AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 3, 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 October 20, 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-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 REZ2026-0169:

Tract 3A: 2205 Balboa Avenue
A 0.28 AC Tract, more or less, out of Lots 11 and 12, Block 2 of Casa Linda Heights Subdivision, Hidalgo County, Texas.

Tract 3B: 4001 South 23rd Street (Rear)
A 48.02 AC Tract, more or less, out of Lots 23 and 24, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

Tract 3C: 4901 South 23rd Street (Rear)
A 53.28 AC Tract, more or less, out of Lots 26 and 27, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

2. **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 REZ2026-0170:

Tract 4A: 3201 South 23rd Street
A 8.47 AC Tract, more or less, out of Lot 20, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

Tract 4B: 4001 South 23rd Street

A 10.27 AC Tract, more or less, out of Lot 23, Block 3 of C.E. Hammond's Subdivision, Hidalgo County, Texas

Tract 4C: 3201 South 20th Street
A 11.71 AC Tract, more or less, out of Lots 12 and 13, Block 6 and Lot 4, Block 5 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

Tract 4D: 4400 South Old 10th Street
A 12.78 AC Tract, more or less, out of Lots 3 and 6, Block 5 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

Tract 4E: 4200 South 10th Street
A 141.19 AC Tract, more or less, out of Lots 14, 15 and 16, Block 6 and Lots 1, 2, 7 and 8, Block 5 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

Tract 4F: 4001 South 10th Street
A 1.13 AC Tract, more or less, out of Lot 16, Block 6 of Hidalgo Canal Company Subdivision, Hidalgo County, Texas

3. **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 REZ2026-0172:

La Lomita Terrace Subdivision, Lots 7-32 Block 1
La Lomita Terrace Lot 24-A, Block 1 Subdivision, Lot 24-A, Block 1
Lot N-1, Beck Industrial Area Subdivision, Lot N-1
Lots A-1 and A-2 Beck Industrial Area Subdivision, Lots A-1 & A-2
Wright Business Center Subdivision, Lot 1
Bann Subdivision, Lot 1
Stroud-Hunter Subdivision, Lots A-G
1600-1920 North 23rd Street

4. **Rezoning from C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0173:

The west one half of Lot 12 and the North 56.4 feet of the west one half of Lot 11, Block 2, Casa Linda Heights Subdivision
2205 Balboa Avenue

5. **Rezoning from C-3 (General Business-OC) District and 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 REZ2026-0160:

6701 and 6801 South 10th Street (PID: 189332 and 190018)
7501 South 23rd Street (PID: 185539)

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) and C-2 (Neighborhood Commercial-OC) Districts to R-2 (Medium-Density Residential-UDC) District: Lots 12 and 13, First Dove Centre

Subdivision, Hidalgo County, Texas; 4616 North Ware Road and 3500 Buddy Owens Boulevard. **(REZ2026-0162)**

2. Rezoning from C-1 (Office Building-OC) and R-1 (Single-Family Residential-OC) Districts to C-1 (Local Commercial-UDC) District: 1.87 acres out of Lot 257, John H. Shary Subdivision, Hidalgo County, Texas; 4902 Pecan Boulevard. **(REZ2026-0163)**

3. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 24, Santa Cruz Subdivision, Hidalgo County, Texas; 2800 Fullerton Avenue. **(REZ2026-0165)**

4. Rezoning from C-1 (Local Commercial-UDC) District to C-2 (Regional Commercial-UDC) District: 1.62 acre tract out of the south 10 acres of the north 30 acres out of Lot 58, La Lomita Irrigation and Construction Company (HOIT) Subdivision, Hidalgo County, Texas; 2900 Trenton Road. **(REZ2026-0168)**

5. Rezoning from R-1 (Single-Family Residential-OC) District to R-3 (High-Density Residential-UDC) District: Lot 8, Block 2, Hackberry Place Subdivision, Hidalgo County, Texas; 909 North 9th Street. **(REZ2026-0175)**

c) CONDITIONAL USE PERMITS:

