

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 2, 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 September 24, 2025 meeting minutes
- b) Approval of the October 21, 2025 meeting minutes

2) PUBLIC HEARING

a) REZONING:

- 1. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 21,027 sq. ft. Tract of Land out of the Missouri Pacific Railroad Company right-of-way out of Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 1001 Ash Avenue **(REZ2025-0264)**
- 2. Rezone from C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 7, Block 1, Rio Grande Securities Co. Inc Subdivision No. 3, Hidalgo County, Texas; 822 Chicago Avenue. **(REZ2025-0265)**

b) CONDITIONAL USE PERMITS:

- 1. Request of Daniel Sanchez on behalf of Forged by Faith Church, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 1A, Pecan Commercial Park Subdivision, Hidalgo County, Texas; 1613 Pecan Boulevard. **(CUP2025-0105)**
- 2. Request of Robert Wilson for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar/ Billiards at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G **(CUP2025-0106)**

c) SUBDIVISION:

- 1. CASA CORSICA - LOTS 1A & 1B SUBDIVISION, 3601 NOLANA Ave, GRACO REAL ESTATE DEVELOPMENT, LLC, **(SUB2025-0160) (FINAL) AMD**
- 2. REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PH II, 5259 & 5263 N 23rd, FIRST MCALLEN INDUSTRIAL LTD, **(SUB2025-0174) (FINAL) RD**

3. RE-PLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION,
3001 N. JACKSON RD., L360 GROUP, LLC **(SUB2025-0133) (FINAL) RDE**

3) SUBDIVISIONS:

- a) TEXAS GENERAL MEDICAL CENTER SUBDIVISION, 5200 MONTE CRISTO RD,
PROACTION SKYLINE REAL ESTATE HOLDINGS, LLC **(SUB2025-0161)**
(PRELIMINARY) M&H
- b) BALBOA ACRES SUBDIVISION, 3512 HELENA AVE LOT 18, BLOCK 30 (EAST HALF)
ALEX LOZANO **(SUB2025-0170) (PRELIMINARY) AL**
- c) BALBOA ACRES SUBDIVISION, 3516 HELENA AVE LOT 18, BLOCK 30 (WEST HALF)
ALEX LOZANO **(SUB2025-0169) (PRELIMINARY) AL**
- d) AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, 6800 RUSSEL RD (REAR)
RHODES DEVELOPMENT INC, **(SUB2025-0162) (PRELIMINARY) M&H**
- e) CITRUS SOUTH RESIDENTIAL SUBDIVISION, 221 S 8TH ST, HEIR FUND LLC
(SUB2025-0093) (REVISED PRELIMINARY) LC
- f) RUSSELL CREEK PHASE I, 13701 N. 23RD St, ELITE DEVELOPMENT 768, LLC
(SUB2025-0053) (FINAL) M&H
- g) ALHAMBRA ON 10TH SUBDIVISION, 11301 N 10TH ST, AL YAZJI DEVELOPMENT,
(SUB2025-0072) (FINAL) RIOPLEX
- h) HIDDEN GROVE ESTATES SUBDIVISION, 8601 N 2ND ST, J&D PRODUCE INC,
(SUB2025-0172) (FINAL) M&H
- i) VILLAS AT TRES LAGOS PHASE I, 5300 TRES LAGOS BLVD, RHODES
ENTERPRISES INC, **(SUB2025-0006) (REVISED FINAL) M&H**
- j) D' COSTA SUBDIVISION, 801 N 23RD St, D, COSTA, INC. **(SUB2023-0100)**
(REVISED FINAL) SEA
- k) PALM VALLEY ESTATES LOT 4A SUBDIVISION, 2600 S 39th St, TGR CAPITAL, LLC,
(SUB2025-0163) (FINAL) RDE
- l) BARRERA SUBDIVISION, 5721 N. WARE RD., SAMES INC., **(SUB2025-0166) (FINAL)**
SAMES
- m) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO RD, RHODES
DEVELOPMENT INC, **(SUB2025-0111) (FINAL) M&H**
- n) WARE VILLAGE SUBDIVISION, 4100 SH 107, ADOLFO GUTIERREZ, **(SUB2025-0165)**
(FINAL) SEA

4) DISCUSSION:

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, December 2, 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 26th day of November 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 26th day of November 2025

Jessica Cavazos, Management Assistant
/s/