

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 8, 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 August 18, 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-3T (Multifamily Residential Townhouse-OC) District and R-3C (Multifamily Residential Condominium-OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0127:

2401 South Bentsen Road (PID: 720045)
1913 South Taylor Road (PID: 1067667)
600 East El Rancho Road (PID: 685729)
1401 South "M" Lane (PID: 353027)

- 2. **Rezoning from C-1 (Office Building-OC) and C-3 (General Business-OC) Districts under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0128:

2001 South "D" Street (PID: 20828029)

- 3. **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 REZ2026-0129:

2001 Expressway 83 (PID: 201282)

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

CASE REZ2026-0133:

2021 South Taylor Road (PID: 351418)

5. Rezoning from C-3 (General Business-OC) District to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0134:

1924 South Jackson Road (PID: 231202)

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

CASE REZ2026-0135:

4601 and 4901 Uvalde Avenue (PID: 654878 and 708306)
2300 and 2400 South 44th Street (PID: 981558 and 654923)
3200 South 2nd Street (PID: 697151)
400 and 1400 East Yuma Avenue (PID: 1013315 and 715437)
4371 Yuma Avenue (PID: 1124393)
901 and 1200 East Orangewood Drive (PID: 562731 and 711884)
901 East Burns Drive (PID: 670105)
4301 Neuhaus Drive (PID: 20834231)
501 East Pineridge Avenue (PID: 1183314)
301 Byron Nelson Avenue (PID: 315735)

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lot 10, Taggart Subdivision, Hidalgo County, Texas; 1115 Redwood Avenue (**REZ2026-0123**)
2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 4.182 acres out of Lot 1, Block 1, Manlorson's Estates Subdivision, Hidalgo County, Texas; 101 South Taylor Road (**REZ2026-0125**)
3. Rezoning from C-3 (General Business-OC) District to R-2 (Medium-Density Residential-UDC) District: 2.032 acres out of Lot 1, Block 1, Manlorson's Estates Subdivision, Hidalgo County, Texas; 111 South Taylor Road (**REZ2026-0126**)
4. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District: 1.36 acres out of Lot 107, La Lomita Irrigation and Construction Company's (Hoit) Subdivision, Hidalgo County, Texas; 4500 North 29th Street (**REZ2026-0130**)
5. Rezoning from A-O (Agricultural and Open Space-OC) District to M-2 (Regional Mixed Use-UDC) District: 7.321-acre tract of land out of Lots 29, 30, 31 and 38, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2100 South Ware Road (**REZ2026-0131**)

6. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low-Density Residential-UDC) District: 4.936-acre tract of land out of Lots 29, 30, and 31, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4001 Uvalde Avenue **(REZ2026-0132)**

c) CONDITIONAL USE PERMITS:

1. Request of John A. Simon for a Conditional Use Permit, for two years, and the adoption of an ordinance for a bar (Simon Sez) at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas, 2007 Orchid Avenue. **(CUP2026-0067)**
2. Request of Ricardo and Melinda Vega, on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for one year, and the adoption of an ordinance for an event center (Picture Venue) at 4.983 Acres out of Lot 78, La Lomita Irrigation and Construction Company (Hoit) Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road. **(CUP2026-0068)**

d) SUBDIVISION:

1. A resubdivision of "Lot 1, Villas at Tres Lagos Phase I Subdivision" into proposed "Villas at Tres Lagos Phase II Subdivision" Hidalgo County, Texas; 5600 Tres Lagos Blvd **(SUB2025-0159)**

3) CONSENT:

- a) 7-11 McAllen Subdivision, 201 Dallas Avenue, Vaquero Ventures Management, LLC; **(SUB2026-0116) (Final) MH**
- b) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2026-0115) (Final) MH**
- c) Row at Park Place Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments; **(SUB2026-0101) (Final) MH**
- d) The Embers III Subdivision, 9901 North 10th Street, MDG Investment Group, LLC; **(SUB2026-0102) (Final) QHA**

4) SUBDIVISIONS:

- a) LivSmart Subdivision, 901 South 29th Street, Stay in McAllen, LLC; **(SUB2026-0107) (Final) SEC**
- b) Plaza D5 Commons Subdivision, 2900 Trenton Road, Global Projects and Developments; **(SUB2025-0081) (Revised Final) BIG**
- c) Villas at Trenton Subdivision, 8000 North Ware Road, 3400 N Auburn Ave, LLC/Alvaro Gonzalez; **(SUB2026-0060) (Revised Final) RJC**
- d) Villa Floresta Subdivision, 3900 North Bicentennial Boulevard, Four Stones Construction; **(SUB2026-0016) (Revised Preliminary) IEG**

- e) McDonald's 42-3865 McAllen Subdivision, 3500 South Jackson Road, McDonald's Corporation; **(SUB2026-0111) (Preliminary) AEC**
- f) Multidisciplinary Clinic Subdivision, 5017 North Jackson Road, Vargas Alvarez Investments, LLC; **(SUB2026-0112) (Preliminary) MH**
- g) Yale Corner Subdivision, 10301 North 10th Street, AVL, LP; **(SUB2026-0113) (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 8, 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 2nd 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 2nd day of September, 2026



Jessica Cavazos, Management Assistant