1. Request of Arturo Lopez Bucio, on behalf of 1912 McAllen, LLC, for a Conditional Use Permit, for one year, and the adoption of an ordinance for a bar (1912 Bar) at Lots "H", "I", and "J", Resubdivision of Lots 1-6, Block 9, Original "Town of McAllen" Subdivision (McAllen Addition Subdivision), Hidalgo County, Texas, 100 South 17th Street. **(CUP2026-0078)**

2. Request of Arturo Lopez Bucio, on behalf of Que Oso Bar Group LLC, for a Conditional Use Permit, for one year, and the adoption of an ordinance for a bar (Que Oso Bar) at Lot "F", Resubdivision of Lots 1-6, Block 9, Original "Town of McAllen" Subdivision (McAllen Addition Subdivision), Hidalgo County, Texas, 108 South 17th Street. **(CUP2026-0079)**

3. Request of Arturo Lopez Bucio, on behalf of Presi LLC, for a Conditional Use Permit, for one year, and the adoption of an ordinance for a bar (Presi) at Lot 7, Block 10, McAllen Addition Subdivision, Hidalgo County, Texas, 101 South 17th Street. **(CUP2026-0080)**

d) SUBDIVISION:

1. McDonald's 42-3865 McAllen Subdivision, 3500 S. Jackson Road, McDonald's Corporation; **(SUB2026-0132) (Final) AEC**

2. McAllen Temple Lot 1A and 1B Subdivision, 300 Trenton Road, Church of Jesus Christ of Latter-Day Saints; **(SUB2026-0077) (Final) M&H**

3) CONSENT:

a) Journey Church Subdivision, 7005 State Highway 107, Journey Church RGV, INC; **(SUB2025-0132) (Revised Preliminary) (1-Year Extension) MGE**

b) Cantera Hideaway Subdivision, 12501 N. 29th Street (N. Rooth Road), Palmland Groves, LLC; **(SUB2024-0091) (Revised Preliminary) (1-Year Extension) M&H**

c) Las Brisas Phase III Subdivision, 15301 N. 29th Street (N. Rooth Road), Rhodes Development Inc.; **(SUB2024-0093) (Revised Preliminary) (1-Year Extension) M&H**

d) Las Comadres No. 12 Subdivision, 24100 N. Moorefield Road, Carkis, L.P.; **(SUB2024-0079) (Revised Preliminary) (1-Year Extension) M&H**

e) Serna Tracts Subdivision, 13601 N. Trosper Road, Jose Francisco Serna; **(SUB2025-0138) (Revised Preliminary) (1-Year Extension) M&H**

f) Shoppes at Ware Subdivision, 4800 N. Ware Road, Rhodes Development, Inc.; **(SUB2025-0084) (Revised Preliminary) (1-Year Extension) M&H**

g) Stewart Valley Subdivision, 9901 N. Stewart Road, Betterra Developments, LLC; **(SUB2023-0010) (Revised Preliminary) (1-Year Extension) M&H**

h) The Shire Subdivision, 300 Northgate Lane, J&D Produce Inc; **(SUB2025-0122) (Revised Preliminary) (1-Year Extension) M&H**

i) Waterlilly on Taylor Subdivision, 101 S. Taylor Road, Water-Lilly Heights, LLC; **(SUB2025-0124) (Revised Preliminary) (1-Year Extension) M&H**

j) Irma Subdivision, 525 N. 19th Street., Eric Vargas & Edward Vargas, Jr.; **(SUB2025-0128) (Revised Preliminary) (1-Year Extension) SE**

4) SUBDIVISIONS:

a) Urban on 107 Subdivision, 2501 State Highway 107, Urban City Developers, LLC; **(SUB2026-0133) (Final) M&H**

b) New Haven Subdivision, 5601 Auburn Avenue, Prisma Developments, LLC; **(SUB2026-0130) (Preliminary) M&H**

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 3, 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 28th day of October, 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 28th day of October, 2026

for

Jessica Cavazos, Management assistant