vacant land. A CUP is not allowed in an R-1 District for this use.

The initial application for a Conditional Use Permit for an event center and picture venue for the subject property, known as Maddie's Pumpkin Patch, was approved by City Commission on November 22, 2021. The CUP for the subject property was approved for 9 months subject to dust mitigation and fencing the property. The Conditional Use Permit expired On August 22, 2022. The applicant re-applied for another year on August 2, 2022 and was approved by city commission on September 26, 2022. On September 11, 2023 city commission was presented with a CUP for this property for 3 years, and was disapproved and only granted for 6 months with the conditions that the animals be removed. On March 19, 2024, the applicants went before Planning and Zoning where the board motioned to disapprove with a favorable recommendation to City Commission for one year of the request. Applicant withdrew the item before the City Commission meeting. On August 19, 2025, the applicants went before Planning and Zoning where the board motioned to disapprove with a favorable recommendation to City Commission for one year of the request for an Event Center (picture venue). City Commission approved the CUP for 3 months. The current application was submitted July 13th, 2026 for 1 year.

The applicant is proposing to continue the operation of a picture venue and event center from approximately 8 ½ acre property. Approximately, 5 acres are being used for the event center and venue area and 3 ½ acres for the parking area. The hours of operation are from Monday to Sunday from 8:00 A.M. to 8:00 P.M.

The Fire Department is pending inspection of the establishment. The Health Department stated that the establishment must obtain required health permits for any food sales, provide required restrooms for the public, and trash receptacles. The establishment must also meet the requirements set forth in the application as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential properties; however, the proposed hours of operation is from 8:00 AM to 8:00 PM.;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to North Bentsen Road;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 10

minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the picture venue and event area, 1,525 parking spaces are required and no paved parking spaces are provided. A 3 ½ acre of unpaved tract is being used for the parking area. On-site parking will need to be paved and striped and be clear of potholes to comply with City standards;

4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

Staff recommends disapproval of the request based on noncompliance with the required C-3 District zoning, requirements #1 (distance), and #3 (parking).

Chairperson Mr. Marco Suarez announced board members and staff they are going into executive session at 3:55 PM, and came back from executive session at 4:02 PM.

Mr. Jaime Morales Business address 5526 North 10th Street and Residence address 2305 Fairmont Ave was present representing applicants. Mr. Morales stated the reason why they have not rezoned the proper was due to their understand they couldn't rezone the property to commercial due to being in a residential area.

Ms. Melinda Martinez Vega 1804 Ariel Lane Edinburg Tx, Applicants' wife was present and mentioned when they submitted for this application they advised if they can also do a rezoning request as per customer, they told her to move forward with their request of CUP due to the rezoning application not being able to get approved by time for the season. Ms. Vega also mentioned she was not aware of the zone until it was brought up to her attention this year.

Mr. Ricardo Vega 6712 North Bentsen Road, the property owner stated when they first applied for a permit, they started with a special event permit for three years and then they were instructed to move to a CUP. Mr. Vega stated they have never been advised to rezone up until this year.

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 disapprove the conditional use permit. Mr. Raul Sesin Second the motion with six members present and voting.

d) SUBDIVISION:

1. A resubdivision of "Lot 1, Villas at Tres Lagos Phase I Subdivision" into proposed "Villas at Tres Lagos Phase II Subdivision" Hidalgo County, Texas; 5600 Tres Lagos Blvd (SUB2025-0159)

Ms. Natalie Trevino stated the property located at, Tres Lagos Blvd: 100 ft. ROW. Paving: 65 ft. B-B Curb & gutter: both sides. Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 11

minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d). Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street: Dedication needed for 60 ft. minimum ROW. Paving: 40 ft. Curb & gutter: both sides. Street names will be established prior to final. Finalize street name requirement prior to recording. Paved temporary street turnaround, must be done through a separate instrument, prior to final/ recording. Diameter of pavement to be of adequate size for City Turnarounds and City Services. 96 ft diameter with a 10 ft ROW back of curb. A Variance was requested for internal road with and paving would be 32 ft. ROW with 32 ft. of paving with a 10 ft. utility and sidewalk easement along both sides of internal road. Variance will be heard at the planning and zoning meeting of July 7, 2026 and City Commission on 07/27/2026. 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. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. 96 ft. diameter with a 10 ft. R.O.W back of curb. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily development. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. (Proposing): 10 ft. minimum or (greater for easements). Zoning Ordinance: Section 138-356. Rear: 10 ft or greater for easements. (Proposing): 11 ft or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements. (Proposing): In accordance with the zoning ordinance or greater for easements. The engineer submitted a variance request to the side yard setbacks from 0 ft with a firewall or 6ft to 0 ft with firewall and 5ft. Variance will be heard at the planning and zoning meeting of July 7, 2026. Variance request was approved. 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 setbacks applies. (Proposing): 18 ft except where greater setbacks is required; greater setbacks 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 Tres Lagos and both sides of interior streets. If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. Sidewalk may increase to 5 ft., prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Tres Lagos Boulevard. 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 Tres Lagos Blvd. Access will be from the interior streets from Villas at Tres Lagos Phase I. Please revise spelling from "Frontage" to "Frontage". 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. Revisions required: Plat notes referenced "Common areas A, B and C will be maintained by the property owners and HOA and not the city of McAllen" - Phase II has no common areas, please clarify prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if 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. Plat submitted shows some lots not meeting the minimum lot width requirements, please clarify or adjust, prior to final. Zoning Ordinance: Section 138-356. Existing: R-3T (OC) Proposed: R-3T (OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 12

Analysis (TIA) required prior to final plat. Submit Doc. No's along Tres Lagos for the R.O.W. and Recorded Easements for staff review. Phase II has no parking as per discussion during Phase I, please show parking on phase II. Access will be from the interior streets in Phase I. 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 conditional use permit. There was none.

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

3) CONSENT:

- a) 7-11 McAllen Subdivision, 201 Dallas Avenue, Vaquero Ventures Management, LLC; **(SUB2026-0116) (Final) MH**
- b) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2026-0115) (Final) MH**
- c) Row at Park Place Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments; **(SUB2026-0101) (Final) MH**
- d) The Embers III Subdivision, 9901 North 10th Street, MDG Investment Group, LLC; **(SUB2026-0102) (Final) QHA**

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

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the consent items from 3a-3d. Mr. Jesse Ozuna Second the motion with six members present and voting

4) SUBDIVISIONS

- a) LivSmart Subdivision, 901 South 29th Street, Stay in McAllen, LLC; **(SUB2026-0107) (Final) SEC**

Ms. Natalie Moreno stated the property located at, 901 S. 29th Street: 50 ft. dedication for a total of 100 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides. Provide document numbers for existing ROW dedication and provide copy for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Lindberg Ave: 30 ft. dedication for a total of 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides. Provide document numbers for existing ROW dedication and provide copy for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive can not dead end. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. this plat note is stated twice on the plat, please make any corrections and revise plat note. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance 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 S. 29th street and Lindberg Avenue. Please revise as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 13

or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C3 Proposed: C3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy.

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

Board member Ms. Amanda Gomez will be abstaining from item 4(a).

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

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

b) Plaza D5 Commons Subdivision, 2900 Trenton Road, Global Projects and Developments; (SUB2025-0081) (Revised Final) BIG

Ms. Natalie Moreno stated the property located at, 2900 Trenton Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: 65-85 ft. Curb & gutter: Both sides. Need to provide document numbers shown on the plat for staff review prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N.29th Street: Dedication as needed for 50 ft. centerline for 100 ft. Total R.O.W. Paving 65 ft. Curb & gutter: Both Sides. Revisions needed: Need to provide document numbers shown on the plat for staff review prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Revisions Needed: Provided for service drive easement on the plat. Alley or service drive easement cannot dead-end. Subdivision Ordinance: Section 134-106. Front: Trenton Road/N.29th Street: In accordance with Unified Development Code, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note #3 as noted above. Unified Development Code Section 2.2.5-1. Rear: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Unified Development Code Section 2.2.5-1. Sides: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note #3 as noted above. Unified Development Code Section 2.2.5-1. Corner: See front setback section above. Revisions Needed: Add note as shown above. Unified Development Code Section 2.2.5-1. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Trenton Road and N. 29th Street. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Referenced as plat note #11. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 14

Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-1 (Local Commercial District) Proposed: C-1 (Local Commercial District) Property went through a rezoning application and was approved by City Commission on July 14, 2025. Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC). Unified Development Code Section 2.2.5-1. Rezoning Needed Before Final Approval. Property went through a rezoning application and was approved by City Commission on July 14, 2025. *Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC). As per Traffic Department, Trip Generation approved, no TIA required. The subdivision went for a name change going from Plaza Muzquiz to Plaza D5 Common Subdivision. Disclaimer: Any Abandonment of easements must be done by a separate instrument/document, cannot be done by plat. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised final, subject to conditions noted, and approval of the name 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. Raul Sesin moved to approve the subdivision in revised final form including of the name change. Mr. Emilio Santos Second the motion with six members present and voting.

c) Villas at Trenton Subdivision, 8000 North Ware Road, 3400 N Auburn Ave, LLC/Alvaro Gonzalez; (SUB2026-0060) (Revised Final) RJC

Ms. Natalie Moreno stated the property located at 3400 N. Ware Road (F.M. 2220): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By the State Curb & gutter: By the State. Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review. On the Survey provided, there is a mention of a Tx-DOT R.O.W. parcel acquired, provide copies of these documents and show on the plat prior to final. Please label "10' U.E" or "10' Utility easements" on plat, not "10' Utility Ease". Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: Dedication required 60 ft total ROW. Paving: 40ft Curb & gutter: Both Sides. Proposing a 50 ft ROW with a 10 ft utility easement on both sides. Street names "Street A, B, C, etc." need to be added on plat, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional ROW. needed to 33rd Street for City Project. Paving: 40 ft. Curb & gutter: Both sides. Revisions needed: Label documents numbers regarding how existing ROW was dedicated. Add document number on what the City Acquired, prior to recording. Auburn Avenue: 60 ft. from centerline for 120 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides. Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review. 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 ft.~ Block Length for R-2 Zone Districts. 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. 134-118. 300 ft. Maximum Cul-de-Sac. ft. of R.O.W. back of curb around Cul-de-Sac required. Unified Development Code Section 5.3.9.H.4. 4-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever is greater applies. Unified Development Code Section 2.2.3.D.4. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the UDC, or greater for easements. Revise plat not as stated above, prior to final. (Proposing) Lot 1 shall be 5 feet on the south side. Lot 2 & 3 shall be 0 feet on the south side. lot 2 shall be 0 feet on the north side. lot 4 shall be 5 feet on the east side. lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side. lot 13 shall be 5 feet on west side and 0 feet on east side. Sides: In accordance with the UDC, or greater for easements. Revise plat not as stated above, prior to final. (Proposing) Lot 1 shall be 5 feet on the south side. Lot 2 & 3 shall be 0 feet on the south side. lot 2 shall be 0 feet on the north side. lot 4 shall be 5 feet on the east side. lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side. lot 13 shall be 5 feet on west side and 0 feet on east side. lot 14 shall be 0 feet on west

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 15

side and 5 feet on east side. lot 31 shall be 5 feet on north side. lot 32 shall be 5 feet on south side. lot 41 shall be 5 feet on the east side and 0 feet on the west side. lot 42 shall be 0 feet on the east side and 5 feet on the west side. lot 59 shall be 5 feet on the south side. lot 60 shall be 5 feet on the east side. lot 64 shall be 5 feet on the west side and 0 feet on the eastside. lot 65 shall be 0 feet on the west side and 5 feet on the east side. lot 74 and 75 shall be 5 feet on west side. lot 82 shall be 0 feet on the west side and 5 feet on the east side. lot 83 shall be 5 feet on the west side and 0 feet on east side. lot 89 shall be 5 feet on the east side. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Garage :18 ft. except where a greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Ware Road, Auburn Ave, N.33rd Street, and both sides of interior streets. Sidewalk requirements may increase to 5 ft. prior to recording 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 and along N. Ware Rd., Auburn Ave., & N.33rd Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Masonry wall will be required along the recorded El Tigre Food Store No. 15. 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. Ware Road, Auburn Ave. and N.33rd Street. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Minimum Lot width is 20 ft. and minimum lot area is 2,250 sqft. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District). 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. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please show a breakdown of ROW on the southeast corner of the property, above the license agreement. Common lot detention area is labeled incorrectly. Please revise accordingly. If subdivision is Public or private but not gated, please come by office to revise application. On the Location map, needs to add a frame on the N-arrow, add a Solid hatch on the Subdivision Project Site. Missing plats note about Common Area. Needs to provide staff with copy of all R.O.W./ easement documents being shown on the plat prior to recording. Needs to add parcel information for properties located to the North and West of N. Ware Rd. Verify and review the bearings and distances / Metes and bounds. Verify that the curve tables match the lot widths shown on the plat, it is currently missing the CURVE DATA POINTS (o) Disclaimer: Any abandonments must be done by a separate instrument, cannot be done by plat, must be finalized prior to final. 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 change of layout.

