

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission Workshop Meeting on Tuesday, April 21, 2026 at 2:46 p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Raul Sesin	Member
	Isela V. Rios	Member
	Reza Badiozzamani	Member
	Jesse Ozuna	Member

Absent:	Raul Sesin	Member
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Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Eduardo Garza	Development Coordinator
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Mia Fuentes	Planner I
	Noah Del Bosque	Planner II
	Even Gonzalez	Development Engineer
	Jonathan Gutierrez	Planner Technician I
	Valerie Ramos	Administrative Clerk

CALL TO ORDER – 2:46 pm Mr. Marco Suarez, Chairperson

1) PRESENTATION:

- a) Discussion regarding Planning and Zoning recommendations for Conditional Uses Permit requests

Planning Director Mr. Omar Sotelo, Updated the board members on the new recommendations for Conditional Uses permit requests, cases will now be recommending approval or recommending disapproval, Disapproval with favorable recommendation will no longer be applicable.

- b) Discussion regarding subdivision procedures

Planning Director Mr. Omar Sotelo, stated they will be going back to the amendment to the UDC and adding new codes and subdivision sections.

- c) Discussion regarding a city-initiated rezoning request from R-3A (Multifamily Residential Apartment-OC), C-3 (General Business-OC), C-4 (Commercial Industrial-OC), and C-2 (Regional Commercial-UDC) Districts, under the Old Code (OC) and the Unified Development Code (UDC) TO CC-UT (City Core-Uptown-UDC) District (REZ2026-0054)

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Planning Director Mr. Omar Sotelo, Updated the board members on the Unified Development Code (UDC) TO CC-UT (City Core-Uptown-UDC) District. there will be 4 non-conforming structures a Car wash on 10th Street, Car lot and two print shops are located on the west side of our facility.

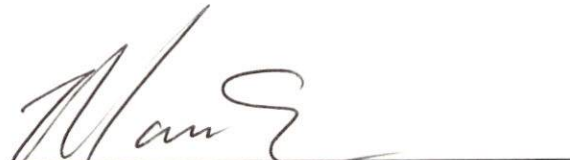
ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission Workshop Meeting, Vice Chairman Gabriel Kamel adjourned the meeting at 3:09 p.m. with Mr. Emilio Santos second the motion with six members present and voting.



ATTEST:

Valerie Ramos, Administrative Clerk



Marco Suarez, Chairperson