AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 17, 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 November 3, 2026, Meeting Minutes.

2) PUBLIC HEARING:

a) ROUTINE ITEMS CITY INITIATED REZONINGS: (All Rezonings 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 Apartments-OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0183:

   417 East Dicker Road

   A 7.39 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 5, Block 22, Hidalgo County, Texas; as shown in Tract 4

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

   CASE REZ2026-0184:

   TRACT 3A: 301 East Dicker Road

   A 15.93 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 4, Block 22

   TRACT 3B: 413 East Dicker Road

   A .05 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 5, Block 22

   TRACT 3C: 8200 South McColl Road

   A 22.54 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 5, Block 22

   TRACT 3D: 8201 South McColl Road

A 17.60 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 6, Block 22

TRACT 3E: 1001 East Dicker Road

A 7.18 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 6, Block 22

TRACT 3F: 7909 South McColl Road

A 2.69 AC Tract, more or less, out of Steele & Pershing Subdivision of Lot 1, Block 22

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

   CASE REZ2026-0185:

   301 East Yuma Ave

   Lot 1, Texas State Veterans' Home Subdivision, Hidalgo County, Texas

4. **Rezoning from C-3 (General Business-OC) District and I-1 (Light Industrial-OC) District to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0186:

   1503 South “K” Center Street (PID: 231176)

b) REZONING:

1. Rezoning from R-1 (Single-Family Residential-OC) District to A-O (Agricultural and Open Space-UDC) District: 4.983 gross acres out of Lot 78, La Lomita Irrigation and Construction Company (HOIT) Subdivision, Hidalgo County, Texas; 6712 North Bentsen Road. **(REZ2026-0176)**

2. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low Density Residential-UDC) District: all of the south 10.0 acres of the north 20.0 acres out of Lot 397, Amended Map of John H. Shary Subdivision, Hidalgo County, Texas; 7400 North Taylor Road. **(REZ2026-0177)**

3. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 6.276 gross acre tract of land, more or less, out of a part of Lots 107 and 108, Pride O’ Texas Subdivision, Hidalgo County, Texas; 4100 State Highway 107. **(REZ2026-0178)**

4. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: 7.18 (7.02 deed) acres gross, more or less, out of Lot 452, Amended Plat of John H. Shary Subdivision, Hidalgo County, Texas; 7100 Queens Avenue. **(REZ2026-0179)**

5. Rezoning from R-3A (Multi-Family Residential-OC) District to R-3 (High-Density Residential-UDC) District: 8.92 acres gross, more or less, out of Lot 452, Amended Plat of John H. Shary Subdivision, Hidalgo County, Texas; 7000 Queens Avenue. **(REZ2026-0180)**

6. Rezoning from R-3A (Multi-Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: 0.49 acre tract, more or less, consisting of all of the north 1/2 of Lot 18, and

all of Lots 19 & 20, Amended Map of Waldron's Subdivision, Hidalgo County, Texas; 400 South 9th Street. **(REZ2026-0181)**

7. Rezoning from C-3L (Light Commercial-OC) District and R-1 (Low-Density Residential-UDC) District to C-1 (Local Commercial-UDC) District: 0.87 acres out of Lot 287, John H. Shary Subdivision, Hidalgo County, Texas; 2900 North Taylor Road. **(REZ2026-0182)**

c) CONDITIONAL USE PERMITS:

1. Request of Reyes Gonzalez Jr., on behalf of United Covenant Ministries of South Texas, for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 4, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1111 North Jackson Road **(CUP2026-0085)**

d) SUBDIVISION:

1. 23rd Street Plaza Subdivision, 7600 N. 23rd Street, Luis Angel Trevino; **(SUB2026-0137) (Final) MAS**

2. The Hills at Sharyland Lot 20A Subdivision, 9306 N. 56th Lane, Aldape Development, LLC.; **(SUB2026-0104) (Final) MAS**

3) CONSENT:

a) 521 Subdivision, 3401 S. 10th Street, MDM Land Company, LLC; **(SUB2022-0123) (Revised Preliminary) (1-Year Extension) RIODELTA**

b) Mesquite Cove Subdivision Phase I, 14503 N. 29TH Street (N. Rooth Road), Encarlen, Ltd.; **(SUB2025-0017) (Revised Preliminary) (1-Year Extension) SEC**

c) Mesquite Cove Subdivision Phase II, 14505 N. 29TH Street (N. Rooth Road), Encarlen, Ltd.; **(SUB2025-0018) (Revised Preliminary) (1-Year Extension) SEC**

d) West Village Subdivision, 10917 N. 23rd Street, Del-Rose Development LLC; **(SUB2025-0123) (Revised Preliminary) (1-Year Extension) CHLH**

e) Mendoza Acres Subdivision, 11200 N. Trosper Road, Luige & Belen Mendoza; **(SUB2026-0136) (Final) SOTEX**

f) Russell Creek Subdivision Phase II, 13801 N. 23rd Street, The Centre Offices, LLC; **(SUB2026-0138) (Final) M&H**

g) Versailles Estates Subdivision, 7100 Queens Avenue, Starquest Versaillies, LLC; **(SUB2026-0139) (Final) SAMES**

4) SUBDIVISIONS:

a) Bryan's Addition to McAllen Lot 1A and 2A, Block 2 Subdivision, 324 N. 4th Street, Astrid Gutierrez; **(SUB2026-0042) (Revised Preliminary) SEC**

b) The Hills on Bryan Subdivision, 9900 N. Bryan Road, Aldape Development, LLC; **(SUB2026-0131) (Preliminary) M&H**

c) Zitro Commercial Plaza Subdivision, 4401 Buddy Owens Boulevard, Zitro Investment Properties, LLC; **(SUB2026-0135) (Preliminary) SEA**

d) La Quinta Lot 2B Subdivision, 1000 Lindberg Avenue, Ximeno A. Jimeno; **(SUB2026-0134) (Preliminary) HLG**

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, November 17, 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 November, 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 November, 2026

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Jessica Cavazos, Management Assistant