

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 6, 2026 - 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 C-2 (Regional Commercial-UDC) District to M-2 (Regional Mixed Use-UDC) District: A 5.0 Acre tract of land consisting of all of Lot 11, Kings Hiway Subdivision, Hidalgo County, Texas; 421 South Ware Road. **(REZ2025-0269)**

b) CONDITIONAL USE PERMITS:

- 1. Request of Eloy Morin, on behalf of Texas Borders Hemp Company, LLC, for a Conditional Use Permit for one year, and adoption of an Ordinance, for a Smoke Shop at North ½ of Lot 19 Block 1, Eltus Subdivision, Hidalgo County, Texas; 1631 North 10th Street. **(CUP2025-0115)**
- 2. Request of Ramon R. Martinez, on behalf of Believe Investments, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, of a Food Truck Park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East US Business 83. **(CUP2025-0118)**

3) CONSENT:

- a) HABITAT AT HACKBERRY, 3302 HACKBERRY AVE, HABITAT DEVELOPERS, LLC **(SUB2024-0119) (REVISED FINAL) 6-Month Ext. SPEC**

4) SUBDIVISIONS:

- a) LAS BRISAS PHASE II, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC. **(SUB2025-0111) (FINAL) M&H (Tabled on 12/02/2025)**

- b) VACATING A PORTION OF RACQUET CLUB AND REPLAT TO VILLAGES AT PARK WEST, 1400 SPRAGUE ROAD, DOMAIN DEVELOPMENT, CORP
(SUB2025-0007) (REVISED FINAL) M&H (Tabled on 12/16/2025)
- c) ZUMA SUBDIVISION, 11001 N. BENTSEN PALM DRIVE, ZUMA DEVELOPMENT CO, LLC. **(SUB2025-0107) (REVISED PRELIMINARY) CHLH (Tabled on 12/16/2025)**
- d) THE HILLS AT SHARYLAND LOT 20A, 9306 N. 56TH LANE, ALDAPE DEVELOPMENT, LLC **(SUB2024-0092) (REVISED PRELIMINARY) MAS**
- e) CONDOMINIUMS AT FREDDY GONZALEZ (PREVIOUSLY TOWNHOMES AT FREDDY GONZALEZ) SUBDIVISION, 1200 FREDDY GONZALEZ, AURIEL INVESTMENTS **(SUB2025-0048) (REVISED PRELIMINARY) M&H**

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, January 6, 2026

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 31st 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 31st day of December, 2025

Jessica Cavazos, Management Assistant
/s/