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in revised final form including the change of layout. Ms. Amanda Gomez Second the motion with six members present and voting.

**d) Villa Floresta Subdivision, 3900 North Bicentennial Boulevard, Four Stones Construction;
(SUB2026-0016) (Revised Preliminary) IEG**

Mr. Marcos Johnson stated the property located at, 3900 N. 16th Street: Dedication as needed for 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 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. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed Townhome development and currently zoned R-3T. as per public works, approved to proceed with Residential Trash Collection. On construction plans please ensure cul-de-sac meets City of McAllen's minimum paving requirements of at least 96 ft. face to face. Must comply with Chapter 90 of McAllen's Solid Waste Ordinance. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easement or approved site plan, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include note as shown above. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. 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. Bicentennial Boulevard, and both sides of all interior streets. 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, and along North Bicentennial Boulevard. Revisions Needed: Revise plat note #10 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. Must comply with City Access Management Policy. As per Traffic Department no accesses will be granted off of Bicentennial Blvd. 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. Revisions Needed: Add plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Remove plat note #20 as proposed use is not commercial. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Add plat note as shown above. Maintenance of detention pond and park area responsibilities need to be established. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. After clarification of ROW on the east boundary, minimum lot width and lot area shall meet current zone (R-3T). Any proposed abandonment must be done via separate instrument and referenced on the plat. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential) Proposed: R-3 (High Density Residential District). Application proposes Zoning to R-3, if rezoning, need to submit rezone application for rezoning to the new R-3. Update application to reflect no change in zone prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Application on file reflects proposed zoning as R-3 (High-Density Residential District). update application to reflect no current zone. Disclaimer: If submitting a rezoning application to the new R-3

Planning and Zoning Commission Regular Meeting

September 8, 2026

Page 17

(High-Density Residential District) requirements may be subject to change. 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. Clarify the total number of dwelling units to finalize the park fee prior to final. with the updated number of dwelling units, park land dedication is as follows: 5 acres X 30 dwelling units X 3.18 / 1,000 = 0.477 Acres. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. based on the updated number of dwelling units, park fees are as follows: \$700 X 30 dwelling units = \$21,000 to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG Approved as per traffic.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage and utilities approval, approval of variance requests no. 1, no. 3, and no. 4, and disapproval of variance request no. 2 as submitted.

Ms. Diana Izaguirre 2121 East Griffin Pkwy Mission Tx, 78572 was present representing customers Engineering company from Izaguirre Engineering Group LLC. Exhibit was presented to the board members.

Mr. Florencio De la Cruz Designer/Subdivision Coordinator from Engineering Department was present, Mr. De la Cruz mentioned they are going to keep the way the subdivision is what they want is just a middle lane for bicentennial due to currently no middle lane being there, he also mentioned they want to add a left turn lane for both sides in this case they just want it on the north.

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in preliminary form with favorable recommendation approve for 1, 3, and 4. No action was taken on 2, Mr. Jesse Ozuna Second the motion with six members present and voting.

e) McDonald's 42-3865 McAllen Subdivision, 3500 South Jackson Road, McDonald's Corporation; (SUB2026-0111) (Preliminary) AEC

Mr. Marcos Johnson stated the property located at, 3500 South Jackson Road, All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. Jackson RD (F.M. 2061). Subdivision Ordinance: United Development Code 5.3.8. 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. See Departmental comments from Traffic Department. 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. 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 required to determine if TIA is required, prior to final plat.

