

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 4, 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 the September 10, 2025 meeting minutes

2) PUBLIC HEARING

a) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 16, North Depot Subdivision, Hidalgo County, Texas; 2248 Orange Avenue **(REZ2025-0243)**
2. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: Lot 3 & 4, Block 2, Best Courts Subdivision, Hidalgo County, Texas; 121 South 4th Street **(REZ2025-242)**
3. Rezone from C-4 (Commercial Industrial-OC), and R-3A (Multi-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: 52.0 Acres in McAllen, TX, Part of Sec. 232, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 15400 North Shary Road **(REZ2025-0200)**
4. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 5, Block 3, Bonnie View Subdivision, Hidalgo County, Texas; 2117 Hackberry Avenue. **(REZ2025-0246)**
5. Rezone from C-3 (General Business-OC) District to C-1 (Local Commercial-UDC) District: Lot 8, Lamar Acres Subdivision, Hidalgo County, Texas; 1010 North 10th Street. **(REZ2025-0241)**
6. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Vitruvian Plaza Subdivision, Hidalgo County, Texas; 5320 North McColl Road. **(REZ2025-0237)**

b) CONDITIONAL USE PERMITS:

- 1.** Request of Daniela Morales on behalf of Templo Cristiano Getsemani Voluntad de Dios, for a Conditional Use Permit for one year, for an Institutional Use (Church) at Lot 2, Jackson Heights Subdivision, Hidalgo County, Texas; 1006 South 10th Street **(CUP2025-0100)**
- 2.** Request of Adriana I. Rivas on behalf of The Studio College of Beauty, LLC., for a Conditional Use Permit, for one year, for an Institutional Use (Beauty School) at E 1/2 Lot 15, all Lots 16-17 & W 1/2 Lot 18 Block 8, Fairfield Place Subdivision, Hidalgo County, Texas; 712 Lindberg Avenue. **(CUP2025-0097)**
- 3.** Request of Yahaira Sepulveda, for a Conditional Use Permit, for one year, for an Institutional Use (Beauty School) at Lot 7 Block 30, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Chicago Avenue. **(CUP2025-0098)**

c) SUBDIVISION:

- 1.** Palm Valley Estates Lot 4A Subdivision, 2600 S. 39th Street, TGR Capital, LLC, **(SUB2025-0104) (REVISED PRELIMINARY) RDE**
- 2.** Orangewood South Subdivision Lot 19A & 20A, 3800 Burns Drive, Juan & Leticia Pena, Spoor Engineering Consultants, Inc., **(SUB2025-0155) (FINAL) SEC**

3) CONSENT:

- a)** Oak Valley Subdivision, 9600 N. Bryan Road, