

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 5, 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 April 21, 2026, Meeting Minutes.
- b) Approval of April 21, 2026, Workshop 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 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 under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0054:

North McAllen Subdivision, Lots 1-6 Block 1
North McAllen Subdivision, Lots 7-12 Block 4
North McAllen Subdivision, Lots 1-6 Block 5
North McAllen Subdivision, Lots 1-6 Block 12
North McAllen Subdivision, Lots 7-12 Block 13
North McAllen Subdivision, Lots 1-6 Block 16
North McAllen Subdivision, Lots 1-6 Block 17
North McAllen Subdivision, Lots 7-12 Block 20
North McAllen Subdivision, Lots 1-6 Block 21
North McAllen Subdivision, Lots 1-6 Block 28
North McAllen Subdivision, Lots 7-12 Block 29
North McAllen Subdivision, Lots 1-6 Block 32
North McAllen Subdivision, Lots 1-6 Block 33
North McAllen Subdivision, Lots 7-12 Block 36
North McAllen Subdivision, Lots 1-6 Block 37

North McAllen Subdivision, Blocks 41-56
North McAllen Lot A Block 49 Subdivision, Lot A Block 49
North McAllen, Lot 10A, Block 45 Subdivision, Lot 10A Block 45
101, 117, 121, 201, 221, 309, 319, 401, 409, 421, 501, 503, 509, 517,
521, 601, 609, 611, 617, 621, 701, 703, 705, 709 and 721 North 10th
Street
100-221 North 11th Street
100-213 North 12th Street
100-221 North Broadway Street
100-722 North Main Street
100-219 North 15th Street
100-221 North 16th Street
100-222 North 17th Street
100, 104, 110, 120 and 200 North Bicentennial Boulevard
1000-1722 Ash Avenue
1000-1724 Beech Avenue
1109 & 1309 Cedar Avenue
51 North 17th Street (PID: 247680)
1101 Ash Avenue (PID: 248128)
10 North Broadway Street (PID: 248129)
1301 Ash Avenue (PID: 248138)
101 North Main Street (PID: 248139)
113 North Main Street (PID: 248140)
28 North 16th Street (PID: 248144)
110 North 16th Street (PID: 248146)
101 North 16th Street (PID: 248148)
120 North 17th Street (PID: 248149)
100 North Bicentennial Boulevard (PID: 248151)
104 North Bicentennial Boulevard (PID: 248154)
51 North 15th Street (PID: 567823)
105 North 15th Street (PID: 20835249)

- 2. 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 REZ2026-0048:

Botelo Industrial Park Subdivision, Lots 8-9, Hidalgo County, Texas
2701 and 2721 Durango Avenue
Botelo Industrial Park Subdivision, Lots 10-21, Hidalgo County, Texas
6400-6601, 6613, and 6701 South 27th Street
Botelo Industrial Park Subdivision, Lots 24-28, Hidalgo County, Texas
6601, 6513, 6501, 6413, and 6401 South 28th Street
Botelo Industrial Park Subdivision, Lot 29, Hidalgo County, Texas
2601 Military Highway
6400, 6412, 6500, 6512, 6600, 6612, 6613, 6614, 6615, and 6700 South 28th
Street (PIDs: 546664, 546666, 546667, 546668, 546669, 546670, 562265,
546693, 546671, 562271)
6612 and 6614 South 27th Street (PIDs: 546691, 562268)
3001 Military Highway and Rear (PIDs: 270373, 270177)
3101 Military Highway and Rear (PIDs: 686964, 686965)

3201 Military Highway (PID: 584855)

CASE REZ2026-0053:

Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 2, Sharyland Business Park No. 4 Subdivision, Lot 8, Sharyland Business Park No. 6 Subdivision, Lot 26, Hidalgo County, Texas

6499, 6900, and 7100 South International Parkway

Sharyland Business Park Lots 9, 10 & B Subdivision, Lots 9, 10, and B, Sharyland Business Park Lots 17B and 17C Subdivision, Lots 17B-17C, Sharyland Business Park No. 2 Subdivision, Lot 18, Hidalgo County, Texas

4880, 4900, 5000, 5201, 5521, and 5600 Military Highway

Sharyland Business Park Lot 12 Subdivision, Lot 12, Sharyland Business Park Lot 16 Subdivision, Lot 16, Sharyland Business Park No. 2 Subdivision, Lot 19 and Outlot "A", Hidalgo County, Texas

5200, 5300, 5800, and 5900 George McVay Drive

Sharyland Business Park No. 3 Subdivision, Lot 20A, Hidalgo County, Texas
6551 South Shary Road

Sharyland Business Park Lot 7 Subdivision, Lot 7, Sharyland Business Park No. 9 Subdivision, Lot 27, Sharyland Business Park No. 10 Subdivision, Lots 28-30, Sharyland Business Park No. 11 Subdivision, Lot 1, Sharyland Business Park No. 11A Subdivision, Lots 2A-2C, Hidalgo County, Texas

5124-5125 and 5300-5801 Honduras Avenue

4700 and 6898 South International Parkway (PIDs: 713488, 640695)

5125 Honduras Avenue Rear (PID: 722966)

5201 Honduras Avenue (PID: 280771)

4801 George McVay Drive & Rear (PIDs: 593205, 593206)

5001 George McVay Drive & Rear (PIDs: 593207, 593208)

5201 George McVay Drive & Rear (PIDs: 623973, 623974)

5500 George McVay Drive (PID: 639142)

5501 George McVay Drive & Rear (PIDs: 639136, 639137)

5701 George McVay Drive (PIDs: 639150, 639151)

5801 George McVay Drive & Rear (PIDs: 639148, 639149)

5900 George McVay Drive & Rear (PIDs: 639145, 639147)

7401 South Shary Road (PID: 1568735)

- 3. Rezoning from R-2 (Duplex-Fourplex-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 REZ2026-0052:

1913, 1917, 1925, 1929, 1933, 1939, 1943, 1947, 2009, 2013, 2019, 2023, and 2101 Portland Avenue (PIDs: 185494, 185493, 185492, 185491, 185490, 185488, 185487, 185486, 185482, 185481, 185480, 185479, and 185478)

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

CASE REZ2026-0051:

7500 South 23rd Street (PID: 1073374)

7500 South 23rd Street Rear 1 through 19 (PIDs: 1075707, 1019737, 1076532, 1075705, 1073376, 270191, 270192, 1075708, 1019739, 527160, 270193, 1071081, 1019750, 1071080, 1019758, 240195, 1071079, 270198, and 1075052)

5. **Rezoning from I-2 (Heavy Industrial-OC) District under the Old Code (OC) to I-2 (Heavy Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0049:

Southwest Industrial Park Subdivision, Lot "A", Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 1-"A", Lots 2-C & 2-D McAllen Southwest Industrial District Unit 4 Subdivision, Lot 2-C, Lots 2-E and 2-F McAllen Southwest Industrial District Unit #4 Subdivision, Lots 2-E and 2-F, Hidalgo County, Texas

3801, 4001, 4201, 4301, and 4317 Military Highway

Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 6, Hidalgo County, Texas

4001 Acapulco Avenue

McAllen Southwest Industrial District Unit #7 Subdivision, Lots 1-2,

6813 and 7021 South Bentsen Road

6700-6713 South 40th Street (PIDs: 230565, 230566, 230553, 230554)

4300 Acapulco Avenue & Rear (PIDs: 230557, 230560)

3701 Military Highway & Rear (PIDs: 270377, 270378)

6800 South Ware Road & Rear 1 and 2 (PIDs: 236793, 1237297, 1128922)

7221 South Bentsen Road & Rear 1-7 (PIDs: 584480, 845190, 270200, 270205, 270201, 1236855, 270202, 1071549)

b) REZONING:

1. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to C-2 (Regional Commercial-UDC) District: Lot 12, Block 4, Southwest Heights No. 2 Subdivision, Hidalgo County, Texas; 621 South 29th Street. **(REZ2026-0046)**
2. Rezoning from I-1 (Light Industrial-OC) District to C-2 (Regional Commercial-UDC) District: 1.810 Acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, Hidalgo County, Texas; 105 North Jackson Road. **(REZ2026-0064)**
3. Rezoning from C-3 (General Business-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.12 of an acre tract of land out of Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 711 South 24th Street. **(REZ2026-0045)**
4. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 5, Chula Vista Subdivision No. 3, Hidalgo County, Texas; 513 Chula Vista Street. **(REZ2026-0047)**
5. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 7, Orangewood East Subdivision, Hidalgo County, Texas; 3812 South "F" Street. **(REZ2026-0050)**

c) CONDITIONAL USE PERMITS:

1. Request of Israel Torres Jr., on behalf of caferico956 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Café Rico) at the south one-half of Lot 10, Block 10, McAllen Addition, Hidalgo County, Texas; 115 South 17th Street. **(CUP2026-0021)**
2. Request of Zuribeth V. Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a night club (The Mansion Discotheque) at Lot 11, Block 23, McAllen Addition, Hidalgo County, Texas; 221 South 17th Street. **(CUP2026-0022)**
3. Request of Villas at Tres Lagos SPE, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an associated recreation (clubhouse) at Common Area "A", Villas at Tres Lagos Phase I Subdivision, Hidalgo County, Texas; 5602 Wisdom Avenue. **(CUP2026-0025)**
4. Request of Priscilla J. Kunkle, on behalf of World Gospel Mission, for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Religious Center) at Lots 26-29, Block 10, College Heights Subdivision, Hidalgo County, Texas; 2021 Jackson Avenue and 2105, 2109, and 2021 Kennedy Circle. **(CUP2026-0023)**
5. Request of Yasin I. Ansari, on behalf of South Texas Educational Technologies INC., for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Horizon Montessori Public School) at Lot 1 and Lots 5 through 12, Block 36, North McAllen Addition Subdivision, Hidalgo County, Texas; 320 North Main Street and 321 North Broadway Street. **(CUP2026-0024)**

d) SUBDIVISION:

- 1) BICENTENNIAL ONE SUBDIVISION, 809 S. 19 ½ ST (REAR), 900 S. BICENTENNIAL, LLC; **(SUB2026-0051) (FINAL) MGE**

3) CONSENT:

- a) VILLAS AT PRIMROSE SUBDIVISION, 4500 N. WARE ROAD, MADHOUSE DEVELOPMENT, INC; **(SUB2026-0061) (FINAL) CE**
- b) VISTA PALOMA SUBDIVISION, 5200 N. TAYLOR ROAD, KEVIN L. HUGHS; **(SUB2026-0064) (FINAL) SWG**
- c) THE TREE HOUSE SUBDIVISION, 801 S. TAYLOR ROAD, GURA LIVING COMMUNITIES, LLC; **(SUB2026-0063) (FINAL) ACHC**

4) SUBDIVISIONS:

- a) HERNANDEZ ACRES SUBDIVISION, 14601 N. TROSPER ROAD, SAUL & JORGE HERNANDEZ; **(SUB2025-0097) (REVISED PRELIMINARY) SEA (TABLED ON 04.21.26)**
- b) ASTRID'S PLACE SUBDIVISION, 324 N. 4TH STREET, ASTRID GUTIERREZ; **(SUB2026-0042) (REVISED PRELIMINARY) SEC (TABLED 04.21.26)**

- c) RUSSELL CREEK SUBDIVISION, 13701 N. 23RD STREET (N. DEPOT ROAD), ELITE DEVELOPMENT 786, LLC; **(SUB2025-0164) (REVISED FINAL) M2**
- d) ALHAMBRA ON 10TH SUBDIVISION, 11301 N. 10TH STREET, AL YAZJI DEVELOPMENT, LLC; **(SUB2025-0167) (REVISED FINAL) RIOPLEX**
- e) ALHAMBRA ON 10TH PHASE II SUBDIVISION, 11401 N. 10TH STREET, MOUAYAD DEVELOPMENT, LLC; **(SUB2026-0022) (REVISED PRELIMINARY) RIOPLEX**
- f) URBAN ON 107 SUBDIVISION, 2501 STATE HIGHWAY 107, URBAN CITY DEVELOPERS, LLC; **(SUB2026-0055) (PRELIMINARY) M&H**
- g) MCALLEN PUBLIC WORKS SUBDIVISION, 4201 N. BENTSEN ROAD, CITY OF MCALLEN; **(SUB2026-0053) (PRELIMINARY) MCALLEN**
- h) SUSTAITA LOGISTICS SUBDIVISION PHASE I, 4901 S. OLD 10TH STREET, SUSTAITA LOGISTICS CENTER, L.P.; **(SUB2026-0062) (PRELIMINARY) STIG**
- i) TREVINO 861416 SUBDIVISION, 3409 GUMWOOD AVENUE, LUPE GARCIA; **(SUB2026-0056) (PRELIMINARY) AE**
- j) LOT 1C ALTA LOMA SUBDIVISION, 711 S. 24TH STREET, ARTEMIO V. RAMOS & FRANCISCA G. RAMOS; **(SUB2026-0054) (PRELIMINARY) QHA**

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, May 5, 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 29th day of April, 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 29th day of April, 2026



Jessica Cavazos, Management Assistant