

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 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 December 16, 2025 meeting minutes.
- b) 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.)

1. 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

CASE REZ2025-0257

Main Place Subdivision, Lot 5 and Quincy Subdivision, Lots 1–4, Hidalgo County, Texas
1501-1613 Expressway 83

Quincy Subdivision, Lots 6-7, Hidalgo County, Texas
1701-1705 Expressway 83

Valram Heights Subdivision Lots 1A-2B, Hidalgo County, Texas and PID 211089
2601-2901 Expressway 83

Tex-Mex Ut. No. 2 Subdivision, Lots 2-3, O'Neal Subdivision, I Lot 1, Hidalgo County, Texas
and PID 211078, 211081, 211079, 195365
3317-3621 Expressway 83

Tex-Mex Ut. No. 2 Subdivision, Lot 1, Hidalgo County, Texas and PID 211084
3100-3212 Colbath Avenue

Speedy Stop Subdivision, Lot A, Hidalgo County, Texas and PID 230736 and 230735
1600-1606 South 23rd Street

Velez Subdivision, Lot 1, Hidalgo County, Texas
1713 Quebec Avenue

Quincy Subdivision, Lot 18, Hidalgo County, Texas
1600 Richmond Avenue
Quincy Subdivision, Lots 12-15, Hidalgo County, Texas
1612-1704 Richmond Avenue
Main Place Subdivision, Lot 4, and South Main Street Subdivision, Block 1 Lot 9, Hidalgo County, Texas
1400–1405 Savannah Avenue
South Main Street Subdivision, Block 4 Lots 1-2, Hidalgo County, Texas
1717-1721 Savannah Avenue
South Main Street Subdivision, Block 2 Lots 8-10, Hidalgo County, Texas
1401-1409 Toronto Avenue
Jones Subdivision, Lot 1, Hidalgo County, Texas
1821 South Bicentennial Boulevard
Main Place Subdivision, Lots 2-3 and Common Area, Hidalgo County, Texas
1800-1812 South 16th Street
Main Place Subdivision, Lot 1, and South Main Street Block 1 Lots 10-12, Hidalgo County, Texas
1800-1916 South Main Street
Quincy Subdivision, Lot 5, Hidalgo County, Texas
1617 Expressway 83

- 2. 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 properties**

CASE REZ2025-0260

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

- 3. 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

- 4. 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 REZ2026-0012

El Collado Lot 12, Hidalgo County, Texas
2538 and 2540 Savannah 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 R-3A (Multi-Family Residential Apartments-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties**

CASE REZ2026-0011

McAllen Builders Subdivision Lot 73, Hidalgo County, Texas
2132 South 32nd Street

- 7. 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 REZ2026-0013

Colbath Plaza Lot 1, Hidalgo County, Texas
1901 South Taylor Road

- 8. 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 REZ2025-0245

1450 South Jackson Road (PID: 509982)
1208 East Jackson Avenue (PID: 508228 & 655625)

- 9. Rezoning from C-3 (General Business-OC) Districts under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties**

CASE REZ2026-0263

Toys R Us Subdivision, Lot 1A, Hidalgo County, Texas
1109 Expressway 83
1101 Expressway 83 (PID: 503420)
CW Manhattan No. 1 Subdivision, Lot A, Hidalgo County, Texas
901 Expressway 83
Red Lobster Subdivision, Lot 1, Hidalgo County, Texas
701 Expressway 83
Tex-Mex Ut. No. 2 Subdivision, Lot 1 and PID 211084
3100-3212 Colbath Avenue
Savannah Park Subdivision, Lots 1A-2A & 4A, Hidalgo County, Texas
601 & 617 U.S Expressway 83
Circuit City Subdivision, Lot 2A, Hidalgo County, Texas
501 Expressway 83
Circuit City Subdivision, Lot 1, Hidalgo County, Texas

