

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 1, 2025 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 the minutes for the January 7, 2025 meeting.
- b) Approval of minutes for the March 4, 2025 meeting.

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop, at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. **(CUP2025-0016)**
2. Request of Melden and Hunt Inc. on behalf of HDP Ware LLC., for a Conditional Use Permit, for an amendment to a Planned Unit Development (PUD) at a 9.333-acre tract out of Lot 100, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road. **(CUP2025-0022)**
3. Request of Jeff A. Lowder on behalf of McAllen Country Club Inc., for an Amendment to the Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use at East 400 - West 499.1 Feet – North 300 Feet of Lot 1, Block 6 except South 85.77 Feet 2.57 Acres Net, Hidalgo Canal CO-MC Subdivision, Hidalgo County, Texas; 501 Wichita Avenue. **(CUP2025-0018)**
4. Request of Sonia D. Gomez, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care Facility), at Lot 3, Ivy Terrace Subdivision, Hidalgo County, Texas; 912 North 29th Street. **(CUP2025-0021)**
5. Request of Julio Ruz/RUZCA on behalf of Monica Calderon, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Guest House, at Lot 4, Orangewood East Subdivision, Hidalgo County, Texas; 700 East Sundown Drive. **(CUP2025-0023)**

6. Request of Sanjuanita Cantu, for a Conditional Use Permit, for one year, for a Home Occupation (daycare facility), at Lot 35, McAllen Builders Subdivision, Hidalgo County, Texas; 2128 South 34th Street. **(CUP2025-0020)**
7. Request of Claudia M. Marquina on behalf of Golden Wolf Legacy, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape shop/ liquor store, at Lot 2, La Vista Commerce Subdivision, Hidalgo County, Texas; 2301 North 23rd Street. **(CUP2025-0024)**

**b) REZONING:**

1. Rezone from A-O (agricultural and open space- OC) District to R3 (high density residential- UDC) District: 5.32-acre tract of land out of Lot 1, First United Methodist Church Subdivision, Hidalgo County, Texas; 4200 North McColl Road (rear). **(REZ2025-0018)**
2. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: a 1.31 acre tract of land out of the West 332.0 feet out of a 1.71 acre tract out of Lot One (1), Block Four (4), A.J. McColl Subdivision, Hidalgo County, Texas; 4617 North Jackson Road. **(REZ2025-0020)**
3. Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 2.4 Acre (gross), tract of land out of Lot 75, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3100 Lark Avenue. **(REZ2025-0019)**
4. Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 1.81 acre tract of land out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 313 South Taylor Road. **(REZ2025-0021)**

**3) CONSENT:**

- a) Aqualina at Tres Lagos Phase IV Subdivision, 6500 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2025-0020) (FINAL) M&H**
- b) Pecan Luxury Living Subdivision, 4000 Pecan Boulevard, Adryca Investments and Consulting Corp **(SUB2025-0040) (FINAL) M&H**
- c) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis **(SUB2025-0041) (FINAL) SEA**

**4) SUBDIVISIONS:**

- a) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise **(SUB2024-0101) (REVISED PRELIMINARY) SEA (Tabled on 03/18/2025)**
- b) Whispers at Taylor Subdivision, 7400 North Taylor Road, Caledonia West, Inc. **(SUB2025-0047) (PRELIMINARY) SEA**
- c) Palmer Pavilion Subdivision, 301 East Hackberry Avenue, Hidalgo County **(SUB2025-0044) (PRELIMINARY) S2E**

- d) Cedar Village Subdivision, 1019 East Cedar Avenue, Habitat Developers, LLC **(SUB2025-0039) (PRELIMINARY) SEC**
- e) Prayers Gardens Subdivision, 2900 North Taylor Road, Elizabeth & Rafael De La Garza **(SUB2025-0038) (PRELIMINARY) SEA**
- f) Townhomes at Freddy Gonzalez Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments **(SUB2025-0048) (PRELIMINARY) M&H**
- g) H&F Texas Properties Subdivision, 6601 South 10th Street, Jonathan Muñoz **(SUB2025-0049) (PRELIMINARY) GME**
- h) McAllen Oaks North Subdivision, 2701 State Highway 107, Mark Wilkins and Noe Gonzalez **(SUB2023-0092) (REVISED FINAL) MDC**
- i) The Woodlands at Bentsen Subdivision, 2900 South Bentsen Road, Jesus Solis-Gomez **(SUB2024-0118) (REVISED PRELIMINARY) M&H**
- j) MNR Subdivision, 7610 North Ware Road, Rene and Melanie Garza **(SUB2025-0042) (PRELIMINARY) DGE**
- k) Balboa Acres, the East Half of Lot 1, Block 20, 3219 Covina Avenue, J.A Garza LLC **(SUB2025-0046) (PRELIMINARY)**
- l) Balboa Acres, the West Half of Lot 1, Block 20, 3221 Covina Avenue, J.A Garza LLC **(SUB2025-0045) (PRELIMINARY)**

**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, April 1, 2025

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> Floor  
McAllen, Texas 78501

***SUBJECT MATTERS: SEE FOREGOING AGENDA***

**CERTIFICATION**

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 28<sup>th</sup> day of March 2025 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 28<sup>th</sup> day of March 2025,

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**Jessica Cavazos, Administrative Supervisor**