

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 22, 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 minutes for September 8, 2026, Meeting Minutes.

2) 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 R-1 (Single-Family Residential-OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0137:

2700 South 22nd Street (PID: 185503)

- 2. **Rezoning from R-2 (Duplex Fourplex-OC) District and C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0138:

1909 Portland Avenue (PID:185495)

- 3. **Rezoning from R-3A (Multifamily Residential Apartment-OC) District to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0139:

2221 South 29th Street (PID: 230690)

2311 South 29th Street (PID: 230691)

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

CASE REZ2026-0140:

3001 Formosa Avenue and Rear, 3321 and 3620 Formosa Avenue (PID: 1130635, 1127530, 588235 and 510082)
7200, 7201, 7203, 7209, 7305 South Ware Road (PID: 1076461, 1127669, 1076460, 1076444 and 270197)
7600, 7606, 7700 South 23rd Street Rears 1-4 and 7800 South 23rd Street (1019738, 1073375, 1187007, 1187177, 1187008, 1473386 and 270213)
6401 South 33rd Street (PID: 270374)
6500 South 35th Street and Rear and 6501 South 35th Street Rear (PID: 270381, 270376 and 584854)
6401 South 36th Street Building H and 6500 South 36th Street (PID: 270375 and 588442)
7405 South Bentsen Road Rear 2, 7409 South Bentsen Road Rear 1 and 7501 South Bentsen Road (PID: 270206, 1036798, 1241629 and 270204)

- 5. Rezoning from A-O (Agricultural and Open Space-OC) District to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0141:

3520 South 10th Street (PID: 629375)

- 6. Rezoning from I-1 (Light Industrial-OC) and C-4 (Commercial Industrial-OC) District, to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0143:

South West Centre Subdivision, Lot 8
5201 South 35th Street
Lot 1-A And Lot 1-B South West Centre Subdivision, Lots 1-A and 1-B
6201 South Ware Road
6200 South 35th Street
Lot 2A & 2B South West Centre Subdivision, Lots 2A – 2B
6001 South Ware Road
6100 South 35th Street
Lots 3 A, 3 B; 4 A, 4 B South West Centre Subdivision, Lots 3A – 4B
5801 South Ware Road
5701 South Ware Road
5601 South Ware Road
5-A and 5-B South West Centre Subdivision, Lots 5-A and 5-B
5601 South 35th Street
5701 South 35th Street
Lot 6A & 7A South West Centre Subdivision, Lots 6A & 7A
5801 South 35th Street
6001 South 35th Street
Log/FD Subdivision, Lots 1 & 2
2900 & 3100 Military Highway
Sharyland Business Park Lot 15 Subdivision, Lot 15
6900 South Bentsen Road
Sharyland Business Park No. 3 Subdivision, Lot 20A

6551 George McVay Drive
Trade Zone Substation Subdivision, Lot 1
6000 South 26th Street
Gonzalez Furniture Subdivision, Lot 1
5600 South 23rd Street
Sharyland Service Center No. 8 Subdivision, Lot 13
4101 Military Highway
5901 and 6201 South Stewart Road (PID: 723192 and 723189)
5901, 7100 and 8200 South Shary Road (PID: 280731, 280769 and 550075)
2500 and 2702 Military Highway (PID: 20827883 and 270366)
2401 and 2501 Sarah Avenue (PID: 270350 and 270353)
5600 South 23rd Street Rear, 5810 South 23rd Street and Rear, 5900, 6022, 6024
South 23rd Street and Rear, 6026 South 23rd Street and Rear and 6212 South
23rd Street (PID: 796429, 270351, 270352, 714065, 270368, 270367, 796430,
20827881, 270369 and 270370)

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) Lot 1, Holdings by S.T. Real Estate Subdivision, Hidalgo County; 3601 Buddy Owens Boulevard. **(REZ2026-0119)**
2. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lot 1 Block 2, La Lomita Terrace Subdivision, Hidalgo County, Texas; 2436 Quince Avenue **(REZ2026-0136)**

c) CONDITIONAL USE PERMITS:

1. Request of Melden and Hunt Inc., on behalf of The Centre Offices, LLC, for a Conditional Use Permit for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD) at 9.268 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13801 North 23rd Street. **(CUP2026-0004)**
2. Request of Miguel A. Rivera, on behalf of Casa de Oracion Rey de Reyes Inc., for a Conditional Use Permit, for one year, for an Institutional Use (Church) at Lot 4 Block 2, Market Center Subdivision, Hidalgo County, Texas; 1400 East Jasmine Avenue STE 140 & 160 **(CUP2026-0065)**
3. Request of Omar Villarreal, on behalf of Sloan Beauty Institute, LLC, for a Conditional Use Permit, for one year, for an Institutional Use (Cosmetology School) at Lot 11A, Kingwood Estates Subdivision Phase II, Hidalgo County, Texas, 5269 North 23rd Street. **(CUP2026-0069)**
4. Request of Anthony A. Vasquez, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand at Lots 1, 2, and 3, Block 2, Youngs Subdivision, Hidalgo County, Texas, 2401 Highway 83. **(CUP2026-0070)**

d) SUBDIVISION:

1. Janice at Sycamore Terrace Subdivision, 1107 Tamarack Avenue, Samuel F. Vale; **(SUB2026-0108) (Final) SEC**

2. Park West Plaza Subdivision, 11201 N. 10th Street, Domain Development Corp;
(SUB2026-0119) (Final) RPLX

3) CONSENT:

- a) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise; **(SUB2025-0144) (Revised Final) (6-Month Extension) SEA**
- b) Central Market Subdivision Lots 1A & 2B, 5617 S. 23rd Street, Aggreko MSR Grid PC37 LLC; **(SUB2026-0120) (Final) Bowman**
- c) The Villas at Jonquil Subdivision, 512 Jonquil Avenue, Effective Real Estate; **(SUB2026-0121) (Final) BIG**
- d) Nolana Estates Subdivision, 3901 N. McColl Road, EB Merit Construction; **(SUB2026-0122) (Final) M&H**

4) SUBDIVISIONS:

- a) Dallas Corner Subdivision, 401 S. 10th Street, Ronald Surprise; **(SUB2026-0114) (Preliminary) BIG**
- b) 107 Walls Subdivision, 1601 State Highway 107, Cubic Walls, LLC; **(SUB2026-0085) (Revised Preliminary) QHA**
- c) Onyx Plaza Subdivision, 221 N. Ware Road, Valhe Real Estate Holdings LTD. Partnership; **(SUB2026-0118) (Preliminary) SEC**

5) 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, September 22, 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 the 16th day of September, 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 16th day of September, 2026



Jessica Cavazos, Management Assistant