

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 17, 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 December 2, 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 REZ2026-0007:

Los Alegres Unit No. 1 Subdivision Lots 5-6, Hidalgo County, Texas
200 Wichita Avenue

Los Alegres Unit No. 1 Subdivision Lots 9-10, Hidalgo County, Texas
308 and 316 Wichita Avenue

Los Alegres Unit No. 1 Subdivision Lots 13-14, Hidalgo County, Texas
400 and 408 Wichita Avenue

Los Alegres Unit No. 1 Subdivision Lots 17-18, Hidalgo County, Texas
416 and 424 Wichita Avenue

- 2. **Rezoning from R-1 (Single-Family Residential District-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 REZ2026-0009:

2800 South McColl Road (PID: 290252)

2800 South McColl Road (Rear) (PID: 655180)

3. **Rezoning from R-2 (Duplex-Fourplex Residential–OC) District under the Old Code (OC) to R-2 (Medium-Density Residential–UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0008:

Taylor Villas Subdivision, Lot A, Hidalgo County, Texas
5150 Uvalde Avenue
Taylor Villas Subdivision, Lot B, Hidalgo County, Texas
2050 South 50th Street

4. **Rezoning from C-3L (Light Commercial-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0006:

3916 Idela Avenue (PID: 270320)
4400 South Ware Road (Rear) (PID: 270324, 270325, 270326)
4500 South Ware Road (Rear) (PID: 270328)

5. **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 REZ2025-0244:

H.G.P., Inc. Subdivision Lot A, McAllen Pavilion Subdivision II Lots 1A-3A, McAllen Pavilion Lots A1 & B-F, Concord Property Corp. Subdivision No. 1 Lots 1-3, Concord Property Corp. Subdivision No. 2 Lot 4, Renaissance Pointe Lots 1-2B, River Valley Subdivision Lot 2B and 3, and Jackson Triangle Subdivision Lots 1-2, Hidalgo County, Texas.

300, 400, 410, 420, 500, 504, 506, 510, 514, 606, 614, 620, 700, 708, 800, 810, 900, 910, 924, 1200, 1300, 1304, 1312, 1316, 1400 and 1420 East Expressway 83

6. **Rezoning from R-2 (Duplex-Fourplex Residential-OC), R-3A (Multifamily Residential Apartments-OC), R-3T (Multifamily Residential Townhomes-OC), C-1 (Office Building-OC), C-2 (Neighborhood Commercial-OC), and C-3 (General Business-OC) Districts under the Old Code (OC) to CC-DT (City Core Downtown-UDC) District under the new Unified Development Code (UDC) for the following properties:**

REZ2026-0010:

McAllen Addition Blocks 1-14 and 19-64, McAllen State Bank Lot A, Nelson Addition Blocks 1-4, 1515 Houston Lot 1, Nelson Addition Lots 5A-6A, South McAllen Additions Block 1-6, and PIDS: 189432, 189433, 189431, 189407, 189437, 189438, 189439, 189440, 189441, 189442, 189443, 189446, 189436, 189435, and 189444, Hidalgo County, Texas:

101, 209, 213, 215, 217, 221, 303, 305, 309, 311, 315, 317, 321, 401, 405, 409, 413, 415, 417, 501, 509, 513, 515, 517, 601, 603, 615, 617, 619, 701, 709, 713, 717, 721, 801, 803, 807, 809, 813, 815, 817, 819, 821, 823, 825, 901, 903, 905, 907, 911, 913 and 917 South Bicentennial Blvd.

20, 200, 302, 320, 404, 420, 500, 520, 600, 608, 620, 700, 704, 720, 800, 802,
and 900 South 10th Street
1001, 1023, 1101, 1117, 1123, 1201, 1217 1411, 1501, 1601 and 1701 Highway
83 3-714 South 11th Street
13- 904 South 12th Street
1-713 South Broadway Street
1-920 South Main Street
15-921 South 15th Street
100-920 South 16th Street
800-921 South 16 1/2 Street
100-722 South 17th Street
800-917 South 17 1/2 Street
1000-1720 Austin Avenue
1200-1721 Beaumont Avenue
1200-1717 Chicago Avenue
1405-1515 Dallas Ave
1000-1720 Erie Avenue
1000-1717 Fresno Avenue
1101- 1720 Galveston Ave
1000-1720 Houston Avenue
1400-1720 Ithaca Avenue
900, 1300 and 1308 Jackson Avenue

b) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to A-O (Agricultural and Open Space-UDC) District: 7.635-acre tract of land out of Lots 20, 21, 22, and 23, Ebony Heights Citrus Groves Unit No. 1 Subdivision, Hidalgo County, Texas; 1604 Frontera Road. **(REZ2026-0003)**
2. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 8, Block 1, Redwood Park Addition Subdivision, Hidalgo County, Texas; 1708 North 8th Street. **(REZ2026-0004)**
3. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 22, Block 2, Pecan Acres Subdivision, Hidalgo County, Texas; 802 Orange Avenue. **(REZ2026-0005)**

c) CONDITIONAL USE PERMITS:

