

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JULY 7, 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 June 16, 2026, Meeting minutes.

2) PUBLIC HEARING:

- a) **ROUTINE ITEMS CITY INITIATED REZONINGS:** (All Rezoning 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) and A-O (Agricultural and Open Space-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 REZ2026-0085:

5600 South McColl Road Rear 2 (PID: 290309)
5000 South McColl Road Rear 2 (PID: 290302)
5600 South McColl Road Rear (PID: 290308)
5900 South McColl Road Rear (PID: 290310 and 290311)
6200 South McColl Road Rear (PID: 290325)
7400 South McColl Road (PID: 581955)
7600 South McColl Road (PID: 290335)
7201 South McColl Road and Rear (PID: 1131791 and 290331)
7301 South McColl Road and Rear (PID: 1132141 and 1074539)
7401 South McColl Road (PID: 1131800)
7501 South McColl Road (PID: 1131790)
7615 South McColl Road (PID: 20827728)

2. Rezoning from A-O (Agricultural and Open Space-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 REZ2026-0086:

100 El Rancho Road and Rears 1-2 (PID: 290293 ,290294, 290295, 290296)

4500 South McColl Road and Rear (PID: 290300 and 290301)
5000 South McColl Road and Rear (PID: 290304 and 290303)
5400 South McColl Road (PID: 290307)
4601 South McColl Road (PID: 290299)
5001 South McColl Road (PID: 290305)
5401 South McColl Road (PID: 290306)
4600 South Jackson Road (PID: 231270)
5000 South Jackson Road (PID: 231271)
5300 South Jackson Road (PID: 231284)
6300 South McColl Road and Rears 1-2 (PID: 290324, 959522, 959538)
6600 South McColl Road Rear (PID: 290326)
6700 South McColl Road Rear (PID: 346354)
6800 South McColl Road (PID: 290328)
6900 South McColl Road (PID: 290332)
7000 South McColl Road (PID: 842182)
6301 South McColl Road (PID: 842215)
6401 South McColl Road (PID: 290321)
6501 South McColl Road (PID: 290329)
6801 South McColl Road (PID: 290330)
6200 South Jackson Road (PID: 231289)
6400 South Jackson Road (PID: 231293)
6600 South Jackson Road (PID: 231294)
6728 South Jackson Road (PID: 959521)
6900 South Jackson Road Rear (PID: 231295)

3. Rezoning from I-1 (Light Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0089:

McAllen South Industrial Park Phase 1 Subdivision, Lots 3-5; McAllen South Industrial Park Phase 2 Subdivision, Lots 1-2 and 6-10; Las Palmas Industrial Park Subdivision, Lots 2-4, 6-8 and 10-12; Las Palmas Industrial Park Phase 1 Lots 1A, 5A & 9A Subdivision, Lots 1A, 5A and 9A, Hidalgo County, Texas

7601, 7701 and 7801 South 10th Street

601, 701 and 801 Oaxaca Avenue

5701 and 6201 South Main Street

1401-1601 Durango Avenue

5700 – 6600 South 16th Street

600-801 Nicaragua Avenue

7701 South 6th Street and Rears 1-2 (PID: 189984, 1460822 and 189987)

7600 South 10th Street and Rears 1-2 (PID: 1036805, 1020462 and 1020519)

7601 South 10th Street (PID: 1128287)

7609 South 10th Street (PID: 1123003)

7900 South 10th Street (PID: 189954)

212 Dicker Road (PID: 1473427)

8024 South 10th Street (PID: 517619)

8400 South 10th Street (PID: 189996)

7501 South 10th Street Rear 3(PID: 1020775)

7509 South 10th Street Rears 1-2 (PID: 1019727 and 1179789)

1401 Durango Avenue Rear (PID: 190019)

8401 South 10th Street (PID: 189992)
 1319 South St Hwy 336 (PID: 343376)
 1099 South St Hwy 336 (PID: 189989)
 700 Dicker Road (PID: 189990)
 7401 South 10th Street Rear (PID: 1020775)
 7401 South 10th Street and Rears 1-7 (PID: 458478, 189950, 1460818, 189951, 189949, 517050, 189948 and 1380619)
 7405 South 10th Street (PID: 189952)
 7501 South 10th Street and Rear (PID: 189981 and 1380586)
 8217 South 10th Street and Rear (PID: 189986 and 816595)
 8413 South 10th Street and Rear (PID: 189985 and 1467799)
 500 Dicker Road (PID: 189988)
 600 Dicker Road (PID: 189993)

4. Rezoning from C-1 (Office Building-OC), C-3L (Light Commercial-OC), and C-3 (General Business-OC) Districts, under the Old Code (OC), to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0090:

Palmridge Subdivision No. 2, Lot 1; San Sebastian Subdivision, Lots 1-2; Driscoll Subdivision Phase 2, Lot 1; Plaza on Ridge Road Subdivision, Lot 1; Driscoll Subdivision, Lots 1-2; Ridge Commerce Lot 1-A Subdivision, Lot 1-A; Ridge Crossing Subdivision, Lots 1-3; Ridge Crossing Subdivision No. 2, Lot A; Palmridge Park Lot 1A Subdivision, Lot 1A; Medical Treatment and Education Center Subdivision, Lots 1-2; Yuma Subdivision, Lot 1; Just A Closet #4 Subdivision, Lot 1; South Texas College Nursing Campus Subdivision, Lot 1; South Texas College West Nursing Campus Subdivision, Lot 1; Doctores.com Subdivision, Lot 1; and Ridgeview Place Unit No. 3 Subdivision, Lot 1, Hidalgo County, Texas

