

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JANUARY 21, 2026 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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) 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-2 (Duplex-Fourplex-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

#### CASE REZ2025-0251:

Las Canadas Subdivision Lots 1-8 & 15-20 Block 1 Hidalgo County, Texas.  
3000-3104 South "K Center" Street

Las Canadas Subdivision Lots 10-14 & 33-36 Block 1 Hidalgo County, Texas.  
1200-1312 East Pineridge Avenue

Las Canadas Subdivision Lots 21-29A Block 1 Hidalgo County, Texas.  
3002-3017 South "L" Street

Las Canadas Subdivision Lots 30-32 & 37-39 Hidalgo County, Texas.  
3002-3011 South "L" Lane

Las Canadas Subdivision Lots 40-42 Block 1 Hidalgo County, Texas.  
3000-3008 South "M" Street

Las Canadas Subdivision Lots 43-52 Hidalgo County, Texas.  
1201-1325 East Olympia Avenue

2. **Rezoning from R-3A (Multi-Family Residential Apartment-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the New Unified Development Code (UDC) for the following property:**

**CASE REZ2025-0249:**

Las Canadas, Lot 9, Hidalgo County, Texas.  
3108 South "K" Center Street

3. **Rezoning from I-1 (Light Industrial - OC) District to I-1 (Light Industrial- UDC) District:**

**CASE REZ2025-0250:**

Jackson South Subdivision, Lot 1, Hidalgo County, Texas.  
1400 South Jackson Road  
1330 East Oakland Avenue (Prop ID: 231175)

4. **Rezoning from A-O (Agricultural & Open Space-OC) District under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2025-0248:**

3100 South Jackson Road (PID: 231208)

5. **Rezoning from A-O (Agricultural & Open Space-OC) District and R-3A (Multi-family Residential Apartment-OC) District under the Old Code (OC) to M-2 (Regional Mixed Use-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2025-0247:**

2000 South Ware Road (PID: 230670, 230672, 230671)

6. **Rezoning from A-O (Agricultural and Open Space-OC), I-1 (Light Industrial-OC), and C-1 (Office Building-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 REZ2025-0272:**

3101 Jordan Road Rear (PID: 230684).  
2301-3401 Jordan Road (PID: 230681, 230682, 230683).  
2701-3501 South Ware Road (PID: 230656, 230637, 270303, 270304, 270305).

**b) REZONING:**

1. Rezone from R-1 (Single Family Residential - OC) District to R-2 (Medium-Density Residential - UDC) District: 2.70 of an acre tract of land out of Lot 129, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2604 North Ware Road **(REZ2025-0271)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Nathan Chamberlain, P.E. on behalf of AEP Texas, for a Conditional Use Permit, for two years, for an Electric Substation at a 5.55 acre tract described as West 250 feet of the East 756.45 feet of the South 986.84 feet of land out of Lot 328, John H Shary Subdivision, Save and Except the West 100 feet of the North 50 feet, Hidalgo County, Texas; 4551 Buddy Owens Boulevard. **(CUP2025-0129)**
2. Request of Roan G. Gomez, for a Conditional Use Permit, for Life of Use and adoption of an ordinance, for Institutional Use (School) at Lot 1 at Idea Public Schools-McAllen Subdivision, Hidalgo County, Texas; 201 North Bentsen Road. **(CUP2025-0124)**
3. Request of Fermin Leija Jr., for a Conditional Use Permit adoption of an ordinance, for Life of Use, for a Single Family Dwelling (Home) at South ½ of lot 11, Block 56, McAllen Addition Subdivision, Hidalgo County, Texas; 619 South Bicentennial Boulevard. **(CUP2025-0125)**
4. Request of Michael Fallek for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Planned Unit Development at 13.661 Acres out of Lot 9 & 16 Section 7, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1300 South 10th Street **(CUP2025-0126)**
5. 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)**
6. Request of M2 Engineering, PLLC, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an amendment to a Planned Unit Development for Lots 1-36, Sunset Valley Subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2025-0120)**

**d) SUBDIVISION:**

1. BALBOA ACRES SUBDIVISION #7, BLOCK 29 (EAST HALF), 3417 FRANCISCA AVE, RAUL MACIAS **(SUB2026-0006) (FINAL) SEA**
2. BALBOA ACRES SUBDIVISION #7, BLOCK 29 (WEST HALF), 3501 FRANCISCA AVE, RAUL MACIAS **(SUB2026-0007) (FINAL) SEA**
3. BALBOA ACRES LOT #18, BLOCK 30 (WEST HALF), 3515 HELENA AVE, ALEX LOZANO **(SUB2026-0009) (FINAL) AS**

**4. BALBOA ACRES LOT #18, BLOCK 30 (EAST-HALF), 3512 HELENA AVE, ALEX LOZANO **(SUB2026-0010) (FINAL) AS****

**e) ORDINANCE**

- 1. Consideration and possible approval of an ordinance updating the Unified Development Code.**

**2) SUBDIVISIONS:**

- a) BALBOA ACRES #5, BLOCK 19 (EAST HALF), 3111 DAYTONA AVE, ANARCASIS DAVILA **(SUB2025-0184) (PRELIMINARY) SEA****
- b) BALBOA ACRES #5, BLOCK 19 (WEST HALF), 3113 DAYTONA AVE, ANARCASIS DAVILA **(SUB2025-0185) (PRELIMINARY) SEA****
- c) MCALLEN O.T. LOTS 1A & 2A, BLOCK 58 SUBDIVISION, 1619 GALVESTON AVE, MARC & ANGELA MILLIS **(SUB2025-0131) (REVISED PRELIMINARY) SEA****
- d) LIVSMART SUBDIVISION, 1001 S 29TH St, STAY IN MCALLEN, LLC **(SUB2026-0002) (PRELIMINARY) SPEC****
- e) LAS BRISAS PHASE II, 3105 MONTE CRISTO RD, RHODES DEVELOPMENT, INC. **(SUB2025-0111) (FINAL) M&H (Tabled on 12/02/2025)****
- f) RMZ DEVELOPMENT, 2900 COLBATH AVE, RMZ INVESTMENTS, INC. **(SUB2026-0008) (FINAL) ME****

**3) DISCUSSION:**

**4) 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:** **Wednesday, January 21, 2026**

**TIME:** **3:30 PM**

**PLACE:** **McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 15<sup>th</sup> day of January, 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 15<sup>th</sup> day of January, 2026

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**Jessica Cavazos, Administrative Assistant**  
**/s/**