507 Expressway 83
McAllen Methodist Hospital Subdivision, Lot 1, Hidalgo County, Texas
301 Expressway 83
Property ID 230478; McAllen Methodist Hospital Subdivision, Lots 4-AR & 5-BR; Parc Pointe, Lot A; Studio Plaza Subdivision, Lot 1; Savannah Professional Subdivision, Lots 1 & 2; Funville Subdivision, Lots 1-6 and Lots 9-11, Hidalgo County, Texas
501-809 Savannah Avenue
McAllen Methodist Hospital Lot 2B, Hidalgo County, Texas
1800 South 5th Street
Savannah Park Subdivision, Lot 5A, Hidalgo County, Texas
1800 South 6th Street
International Bank Subdivision, Lot 1-A, Artie Eugenia Subdivision, Lot 1; HLH Enterprise Inc, Lot 1 A; Funville Lot 12A; Granada Inn, Lot 1; La Copa Hotel-S 10th St, Lot 1; Texas State Bank La Plaza Mall, Lot 1, & PIDS 189483, 184345, 154238, 154242, Hidalgo County, Texas
1700-2020 South 10th Street
1823 South 11th Street (PID: 1124935 & 696092)
La Plaza Subdivision, Lot 3A, Hidalgo County, Texas
1500 Wichita Avenue
1700 Uvalde Avenue (PID: 189497)
1700 Wichita Avenue (PID: 189495)
La Plaza PH 1A Subdivision, Lots 1B, 2B, 4A, 6B, 3C and 7, Hidalgo County, Texas
2200 South 10th Street

10. 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 (PID 513301)
Med Plex South Subdivision, Lots A, B & C, Hidalgo County, Texas
1913 - 2101 South Cynthia Street
500 East Ridge Rd (PID 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

11. 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)

12. 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)

13. Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-1 (Single-family Residential-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties

CASE REZ2026-0016

Villa Hermosa Subdivision, Hidalgo County, Texas
1200-1332 E. Augusta Avenue (Lots 10-40, Common Area, Block 1)
3400-3525 South "M" Street (Lots 1-9 and Lots 41-52, Block 1)
3400-3500 South Jackson Road (Lots 1 and 2, Block 2)
Georgetown Park Subdivision, Hidalgo County, Texas
3400-3533 South "K" Center Street (Lots 1-21 and Common Lots A and B)
3402-3534 South "K" Lane (Lots 22-54)
3400-3528 South "L" Street (Lots 55-84 and Common Lot C)
1400 East El Rancho Road (PID 568175)

1400 East El Rancho Road Rear (PID 568148)

1412 East El Rancho Road (PID 568149)

14. Rezoning from C-2 (Neighborhood Commercial-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 REZ2026-0017

4200 South McColl Road (PID: 817895)

b) REZONING:

1. Rezone from R-1 (Single Family Residential - OC) District to C-1 (Local Commercial-UDC) District: Lot 13, Block 9, Milmor Subdivision, Hidalgo County, Texas; 1320 Kendlewood Avenue **(REZ2026-0014)**
2. 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)**
3. Rezone from R-3A (Multifamily Residential Apartment-OC) District to R-1 (Low Density Residential-UDC) District: A 24.457-acre tract of land out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 801 South Taylor Road. **(REZ2026-0015)**
4. 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 Perla M. Ruiz, for a Conditional Use Permit, for one year, for a Home Occupation (Salon) at Lot 163, Cascada at Tres Lagos Phase II Subdivision, Hidalgo County, Texas; 14103 Wichita Falls. **(CUP2026-0003)**
2. 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)**
3. Request of Jhossep J. Gil Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar (Toloa Rooftop) at Lot 3, North Park Village Phase II Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue Suite 360. **(CUP2025-0002)**

d) SUBDIVISION:

1. EBONY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION, 506 N 6TH ST., FAITH DEVELOPMENT LEASING, LLC, **(SUB2026-0031) (FINAL) STIG**

