

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JULY 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 of minutes of the June 17, 2025 meeting

2) PUBLIC HEARING

- a) **ROUTINE ITEMS:** *(All Rezoning listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)*

The following items 1-20 all consist of Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

1. Mendoza Park Subdivision, Hidalgo County, Texas **(REZ2025-0070):**
2307 South 29th Street (Lot 1)
2. Palmview Estates Subdivision, Hidalgo County, Texas, **(REZ2025-0071):**
4201-4213 Yuma Avenue (Lots 1-3), 2506-2515 South 43rd Street (Lots 4-7)
3. Neuhaus Estates Subdivision, Hidalgo County, Texas **(REZ2025-0072):**
3002-3039 Neuhaus Circle (Lots 1-4)
4. Los Vecinos Subdivision, Hidalgo County, Texas **(REZ2025-0074):**
4000-4317 Zanesville Avenue (Lots 1-17, Lots 47-63, and Common Areas A and B)
2625-2647 South 41st Street (Lots 18-24)
4000-4309 Zion Avenue (Lots 25-41 and 64-80)
2630-2646 South 43rd Lane (Lots 42-46)
5. Kshatriya Subdivision, Hidalgo County, Texas. **(REZ2025-0075):**
4000-4008 Neuhaus Drive (Lots 1 and 2)
6. La Veranda Subdivision, Hidalgo County, Texas. **(REZ2025-0076):**
1901-1929 South 46th Street (Lots 1-8)

4600-4713 Sweetwater Avenue (Lots 9-23)
4600-4709 Sonora Avenue (Lots 24-37)
4600-4709 Savannah Avenue (Lots 38-51)

7. Hernandez-Garcia Subdivision, Hidalgo County, Texas. **(REZ2025-0077)**:
4500 South Ware Road (Lot 1)
8. I. Munoz Subdivision, Hidalgo County, Texas. **(REZ2025-0078)**:
2713 South 29th Street (Lot 1)
9. Jema Subdivision, Hidalgo County, Texas. **(REZ2025-0079)**:
2313 South 26th Street (Lot 1)
10. Sefela Emerald Forest Subdivision, Hidalgo County, Texas. **(REZ2025-0080)**:
1900 South Bentsen Road (Lot 1)
1900-2020 South 45th Street (Lots 2-22)
11. Lakeview Heights Subdivision, Hidalgo County, Texas. **(REZ2025-0081)**:
3700-3812 Neuhaus Drive (Lots 1-6)
2708 South Ware Road (Lot 7)
12. Hacienda Escondido Estates Subdivision, Hidalgo County, Texas. **(REZ2025-0062)**:
2801-2809 South 29th Street (Lot 1 and 2)
13. Alta Linda Subdivision, Hidalgo County, Texas. **(REZ2025-0064)**:
1900-2020 South 42nd Street (Lots 1-11 and 91-98)
3700-4117 Sonora Avenue (Lots 12-46)
1900-2013 South 39th Street (Lots 47-60)
1900-2013 South 40th Street (Lots 61-76)
1900-2013 South 41st Street (Lots 77-90)
14. Coronado Estates Phase I Subdivision, Hidalgo County, Texas. **(REZ2025-0065)**:
2502-2619 South 43rd Lane (Lots 1-20)
15. Cardona at Bentsen Lakes Phase I Subdivision, Hidalgo County, Texas. **(REZ2025-0066)**:
4521-4716 Vermont Avenue (Lots 1, 59-68 and 110-114)
4512-4616 Victoria Avenue (Lots "A", 115 and 132-134)
2200-2300 South 47th Street (Lots 129-131)
2200-2301 South 48th Street (Lots 51-58 and 103-109)
16. Cardona at Bentsen Lakes Phase II Subdivision, Hidalgo County, Texas. **(REZ2025-0063)**:
4520-4717 Ben Hogan Drive (Lots 34-44, 91, and 93-97)
2304-2324 South 48th Street (Lots 45-50 and 98-102)
4501-4617 Wichita Avenue (Lots 122-127)
2203-2311 South 45th Lane (Lots 118-121)
4500-4508 Victoria Avenue (Lots 116 and 117)
2304 South 47th Street (Lot 128)
17. Cardona at Bentsen Lakes Phase III Subdivision, Hidalgo County, Texas. **(REZ2025-0068)**:
4500-4528 Vermont Avenue (Lots 2-98 and 69-73)

2200-2321 South 45th Street (Lots 10A-24 and 74-85)
4500-4533 Ben Hogan Drive (Lots 25-33 and 86-90)

