

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 19, 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 5, 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-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 REZ2026-0058:

South Airport Subdivision, Lot 1, Andrades Subdivision, Lot 1, Deluxe Auto Subdivision, Lot 1, V-Reyna Subdivision, Lot 1, 2621 S. 23rd Street Subdivision, Lot 1, South Depot Road Subdivision, Lots 1-12, Gonzalez-Chapa Subdivision, Lot A, Alonzo Barrera Subdivision, Lot 1, Casa Linda Heights Subdivision, Lots 1-7 Block 1, Lots 1- 6 Block 2, and Colonia Hermosa No. 2 Subdivision, Lots 1-4 Block 11 and Lots 15-19 Block 11, Hidalgo County, Texas

2521-2600 South 23rd Street

2620-2820 South 23rd Street

2409, 2901, 2909, 2905, 2917, 3001, 3013, 3101 and 3109 South 23rd Street

2216 El Rancho Road (Avenue)

2000, 2201, 2202, 2203, 2205, 2510, 2601 and 2617 South 23rd Street (PIDS: 185499, 211101, 185500, 185501, 230713, 185510 and 185509)

2319 Jordan Road (PID: 230718)

- 2. 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 REZ2026-0059:

Casa Linda Heights Subdivision, Lots 8-14 Block 1 and Lots 7-10 Block 2,
Colonia Hermosa No. 2 Subdivision, Lots 1-10 Block 1, Lots 1-26 Blocks 2, 5, 6,
and 9, Lots 22-24 Block 3, Lots 1-7 and 14-24 Block 4, Lots 1-24 Blocks 7-8,
Lots 1-31 Block 10, Lots 5-14 and 20-23 Block 11, Hidalgo County, Texas
2716-2816 South 22nd Street
2904 -3001 South 22nd Street
2101-2149 Azteca Avenue
2021-2149 Balboa Avenue
2001-2149 Cortez Avenue
2000-2217 Diaz Avenue
2000-2216 El Rancho Road (Avenue)

- 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 REZ2026-0060:

Colonia Hermosa No. 2 Lots 11-13 Block 1, Lots 1, 2, 5, 16, 17 and 21 Block 3,
Hidalgo County, Texas
2100 and 2104 Azteca Avenue
2801 South 21st Street and Rear
2012 and 2028 Balboa Avenue
2020 and 2027 Balboa Avenue (PIDs: 151392 and 1132112)
2000 Cortez Avenue (PID: 1132109)
3301 South 23rd Street and Rears 1-5 (PIDs: 185513, 189398, 189397, 189396,
189399 and 189395)
3501 and 3901 South 23rd Street (PIDs: 185515 and 189400)
4100 South Old 10th Street and Rears 1-6 (PIDs: 189403, 902495, 189403,
189336, 189402, 189339 and 189401)
4200 South Old 10th Street and Rears 1-2 (PIDs: 189335, 1893338 and
20406949)
4500 South Old 10th Street and Rear (PIDs: 189340 and 189341)

- 4. Rezoning from C-1 (Office Building-OC), C-4 (Commercial Industrial-OC), R-2 (Duplex-Fourplex Residential-OC) and A-O (Agricultural & 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 REZ2026-0061:

2007 and 2105-2109 Portland Avenue (PIDs: 185483, 185477, 185476, and
201281)
2201 Expressway 83 (PID: 185474)

- 5. 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 REZ2026-0062:

Central Market Subdivision, Lot 1; Dinero Subdivision, Lot 1; Warehouse Kingdom Subdivision Phase II, Lot 1; The Warehouse Kingdom Subdivision, Lots 2-4; Hammond Development Subdivision, Lots 1-6; and Tanya Industrial Park Subdivision, Lots 1-12, Hidalgo County, Texas

5617, 5701, 5901, 6101, 6201, 6501, 7801, 7809, 7917 and 8301 South 23rd Street

2101 and 2501 Military Highway

2008 and 1900 Dicker Road

1900-2009 and 2101-2109 Tanya Avenue

2016 Tanya Avenue (PID: 731308)

5721 South 23rd Street, 6101 South 23rd Street Rear, 6201 South 23rd Street Rear, 6901, 7501, 7505, 7915, 7917, 7825 and 8101 South 23rd Street (PIDs: 846161, 185532, 729595, 1469996, 1076373, 1468083, 1468079, 590644 and 580999)

