

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 18, 2026 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for August 4, 2026, Meeting Minutes.

2) PUBLIC HEARING:

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

- 1. Rezoning from A-O (Agricultural and Open Space-OC), R-1 (Single-Family Residential-OC) and C-3 (General Business-OC) Districts 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 REZ2026-0116:

QUINTA MAZTLAN LOT 1
600 Sunset Drive
500 and 804 Bales Road (PID: 674016 and 175515)
700 Sunset Drive (PID: 675893)
2801 South 10th Street (PID: 189372)

- 2. Rezoning from R-1 (Single-Family Residential-OC) and C-3L (Light Commercial-OC) Districts under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0117:

2700 South McColl Road (PID: 1351918)

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

CASE REZ2026-0118:

RIDGE PLAZA

1200-1424 East Savannah Avenue
1900-2108 South "M" Street
2108 and 2109 East Vermont Avenue
1901, 2101 and 2109 South "K" Center Street
1900 and 1912 South Jackson Road
2108 East Ridge Road
EXPENSE ACRES LOTS 2-4
2312, 2400 and 2412 South Jackson Road
JACKSON MEADOWS LOTS 66C-66G AND 67C-67W
2500, 2512, 2600, 2608 and 2616 South Jackson Road
2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2800,
2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832 and 2836 South Jackson
Road
LAS CANADAS LOTS 1-19 BLOCK 1
2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000, 3002, 3004,
3006, 3010, 3012, 3014, 3016, 3018 and 3020 South Jackson Road
VILLA HERMOSA BLOCKS 1-2
3400 and 3500 South Jackson Road
1400 East Savannah Avenue (PID: 645218)

- 4. Rezoning from R-1(Single-Family Residential-OC) District and A-O (Agriculture & Open Space-OC), under the Old Code (OC), to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0120:

7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343)

- 5. Rezoning from R-1 (Single-Family Residential-OC), A-O (Agriculture & Open Space-OC), and I-1 (Light Industrial-OC) Districts 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 REZ2026-0121:

7100 South McColl Road Rear (PID: 290333)
7201 and 7524 South 10th Street (PID: 644853 and 189956)

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

CASE REZ2026-0122:

RIVER VALLEY LOT 1
700 South Jackson Road
JACKSON GARDENS LOTS A-B
800 and 808 South Jackson Road
JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7
820, 900 and 920 South Jackson Road
1301, 1317, 1401 and 1417 East Jackson Avenue
WALMART NO. 2 LOTS A, 1, 3, 4, 7
1100 East Jackson Avenue
1200 East Jackson Avenue

1402 South Jackson Road
 1410 South Jackson Road
 1412 East Jackson Road
 Lot 2A Wal-Mart Subdivision No. 2, Lot 2A
 1300 East Jackson Road
 STATION 1 LOT 1
 1501 South "K" Center Street
 JACKSON PLAZA LOT 1
 1100 South Jackson Road
 LAS MISIONES LOT 1
 1328 South Jackson Road
 SOUTH TEXAS MEDICAL PARK LOTS 1-13
 1201, 1301, 1309, 1401 and 1409 East Ridge Road
 1601 and 1609 South "K" Center Street
 1301, 1309, 1317 and 1325 East Quebec Avenue
 1600 and 1608 South Jackson Road
 1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue
 and Rear, 1400, 1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson
 Avenue and Rear (PID: 508167, 508166, 550569, 550570, 550567, 550568,
 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810)
 2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201,
 231196, 231199 and 231194)

b) REZONING:

1. Rezoning from R-1 (Low Density Residential-UDC) District to R-2 (Medium Density Residential-UDC): Lot 11, Block 3, Colonia McAllen Subdivision, Hidalgo County; 2700 South 26½ Street. **(REZ2026-0115)**
2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) a 1.952 acre tract of land out of Lot 109, Pride O' Texas Subdivision, Hidalgo County, Texas; 3800 State Highway 107. **(REZ2026-0124)**

c) CONDITIONAL USE PERMITS:

1. Request of Garman Real Estate Development LLC, for a Conditional Use Permit, for life of Use, and the adoption of an ordinance for an Associated Recreation at Lot 1, Northwest Creek Subdivision, Hidalgo County, Texas; 10421 North 34th Street **(CUP2026-0060)**
2. Request of Maria E. Lince, for a Conditional Use Permit, for one year for a Home Occupation at Lot 18, (Unit B, Willow Ridge Condominiums Phase 1), Willow Ridge Subdivision, Hidalgo County, Texas; 908 East Daffodil Avenue Unit B **(CUP2026-0061)**
3. Request of Sarahi Duarte, on behalf of Monroe Cigar Bar LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11 and East 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street **(CUP2026-0063)**
4. Request of Abdelhadi Mohd Al-Hatabeh, on behalf of Hatabeh Group LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a smoke shop (CYBERSKUNK) at Lot A, Colbert's Addition, Hidalgo County, Texas; 2017 South 10th Street STE C **(CUP2026-0064) Withdrawn**

3) CONSENT:

- a) Bravac Park Subdivision, 421 South Ware Road, Southmost Solutions, LLC; **(SUB2026-0109) (Final) SEA**
- b) Coastal King - McAllen Subdivision, 11600 North 23rd Street, Coastal King, LTD/Robert Hart; **(SUB2026-0106) (Final) RGEC**
- c) ISMJ Retail Subdivision, 3300 South Jackson Road, ISMJ Retail Partners; **(SUB2026-0110) (Final) BOWMAN**
- d) Bentsen Oaks Phase I Subdivision, 7401 North Bentsen Road, Guzman Construction; **(SUB2025-0086) (Final) SEC**
- e) Kerria Center Subdivision, 3700 North 23rd Street, Jim & Mary Kay Moffitt Family, LTD; **(SUB2025-0029) (Revised Preliminary) (6-Month Extension) SEC**

4) SUBDIVISIONS:

- a) Star Subdivision, 401 East Dicker Road, Star Clothing, LLC; **(SUB2026-0072) (Revised Preliminary) REGA**
- b) Pecan Plaza Subdivision, 4801 Pecan Boulevard, REA General Contractors; **(SUB2026-0076) (Revised Preliminary) M&H**
- c) Camp McAllen Subdivision, 8601 North 23rd Street, City of McAllen; **(SUB2026-0105) (Preliminary) COM**

5) INFORMATION ONLY:

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, August 18, 2026

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: *SEE FOREGOING AGENDA*

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Planning & Zoning Commission on the 12th day of August, 2026 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

Dated this the 12th day of August, 2026



Jessica Cavazos, Management Assistant