

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 20, 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 6, 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 REZ2026-0153:

4601 S. 23rd Street

A 16.03 AC tract, more or less, out of Lot 25, Block 3 of C. E. Hammonds Subdivision, Hidalgo County, Texas

- 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 REZ2026-0156:

2904 South 23rd Street

An approximate 6.29 AC tract out of Lot 192 of La Lomita Irrigation & Construction Company Subdivision and Lots 1-2 of Gonzalez-Lopez Subdivision, Hidalgo County, Texas; as shown in Exhibit A: Tract 5A

- 3. **Rezoning from A-O (Agricultural & Open Space-OC) District to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0157:

2900 South 23rd Street (Rear)

A 2.12 AC tract out of Lot 192 of La Lomita Irrigation & Construction Company
Subdivision, Hidalgo County, Texas; said tract of land as shown in Exhibit A:
Tract 4A

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

CASE REZ2026-0158:

3100 South 23rd Street (PID: 211120)

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 19, Block 9, Guerra's Addition Subdivision, Hidalgo County, Texas; 2032 Houston Avenue. **(REZ2026-0152)**

c) CONDITIONAL USE PERMITS:

1. Request of Rudy Aranda, on behalf of Desperados 956 holdings LLC, for a Conditional Use Permit, for one year for a bar (Desperados Saloon) at Lot A, J. G. Ortegon Subdivision, Hidalgo County, Texas, 6328 South 23rd Street. **(CUP2026-0076)**
2. Request of Arnela W. Torres, for a Conditional Use Permit, for one year, for a portable building greater than 10'X12' at 1.19 Acres out of the North 220.4 feet of west 237.8 feet of north ½ of north 20 acres of Lot 16, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2201 South 23rd Street. **(CUP2026-0084)**
3. Request of Enrique Martinez Jr., on behalf of North Lean LTD, for a Conditional Use Permit, for one year, for a nightclub (Hillbillies) at Lots 1 & 2, Main International Subdivision, Hidalgo County, Texas, 6000 North 10th Street. **(CUP2026-0075)**

d) SUBDIVISION:

1. Estancia at Tres Lagos Lot 50A & 50B Subdivision, 4601 Balmorhea Way, Rhodes Development; **(SUB2026-0070) (FINAL) M&H**

3) CONSENT:

- a) FYN Subdivision, 10600 N. Bentsen Road, Jose Francisco & Elva Hernandez; **(SUB2024-0129) (Revised Preliminary) (1-Year Extension) SEC**

4) SUBDIVISIONS:

- a) Whispers at Taylor Subdivision, 7400 N. Taylor Road, Rick Salinas, (Caledonia West); **(SUB2025-0047) (Revised Preliminary) SEA**
- b) Enclave on Jackson Phase II Subdivision, 2801 N. Jackson Road, Vista Property Investments, LLC; **(SUB2026-0083) (Revised Preliminary) M&H**
- c) Brysa Subdivision, 600 Dicker Road, Tirso Javier Garcia; **(SUB2026-0127) (Preliminary) SEA**

- d) Covenant Christian Academy Subdivision Phase III, 4117 N. Ware Road, Covenant Christian Academy; **(SUB2026-0128) (Preliminary) Rioplex**
- e) Toyota of McAllen Subdivision, 4400 Expressway 83, Merit; **(SUB2026-0129) (Preliminary) Halff**

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, October 20, 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 14th 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 14th day of October, 2026

Jessica Cavazos, Management Assistant