

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 22, 2025 - 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 for minutes from the January 21, 2025 meeting
- b) Approval for minutes from the February 4, 2025 meeting
- c) Approval for minutes from the March 4, 2025 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Chukwunonso Azikiwe for a Conditional Use Permit, for one year, for an Institutional Use (Assisted Living Facility) at a 2.12 acre tract of land, more less, out of 2.24 acre tract being the south 590.1 feet out of the west 165 feet of land out of Lot 328, John H. Shary Subdivision, Hidalgo County, Texas; 4721 Buddy Owens Boulevard, Unit F **(CUP2025-0025)**

b) REZONING:

- 1. Rezone from C-3L (Light Commercial-OC) District to R-1 (Low Density Residential-UDC) District: 0.29 acre tract of land, more or less, out of Lot 287, John H. Shary Subdivision, Hidalgo County, Texas; 2900 North Taylor Road. **(REZ2025-0022)**
- 2. Rezone from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lot 14, Block 2, Pecan Heights Subdivision, Hidalgo County, Texas; 1622 Pecan Boulevard. **(REZ2025-0024)**
- 3. Rezone from C-3 (General Business - OC) District to C-2 (Regional Commercial - UDC) District: Lots 2A and 3A of Lots 2A and 3A Dove Commercial Park Subdivision, Hidalgo County, Texas; 2209 & 2201 Dove Avenue. **(REZ2025-0025)**
- 4. Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 1-13, Rancho Subdivision, Hidalgo County, Texas; 5201 - 5611 South 29th Street. **(REZ2025-0027)**

Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 14-26, Rancho Subdivision, Hidalgo County, Texas; 5610 - 5200 South 28th Street. **(REZ2025-0027)**

Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 27-39, Rancho Subdivision, Hidalgo County, Texas; 5201 - 5611 South 28th Street. **(REZ2025-0027)**

Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 40-52, Rancho Subdivision, Hidalgo County, Texas; 2700 Sarah Avenue / 5200 - 5600 South 27th Street. **(REZ2025-0027)**

c) SUBDIVISION:

1. Nelson Addition Lots 5A and 6A Subdivision (Previously KMB Subdivision), 821 South 16th Street, SAMES Inc. **(SUB2025-0034) (FINAL) SAMES**
2. ODM Subdivision Lot 2A (Previously Oaks at Northgate Subdivision), 1921 Northgate Lane, Oscar and Rosie V. Sotelo Living Trust **(SUB2025-0002) (FINAL) REG**
3. Balboa Acres West Half of Lot 9, Block 28, 3411 Elmira Avenue, Karina Sanchez **(SUB2025-0060) (FINAL)**
4. Balboa Acres East Half of Lot 9, Block 28, 3409 Elmira Avenue, Karina Sanchez **(SUB2025-0058) (FINAL)**
5. Balboa Acres West Half of Lot 10, Block 28, 3405 Elmira Avenue, Karina Sanchez **(SUB2025-0061) (FINAL)**
6. Balboa Acres East Half of Lot 10, Block 28, 3401 Elmira Avenue, Karina Sanchez **(SUB2025-0059) (FINAL)**

3) SITE PLAN:

- a) Site Plan approval for Lot 9B, Phase IVA, Jackson Commerce Development Subdivision, Hidalgo County, Texas; 1101 E. Highway 83 **(SPR2023-0049)**

4) CONSENT:

- a) Sharyland Business Park – Project Circle Subdivision, 4800 Tanya Avenue, Van Trust Real Estate, LLC **(SUB2025-0051) (FINAL) KHA**

5) SUBDIVISIONS:

- a) Amistad McAllen Subdivision, 4120 North Taylor Road, Amistad McAllen **(SUB2025-0013) (REVISED PRELIMINARY) TC**

- b) Hobb's Farm Subdivision, 309 Hobbs Drive, Alvaro Gonzalez (SUB2025-0055) (PRELIMINARY) PSJ**
- c) De Rios Subdivision, 3021 South "J" Street, Tomas Rios Jr. (SUB2025-0052) (PRELIMINARY) SEA**
- d) Russell Creek Phase I Subdivision, 13701 North 23rd Street, Elite Development 786, LLC (SUB2025-0053) (PRELIMINARY) M2E**
- e) The Palms Homes Subdivision, 4313 Colbath Avenue, Milimex Development LLC (SUB2025-0054) (PRELIMINARY) BIG**
- f) The Villas at Jonquil Subdivision, 512 Jonquil Avenue, Effective Real Estate (SUB2025-0050) (PRELIMINARY) BIG**
- g) Enclave on Jackson Subdivision, 2613 North Jackson Road, Vista Property Investment LLC (SUB2025-0056) (FINAL) M&H**
- h) North Ridge Estates Subdivision, 9501 North 23rd Street, Domain Development, Corp. (SUB2023-0067) (REVISED FINAL) M&H**

6) DISCUSSION:

7) 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, April 22, 2025
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 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 17th day of April 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 17th day of April 2025

Jessica Cavazos, Administrative Supervisor