

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 2, 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 May 19, 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-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 REZ2026-0066:

Springfield Heights Subdivision, South 562.5 feet of the North 572.5 feet of Lot 1,
Fairway North Subdivision, Lots 1-21, Hidalgo County, Texas
500 Wichita Avenue Rear
600-817 Toronto Avenue

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

CASE REZ2026-0067:

South Main Street Subdivision, Lots 1-7 Block 2, Blocks 3 & 4 South Main Street
Subdivision, Lots 1-13 Block 3, Hidalgo County, Texas
1415, 1417, 1501, 1505, 1509, 1513, 1517, 1601, 1605, 1609, 1613, 1617,
1621, 1625, 1701, 1705, 1709, 1713, 1717 and 1721 Toronto Avenue

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

CASE REZ2026-0068:

Mama Chedes Cold Storage Subdivision, Lot 1, McAllen Palms Business Park Subdivision, Lots 1-25 and Detention Areas Lot "A" and "B", Hidalgo County, Texas

4700 South Old 10th Street
1012-1701 Melba Avenue
5040-5041 South Main Street
4800-4901 South 15th Street
4800-4901 South 17th Street

4401, 4501 and Rears 1-2, 4601 and Rears 1-3, 4701, 4730, 5100, 5200, 5208, 5216, 5300 and 5400 South Old 10th Street (PIDs: 189362, 189342, 189343, 189346 and 690189, 189344, 189347, 542756, 189345, 1462773, 189352, 189355, 189358, 189359, 189360, 511993 and 189361)

1100 and Rear , 1200 and Rears 1-2, 1300, 1500 and 1700 Military Highway (PIDs: 189321 and 189322, 189320, 189318, 189319, 343366, 654316, 644893 and 644894)

4. Rezoning from I-1 (Light Industrial-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 REZ2026-0069:

CEH Addition Subdivision, Lot 1; and The Warehouse Kingdom Lot 1A Subdivision, Lot 1A, Hidalgo County, Texas
6321 and 6401 South 23rd Street

5. Rezoning from C-4 (Commercial Industrial-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 REZ2026-0070:

3029 Expressway 83 (PID: 1444065)

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 REZ2026-0071:

C.W. Manhattan Subdivision No.2, Lot A; Colbert's Addition Subdivision, Lot A; Fairway North Subdivision, Lot 3, Block 1; La Placita Subdivision, Lot 1; Lots A2 & A3 Wichita Commercial Park Subdivision, Lots A2 & A3; and Fairway Plaza Subdivision, Lot 1, Hidalgo County, Texas

1819, 1821, 2017, 2101, 2109, 2117, 2131, 2201 South 10th Street
620 Wichita Avenue

1800 South 2nd Street (PID: 230477)

1815, 1816, 1900, 1902, 1904, 1906, 1908, 2001, 2011, and 2101 South 10th Street (PIDs: 189484, 154239, 154241, 154240, 173609, 173610, 194176)

1904 South 11th Street (PID: 154240)

913 Uvalde Avenue (PID: 194176)

b) REZONING:

1. Rezoning from M-2 (Regional Mixed Use-UDC) District to R-2 (Medium Density Residential-UDC) District: a 0.96 acre tract of land out of a measured 10.50 acre tract of land out of the south 20.08 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 11401 North 10th Street (Rear). **(REZ2026-0065)**
2. Rezoning from C-3L (Light Commercial-OC) District and R-3A (Multifamily Residential Apartment-OC) to R-3 (High-Density Residential-UDC) District: A 8.98-acre tract of land, more or less, out of Lot 6, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 2315 South McColl Road. **(REZ2026-0072)**

c) CONDITIONAL USE PERMITS:

1. Request of Jaime Castillo, on behalf of Betania McAllen, for a Conditional Use Permit, for life of use, and adoption of an ordinance for an Institutional Use at Lots 1-16, Block 6, Bonnie-View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue. **(CUP2026-0034)**
2. Request of Edgar A. Espinoza, for a Conditional Use Permit, for life of use, and adoption of an ordinance for an Institutional Use (welding institute) at Lot 45, less east 30 feet of Lot 45 and all of Lot 46, Betty-Rose Subdivision, Hidalgo County, Texas; 601 East Beaumont Avenue. **(CUP2026-0036)**

d) SUBDIVISION:

1. NORTH MCALLEN LOT 10A, BLOCK 17 SUBDIVISION, 508 N. 11TH STREET, LEONEL BAZAN; **(SUB2026-0075) (FINAL) HLG**

3) CONSENT:

- a) BRIER VILLAGE PHASE II SUBDIVISION, 3925 N. BENTSEN ROAD, GARMAN INVESTMENTS, LP; **(SUB2025-0001) (FINAL) M&H**
- b) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC; **(SUB2025-0111) (FINAL) M&H**
- c) HABITAT AT WARE PHASE II SUBDIVISION, 6117 N. WARE ROAD (REAR), HABITAT DEVELOPERS; **(SUB2026-0073) (FINAL) SEC**
- d) MARIEL LUCILLE SUBDIVISION, 836 E. OLYMPIA AVENUE, MARIEL TORRES; **(SUB2026-0074) (FINAL) RIOPLEX**
- e) JLV SUBDIVISION, 2113 STATE HIGHWAY 107, JOSE LUCIO VASQUEZ; **(SUB2025-0070) (REVISED PRELIMINARY) (6 - MONTH EXTENTION) MGE**

4) SUBDIVISIONS:

- a) THE WOODLANDS SUBDIVISION, 601 S. TAYLOR ROAD, MDM LAND COMPANY, LLC; **(SUB2026-0030) (REVISED PRELIMINARY) RDE (TABLED 05/19/2026)**

- b) IMPERIOR ESTATES PHASE II SUBDIVISION, 8600 N. 29TH STREET, HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC; **(SUB2026-0029) (REVISED PRELIMINARY) RDE**
- c) MENDOZA ACRES SUBDIVISION, 11200 N. TROSPER ROAD, LUIGE & BELEN MENDOZA; **(SUB2026-0071) (PRELIMINARY) SOTEX**
- d) REPLAT OF LOT 50, ESTANCIA SUBDIVISION AT TRES LAGOS, 4601 BALMORHEA WAY, RHODES DEVELOPMENT; **(SUB2026-0070) (PRELIMINARY) M&H**
- e) 23RD STREET PLAZA SUBDIVISION, 7600 N. 23RD STREET, LUIS ANGEL TREVINO; **(SUB2026-0067) (PRELIMINARY) MAS**

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, June 2, 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 27th day of May, 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 27th day of May, 2026



Jessica Cavazos, Management Assistant