

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 17, 2025 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 May 20, 2025 meeting

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop, at Lots 13 & 14, Lazy-A-Ranch Subdivision, Hidalgo County, Texas; 1406 North 24th Street, Suite 190. **(CUP2025-0049)**
2. Request of Sam R. Mohamed, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop, at Lot 1, The District Phase 1 Subdivision, Hidalgo County, Texas; 7913 North 10th Street, Suite 170. **(CUP2025-0053)**

##### b) REZONING:

1. 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:

Idela Park Subdivision, Unit I, Hidalgo County, Texas. **(REZ2025-0049):**

Lots 1-24, 4600-5108 South 26th Street  
Lots 25-26 & 84-118, 4605-5105 South 27th Street  
Lots 27-43 & 104-118, 2700-2805 Norma Avenue  
Lots 44-67, 4601-5109 South 29th Street  
Lots 68-83 & 137-151, 2700-2804 Judith Avenue  
Lots 119-136, 4700-5016 South 28th Street  
Lots 152-181, 2700-2757 Katrina Avenue  
Lots 182-211, 2700-2757 Lucille Avenue  
Lots 212-241, 2700-2757 Melba Avenue

2. 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:

Idela Park Subdivision, Unit 2, Hidalgo County, Texas. **(REZ2025-0052):**

Lots 1-24, 4600-5108 South 26th Street  
Lots 25-26 & 82-101, 4605-5105 South 30th Street  
Lots 27-42 & 102-115, 3000 - 3105 Norma Avenue  
Lots 43-66, 4601-5109 South 33rd Street  
Lots 67-81 & 134-147, 3000-3104 Judith Avenue  
Lots 116-133, 4700-5016 South 31st Street  
Lots 148-175, 3000-3054 Katrina Avenue  
Lots 176-203, 3000-3053 Lucille Avenue  
Lots 204-231, 3000-3054 Melba Avenue

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:

Idela Park Unit 3 Subdivision, Hidalgo County, Texas. **(REZ2025-0050):**

Lots 1-24, 4600-5108 South 33rd Street  
Lots 25-26 & 82-101 & 170, 4605-5101 South 34th Street  
Lots 27-43 & 102-118, 3400-3529 Norma Avenue  
Lots 44-63, 4700-5104 South 36th Street  
Lots 64-81 & 221-237, 3400-3604 Judith Avenue  
Lots 119-152, 3400-3529 Melba Avenue  
Lots 153-169 & 171-186, 3401-3529 Lucille Avenue  
Lots 187-220, 3400-3529 Katrina Avenue

4. 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:

Idela Park Unit IV Subdivision, Hidalgo County, Texas. **(REZ2025-0051):**

Lots 1-15, 2401-2513 Lucille Avenue  
Lots 16-24, 4909-5105 South 26th Street  
Lots 25 & 68-72, 5000-5020 South 25th Street  
Lots 26-45, 2400-2437 Norma Avenue  
Lots 46-67, 2400-2444 Melba Avenue

5. Rezone from C-3L (Light Commercial-OC) District to C-1 (Local Commercial-UDC) District: Being a triangularly shaped 1.62 acre tract of land, more or less, out of and forming a part of the South 10.0 acres of the North 30.0 acres of lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 2900 Trenton Road. **(REZ2025-0053)**

### 3) SITE PLAN:

- a) Site plan approval for LOT 25, Willow Ridge Subdivision, Hidalgo County, Texas; 2916 North McColl Road. **(SPR2025-0013)**

### 4) CONSENT:

- a) Parke at Nolana Subdivision, 3200 Nolana Avenue, Corporate Asset Partners, LLC **(SUB2023-0024) (REVISED FINAL) M&H**
- b) Lark Apartments Subdivision, 6324 North Taylor Road, Lark Heights Development, LLC **(SUB2025-0071) (FINAL) M2E**

### 5) SUBDIVISIONS:

- a) Los Encinos on Taylor Subdivision, 3324 North Taylor Road, Jorge Guerra **(SUB2024-0130) (REVISED PRELIMINARY) BRE**
- b) Las Palmas at Tres Lagos Phase I Subdivision, 13901 North Shary Road, Rhodes Development, Inc. **(SUB2025-0080) (PRELIMINARY) M&H**
- c) Taylor Villas Subdivision, 2021 South Taylor Road, Synergy a Real Estate Alliance, LLC **(SUB2024-0096) (REVISED FINAL) M&H**
- d) Barrera Subdivision, 5721 North Ware Road, SAMES, Inc. **(SUB2025-0088) (PRELIMINARY) SAMES**
- e) Los Ebanos Oaks Subdivision, 12220 North Los Ebanos Road, VSR Investments, LLC **(SUB2025-0083) (PRELIMINARY) BC**
- f) La Floresta Subdivision Phase III, 9300 North Bicentennial Boulevard, Gauchos Investments, LLC **(SUB2025-0082) (PRELIMINARY) JHE**
- g) Casa Corsica Lots 1A & 1B Subdivision, 3601 Nolana Avenue, Graco Real Estate Development **(SUB2025-0079) (PRELIMINARY) JHE**
- h) Shoppes at Ware Subdivision, 4800 North Ware Road, Rhodes Development, Inc. **(SUB2025-0084) (PRELIMINARY) M&H**

### 6) DISCUSSION:

- a) Election of Officers

### 7) 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, June 17, 2025

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 13<sup>th</sup> day of June 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 13<sup>th</sup> day of June 2025,

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Jessica Cavazos, Management Assistant