

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 8, 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 for the June 3, 2025 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Maria G. Shupe, for a Conditional Use Permit, for one year, for a Home Occupation (Beauty Salon), Lot 44, Brookwood Unit 1 Subdivision, Hidalgo County, Texas; 4000 Xanthisma Avenue. **(CUP2025-055)**
2. Request of Christian C. Avila, on behalf of Vimaent, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar and grill (The Duchess) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2210 & 2212. **(CUP2025-0056)**
3. Request of Jesus F. Davila on behalf of Auriel Investment, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg. 300, Suite 300. **(CUP2025-0054)**
4. Request of HFA-AE, Ltd on behalf of Parke at Nolana, LLC for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Automotive Service and Repair (Oil Change Facility) at 0.834 acre tract out of Lot 111, La Lomita Irrigation and Construction Company Subdivision (Proposed Parke at Nolana Subdivision), Hidalgo County, Texas; 3000 Nolana Avenue **(CUP2025-0058)**

b) REZONING:

1. Rezoning from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District for Lot 2, Block 1, Ebony Street Addition Subdivision, Hidalgo County, Texas; 506 North 6th Street **(REZ2025-0054)**

2. Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

Balboa Acres Subdivision, Blocks 1 & 2, Hidalgo County, Texas. **(REZ2025-0056)**

- 4000-4518 South 23rd Street (Lots 1-18, Block 1 & Lots 1-31, 33A, & 35-38, Block 2)

3. Rezoning from R-1 (Single Family Residential) District under the Old Code (OC) to R-1 (Low Density Residential) District under the new Unified Development Code (UDC) for the following properties:

Balboa Acres Subdivision, Blocks 3 - 31, Hidalgo County, Texas. **(REZ2025-0057):**

- 4100 South 29th Street (Lot 13, Blk 19)
- 3912-4312 South 33rd Street (Lot 26, Blk 25 and Lot 26 Blk 29)
- 3213-3619 Agusta Avenue (Lots 1-2 Blk 22, Lots 1-12 Blk 23 and Lots 1-13 Blk 24) 3009-3619 Balboa Avenue (Lots 1-9 Blk 21, Lots 3-7 Blk 22, Lots 14-26 Blk 24 and Lots 1-13 Blk 25)
- 2401-3619 Covina Avenue (Lots 1-10 Blk 8, Lots 1-2 Blk 8A, Lots 1-10 Blk 9, Lots 1-13 Blk 20, Lots 10-20 Blk 21, Lots 14-25 Blk 25 and Lots 1-13 Blk 26)
- 2400-3619 Daytona Avenue (Lots 1-10 Blk 7, Lots 11-20 Blk 8, Lots 3-4 Blk 8A, Lots 11-20 Blk 9, Lots 1-14 Blk 10, Lots 1-12 Blk 19, Lots 14-26 Blk 20, Lots 14-26 Blk 26 and Lots 1-13 Blk 27)
- 2400-3619 Elmira Avenue (Lots 1-10 Blk 6, Lots 11-20 Blk 7, Lots 15-28 Blk 10, Lots 1-14 Blk 11, Lots 1-13 Blk 18, Lots 14-26 Blk 19, Lots 14-26, 26A Blk 27 and Lots 1-13 Blk 28)
- 2400-3618 Francisca Avenue (Lots 1-10 Blk 5, Lots, 11-20 Blk 6, Lots 15-28 Blk 11, Lots, 1-14 Blk 12, Lots 1-13 Blk 17, Lots 14-26 Blk 18, Lots 14-26 Blk 28 and Lots 1-13 Blk 29)
- 2400-3619 Gloria Avenue (Lots 1-10 Blk 4, Lots 11-20 Blk 5, Lots 15-28 Blk 12, Lots 1-14 Blk 13, Lots 1-13 Blk 16, Lots 14-26 Blk 17, Lots 14-25 Blk 29 and Lots 1-13 Blk 30)
- 2400-3618 Helena Avenue (Lots 1-10 Blk 3, Lots 11-20 Blk 4, Lots 15-28 Blk 13, Lots 1-14 Blk 14, Lots 1-13 Blk 15, Lots 14-26 Blk 16, Lots 14-26 Blk 30, and Lots 6-11 Blk 31)
- 2400-3408 Idela Avenue (Lots 11-20 Blk 3, Lots 15-28 Blk 14, Lots 14-26 Blk 15, and Lots 17-22 Blk 31)

3) SITE PLAN:

- a) Site plan approval for Lot 9-A, Block 4-A, Market Center Subdivision, Hidalgo County Texas; 1325 East Jasmine Avenue. **(SPR2025-0024)**
- b) Site plan approval for Lot 1A, TAJ Plaza Storage Subdivision, Hidalgo County, Texas; 4108 North 10th Street. **(SPR2024-0034)**

4) CONSENT:

- a) Christian's Manor Subdivision, 2420 Jordan Avenue, Community Hope Projects, Inc. **(SUB2023-0024) (FINAL) S2E**

5) SUBDIVISIONS:

- a) Buddy Owens Subdivision, 4550 Buddy Owens Blvd., AEP Texas, Inc. (SUB2025-0095) (PRELIMINARY) TTL**
- b) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez (SUB2024-0114) (REVISED PRELIMINARY) SEA**
- c) D' Costa Subdivision, 801 North 23rd Street, D' Costa, Inc. (SUB2023-0138) (REVISED FINAL) SEA**
- d) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis (SUB2025-0041) (REVISED FINAL) SEA**
- e) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi (SUB2023-0133) (REVISED PRELIMINARY) SPEC**
- f) Apex Estates Phase I Subdivision, 321 South Taylor Road, Abel Hernandez (Shaddai Construction) (SUB2025-0068) (REVISED PRELIMINARY) RJC**
- g) Apex Estates Phase II Subdivision, 313 South Taylor Road, Abel Hernandez (Shaddai Construction) (SUB2025-0073) (REVISED PRELIMINARY) RJC**
- h) The Serenity Subdivision, 9800 North 29th Street, GAP Pechero Family, L.P. (SUB2025-0089) (PRELIMINARY) JHE**
- i) Hidalgo Canal CO-MC Amended Lots 1A, 1B & 2A Subdivision, 221 South 8th Street, Heir Fund, LLC (SUB2025-0093) (PRELIMINARY) ATLAS**
- j) Conway Estates Subdivision, 9800 Mile 8 Road, A&J Blessings, LLC (SUB2025-0090) (PRELIMINARY) HAE**

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 8, 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 3rd day of July 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 3rd day of July 2025,

Jessica Cavazos, Management Assistant