

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 7, 2026 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 January 21, 2026 meeting minutes
- b) Approval of minutes for February 17, 2026 meeting minutes
- c) Approval of minutes for March 3, 2026 Meeting minutes
- d) Approval of minutes for March 17, 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 C-4 (Commercial 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 REZ2026-0029:**

3814, 3920 and 3920 Rear Idela Avenue (PID: 270327 and 270318)

2. **Rezoning from A-O (Agriculture & Open Space-OC) District and 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 REZ2026-0030:**

McAllen Independent School District No. 3 Subdivision, Lot 1, Hidalgo County, Texas

4801 South 26th Street

- 3. 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 REZ2026-0031:**

Lots 1 Thru 18 and F-1 Thru F-9 McAllen Produce Terminal Market Subdivision, Lots 1, 2, 6 and F-1 Thru F-9, Hidalgo County, Texas

2531, 2525, 2531, 2401, 2405, 2409, 2413, 2421, 2501, 2505, 2509, 2513, 2517, and 2521 Military Highway

Lots 1 Thru 18 and F-1 Thru F-9 McAllen Produce Terminal Market Subdivision, Lots 7-18, Hidalgo County, Texas

6500, 6508, 6512, 6516, 6520, 6600, 6604, 6608, 6612, 6616, 6700 and 6708 South 23rd Street

Lots 5A, 5B, & 5C McAllen Produce Terminal Market Subdivision, Lots 5A, 5B, & 5C, Hidalgo County, Texas

2313, 2301 and 2361 Military Highway; 6400, 6420 South 23rd Street

Lots 3A and 4A McAllen Produce Terminal Subdivision, Lots 3A and 4A, Hidalgo County, Texas

2421 and 2401 South 23rd Street

- 4. Rezoning from I-2 (Heavy 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 REZ2026-0033:**

Idea Public Schools-South McAllen Subdivision, Lot 1, Hidalgo County, Texas  
5400 South Ware Road

South Texas College Technology Campus Subdivision, Lot 1, Hidalgo County, Texas

3700 & 3900 Military Highway

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

**CASE REZ2026-0034:**

2300-2301, 2322, 2500 and 2600 South Main Street (PID: 189369, 189367, 189370, 189368 and 151316)

2401, 2409 and 2421 South 23rd Street (PID: 185504, 185505 and 185508)

3212 South 10th Street (PID: 189394)

1000 Bales Road (PID: 189391)

1801 Wichita Avenue (PID: 1182608 and 1182615)

**b) REZONING:**

- 1. Rezoning from A-O (Agricultural and Open Space-UDC) District to R-1 (Low-Density Residential-UDC) District: 38.185-acre tract of land out of Lot 3, Block 1, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 3300 Augusta Avenue. (REZ2026-0028)**

2. Rezoning from R-1 (Single-Family Residential-OC) District and R-3T (Multifamily Residential Townhouse-OC) District to M-1 (Local Mixed Use-UDC) District: 12.27 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 601 South Taylor Road. **(REZ2026-0035)**
3. Rezoning from C-3 (General Business-OC) District to M-2 (Regional Mixed Use-UDC) District: Lots 6, 7, 8, & 9, International Center Block No. I (Phase I) Subdivision, Hidalgo County Subdivision, Texas; 4100, 4102, 4104, and 4106 North 23rd Street. **(REZ2026-0036)**
4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1–6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1911 North 23rd Street. **(REZ2026-0037)**
5. Rezoning from C-1 (Office Building Office-OC) District to C-1 (Local Commercial-UDC) District: Lot 1, Village Center Subdivision, Hidalgo County, Texas; 2014 North Ware Road. **(REZ2026-0044)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Oscar I. Guerrero for a Conditional Use Permit, for one year, and adoption of an ordinance for a Vaporizer Store at Lot 18A & 1.99% Common Area "A", Amended Map of Broadway North Subdivision, Hidalgo County, Texas; 721 Dove Avenue. **(CUP2026-0012)**
2. Request of Enrique Loredó III for a Conditional Use Permit, for one year, and adoption of an ordinance for a Cigar Lounge/ Workshop at the South 7' of Lot 3, all of Lot 4, and the North 23' of Lot 5, Block 1, North Center Subdivision, Hidalgo County, Texas; 1624 North 10th Street Suite 15. **(CUP2026-0015)**
3. Request of Eric Young on behalf of Young's Development LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Portable Food Concession Stand (Young's Sno-wiz) at Lots 1–6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1905 North 23rd Street. **(CUP2026-0016)**

**d) SUBDIVISION:**

1. MCALLEN O.T. LOTS 1A AND 2A, BLOCK 58 SUBDIVISION, 1619 GALVESTON AVENUE, MARC & ANGELA MILLIS, **(SUB2026-0045)**  
**(FINAL) SEA**

**3) CONSENT:**

- a) WARE ROAD DEVELOPMENT SUBDIVISION, 3800 STATE HIGHWAY 107, WARE ROAD DEVELOPMENT, LLC, **(SUB2026-0046)** **(FINAL) RJCD**

#### 4) SUBDIVISIONS:

- a) ASTRID'S PLACE SUBDIVISION, 324 NORTH 4TH STREET, ASTRID GUTIERREZ, (SUB2026-0042) (PRELIMINARY) SPEC
- b) AUTOZONE AT TAYLOR SUBDIVISION, 5100 STATE HIGHWAY 107, WALDO LUIS & TERESA D. SALDIVAR DE WALDO, (SUB2026-0047) (PRELIMINARY) SAMES
- c) PRIME CORP INVESTMENTS SUBDIVISION, 4313 COLBATH AVENUE, PRIME CORP INVESTMENTS, LLC, (SUB2026-0043) (PRELIMINARY) RDE
- d) MARIEL LUCILLE SUBDIVISION, 836 EAST OLYMPIA AVENUE, MARIEL TORRES, (SUB2026-0048) (PRELIMINARY) RPLX
- e) MCCOLL CROSSING-APARTMENTS SUBDIVISION, 5801 SOUTH MCCOLL ROAD, JOHN W. BROOKE, (SUB2026-0044) (PRELIMINARY) SEA
- f) MY HOME CROSSING DREAMS SUBDIVISION, 11 SOUTH 29TH STREET, MY HOME, LLC, (SUB2025-0120) (REVISED PRELIMINARY) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) (TABLED ON 03/17/26) MAS
- g) THE TREE HOUSE SUBDIVISION, 801 SOUTH TAYLOR ROAD, GURA LIVING COMMUNITIES, LLC, (SUB2026-0011) (REVISED PRELIMINARY) ACHCE
- h) RANCHO LOT 45A SUBDIVISION, 5408 SOUTH 27TH STREET, ADOLFO CORTIVA JR, (SUB2026-0050) (FINAL) SEA
- i) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC, (SUB2025-0111) (FINAL) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) (TABLED ON 03/17/26) M&H
- j) BARTON SUBDIVISION, 8501 NORTH MAIN STREET, ANTONIO ESPARZA, (SUB2024-0109) (REVISED FINAL) TE
- k) RUSSELL CREEK SUBDIVISION, 13701 NORTH 23RD STREET, ELITE DEVELOPMENT 786, LLC, (SUB2025-0164) (REVISED FINAL) M2

#### 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 7, 2026  
**TIME:** 3:30 PM  
**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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

  
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Jessica Cavazos, Management Assistant