2220 Military Highway (PID: 185533)

- 6. Rezoning from C-4 (Commercial 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 REZ2026-0063:

Hutton-McAllen No. 2 Subdivision, Lot 1, and South 23rd Commercial Park Phase 1 Subdivision, Lots 1-2, Hidalgo County, Texas

4701, 5525 and 5601 South 23rd Street

5501 South 23rd Street and 5601 South 23rd Street Rear (PIDs: 185527 and 624337)

b) REZONING:

1. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.78 of one acre tract of land out of Lot 1, Northeast 1/4 of Section 7, Hidalgo Canal Company's Subdivision of Porciones 64, 65 & 66, Hidalgo County, Texas; 301 Houston Avenue. **(REZ2026-0055)**
2. Rezoning from C-1 (Office Building-OC) District and C-3 (General Business-OC) to C-1 (Local Commercial-UDC) District: All of Lot B, Emily Sasser No. 2 Subdivision and all of Lot 1, H.E.B. Sotex Subdivision, Hidalgo County, Texas; 720 and 800 East Jackson Avenue. **(REZ2026-0056)**
3. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 9, Redbud Subdivision, Hidalgo County, Texas; 309 Quamasia Avenue. **(REZ2026-0057)**

c) CONDITIONAL USE PERMITS:

1. Request of Jesus Hernandez, on behalf of GAC Group LLC (DBA RGV Properties), for a Conditional Use Permit, for one year, for an Institutional Use (Super Welder's Academy) at Lots 6, 7, 8 and West 24.42 feet of Lot 9, East McAllen Business District Subdivision, Hidalgo County, Texas; 415 Business Highway 83. **(CUP2026-0028)**

d) SUBDIVISION:

1. JACKSON COMMERCE LOT 4A PHASE 2 SUBDIVISION, 105 N. JACKSON ROAD, JACKSON MCALLEN RETAILS PARTNERS, LTD; **(SUB2026-0019) (FINAL) BOWMAN**

3) SUBDIVISIONS:

- a) MILITARY INDUSTRIAL PARK SUBDIVISION, 1300 MILITARY HIGHWAY, MCC INDUSTRIAL PARK, LLC; **(SUB2026-0069) (FINAL) STIG**
- b) WAREHOUSE KINGDOM SUBDIVISION PHASE III, 2000 MILITARY HIGHWAY, ABASTO CORP., A TEXAS CORPORATION; **(SUB2026-0068) (FINAL) JHE**
- c) HERNANDEZ ACRES SUBDIVISION, 14601 N. TROSPER ROAD, SAUL & JORGE HERNANDEZ; **(SUB2025-0097) (REVISED PRELIMINARY) SEA (TABLED ON 04.21.26) (TABLED ON 05.05.26)**
- d) ALHAMBRA ON 10TH PHASE II SUBDIVISION, 11401 N. 10TH STREET, MOUAYAD DEVELOPMENT, LLC; **(SUB2026-0022) (REVISED PRELIMINARY) RIOPLEX**
- e) J & A RANCH SUBDIVISION, 11601 N. BRYAN ROAD, JORGE ALBERTO DE HOYOS AND ANITA MORENO; **(SUB2026-0005) (REVISED PRELIMINARY) S2**
- f) BALLESTEROS SUBDIVISION, 2201 S. BENTSEN ROAD, BLANCA ALICIA GARZA; **(SUB2025-0102) (REVISED PRELIMINARY) PCE**
- g) THE CUE SUBDIVISION, 2801 S. 10TH STREET, CITY OF MCALLEN; **(SUB2024-0080) (REVISED PRELIMINARY) PCE**
- h) THE WOODLANDS SUBDIVISION, 601 S. TAYLOR ROAD, MDM LAND COMPANY, LLC; **(SUB2026-0030) (REVISED PRELIMINARY) RDE**
- i) RE-PLAT LOT 17, BLOCK 17 ALTAMIRA SUBDIVISION, 2500 BEAUMONT AVENUE, CISNEROS CONSTRUCTION & CONTRACTING, LLC; **(SUB2026-0065) (PRELIMINARY) ER**
- j) ISMJ RETAIL SUBDIVISION, 3300 S. JACKSON ROAD, ISMJ RETAIL PARTNERS; **(SUB2026-0066) (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, May 19, 2026

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 13th 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 13th day of May, 2026



Jessica Cavazos, Management Assistant