

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 17, 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) 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), 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 REZ2026-0023:**

2901 and 3221 Olga Avenue (PID: 270344, 547611)  
2900 and 3300 Sarah Avenue (PID: 526268)

**2. Rezoning from R-3A (Multifamily Residential Apartments-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 REZ2026-0019:**

1820 South Bentsen Road (PID: 280928)

**3. Rezoing from C-3 (General Business-OC) District & R-1 (Single-Family Residential-OC) District under the old code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following property:**

**CASE REZ2026-0024:**

McAllen Third Suburban Citrus Groves, Lots 104 and 105, Block 3, Hidalgo County, Texas.  
2501 Expressway 83

**4. Rezoning from C-3 (General Business Commercial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following property:**

**CASE REZ2026-0022:**

J.G Ortegon Subdivision Unit No. 2, Lot 1  
4600 South 23rd Street  
Idela Commercial Center, Lot "A1"  
4800 South 23rd Street  
First Cash Pawn #358, Lot 1  
4820 South 23rd Street  
Hutton McAllen No.1, Lot 1  
4603 South 23rd Street  
Park Subdivision Lot's 1-21  
4900,4910,5000,5002,5012,5100,5104,5108 South 23rd Street  
5201 South 23rd Street (PID:185525)

5. **Rezoning from C-3 (General Business-OC) & 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 REZ2026-0020:**

Bentsen Road Plaza Subdivision Lots 1-3, Hidalgo County, Texas  
4401, 4421, and 4501 Expressway 83  
Bentsen Road Plaza Common Area Subdivision, Lot A, Hidalgo County, Texas  
1620 South Bentsen Road

6. **Rezoning from I-1 (Light Industrial-OC) District and I-2 (Heavy Industrial-OC) under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0021:**

4100 and 4101 Idela Avenue (PID: 270312)  
4200 Sarah Avenue (PID: 270342)

7. **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 REZ2026-0027:**

8600 South Bentsen Road, Rear 1, 2, 3, 4, 5, 6 (PID: 121429, 280725, 280726, 280728, 280729, 280730, 1309994)  
8900 South Bentsen Road, Rear 1, 2, 3 (PID: 280723, 283065, 283064, 283066, 283067, 1112017, 1112018)

**b) REZONING:**

1. **Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low-Density Residential-UDC) District: 8.86 Acres tract of land out of Lot 47, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8600 North 29th Street. (REZ2026-0018)**
2. **Rezone from R-2 (Duplex Fourplex-OC) District to R-2 (Medium-Density Residential - UDC) District: 7.07 acre tract, 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 of Lands, Hidalgo County, Texas; 11400 North Bicentennial Boulevard **(REZ2026-0026)**

3. Rezone from C-3 (General Business-OC) District and R-2 (Duplex Fourplex-OC) District to M-2 (Regional Mixed Use-UDC) District: a 3.43 acre tract 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 of lands, Hidalgo County, Texas; 11401 North 10th Street **(REZ2026-0025)**

c) **CONDITIONAL USE PERMITS:**

1. Request of David Servellon, for a Conditional Use Permit, for Life of Use, and adoption of an Ordinance for Institutional Use (Church) at Lot 11, Block 22 at McAllen Addition Subdivision, Hidalgo County, Texas; 217 South 16th Street. **(CUP2026-0005)**  
**(Withdrawn)**
2. Request of OL Beverage Holdings, LLC, on behalf of RAL Properties, LTD, for a Conditional Use Permit for one year, and adoption of an Ordinance, for a Bar (Ojos Locos) at Lot A2, Lots A2 & A3 Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2026-0009)**
3. Request of Marlene Peña for a Conditional Use Permit, for one year, for a Portable Food Concession Stand (Snow cone Stand) at All of Lots 1 & 2, Wardlow Subdivision, Hidalgo County, Texas; 5 South 26th Street. **(CUP2026-0011)**

d) **SUBDIVISION:**

3) **CONSENT:**

- a) BENITEZ PARADISE SUBDIVISION, 10501 NORTH LA LOMITA ROAD, STEPHANIE VILLANUEVA BENITEZ, **(SUB2026-0041) (FINAL) RDE**
- b) CITRUS SOUTH RESIDENTIAL SUBDIVISION, 221 SOUTH 8TH STREET, HEIR FUND, LLC, **(SUB2026-0040) (FINAL) AEC**
- c) CEDAR VILLAGE SUBDIVISION, 1019 EAST CEDAR AVENUE, HABITAT DEVELOPERS, LLC, **(SUB2026-0037) (FINAL) SEC**
- d) PALMER PAVILION SUBDIVISION, 301 EAST HACKBERRY AVENUE, HIDALGO COUNTY, **(SUB2026-0036) (FINAL) S2E**
- e) PRAYER GARDENS SUBDIVISION, 2900 NORTH TAYLOR ROAD, ELIZABETH & RAFAEL DE LA GARZA, **(SUB2026-0038)(FINAL)SEA**

4) **SUBDIVISIONS:**

- a) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC, **(SUB2025-0111) (FINAL) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) M&H**

- b) MCALLEN OAKS PHASE I SUBDIVISION, (PREVIOUSLY THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE I) 7901 NORTH 7TH STREET, DK3 INVESTMENT GROUP, LLC, **(SUB2024-0099)(REVISED FINAL)S2E**
- c) VERONA HEIGHTS SUBDIVISION, 2604 NORTH WARE ROAD, 11-11 DEVELOPMENTS, LLC, **(SUB2025-0180) (REVISED PRELIMINARY)SAMES**
- d) MY HOME CROSSING DREAMS SUBDIVISION, 11 SOUTH 29TH STREET, MY HOME, LLC, **(SUB2025-0120)(REVISED PRELIMINARY) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) MAS**
- e) SHEENA'S PLACE SUBDIVISION, 1001 FREDDY GONZALEZ ROAD, NANAK, LTD, **(SUB2026-0039)(PRELIMINARY) SPEC**
- f) RUSSELL CREEK PHASE II SUBDIVISION, 13801 NORTH 23RD STREET, THE CENTRE OFFICES, LLC, **(SUB2026-0033) (PRELIMINARY) M&H**

**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, March 17, 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 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

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**Jessica Cavazos, Management Assistant**