

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 16, 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 of the November 4, 2025 meeting minutes

2) PUBLIC HEARING

a) REZONING:

1. Rezone from R-4 (Mobile Home & Modular Home-OC) District to C-2 (Regional Commercial-UDC) District: a 1.12 Acre and 0.372 Acre tract of land out of Lot 8, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 200 & 216 Date Palm Avenue. **(REZ2025-0267)**
2. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 416 South 28th Street. **(REZ2025-0252)**
3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 2, Hackberry Place Subdivision, Hidalgo County, Texas; 917 North 9th Street. **(REZ2025-0255)**
4. Rezone from R-3A (Multi-Family Residential Apartments-OC) District to C-2 (Regional Commercial-UDC) District: 0.29 of an acre tract of land out of Lot 1, Contreras Subdivision, Hidalgo County, Texas; 301 South Taylor Road **(REZ2025-0253)**
5. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 0.10-acre tract of land out of Lots 5-9, Block 2, Guerra's Addition Subdivision, Hidalgo County, Texas; 808 South 19th Street **(REZ2025-0254)**
6. Rezone from R-3T (Multi-Family Residential Townhomes-OC) District to R-3 (High-Density Residential-UDC) District: Lots 1-32, Common Area, and Lot A (Drainage Detention Pond), Turin Estates Phase I Subdivision, Hidalgo County, Texas; 3400-3622 Zinnia Avenue **(REZ2025-256)**

7. Rezone from R-4 (Mobile Home & Modular Home-OC) District to R-1 (Low Density Residential-UDC) District: 0.16 of an acre tract of land out of Lot 8, Section, 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 302 Date Palm Avenue. **(REZ2025-0266)**

b) CONDITIONAL USE PERMITS:

1. Request of Dalinda Alcantar on behalf of Boys & Girls Club of McAllen, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Boys and Girls Club of McAllen) at Lot 67 & W 3 AC of Lot 70 Block 2, McAllen Second Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2400 Jordan Road. **(CUP2025-0103)**
2. Request of Ahmed Alsabahi, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Blazin Smoke Shop) at Lot 1B, McAllen Convention Center Subdivision, Hidalgo County, Texas; 3400 Expressway 83, Suite 120. **(CUP2025-0113)**
3. Request of Gustavo A. Calles Flores on behalf of 2601 W. Expressway 83, LLC, for a Conditional Use Permit for one year, for a portable building at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 Expressway 83 **(CUP2025-0095)**
4. Request of David M. Rossow, for a Conditional Use Permit for two years, and adoption of an Ordinance, for a Vape Shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street Suite 35. **(CUP2025-0112)**

3) CONSENT:

- a) Ali Subdivision, 4617 N. Jackson Road, Abraham Ali Mendiola, **(SUB2025-0177) (FINAL) SSMV**
- b) Matias Estates Subdivision, 11600 N. 29TH Street, Matias Gonzalez, **(SUB2025-0175) (FINAL) M&H**

4) SUBDIVISIONS:

- a) Hidden Grove Estates Subdivision, 8601 N 2ND St, J&D Produce, Inc, **(SUB2025-0172) (FINAL) M&H (Tabled on 12/02/2025)**
- b) The Villages at Dallas Subdivision, 601 Dallas Avenue, Smart Pecunia, LLC **(SUB2025-0137) (REVISED FINAL) RDE**
- c) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development, Inc **(SUB2025-0111) (FINAL) M&H (Tabled on 12/02/2025)**
- d) Vacating a portion of Racquet Club and Replat to Park West, 11201 N. 10th Street, Domain Development, Corp **(SUB2025-0008) (REVISED FINAL) M&H**
- e) Vacating a portion of Racquet Club and Replat to the Villages at Park West, 1400 Sprague Road, Domain Development, Corp **(SUB2025-0007) (REVISED FINAL) M&H**

- f) Trinity Oaks Subdivision, 9900 N. 29TH Street, Jakob & Andrea Waldbusser, **(SUB2025-0178) (PRELIMINARY) QHA**
- g) Benitez Paradise Subdivision, 10421 N. La Lomita Road, Stephanie Villanueva Benitez, **(SUB2025-0183) (PRELIMINARY) RDE**
- h) Verona Heights Subdivision, 2604 N. Ware, 11-11 Development, LLC, **(SUB2025-0180) (PRELIMINARY) SAMES**
- i) Zuma Subdivision, 11001 N. Bentsen Palm Drive, Zuma Development Co, LLC, **(SUB2025-0107) (REVISED PRELIMINARY) CHLH**
- j) Balboa Acres Subdivision, West Half of Lot 7, Block 29, 3501 Francisca Avenue, Raul Macias, **(SUB2025-0182) (PRELIMINARY) SEA**
- k) Balboa Acres Subdivision, East Half of Lot 7, Block 29, 3417 Francisca Avenue, Raul Macias, **(SUB2025-0176) (PRELIMINARY) SEA**
- l) Dove Plaza Subdivision, 1100 Dove Avenue, Nanak Management, **(SUB2025-0179) (PRELIMINARY) R.E Garcia**
- m) LKR Subdivision, 18613 N. Citrus Drive, LKR Investments Family, **(SUB2025-0171) (PRELIMINARY) VHT**
- n) Bravac Park Subdivision, 421 S. Ware Road, Southmost Solutions, LLC **(SUB2024-0122) (REVISED PRELIMINARY) SEA**
- o) North McAllen Lots 10A, Block 17 Subdivision, 508 N. 11th Street, Mitala Garza Adame, **(SUB2025-0149) (REVISED PRELIMINARY) HLG**
- p) Military Industrial Park Subdivision, 1300 Military Hwy, MCC Industrial Park, LLC **(SUB2025-0130) (REVISED PRELIMINARY) VHT**

5) DISCUSSION:

6) 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, December 16, 2025

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 10th day of December 2025, 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 10th day of December 2025,

Jessica Cavazos, Management Assistant
/s/