2. BALBOA ACRES SUBDIVISION LOT 5, BLK 19 (EAST HALF), 3111 DAYTONA AVENUE, ANARCASIS DAVILA (SUB2026-0035) (FINAL) SEA
3. BALBOA ACRES SUBDIVISION LOT 5, BLK 19 (WEST HALF) 3113 DAYTONA AVENUE, ANARCASIS DAVILA (SUB2026-0034) (FINAL) SEA
4. RANCHO LOT 45A SUBDIVISION, 5408 S. 27TH STREET, ADOLFO CORTINA JR, (SUB2025-0126) (REVISED PRELIMINARY) SEA

3) CONSENT:

- a) THE WARE DISTRICT SUBDIVISION, 3700 LARK AVENUE, RENE GONZALEZ (SUB2026-0032) (FINAL) RPLX

4) SUBDIVISIONS:

- a) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC. (SUB2025-0111) (FINAL) (TABLED ON 02/17/2026) M&H
- b) MEDITERRANEAN SUBDIVISION, 13931 N. WARE ROAD, ANCER PROPERTIES, LLC, (SUB2024-0026) (REVISED FINAL) TRE
- c) MY HOME CROSSING DREAMS, 11 S. 29TH STREET, MY HOME, LLC, (SUB2025-0120) (REVISED PRELIMINARY) (TABLED ON 02/17/2026) MAS
- d) MCALLEN O.T. LOTS 1A & 2A, BLOCK 58 SUBDIVISION, 1619 GALVESTON AVENUE, MARC & ANGELA MILLIS, (SUB2025-0131) (REVISED PRELIMINARY) (TABLED ON 01/21/26) (REMAINED TABLED ON 02/17/2026) SEA
- e) ALHAMBRA ON 10TH SUBDIVISION PHASE II, 11401 N. 10TH STREET, MOUAYAD DEVELOPMENT, LLC (SUB2026-0022) (PRELIMINARY) RPLX
- f) COASTAL KING - MCALLEN SUBDIVISION, 11600 N. 23RD STREET, COASTAL KING, LTD/ROBERT HART, (SUB2026-0024) (PRELIMINARY) RGE
- g) MCMEXICO ESC SUBDIVISION, 2700 MILITARY HWY, MCMEXICO ESC, LLC, (SUB2026-0027) (PRELIMINARY) ECP
- h) MCALLEN FLEX COMPLEX SUBDIVISION, 2100 N. MCCOLL ROAD, PAMOTA, LLC, (SUB2026-0021) (PRELIMINARY) RE
- i) 3V'S SUBDIVISION, 1916 N. TAYLOR ROAD, ERIK A. NELSON VILLARREAL (SUB2026-0028) (PRELIMINARY) TRE
- j) CASCADA AT CHAMPION LAKES SUBDIVISION, 3300 AGUSTA AVENUE, VILLA DE SANTIAGO, LLC (SUB2026-0025) (PRELIMINARY) STIG
- k) IMPERIO ESTATES PHASE II SUBDIVISION, 8600 N. 29TH STREET, HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC (SUB2026-0029) (PRELIMINARY) RDE
- l) NUBE AT TAYLOR SUBDIVISION, 1301 S. TAYLOR ROAD, ALPEG PROPERTIES, LLC (SUB2026-0023) (PRELIMINARY) QHA

m) SECOND ACT SUBDIVISION, 1708 KENDLEWOOD AVENUE, RGVSF PROPERTIES, LLC, (SUB2026-0026) (PRELIMINARY) BIG

n) THE WOODLANDS SUBDIVISION, 601 S. TAYLOR ROAD, MDM LAND COMPANY, LLC (SUB2026-0030) (PRELIMINARY) RDE

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, March 3, 2026
TIME: 3:30 AM
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 25th day of February, 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 25th day of February, 2026

 on behalf of,

Jessica Cavazos, Management Assistant