Staff recommends approval of the subdivision in preliminary form subject to the conditions noted, 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 members Mr. Raul Sesin moved to approve the subdivision in preliminary form. Mr. Emilio Santos Second the motion with six members present and voting.

f) Multidisciplinary Clinic Subdivision, 5017 North Jackson Road, Vargas Alvarez Investments, LLC; (SUB2026-0112) (Preliminary) MH

Ms. Natalie Moreno stated the property located at, 5017 North Jackson Road, 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. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4. B. 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: North Jackson Road. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Unified Development Code: Chapter 2. Traffic Impact Analysis (TIA) required prior to final plat. Rezoning to the new UDC will be required, prior to final. Setbacks must reference the new unified development code. Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form, subject to 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. Raul Sesin moved to approve the subdivision in preliminary form. Ms. Amanda Gomez Second the motion with six members present and voting.

**g) Yale Corner Subdivision, 10301 North 10th Street, AVL, LP; (SUB2026-0113) (Preliminary)
SEC**

Mr. Noah Del Bosque stated the property located at, 10301 North 10th Street Yale Avenue: 50 ft. to 170 ft R.O.W. Paving: 37 ft. to 52 ft. existing paving Curb & Gutter: both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,000 ft. Block Length. Unified Development Code: Section 5.3.6. All setbacks are subject to increase for easements. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Subject to change, pending rezoning. Unified Development Code: Chapter 2.

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

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

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

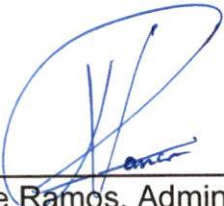
5) INFORMATION ONLY:

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

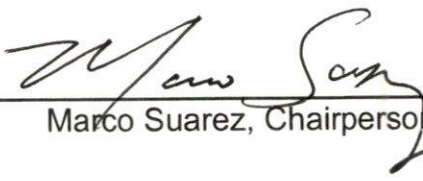
ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board member Emilio Santos adjourned the meeting at 4:50 p.m. with Ms. Isela Rios second the motion with six members present and voting.

ATTEST:



Valerie Ramos, Administrative Assistant



Marco Suarez, Chairperson

CONFLICT OF INTEREST

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

I, AMANDA GOMEZ as a member of the P+Z BOARD, make this
(NAME) (CITY COMMISSION OR BOARD)

affidavit and hereby on oath state that I, or a person related to me, have a substantial interest in a business entity or real property that a vote or decision on the matter as specified below will have a special effect on such business entity or real property which is specially, economically distinguishable from the effect on the public; such item is reflected as Agenda Item 4(A) on the posted Agenda for the Commission or Board as applicable for the meeting of SEPT 8, 2026.

The business entity is defined as STAY IN MCALLEN, LLC, 901 S. 29TH ST
(NAME) (ADDRESS)

The real property is described as _____

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

- ☐ I own land within 200 feet of subject property; or
- ☐ I own 10% or more of the voting stock or shares of the business entity; or
- ☐ I own \$15,000.00 or 10% or more of the fair market value of the business entity; or
- ☐ Funds received from the business entity exceed 10% of my gross income for the previous year; or
- ☐ Real property is involved and I have an equitable or legal ownership with a fair market value of \$2,500 or more; or
- ☐ A relative of mine (1st degree of consanguinity or affinity) has a substantial interest in the business entity or property that would be affected by the decision of the public body of which I am a member, for which I have checked out the substantial interest above; or
- ☒ I have a perceived interest in the business or property that is involved.
- ☒ Other THE PROJECT WILL BE DEVELOPED BY MY EMPLOYER. I AM CURRENTLY ASSIGNED TO SERVE AS THE PROJECT MANAGER FOR FUTURE DEVELOPMENT.

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

Signed this 8 day of SEPTEMBER, 2026.

Amanda Gomez
Signature of Official

P+Z Commission Member
Title

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

Sworn to and subscribed before me on this 8th day of September, 2026.

Maria T Ramirez
Notary Public in and for the State of Texas
My Commission Expires: 9/29/27

