

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, JULY-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) EXECUTIVE SESSION:

- a) Executive Session pursuant to Texas Government Code § 551.071 to consult with the City Attorney regarding potential litigation and legal issues.

2) MINUTES:

- a) Approval of minutes for July 7, 2026, Meeting Minutes.

3) 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-1 (Office Building-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following property:

CASE REZ2026-0097:

3920 South Jackson Road (PID: 231267)

- 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 REZ2026-0098:

8000 South McColl Road (PID: 290340)

601 East Dicker Road (PID: 20834710)

611 East Dicker Road (PID: 1073831)

7801 South McColl Road and Rears 1-2 (PID: 840308, 1644011 and 1314011)

7901 South McColl Road (PID: 901928)

8001 South McColl Road (PID: 290339)

8301 South McColl Road (PID: 902205)

701 East Dicker Road (PID: 1234461)
705 East Dicker Road (PID: 1074047)
8400 South Jackson Road and Rear (PID: 231317 and 20826042)

- 3. Rezoning from C-4 (Commercial Industrial-OC) District and A-O (Agriculture & Open Space-OC) under the Old Code (OC), to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0099:

7100 South McColl Road (PID: 607782)
7120 South McColl Road (PID: 1020460)
7300 South McColl Road and Rear (PID: 581954 and 1124513)
7324 South McColl Road and Rear (PID: 581956 and 1020163)
7200 South McColl Road (PID: 581953)
7012 South Jackson Road Rear (PID: 1067205)
7100 South Jackson Road (PID: 231314)
7300 South Jackson Road (PID: 720268)
7600 South Jackson Road (PID: 231315)
7200 South Jackson Road (PID: 724042)
5810 and 7400 South Jackson Road (PID: 720792)
7500 South Jackson Road (PID: 722639)
7800 South Jackson Road and Rear (PID: 231316 and 20826978)
8000 South Jackson Road (PID: 641108)
1105 East Thomas Road (PID: 20830291)
105 Dicker Road (PID: 20834706)
7000 South Jackson Road (PID: 1075835)
6920 South Jackson Road (PID: 721205)

- 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 REZ2026-0101:

3621 Colbath Road (PID: 211105)

- 5. Rezoning from R-2 (Duplex-Fourplex Residential-OC) Districts 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 REZ2026-0102:

2100 South Jackson Road Rears 1-2 (PID: 231198 and 557793)

b) REZONING:

- 1. Rezoning from R-1 (Single Family Residential-OC) District to I-1 (Light Industrial-UDC) District: E105'-W210'-S420' Lot 338, 1.01 AC GR 0.84 AC Net, John H. Shary Subdivision, Hidalgo County, Texas; 4716 Buddy Owens Boulevard. (REZ2026-0093)**
- 2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 2.194 Acres out of Lot 4 Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 3300 South Jackson Road. (REZ2026-0094)**

3. Rezoning from C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) District: a 0.802 acre tract out of Lot 11, Section 280 Texas-Mexican Railway Company's Survey, Vol. 24, Pg. 168, H.C.D.R. Hidalgo County, Texas; 2501 State Highway 107. **(REZ2026-0095)**
4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: a 0.630 acre tract out of Lot 11, Section 280 Texas-Mexican Railway Company's Survey, Vol. 24, Pg. 168, H.C.D.R. Hidalgo County, Texas; 2517 State Highway 107. **(REZ2026-0096)**

c) CONDITIONAL USE PERMITS:

1. Request of Guillermo Valdez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Caribe Bar) at Lot 12, Mejia Subdivision, Hidalgo County, Texas; 2022 Nolana Avenue. **(CUP2026-0051)**
2. Request of Arnela W. Torres, for a Conditional Use Permit, for one year, for a portable building greater than 10'X12' at 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. **(CUP2026-0052)**
3. Request of Abdelhadi Mohd Al-Hatabeh, on behalf of Hatabeh Group LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Cyberskunk Smoke Shop) at Lot 1, A & A Subdivision, Hidalgo County, Texas; 5212 North 10th Street **(CUP2026-0050)**
4. Review/Consideration of Request of Karla M. Rivera, on behalf of MKZ Night Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (MK'z Nightclub) at Lots 25-34, Resubdivision of Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue. **(CUP2026-0037)**

4) CONSENT:

- a) Sheena's Place Subdivision, 1001 Freddy Gonzalez Road, Nanak, LTD; **(SUB2026-0096) (Final) SEC**
- b) The Woodlands at Bentsen Subdivision, 2900 South Bentsen Road, Jesus Solis-Gomez; **(SUB2026-0093) (Final) M&H**
- c) Imperio Estates Phase II Subdivision, 8600 North 29th Street, Hollywood Development & Construction, LLC; **(SUB2026-0099) (Final) RDE**
- d) The Woodlands Development Subdivision, 601 South Taylor Road, MDM Land Company, LLC; **(SUB2026-0097) (Final) RDE**
- e) Trinity Oaks Subdivision, 9900 North 29th Street, Jakob Robert Waldbusser & Andrea Waldbusser; **(SUB2026-0094) (Final) QHA**
- f) Auburn Heights Apartments Subdivision, 2801 Auburn Avenue, Auburn Heights, LLC; **(SUB2026-0095) (Final) M2**

5) SUBDIVISIONS:

- a) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2025-0064) (Revised Preliminary) M&H (TABLED 07/07/2026)**
- b) Sustaita Logistics Subdivision Phase I, 4901 South Old 10th Street, Sustaita Logistics Center, L.P.; **(SUB2026-0062) (Revised Preliminary) STIG**
- c) Pecina Estates Subdivision, 841 East Pineridge Avenue, Pecina Antonia; **(SUB2026-0086) (Revised Preliminary) RIOPLEX**
- d) Live Oak Subdivision, 7500 Queens Avenue, South Texas Paving; **(SUB2026-0090) (Preliminary) SAMES**
- e) Versailles Estates Subdivision, 7100 Queens Avenue, Starquest Versailles LLC; **(SUB2026-0091) (Preliminary) SAMES**
- f) Victory Landing Subdivision, 7000 Queens Avenue, Evolving Builders LLC; **(SUB2026-0092) (Preliminary) SAMES**

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, July 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 15th day of July, 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 15th day of July, 2026



Jessica Cavazos, Management Assistant