301,600, 620 700, 701, 717, 900, 1101, and 1120 East Ridge Road
 1900 and 2100 South "K" Center Street
 1901, 2000, 2100, 2101, 2400, and 2416 South McColl Road
 901 and 1101 East Vermont Avenue
 500 East Yuma Avenue
 112 East Toronto Avenue
 2000 South Cynthia Street

1501, 2051, 2100, 2300, 2316, and 2400 South McColl Road (PIDs: 290226, 290229, 960735, 630446, 347638, 1308504, and 290241)
 101, 901, 1001, and 1001 (Rear) East Ridge Road (PIDs: 230247, 502637, 1124349, 658312, and 290228)
 40, 106, and 108 East Toronto Avenue (PIDs: 290235, 290238, and 572985)
 1101 East Vermont Avenue (PID: 604021)
 2105 South 2nd Street (PID: 290237)
 500 East Wichita Avenue (PID: 670552)

5. Rezoning from R-3A (Multifamily Residential Apartment-OC) District, R-3C (Multifamily Residential Condominium-OC) District, and R-3T (Multifamily Residential Townhouse-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 properties:

CASE REZ2026-0091:

Pyxis Heights Subdivision, Lot 1, and The Heights at McColl Subdivision, Lots 78-150 and Lot A, Hidalgo County, Texas
901 East Yuma Avenue
700-1021 East La Cantera Avenue
700-1017 East Myrtle Beach Avenue
2701, 2705, 2709, 2713, 2717 and 2801 South "J" Street
1200 East Yuma Ave Rear 2 (PID: 231204)
3601, 2501 South McColl Road and Rear (PID: 290277, 1075582 and 290247)

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 1.25 Acres (E. 341'- S. 160'), and 0.26 Acres (W. 280.98'- E. 340.91'- N. 40'- S. 200') out of Lot 3, J.H. Beatty's Subdivision, Hidalgo County, Texas; 4811 North Ware Road. **(REZ2026-0082)**
2. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, LAR-LIN UT No. 2 Subdivision, Hidalgo County, Texas; 721 North McColl Road. **(REZ2026-0083)**
3. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Hunter's Cove Commercial Plaza Subdivision, Hidalgo County, Texas; 5600 North Ware Road. **(REZ2026-0084)**
4. Rezoning from R-3A (Multifamily Residential Apartment-OC) and C-3 (General Commercial-OC) Districts to R-3 (High-Density Residential-UDC) District: 11.183 acres out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2801 North Jackson Road. **(REZ2026-0088)**
5. Rezoning from C-3 (General Business-OC) District to M-2 (Regional Mixed Use-UDC) District: Lots 47-58, Block 2, International Center Subdivision, Hidalgo County, Texas; 4400, 4502, 4504, 4506, and 4508 North 23rd Street. **(REZ2026-0092)**

c) CONDITIONAL USE PERMITS:

1. Request of Jose E. Sanchez for a Conditional Use Permit, for one year for a (Automotive Service and Repair Shop) at Lot 1, LAR-LIN #7 Subdivision, Hidalgo County, Texas; 625 North McColl Road **(CUP2026-0048)**
2. Request of Graciano Alvarado, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Precopa Bar) at the South 26 feet of the North 39.5 feet of Lot 5, Block 25, McAllen Addition Subdivision, Hidalgo County, Texas; 306 South 17th Street. **(CUP2026-0049)**

d) SUBDIVISION:

1. Vacating Plat of Lot 1, H.E.B Sotex Subdivision and Replat of Lot B, Emily Sasser No. 2 Subdivision to the Replat of Rio Bank Jackson Subdivision, 720 East Jackson Avenue, Rio Bank; **(SUB2026-0088) (Final) HA**

3) CONSENT:

- a) Plaza Muzquiz Subdivision, 2900 Trenton Road, Arqcarpa Design & Construction, LLC; **(SUB2025-0081) (Revised Final) (6-Month Extension) BIG**
- b) Trevino 861416 Subdivision, 3409 Gumwood Avenue, Lupe Garcia; **(SUB2026-0089) (Final) AE**
- c) Blue Jay Subdivision, 5600 South Jackson Road, Jorge Gonzalez; **(SUB2026-0087) (Final) SEA**

4) SUBDIVISIONS:

- a) Enclave on 107 Subdivision, 2700 State Highway 107, Urban Landworks, LLC; **(SUB2025-0094) (Revised Final) M&H**
- b) Row at Park Place Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments; **(SUB2025-0048) (Revised Preliminary) M&H**
- c) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2025-0064) (Revised Preliminary) M&H**
- d) Villas at Tres Lagos Phase II Subdivision, 5600 Tres Lagos Boulevard, Rhodes Development, Inc.; **(SUB2025-0159) (Revised Preliminary) M&H**
- e) 107 Walls Subdivision, 1601 State Highway 107, Cubic Walls, LLC; **(SUB2026-0085) (Preliminary) QHA**
- f) Enclave on Jackson Phase II Subdivision, 2801 North Jackson Road, Vista Property Investments, LLC; **(SUB2026-0083) (Preliminary) M&H**
- g) Pecina Estates Subdivision, 841 East Pineridge Avenue, Pecina Antonia; **(SUB2026-0086) (Preliminary) RIOPLEX**
- h) Replat of First United Methodist Church Lot 1A Subdivision, 4201 North "K" Center Street, Cantu Construction; **(SUB2026-0082) (Preliminary) CHLH**
- i) Park West Plaza Subdivision, 11201 North 10th Street, Domain Development Corp.; **(SUB2026-0084) (Preliminary) RIOPLEX**

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, July 7, 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 1st day of July, 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 1st day of July, 2026



Jessica Cavazos, Management Assistant