



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Victor "Seby" Haddad
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora

Commissioner Rolando "Rolly" Rios
Commissioner Rodolfo "Rudy" Castillo
Commissioner Pepe Cabeza de Vaca
City Manager Isaac J. Tawil

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
TUESDAY, MAY 26, 2026 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"At any time during the course of this meeting, the City Commission 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 City Commission 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 City 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

1. Present questions to staff relating to the May 26, 2026 Regular Meeting Agenda, to be discussed at such meeting.
2. City-wide Rezoning Update.
3. **EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)**
 - A) Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
 - B) Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov't. Code §551.071.
 - C) Consultation with City Attorney regarding ordinance enforcement. Tex. Gov't. Code §551.071.

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

CERTIFICATION

I, the Undersigned Authority, do hereby certify that the above notice of meeting and agenda for the City of McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the City of McAllen Board of Commissioners on May 19, 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.

/s/
Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

MEETING DATE

5/26/2026

1. Agenda Item: City-wide Rezoning Update.

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Jose Trujillo

Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



City of McAllen

Planning Department

Adoption of the Unified Development Code (UDC)

- Triggered City Initiated Rezoning

R-1 lot frontage is now 45ft, with lot size remaining at 5,000sqft, they are now allowed to build an Accessory Dwelling Unit without a Conditional Use Permit

R-2 now allows for multiple uses such as townhouses, duplex, triplex, and bungalow court

C-1 and C-2 have more defended uses

The UDC is now user friendly

Table 2.2.2-1: R-1 District Dimensional Standards

Low-Density Residential (R-1) District		
Lot Requirements		
A	Lot Area (min.)	5,000 square feet
B	Lot Width (min.)	45 feet
C	Lot Coverage (max.)	50%
Setback Requirements		
D	Front Yard (min.)	20 feet
E	Rear Yard (min.)	10 feet
F	Side Yard (min.)	5 feet
G	Corner Side Yard (min.)	10 feet
Building Requirements		
H	Building Height (max.)	35 feet
Notes		
Wherever there is an easement greater than the setback requirement, the easement will be considered the minimum setback requirement.		
Additional Applicable Requirements within the Zoning Regulations		
Chapter 3 – Uses		
Chapter 4 – Development Standards		

Table 2.2.3-1: R-2 District Dimensional Standards

Medium-Density Residential (R-2) District		
Lot Requirements		
A	Lot Area (min.)	See notes D2 and D3
B	Lot Width (min.)	35 feet
C	Lot Coverage (max.)	60%
Setback Requirements		
D	Front Yard (min.)	20 feet
E	Rear Yard (min.)	10 feet
F	Side Yard (min.)	5 feet
G	Corner Side Yard (min.)	10 feet
Building Requirements		
H	Building Height (max.)	35 feet
Notes		
Wherever there is an easement greater than the setback requirement, the easement will be considered the minimum setback requirement.		
Additional Applicable Requirements within the Zoning Regulations		
Chapter 3 – Uses		
Chapter 4 – Development Standards		

Table 2.2.5-1: C-1 District Dimensional Standards

Local Commercial (C-1) District		
Lot Requirements		
A	Lot Width (min.)	40 feet
B	Lot Coverage (max.)	70%
Setback Requirements		
C	Front Yard (min.)	10 feet
	Rear Yard (min.)	5 feet
	Side Yard (min.)	5* feet
	Corner Side Yard (min.)	10 feet
Building Requirements		
	Building Height (max.)	45 feet
Notes		
If there is an easement greater than the setback requirement, the easement will be considered the minimum setback requirement.		
If a side yard requirement may be reduced to zero feet if a side yard conforms with the building code, is within the same district or not adjacent to residential use, and a firewall separates the two side yards.		
Additional Applicable Requirements within the Zoning Regulations		
Chapter 3 – Uses		
Chapter 4 – Development Standards		

UDC Table 3.1.3-2: Use Table

Table 3.1.3-2: Use Table

Key P = Permitted C = Conditional Use	Base Zoning Districts ↓								Special Zoning Districts ↓				Use-Specific Standards	Minimum Parking Ratios	
	A-O	R-1	R-2	R-3	C-1	C-2	I-1	I-2	M-1	M-2	C-C				
Land Use ↓											DT	UT			
Residential															
Industrialized Home (Modular Home)	P	P	P											Section 3.2.2.A	2/DU
Live-Work				P					P	P	P	P		Section 3.2.2.B	
Manufactured Home	P	P	P									P			
Mobile Home	P														
Mobile Home Park	C														
Multi-Family Dwelling (Apartment)				P					P	P	P			Section 3.2.2.C	
Townhouse			P	P					P	P	P	P		Section 3.2.2.D	
Detached Single-Family Dwelling	P	P	P	P	C						P	P			
Duplex			P	P							P	P			
Triplex			P	P							P	P			
Fourplex			C	P					P	P	P	P			
Bungalow Court			P	P							P	P			
Courtyard Apartment			C	P							P	P			
Multiplex				P						P	P	P			
Elderly Living				P					P	P					1/DU

Key P = Permitted C = Conditional Use	Base Zoning Districts ↓								Special Zoning Districts ↓				Use-Specific Standards	Minimum Parking Ratios
	A-O	R-1	R-2	R-3	C-1	C-2	I-1	I-2	M-1	M-2	C-C			
Land Use ↓														
Commercial														
Car Wash					C	P	P	P		C				Section 3.2.4.D
Service Station						P	P	P		P				Section 3.2.4.E
Truck Sales							P	P						
Truck Stop and Repair						C	C	P						
Artist Studio					P				P	P	P	P		1/500 SF
Bar/Night Club (51% sales from alcohol)					C	P			C	P	C	C		Section 3.2.5.A
Brewpub					C	P	P		C	P	P	C		
Building, Materials, and Landscaping Store						P	P							
Indoor Commercial Amusement						P	P			P	P	C		
Outdoor Commercial Amusement							P	P		C	C			
Convenience Store					P	P			P	P	P	P		Section 3.2.5.B
Feed and Farm Supply	P					P	P							
Financial Institution					P	P			P	P	P	P		
Food Preparation and Sales					P	P	P		P	P	P	P		1/200 SF
Food Truck Park					C	P				P	C	P		Section 3.2.5.C
Greenhouse or Nursery	P					P	P							1/500 SF
Grocery Store					P	P			P	P	P	P		Section 3.2.5.D