1. Request of Jorge G. Martinez on behalf of Lunalj LLC, for a Conditional Use Permit, for two years, and adoption of an ordinance for an Event Center (Casa Luna) at Lot 5A, Kingwood Estates Phase II Subdivision, Hidalgo County, Texas; 5245 North 23rd Street. **(CUP2025-0119)**

3) CONSENT:

- a) CXL ACRES SUBDIVISION, 11624 N. 29TH STREET, CESAR XAVIER LEAL **(SUB2025-0078) (FINAL) SEA**
- b) THE SHOPPES ON 2ND SUBDIVISION, 120 TRENTON ROAD, A.I.M.Z DEVELOPMENT, LLC, **(SUB2025-0110) (FINAL) M&H**

- c) BORN AGAIN PLAZA SUBDIVISION, 3100 N. WARE ROAD, FLOR AURORA LIMAS, **(SUB2026-0020) (FINAL) SEC**
- d) MCALLEN CITY CENTER SUBDIVISION, 1300 S. 10TH STREET, MCALLEN CITY CENTER, LTD, **(SUB2024-0009) (FINAL) 6- MONTH EXT. SEC**

4) SUBDIVISIONS:

- a) JACKSON MCALLEN RETAIL SUBDIVISION, 105 N. JACKSON ROAD, JACKSON MCALLEN RETAIL PARTNERS, LTD, **(SUB2026-0019) (PRELIMINARY) BOWMAN**
- b) REPLAT OF JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE 4, LOT 11 & 9A SUBDIVISION, 1021 E. HWY 83, PARK PLACE VENTURES ONE, LTD, **(SUB2026-0018) (PRELIMINARY) M2**
- c) EL VAQUERO SUBDIVISION, 6000 S. 23RD STREET, LESLY SOLIS & OZIEL SOLIS, JR, **(SUB2026-0015) (PRELIMINARY) GE**
- d) VILLA FLORESTA SUBDIVISION, 3900 N. BICENTENNIAL BLVD, FOUR STONES CONSTRUCTION, **(SUB2026-0016) (PRELIMINARY) IEG**
- e) PASEO DEL ANGEL SUBDIVISION, 1401 E. YUMA AVENUE, ZUKO FAMILY LIMITED PARTNERSHIP, **(SUB2026-0014) (PRELIMINARY) REGA**
- f) NOLANA ESTATES SUBDIVISION, 3901 N. MCCOLL, EB MERIT CONSTRUCTION, **(SUB2026-0012) (PRELIMINARY) M&H**
- g) PREMIER ESTATES, 4232 S WARE RD, PREMIER ASSET HOLDINGS, LLC, **(SUB2025-0012) (REVISED PRELIMINARY) SEA**
- h) VICTORIA ACRES SUBDIVISION, 13424 N. 29TH ST., ADRIANA REGALADO, **(SUB2025-0096) (REVISED PRELIMINARY) SAMEs**
- i) ZUMA SUBDIVISION, 11001 N. BENTSEN PALM DR., ZUMA DEVELOPMENT CO., LLC, **(SUB2025-0107) (REVISED PRELIMINARY) CHLH**
- j) AMISTAD MCALLEN SUBDIVISION, 4120 N. TAYLOR RD., AMISTAD MCALLEN, **(SUB2025-0013) (REVISED PRELIMINARY) TC**
- k) MY HOME CROSSING DREAMS, 11 S. 29TH STREET, MY HOME, LLC, **(SUB2025-0120) (REVISED PRELIMIARY) MAS**
- l) LAS BRISAS PHASE II, 3105 MONTE CRISTO Rd, RHODES DEVELOPMENT, INC. **(SUB2025-0111) (FINAL) M&H**
- m) WARE HOTEL GROUP, LP, 401 S. WARE RD., WARE HOTEL GROUP, LP, **(SUB2024-0019) (REVISED FINAL) M&H**
- n) MCALLEN O.T. LOTS 1A & 2A, BLOCK 58 SUBDIVISION, 1619 GALVESTON AVE, MARC & ANGELA MILLIS, **(SUB2025-0131) (REVISED PRELIMINARY) SEA (TABLED ON 01/21/26)**

- o) EBONY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION, 506 N 6TH ST, FAITH DEVELOPMENT LEASING, LLC, **(SUB2025-0135) (REVISED PRELIMINARY) STIG**
- p) MEDITERRANEAN SUBDIVISION, 13931 N. WARE ROAD, ANCER PROPERTIES, LLC, **(SUB2023-0110) (REVISED PRELIMINARY) IDEN**

5) DISCUSSION:

6) 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, February 17, 2026

TIME: 3:30 PM

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

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 10th day of February, 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 10th day of February, 2026



Jessica Cavazos, Management Assistant