

AMENDED AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 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 January 6, 2026 meeting minutes.

2) PUBLIC HEARING

- a) ROUTINE ITEMS CITY INITIATED REZONINGS: *(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.)*

Rezoning from C-3 (General Business-OC) and R-2 (Duplex-Fourplex-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:

1. CASE REZ2025-0257:

Main Place Lot 5 and Quincy Lots 1-4, Hidalgo County, Texas

1501-1613 Expressway 83

Quincy Lots 6-7, Hidalgo County, Texas

1701-1705 Expressway 83

Valram Heights Lots 1A-2B, Hidalgo County, Texas and (PID: 211089)

2601-2901 Expressway 83

Tex-Mex Ut. No. 2 Lots 2-3, O'Neall Lot 1, Hidalgo County, Texas and (PID: 211078, 211081, 211079, 195365)

3317-3621 Expressway 83

Tex-Mex Ut. No. 2 Lot 1, Hidalgo County, Texas and (PID: 211084)

3100-3212 Colbath Avenue

Speedy Stop Lot A, Hidalgo County, Texas and (PID: 230736, 230735)

1600-1606 South 23rd Street

Velez Lot 1, Hidalgo County, Texas

1713 Quebec Avenue

Quincy Lot 18, Hidalgo County, Texas

1600 Richmond Avenue

Quincy Lots 12-15, Hidalgo County, Texas
1612-1704 Richmond Avenue
Main Place Lot 4, and South Main Street Block 1 Lot 9, Hidalgo County, Texas
1400-1405 Savannah Avenue
South Main Street Block 4 Lots 1-2, Hidalgo County, Texas
1717-1721 Savannah Avenue
South Main Street Block 2 Lots 8-10, Hidalgo County, Texas
1401-1409 Toronto Avenue
Jones Lot 1
1821 South Bicentennial Boulevard
Main Place Lots 2-3 and Common Area, Hidalgo County, Texas
1800-1812 South 16th Street
Main Place Lot 1, and South Main Street Block 1 Lots 10-12, Hidalgo County, Texas
1800-1916 South Main Street
Quincy Lot 5, Hidalgo County, Texas
1617 Expressway 83

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

CASE REZ2025-0259:

David Farb Subdivision Lot A, Hidalgo County, Texas
101 Expressway 83
Tavarez Medical Center Subdivision Lot 1, Hidalgo County, Texas
100 Ridge Road
Ridgeview Place Unit No. 1 Lots 1-4, Hidalgo County, Texas
1901 - 1913 South 1st Street
Ridgeview Place Unit No. 1 Lots 5 & 6, Hidalgo County, Texas
105 - 109 East Toronto Avenue
Ridgeview Place Unit No. 1 Lots 7A & 8A, Hidalgo County, Texas
201 - 205 East Toronto Avenue
Medical Estates Unit No. 2 Lot 1, Hidalgo County, Texas
110 East Savannah Avenue
Medical Estates Unit No. 1 Lot 1, Hidalgo County, Texas
222 East Ridge Avenue
HCA Rio Grande Regional Subdivision Lots 1 & 2 Hidalgo County, Texas
1801 - 1809 South Cynthia Street
1901 South Cynthia Street (Prop ID: 513301)
Med Plex South Subdivision Lots A, B & C, Hidalgo County, Texas
1913 - 2101 South Cynthia Street
500 East Ridge Rd (Prop ID: 552572)
Medcath Subdivision Lot A Hidalgo County, Texas
1900 South D Street
Timberwalk Subdivision Lot 1, Hidalgo County, Texas
510 East Ridge Rd
Timberwalk Subdivision No. 2 Lot A, Hidalgo County, Texas
1817 South D Street
Timberwalk Subdivision No.3 Lot 1, Hidalgo County, Texas
1901 South D Street

Ridgeview Place Unit No. 3 Lot 2, Hidalgo County, Texas
2010 South Cynthia Street

3. CASE REZ2025-0260:

South Main Street Subdivision Lots 3-4, Block 4, Hidalgo County, Texas
1711-1715 Savannah Avenue

4. 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 REZ2025-0261:

South Main Street Subdivision Lots 1-8, Block 1, Hidalgo County, Texas
1409-1517 Savannah Avenue
South Main Street Subdivision Lots 13-20, Block 1, and Lots 1-7, Block 2, Hidalgo County, Texas
1408-1517 Toronto Avenue
South Main Street Subdivision Lots 5-13, Block 4, Hidalgo County, Texas
1601-1705 Savannah Avenue
South Main Street Subdivision Lots 14-26, Block 4, and Lots 1-13, Block 3, Hidalgo County, Texas
1600-1721 Toronto Avenue

