

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 16, 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 2, 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 C-4 (Commercial Industrial-OC) District and 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 REZ2026-0073:

6400 Industrial Center Subdivision, Lot 1, Hidalgo County, Texas
6200 South 10th Street

4400, 4500, 4601, 5000, 5001, 5400, 5401, 5500, 5800, 5801, 5901, 6101 and
6275 South 10th Street (PIDs: 847673, 189348, 189349, 189350, 644888, 644889,
1462774, 644855, 189313, 189362, 189317, 610102, 189330, and 189329)

2. 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 REZ2026-0075:

Tex-Mart #38 Subdivision, Lot 1, Hidalgo County, Texas
5700 South 10th Street

3. 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 REZ2026-0076:

1901 Tanya Avenue Rear (PID: 843512)
1905 Military Highway and Rear (PIDs: 729591 and 729592)
6601 South 10th Street Rear, 6701 South 10th Street Rear, 6801 South 10th Street Rear, and 7200 South 10th Street (PIDs: 20828092, 189331, 190017, and 654315)
7001 and 7301 South 23rd Street (PIDs: 185537 and 185538)

4. Rezoning from C-3 (General Business-OC), R-3C (Multifamily Residential Condominium-OC), and A-O (Agricultural and Open Space-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 REZ2026-0077:

3001 Business Park Subdivision, Lot 1; South 10th Shopping Center Unit 1 Subdivision, Lots 1-2; South 10th Shopping Center Unit 2 Subdivision, Lots 1-2, Hidalgo County, Texas
817 Bales Road
2901 South 10th Street
3113 South 10th Street
3201 South 10th Street
3221 South 10th Street
413, 521, 2721, 3000, 3005, 3013, 3017, 3020, 3300, 3327, 3400, 3601, 3609, and 3900 South 10th Street (PIDs: 200872, 175509, 175508, 175510, 175511, 175512, 189393, 965189, 714035, 189404, 189405, 1305555)
912 and 916 Bales Road (PIDs: 175514 and 560145)
3602 South 2nd Loop (PID: 189406)

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 REZ2026-0078:

Amended Map of Sowell Subdivision, Lot A; Amended Map of Villas Jardin Subdivision, Lots 1-40; Country Club Condominiums Phase 1, Lots 1-37; Country Club Condominiums Phase 2, Lots 1-37; Country Club Condominiums Phase III, Lots 1-37; Amended Map of Country Club Condominiums Phase IV, Lots 1-36, Hidalgo County, Texas
2400 Country Club Lane
301 Byron Nelson Drive
301 Byron Nelson Drive Units 1-40
14 Villas Jardin Drive
101 and 111 Yuma Avenue
100 and 200 East Yuma Avenue
401 Byron Nelson Drive (PID: 189379)

6. Rezoning from R-3A (Multifamily Residential Apartment-OC) and R-3C (Multifamily Residential Condominium-OC) Districts 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 REZ2026-0079:

The Woodlands Subdivision, Lot 1; Lot 2A The Woodlands Subdivision, Lot 2A, Hidalgo County, Texas

700 Sunset Drive
800 Sunset Drive
507 Bales Road (PID: 189384)

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 3-A, Lots 3-A and 4-A Main International Subdivision, Hidalgo County, Texas; 6100 North 10th Street. **(REZ2026-0074)**
2. Rezoning from R-1 (Single-Family Residential-OC) District to C-1 (Local Commercial-UDC) District: 15.176 acres out of Lot 113, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 North Ware Road. **(REZ2026-0080)**
3. Rezoning from R-1 (Single-Family Residential-OC) District to R-3 (High-Density Residential-UDC) District: the west 97.5 feet of the east 306.60 feet of the north 360 feet of Lot 14, Stewart's Addition Subdivision, Hidalgo County, Texas; 617 Dallas Avenue. **(REZ2026-0081)**

c) CONDITIONAL USE PERMITS:

1. Request of Karla M. Rivera, on behalf of MKZ Night Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (MK'z Nightclub) at Lots 25-34, Resubdivision of Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue. **(CUP2026-0037)**
2. Request of David Rossow, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke/Vape Shop (Smoking Valley) at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. **(CUP2026-0038)**
3. Request of Juan M. Villarreal, on behalf of Tippy Aliens, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (Alibi) at the south 25 feet of Lot 9, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 211 South 17th Street. **(CUP2026-0039)**
4. Request of Reyes Gonzalez Jr., on behalf of United Covenant Ministries of South Texas, Inc., for a Conditional Use Permit for one year, for an Institutional Use (church) at Lot 4, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1428 East Laurel Avenue. **(CUP2026-0041)**
5. Request of Abobaker R. Mohamed, on behalf of UR Vape Match LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a Vape Shop (UR Vape) at Lot 1, The District Phase I-A Subdivision, Hidalgo County, Texas; 7913 North 10th Street Suite 170. **(CUP2026-0042)**
6. Request of Mark A. Watts, on behalf of JAM Entertainment Ventures LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a Nightclub (Santa Diabla) at Lot 1 and South one foot of Lot 2, Block 25, McAllen Addition, Hidalgo County, Texas; 1704 Dallas Avenue. **(CUP2026-0043)**

d) SUBDIVISION:

- 1. THE CUE SUBDIVISION, 2801 S. 10TH STREET, CITY OF MCALLEN; (SUB2026-0081) (FINAL) PE**

3) SUBDIVISIONS:

- a) MY HOME CROSSING DREAMS SUBDIVISION, 11 S. 29TH STREET, MY HOME, LLC; (SUB2026-0080) (FINAL) MAS**
- b) AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, 6800 RUSSELL ROAD (REAR), RHODES DEVELOPMENT, INC; (SUB2026-0079) (FINAL) M&H**
- c) 7-11 MCALLEN SUBDIVISION, 201 DALLAS AVENUE, VAQUERO VENTURES MANAGEMENT, LLC; (SUB2025-0150) (REVISED PRELIMINARY) M&H**
- d) THE VILLAS AT JONQUIL SUBDIVISION, 512 JONQUIL AVENUE, EFFECTIVE REAL ESTATE; (SUB2025-0050) (REVISED PRELIMINARY) BIG**
- e) HIDDEN GROVE ESTATES SUBDIVISION, 8601 N. 2ND STREET, J & D PRODUCE, INC; (SUB2024-0131) (REVISED PRELIMINARY) M&H**
- f) STAR SUBDIVISION, 401 E. DICKER ROAD; STAR CLOTHING, LLC; (SUB2026-0072) (PRELIMINARY) REGA**
- g) MCALLEN TEMPLE SUBDIVISION, 300 TRENTON ROAD, CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; (SUB2026-0077) (PRELIMINARY) M&H**
- h) PECAN PLAZA SUBDIVISION, 4801 PECAN BLVD., REA GENERAL CONTRACTORS; (SUB2026-0076) (PRELIMINARY) M&H**
- i) REPLAT CENTRAL MARKET SUBDIVISION LOTS 2 & 3, 5617 S. 23RD STREET, AGGREKO MSR GRID PC37 LLC, (SUB2026-0078) (PRELIMINARY) BOWMAN**

4) DISCUSSION:

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, June 16, 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 10th day of June, 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 10th day of June, 2026



Jessica Cavazos, Management Assistant