18. Cardona at Bentsen Lakes Phase IV Subdivision, Hidalgo County, Texas. **(REZ2025-0067):**
2101-2305 South 49th Street (Lots 1-10 and 38-44)
2202-2307 South 49th Lane (Lots 25-33 and 51-57)
4900-4912 Vermont Avenue (Lots 34-37)
19. Garcia-Ballesteros Subdivision, Hidalgo County, Texas. **(REZ2025-0060):**
2119-2121 South Bentsen Road (Lots 1 and 2)
20. David Rodriguez Subdivision, Hidalgo County, Texas. **(REZ2025-0061):**
2701 South 29th Street (Lot 1)

The following item 21 consists of Rezoning of the respective property from R-3C (Multifamily Residential Condominium-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC):

21. Lakeview Heights Unit 2 Subdivision, Hidalgo County, Texas. **(REZ2025-0069):**
2700-2713 Parker Lane (Lots 8-13)

b) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) and C-3 (General Business-OC) District to R-3 (High-Density Residential-UDC) District: A 2.143 acre-tract of land out of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road (Rear). **(REZ2025-0058)**
2. Rezone from C-3 (General Business-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.28 acre-tract of land, out of Lot 2, E.M. Card Survey No. 1, Hidalgo County, Texas; 11600 North 29th Street. **(REZ2025-0059)**
3. Rezone from C-3 (General Business-OC) and R-3A (Multifamily Residential Apartment-OC) District to R-2 (Medium-Density Residential-UDC) District: A 11.0255 gross acre tract of land out of the South 15 acres of Lot 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8000 North Ware Road. **(REZ2025-0082)**
4. Rezone from R3-T (Multifamily Residential Townhouse-OC) District to C-2 (Regional Commercial-UDC) District: A 2.397 acre-tract of land, more or less, out of Lots 52 thru 54, out of lots 36-68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road (Rear). **(REZ2025-0083)**

c) CONDITIONAL USE PERMITS:

1. Request of Nathan Chamberlain, P.E. on behalf of TTL. Inc. for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Electric Substation at a 4.899 acre-tract of land out of Lot 338, John H. Shary Subdivision, Hidalgo County, Texas; 4612 Buddy Owens Boulevard. **(CUP2025-0060)**

2. Request of Tim Ilaoa, on behalf of 7-Eleven Beverage Company Inc., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Gasoline Service Station at 4.055 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 4401 Pecan Boulevard. **(CUP2025-0061)**
3. Request of Joyce C. Zeldis for a Conditional Use Permit, for one year, for a Home Occupation (travel agency), at Lot 25, Smith Village Subdivision Unit No. 2, Hidalgo County, Texas; 1301 Lark Avenue. **(CUP2025-0059)**

3) CONSENT:

- a) Century Business Center Subdivision, 3201 Trenton Rd. Cordora 33 Properties **(SUB2025-0098)**
(FINAL) SE

4) SUBDIVISIONS:

- a) Victoria Acres Subdivision, 13424 North 23rd Street, Adriana Regalado **(SUB2025-0096)**
(PRELIMINARY) SAMES
- b) Hernandez Acres Subdivision, 14601 North Trosper Road, Saul & Jorge Hernandez **(SUB2025-0097) (PRELIMINARY) SEA**
- c) Bicentennial One Subdivision, 808 South 19th Street, 900 S. Bicentennial, LLC **(SUB2025-0100)**
(PRELIMINARY) MGE
- d) Ballesteros Subdivision, 2201 South Bentsen Road, Blanca Alicia Garza **(SUB2025-0102)**
(PRELIMINARY) PCE
- e) Palm Valley Estates Lot 4A Subdivision, 2600 South 39th Street, TGR Capital, LLC **(SUB2025-0104) (PRELIMINARY) RD**
- f) Born Again Plaza Subdivision, 3200 North Ware Road, Flor Aurora Limas **(SUB2025-0101)**
(PRELIMINARY) SEC
- g) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi **(SUB2025-0087) (FINAL)**
SPEC
- h) Los Encinos on Taylor Subdivision, 3324 North Taylor Road., Jorge Guerra **(SUB2025-0103)**
(FINAL) BRE
- i) Plaza Muzquiz Subdivision, 2900 Trenton Road, Arqcarpa Design & Construction, LLC **(SUB2025-0081) (FINAL) BIG**
- j) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez **(SUB2024-0114) (REVISED PRELIMINARY)(TABLED SINCE 7/8/2025) SEA**

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, July 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

C E R T I F I C A T I O N

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 18th day of July 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 18th day of July 2025,

Jessica Cavazos, Management Assistant