

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 3, 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 May 6, 2025 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jason T. Worley, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Tavern, at Lot A-Phase I & Lot B-Phase II, Town & Country Subdivision, Hidalgo County, Texas; 5113 North 10th Street Suite B. **(CUP2025-0038)**
2. Request of Bruno Reyes, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 16, Block 33, Hammond Addition Subdivision, Hidalgo County, Texas; 114 South 20th Street. **(CUP2025-0048)**
3. Request of Eziquiel Ortiz on behalf of Uptown Entertainment LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue Suite H-1. **(CUP2025-0039)**
4. Request of Jennifer L. Saucedo, for a Conditional Use Permit, for one year, for a Home Occupation (Daycare) at Lot 113A, Trinity Oaks Subdivision Phase 1A, Hidalgo County, Texas; 10901 North 30th Street. **(CUP2025-0042)**
5. Request of George A. Garza and Laura L. Garza on behalf of Palazzio Event Center, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 13 through 19, Block 1, Las Canadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2025-0043)**
6. Request of Laura L. Garza, for a Conditional Use Permit, for one year, for a Portable Building Greater than 10 x 12, at Lots 13 through 19, Block 1, Las Canadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2025-0044)**

7. Request of Andrea N. Guerra on behalf of Freedom Bank of Texas Financial Institution, for a Conditional Use Permit, for three years, and adoption of an ordinance, for an Event Center at Lot 4, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2228 Trenton Road, Suite 300. **(CUP2025-0046)**
8. Request of Catholic Diocese of Brownsville for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Church) at Lot 1, O.L.S. Parish Hall Subdivision, Hidalgo County, Texas; 915 North 12th Street. **(CUP2025-0047)**

b) REZONING:

1. Rezone from R-3A (Multifamily Residential Apartments-OC) District to R-1 (Low Density Residential-UDC) District: 36.753 acres out of Section 230, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 13501 North Shary Road. **(REZ2025-0041)**
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:

Los Encinos Subdivision, Phase III, Hidalgo County, Texas. **(REZ2025-0043):**

Lots 1-22, 5602-5918 South 28th Lane
Lots 23-33 & 112-118, 2713-2817 Wanda Avenue
Lots 34-55, 5603-5915 South 27th Lane
Lots 56-69, 2700-2825 Tanya Avenue
Lots 70-83, 2700-2825 Teresa Avenue
Lots 84-97, 2700-2825 Ursula Avenue
Lots 98-111, 2724-2813 Vanessa 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:

Los Encinos Subdivision, Unit II, Hidalgo County, Texas. **(REZ2025-0045):**

Lots 1-21, 2912-3204 Olga 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:

Cielo Vista Subdivision, Phase I, Hidalgo County, Texas. **(REZ2025-0038):**

Lots 1-28, 3000-3125 Tanya Avenue
Lots 29-56, 3000-3125 Teresa Avenue
Lots 57-84, 3000-3125 Ursula Avenue
Lots 85-112, 3000-3125 Vanessa Avenue
Lots 113-126 & 150-165, 3000-3129 Wanda Avenue
Lots 127-149, 5600-5920 South 32nd Street

5. 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:

Cielo Vista Subdivision, Phase II, Hidalgo County, Texas. **(REZ2025-0044):**

Lots 166-170 & 224-227, 2900-2917 Wanda Avenue

Lots 171-190, 5601-6005 South 29th Street

Lots 191-199, 2900-2916 Tanya Avenue

Lots 200-207, 2900-2913 Teresa Avenue

Lots 208-215, 2900-2913 Ursula Avenue

Lots 216-223, 2900-2913 Vanessa Avenue

6. Rezone from R-1 (Single Family Residential-OC) to R-2 (Medium Density Residential - UDC) District: The West 125 feet of the North 162 feet out of Lot 3 of the Southeast Quarter (1/4) of Section 8 of the Hidalgo Canal Company's Subdivision of porciones 64, 65, and 66, Hidalgo County, Texas; 221 South 8th Street. **(REZ2025-0042)**
7. Rezone from C-3 (General Business - OC) District to M-2 (Regional Mixed Use - UDC) District: 1.824 ac. out of the south 10 acres of Lot 12, Texas-Mexican Railway Company's S/D, Hidalgo County, Texas; 11301 North 10th Street. **(REZ2025-0047)**
8. Rezone from R-2 (Duplex-Fourplex Residential - OC) District to R-2 (Medium Density Residential - UDC) District: 7.243 ac. out of the south 10 acres of Lot 12, Texas-Mexican Railway Company's S/D, Hidalgo County, Texas; 11301 North 10th Street (Rear). **(REZ2025-0046)**
9. Rezone from R-3A (Multifamily Residential Apartment - OC) District to R-1 (Low Density Residential - UDC) District: 24.95 acre tract of land out of Lots 27 and 28, La Lomita Irrigation and Construction Company's Subdivision (Block II of proposed Northwood Trails Block II & III Subdivision), Hidalgo County, Texas; 3300 Freddy Gonzales Road. **(REZ2025-0036)**
10. Rezone from R-3A (Multifamily Residential Apartment - OC) District to R-1 (Low Density Residential - UDC) District: 26.88 acre tract of land out of Lots 7, 8, 13 and 14, Section 234, Texas-Mexican Railway Company's Survey Subdivision (Proposed El Dorado At Thousand Oaks Phase II Subdivision), Hidalgo County, Texas; 13100 North 38th Street. **(REZ2025-0037)**
11. Rezone from R-1 (Single Family Residential - OC) District to R-3 (High Density Residential- UDC) District: All of Block 5, North Main Place Townhouses Subdivision, Hidalgo County, Texas; 4321 North 12th Street. **(REZ2025-0048)**
12. Rezone from R-1 (Single Family Residential- OC) District to R-2 (Medium Density Residential-UDC) District: 9.071 acre tract of land being out of the remaining land out of a tract of land described as tract I, out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13801 North 23rd Street. **(REZ2025-0039)**
13. Rezone from R-1 (Single Family Residential- OC) District to C-2 (Regional Commercial- UDC) District: 8.290 acre tract out of Lot 4, A.J. McColl's Addition to Mcallen First Suburban Citrus Groves, and out of Lot 138A, John H. Shary Subdivision, Hidalgo County, Texas; 3000 South Bentsen Road. **(REZ2025-0040)**

3) SUBDIVISIONS:

- a) Premier Estates Subdivision, 4232 South Ware Road, Premier Asset Holdings, LLC **(SUB2025-0012) (REVISED PRELIMINARY) SEA (Tabled on 05/20/2025)**
- b) Enclave on 107 Subdivision, 2700 State Highway 107, Urban Landworks, LLC **(SUB2024-0140) (REVISED PRELIMINARY) M&H**
- c) Estancia Townhomes Subdivision, 3900 North "K" Center Street, Estancia Townhomes, LLC **(SUB2025-0076) (PRELIMINARY) BE**
- d) Blue Jay Phase I Subdivision, 6000 South Jackson Road, Jorge Gonzalez **(SUB2025-0074) (PRELIMINARY) SEA**
- e) Alhabra on 10th Subdivision, 11301 North 10th Street, Al Yazji Development, LLC **(SUB2025-0072) (PRELIMINARY) RE**
- f) Dove Meadows Subdivision, 5517 North Bentsen Road, Riverside Development Services, LLC **(SUB2022-0150) (REVISED FINAL) JHE**

4) DISCUSSION:

- a) Election of officers

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, June 3, 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 30th day of May 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 30th day of May 2025

Jessica Cavazos, Management Assistant