

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 21, 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:

2) PUBLIC HEARING:

- a) **ROUTINE ITEMS CITY INITIATED REZONING:**(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 I-2 (Heavy Industrial-OC) District under the Old Code (OC) to I-2 (Heavy Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0032:

McAllen Near-Shoring Industrial Park Subdivision, Lots 1-3 and 6-7, Hidalgo County, Texas

4600-4901 South 40th Street

McAllen Near-Shoring Industrial Park Subdivision, Lots 4-5 and 8-9, Hidalgo County, Texas

3701-4300 Melba Avenue

McAllen Near-Shoring Industrial Park Subdivision, Lots 10-15, Lots 1-A and 1-B
McAllen Southwest Industrial District Unit #5 Subdivision, Lots 1-A and 1-B,
McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 4-12, Hidalgo County, Texas

5000-5201, 5800, 5900, 6100, 6110, and 6200 South 42nd Street

McAllen Southwest Industrial District Unit 5 Subdivision, Lots 4, 7-10, 6A and 6B,
McAllen Southwest Industrial District Unit 5 Lots 2A and 3A Subdivision, Lots 2A and 3A, Lot 5A and 5B
McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5A, Hidalgo County, Texas

3700-4200 Ursula Avenue

Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5B, Hidalgo County, Texas

5900 South Ware Road

Industrial Park Subdivision Unit 1, Lot A, Industrial Park Subdivision Unit 2, Lot 1, McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 1-3 and 13-24, Hidalgo County, Texas
3500, 3600, 4000, and 4324 Military Highway
3916 Military Highway (PID: 509812)

2. Rezoning from I-1 (Light 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 REZ2026-0039:

Sharyland Service Center Subdivision, Lots 1 and 2, Hidalgo County, Texas
4600 and 4712 Military Highway

3. 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 REZ2026-0040:

7700 South Shary Road (PID: 280751)
8100 South Shary Road (PID: 280737)
7700-8201 South Glasscock Road & Rear 1-2 (PID: 280734, 280735, 280736, 280744, 280745, 280746, 280747, 280748, 280749, 280750, 346134, 352221, 997032)

CASE REZ2026-0041:

Sharyland Service Center No. 1 Subdivision, Lot 12, Sharyland Service Center Lot 7A Subdivision, Lot 7A, Sharyland Service Center No. 4 Subdivision, Lot 10, Sharyland Business Park Lot 23A and 25 Subdivision, Lots 23A and 25, Hidalgo County, Texas
5700, 5901, 6100, 6901, and 7115 South International Parkway
Sharyland Business Park - Project Circle Subdivision, Lot 1, Sharyland Service Center No. 4 Subdivision, Lots 11-A and 11-B, Hidalgo County, Texas
4800, 5001, and 5109 Tanya Avenue
Sharyland Service Center No. 4 Subdivision, Lot 8, Sharyland Service Center No. 3 Subdivision, Lot 5, Sharyland Service Center No. 7 Subdivision, Lot 9, Sharyland Business Park Phase 1 Lots 4 & A Subdivision, Lot 4, Sharyland Business Park Lot 14 Subdivision, Lot 14, Hidalgo County, Texas
4400, 4403, 4621, 5000, and 5100 Military Highway
Sharyland Service Center Lot 7B Subdivision, Lot 7B, Sharyland Service Center No. 2 Subdivision, Lots 3 and 4, Hidalgo County, Texas
4301, 4400, and 4701 Wanda Avenue
Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 3, Hidalgo County Texas
6700 South Bentsen Road
4800 South International Parkway (PID: 699739)
5801 South International Parkway & Rear 1 and 2 (PID: 352440, 516680, 638525)
6602 South International Parkway (PID: 583395)
6800 and 6801 South International Parkway (PID: 573499)
6805 South International Parkway and Rear (PID: 573501 & 583396)

4713 and 4801 Military Highway (PID: 517339)
5150 Tanya Avenue (PID: 674385)

CASE REZ2026-0043:

7300 South Shary Road & Rear (PID: 280760 & 280761)
7405 South Shary Road & Rear 1-3 (PID: 280762, 280763, 280764, 280765)
7705 South Shary Road & Rear 1-4 (PID: 280752, 280753, 280754, 280756,
1310009)
8105 South Shary Road & Rear (PID: 280738, 550076, 280740)
5125 Honduras Avenue Rear (PID: 722966)
7100 South International Parkway Rear (PID: 713488)
7100 South Bentsen Road & Rear (PID: 280773, 692367)

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

CASE REZ2026-0042:

7701 South Bentsen Road (PID: 644464)
7800 South Bentsen Road & Rear (PID: 280757, 280755)
8100 South Bentsen Road & Rear 1-2 (PID: 280742, 280741, 280739)

b) REZONING:

1. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 7, Lazy-A Ranch Addition Subdivision, Hidalgo County, Texas; 2400 Maple Avenue. **(REZ2026-0038)**

c) SUBDIVISION:

1. JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION, 1021 E. HWY 83, PARK PLACE VENTURE ONE, LTD; **(SUB2026-0018) (FINAL) M2**
2. VACATING PLAT OF LOT 2 NOLANA RETAIL SUBDIVISION TO REPLAT OF ESTANCIA TOWNHOMES SUBDIVISION, 3900 N. "K" CENTER STREET, ESTANCIA TOWNHOMES, LLC; **(SUB2026-0057) (FINAL) BE**

3) CONSENT:

- a) VILLAS AT TRENTON SUBDIVISION, 8000 N. WARE ROAD, 3400 N. AUBURN AVENUE, LLC; **(SUB2026-0060) (FINAL) RJC**
- b) ANAQUA AT TRES LAGOS PHASE II SUBDIVISION, 14000 N. STEWART ROAD, RHODES DELVELOPMENT; **(SUB2026-0059) (FINAL) M&H**

4) SUBDIVISIONS:

- a) AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, 6800 RUSSELL ROAD (REAR), RHODES DEVELOPMENT, INC; **(SUB2025-0162) (REVISED PRELIMINARY) M&H**

- b) **ASTRID'S PLACE SUBDIVISION, 324 N. 4TH STREET, ASTRID GUTIERREZ; (SUB2026-0042) (REVISED PRELIMINARY) SEC**
- c) **CASCADA AT CHAMPION LAKES SUBDIVISION, 3300 AGUSTA AVENUE, VILLA DE SANTIAGO, LLC; (SUB2026-0025) (REVISED PRELIMINARY) STIG**
- d) **HABITAT AT WARE PHASE 2 SUBDIVISION, 6117 N. WARE ROAD (REAR), HABITAT DEVELOPERS; (SUB2025-0108) (REVISED PRELIMINARY) SEC**
- e) **EIDER SUBDIVISION, 6200 S. 23RD STREET, VARGAS PRODUCE LLC; (SUB2025-0142) (REVISED PRELIMINARY) RDE**
- f) **HERNANDEZ ACRES SUBDIVISION, 14601 N. TROSPER ROAD, SAUL & JORGE HERNANDEZ; (SUB2025-0097) (REVISED PRELIMINARY) SEA**
- g) **MARIEL LUCILLE SUBDIVISION, 836 E. OLYMPIA AVENUE, MARIEL TORRES; (SUB2026-0048) (REVISED PRELIMINARY) RIOPLEX**
- h) **BLUE JAY SUBDIVISION, 5600 S. JACKSON ROAD, JORGE GONZALEZ; (SUB2025-0074) (REVISED PRELIMINARY) SEA**
- i) **MCCOLL CROSSING-APARTMENTS SUBDIVISION, 5801 S. MCCOLL ROAD, JOHN. W. BROOKE; (SUB2026-0044) (REVISED PRELIMINARY) SEA**
- j) **AUBURN HEIGHTS APARTMENTS SUBDIVISION, 2801 AUBURN AVENUE, AUBURN HEIGHTS, LLC; (SUB2026-0049) (PRELIMINARY) M2**
- k) **RIO BANK JACKSON SUBDIVISION, 720 E. JACKSON AVENUE, RIO BANK; (SUB2026-0052) (PRELIMINARY) HALFF**

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, April 21, 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 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



Jessica Cavazos, Management Assistant