

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 4, 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 July 21, 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 R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0109:

Augusta Village Subdivision, Lots 1-3, Hidalgo County, Texas
1005, 1009 and 1013 East Augusta Avenue
702 East El Rancho Road (PID: 290268)
704 East El Rancho Road (PID: 290273)
708 East El Rancho Road and Rear (PID: 290271 and 500072)
706 East El Rancho Road (PID: 290272)
712 East El Rancho Road (Drive) (PID: 290269)
800 East El Rancho Road and Rear (PID: 290270 and 290291)
810 East El Rancho Road and Rear (PID: 290263 and 796354)
900 East El Rancho Road (PID: 20826014, 290264, 290261 and 290262)
1000 East El Rancho Road (PID: 290265)
3401 South McColl Road (PID: 290266)
3413 South McColl Road (PID: 290267)
3417 South McColl Road (PID: 625707)

3419 South McColl Road (PID: 695405)
3421 South McColl Road (PID: 290258)
3501 South McColl Road (PID: 290259)
3521 South McColl Road (PID: 290278)
705 East Agusta Avenue (PID: 290279)
709 East Agusta Avenue (PID: 290280)
825 East Agusta Avenue (PID: 290281)
901 East Agusta Avenue (PID: 290282)
905 East Agusta Avenue (PID: 290283)
909 East Agusta Avenue (PID: 290284)
1001 East Agusta Avenue (PID: 290285)
1101 East Agusta Avenue (PID: 290288)
1109 East Agusta Avenue (PID: 290289)
3551 South "K" Center Street (PID: 943783)

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

CASE REZ2026-0110:

Las Vinas Subdivision, Lots 1-58; Orangewood East Subdivision, Lots 1-6 and 9-29; Orangewood East Addition Subdivision, Lots 8-A and 30-41, Hidalgo County, Texas

1000-1013 East Covina Avenue
3700-3913 South "J" Street
3700-3725 South "I" Street
3612-3708 South "H" Street
3612-3624 South "G" Street
700-1109 East Balboa Avenue
700-925 East Sundown Drive
3800-3801 and 3824-3908 South "F" Street
701-924 East Burns Drive

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

CASE REZ2026-0111:

Del Lago Subdivision, Lots 1-39 and Common Area & Private Lake, and Lago Vista Subdivision, Lots 1-55, Hidalgo County, Texas

701-1001 East Francisca Avenue
812-1312 East Helena Avenue
4300-4416 South "F" Street
4400-4421 South "H" Street
4300-4501 South "J" Street
4200-4413, 4500 and 4512 South "K" Center Street
4202-4403 South "K" Lane
4200-4401 South "L" Street
4200-4401 and 4501 South "M" Street

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

Development Code (UDC) for the following properties:

CASE REZ2026-0112:

Orangewood Subdivision Unit No. 1 Subdivision, Lots 1 -18; Orangewood Subdivision Unit No. 3 Subdivision, Lot 1; Ritaglen Subdivision, Lot "A"; and Orangewood South Subdivision, Lots 1-31, Hidalgo County, Texas

200-300 Chris Lane
3300- 3325 Sandy Lane ("A" Street)
3300-3325 Kent Lane ("B" Street)
400 East El Rancho Road
300 East Burns Avenue
3800-3824 Sundown Court West
3801-3825 Sundown Court East
3900-3930 Sundown Drive
3800-4117 Burns Drive South
4001-4025 Burns Court

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

CASE REZ2026-0113:

EL Rancho Santa Cruz Subdivision Phase 1 Subdivision, Lots 11-36; Lots 5 and 6, El Rancho Santa Cruz Subdivision Phase 1, Lots 5 and 6; Lots 37-A Thru 37-G Inclusive El Rancho Santa Cruz Subdivision Phase 1, Lots 37-A – 37-G; El Rancho Santa Cruz Phase 2 Subdivision, Lots 82-91; El Rancho Santa Cruz Subdivision Phase 4 Subdivision, Blocks 1-8; Isela & Jose Fuentes Subdivision, Lot 1; Snell Subdivision, Lots 1-3; Fuentes Davila Subdivision, Lot 1; Fuentes II Subdivision, Lot 1; R. Martinez Subdivision, Lots 1-3; R. Martinez Family Subdivision, Lots 1-4; Maximo Jr. Subdivision, Lot 1; Olympia Place Subdivision, Lots 1-2; Lara Subdivision, Lot 1; and Rancho Cruz Subdivision, Lots 1-6, Hidalgo County, Texas.

700 –1113 East Pineridge Avenue
3009, 3011, 3016, 3024 and 3025 South "J" Street
2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213, 3301, 3305 and 3313 South McColl Road
704, 708, 710, 712, 800, 804, 808, 812 and 820 East Nassau Avenue
801-845 East Olympia Avenue
2913, 3001 and 3108-3313 South "H" Street
2910, 2912, 2916, 3000, 3001, 3009 and 3208-3313 South "G" Street
3209-3316 South "G" Lane
3208-3313 South "H" Lane
3108-3313 South "H" Street
3021 South "J" Street (PID: 273940)
3017 South "J" Street (PID: 273944)
3013 South "J" Street (PID: 273942)
3001 South "J" Street (PID: 273939)
2909 South "J" Street (PID: 273938)
2905 South "J" Street (PID: 273937)
2901 South "J" Street (PID: 273936)
2900 South "J" Street (PID: 273946)