5. Rezoning from R-2 (Duplex Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2025-0258:

Quincy Subdivision Lots 16-17, Hidalgo County, Texas
1604 & 1608 Richmond Avenue

6. 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 REZ2026-0002:

Judco No. 2 Subdivision Lots 1-2, Hidalgo County, Texas
3025 Expressway 83
3101 Expressway 83
Foodmaker Subdivision Lot A, Hidalgo County, Texas
1601 South 23rd Street
1605 South 23rd Street (PID: 185472)
Martinez Subdivision Lot 1, Hidalgo County, Texas
1609 South 23rd Street
D. Castilla Subdivision Lot 1, Hidalgo County, Texas
1809 South 23rd Street

Martinez Subdivision Unit 2 Lot 1, Hidalgo County, Texas
1900 South 23rd Street
2900 Colbath Road (PID: 211087)

7. 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 REZ2026-0001:

3001 Expressway 83 (PID: 531528)

b) REZONING:

1. Rezone from I-1 (Light Industrial-OC) District to A-O (Agricultural and Open Space-UDC) District: 10.94 Acres out of Lot 1, Section, 3, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7401 South 10th Street Rear 5. **(REZ2025-0270)**
2. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 9, Hackberry Terrace Subdivision, Hidalgo County, Texas; 220 Hackberry Avenue **(REZ2025-0275)**

c) CONDITIONAL USE PERMITS:

1. Request of Muhammad Akhtar on behalf of MFLP Properties for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop (Vape Time McAllen, LLC.) at Lot A, Tiffany Plaza Subdivision, Hidalgo County, Texas; 1001 South 10th Street Suite Q **(CUP2025-0131)**

d) SUBDIVISION:

1. THE HILLS AT SHARYLAND LOT 20A & 21A SUBDIVISION, 9306 N. 56TH LN ALDAPE DEVELOPMENT, LLC., **(SUB2024-0092) (FINAL) MAS**

3) CONSENT:

- a) CXL ACRES SUBDIVISION, 11624 N. 29TH ST., CESAR XAVIER LEAL, **(SUB2025-0078) (FINAL) SEA**
- b) THE SHOPPES ON 2ND SUBDIVISION, 120 TRENTON ROAD, A.I.M.Z DEVELOPMENT, LLC **(SUB2025-0110) (FINAL) M&H**

4) SUBDIVISIONS:

- a) ARBOLERA ON MONTECRISTO SUBDIVISION, 1601 MONTE CRISTO RD., 2A INVESTMENT GROUP, LLC, **(SUB2026-0003) (PRELIMINARY) M2E**
- b) J&A RANCH SUBDIVISION, 11601 N BRYAN RD, JORGE ALBERTO DE HOYOS & ANITA MORENO, **(SUB2026-0005) (PRELIMINARY) S2E**

- c) JANICE AT SYCAMORE TERRACE, 1107 TAMARACK AVE., SAMUEL F. VALE, (SUB2026-0004) (PRELIMINARY) SPEC
- d) THE TREE HOUSE SUBDIVISION, 801 S TAYLOR RD, GURA LIVING COMMUNITIES, LLC, (SUB2026-0011) (PRELIMINARY) ACHCE
- e) EBONY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION, 506 N 6TH ST, FAITH DEVELOPMENT LEASING, LLC, (SUB2025-0135) (REVISED PRELIMINARY) STIG
- f) MCALLEN O.T. LOTS 1A & 2A, BLOCK 58 SUBDIVISION, 1619 GALVESTON AVE, MARC & ANGELA MILLIS, (SUB2025-0131) (REVISED PRELIMINARY) **TABLED ON (1/21/2026)**
- g) AMISTAD MCALLEN SUBDIVISION, 4120 N. TAYLOR RD., AMISTAD MCALLEN, (SUB2025-0013) (REVISED PRELIMINARY) TC
- h) ZUMA SUBDIVISION, 11001 N. BENTSEN PALM DR., ZUMA DEVELOPMENT CO., LLC, (SUB2025-0107) (REVISED PRELIMINARY) CHLH
- i) VICTORIA ACRES SUBDIVISION, 13424 N. 29TH ST., ADRIANA REGALADO, (SUB2025-0096) (REVISED PRELIMINARY) SAMES
- j) PREMIER ESTATES, 4232 S. WARE RD, PREMIER ASSET HOLDINGS, LLC, (SUB2025-0168) (REVISED PRELIMINARY) SEA
- k) WARE HOTEL GROUP, LP, 401 S. WARE RD., WARE HOTEL GROUP, LP, (SUB2024-0019) (REVISED FINAL) M&H

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, February 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 Wednesday, January 28th, 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 Wednesday, January 28th, 2026



Jessica Cavazos, Management Assistant