2904 South "J" Street (PID: 273947)
 2908 South "J" Street (PID: 273948)
 3000 South "J" Street (PID: 273949)
 3004 South "J" Street (PID: 273950)
 3008 South "J" Street (PID: 273951)
 3012 South "J" Street (PID: 273952)
 901 East Pineridge Avenue (PID: 273954)
 3013 South "H" Street (PID: 273955)
 3009 South "H" Street (PID: 273956)
 2905 South "H" Street (PID: 273960)
 2901 South "H" Street (PID: 273961)
 841 East Pineridge Avenue (PID: 273957)
 825 East Pineridge Avenue (PID: 273923)
 821 East Pineridge Avenue (PID: 273919)
 817 East Pineridge Avenue (PID: 273914)
 3005 South McColl Road (PID: 273908)
 835 East Olympia Avenue (PID: 167594)
 828 East Nassau Avenue (PID: 273921)
 832 East Nassau Avenue (PID: 273926)
 836 East Nassau Avenue (PID: 273930 and 273931)
 844 East Nassau Avenue (PID: 273934)
 812 East Pineridge Avenue (PID: 274158)
 3009 South McColl Road (PID: 273909)
 1021 East El Rancho Road (PID: 274155)

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

CASE REZ2026-0114:

Las Cabanas Subdivision, Lots 1-60; and Paseo Del Lago Subdivision,
 Lots 1-51; Hidalgo County, Texas.
 1200-1420 East Balboa Avenue
 3600-3613 and 3800-3917 South "L" Street
 3602-3615 South "L" Lane
 3602-3615 South "K" Lane
 3600-3613 and 3800-3916 South "M" Street
 3602-3615 South "M" Lane
 3713-3917 South "K" Center Street
 3912 South Jackson Road (PID: 231261)
 3908 South Jackson Road (PID: 231262)
 3820 South Jackson Road Unit A (PID: 231264)
 3820 South Jackson Road Unit D (PID: 231266)
 3830 South Jackson Road (PID: 231259)
 3800B South Jackson Road (PID: 344482)
 3820 South Jackson Road and Rears 1-6 (PID: 231259, 344482, 231263,
 351364, 231265 and 538337) - (133 Clearview Place, Clearview Drive)

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to R-3 (High Density Residential-UDC): 10.18 Acres out of Lot 6, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 8401 South McColl Road. **(REZ2026-0103)**
2. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 1 Block 2, Maple Heights Subdivision, Hidalgo County, Texas; 1321 North 8th Street. **(REZ2026-0105)**
3. Rezoning from C-1 (Local Commercial-OC) and C-3 (General Commercial-OC) Districts to R-1 (Low-Density Residential-UDC) District: 2.34 acres out of Lot 5, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 500 East Wichita Avenue. **(REZ2026-0106)**
4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Chili Pepper Express Subdivision, and Lot 1, Replat of Park West Subdivision, Hidalgo County, Texas; 11001 & 11201 North 10th Street. **(REZ2026-0107)**
5. Rezoning from C-4 (Commercial Industrial-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1-7, Shops at Tres Lagos Subdivision, Hidalgo County, Texas; 4304, 4312, 4400, 4200, 4208, 4212, 4300 Tres Lagos Boulevard **(REZ2026-0108)**

c) CONDITIONAL USE PERMITS:

1. Request of Juan F. Garza, on Behalf of Var 37 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar (Var 37) at the North 19.43 feet of Lot 3 and all of Lot 4, Block 2, McAllen Addition Subdivision, Hidalgo County, Texas; 1101 Business Highway 83. **(CUP2026-0055)**
2. Request of Juan Carlos Marquez, on behalf of Apostolic Assembly of the Faith in Christ Jesus, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Apostolic Church) at Lot 1, Apostolic Church Subdivision, Hidalgo County, Texas; 801 East Cedar Avenue. **(CUP2026-0056)**
3. Request of Jesus F. Davila, on behalf of OTBG North Park LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar (Oak Texas Bar & Grill-North Park) at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg. 300, Suite 300. **(CUP2026-0058)**

3) CONSENT:

- a) Verona Heights Subdivision, 2604 N. Ware Road, 11-11 Developments, LLC (Ricardo Kalife); **(SUB2025-0180) (Final) SAMES**
- b) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi; **(SUB2025-0087) (Revised Final) (6-MONTH EXTENSION) SEC**
- c) Bentsen Oaks Ph I Subdivision, 7401 N. Bentsen Road, Guzman Construction; **(SUB2020-0057) (Revised Preliminary) (6-MONTH EXTENSION) SEC**

4) SUBDIVISIONS:

- a) Alhambra on 10th Phase II Subdivision, 11401 N. 10th Street, Mouayad Development, LLC; **(SUB2026-0103) (Final) RIOPLEX**
- b) Excelente Meat Market Subdivision, 601 E. Dicker Road, Jesus Guadalupe Ortiz Gonzalez; **(SUB2026-0100) (Preliminary) STIG**

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 4, 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 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 29th day of July, 2026 the meeting, in accordance with Chapter 551 of the Texas Government Code.

Dated this the 29^h day of July 2026.

Jessica Cavazos, Management Assistant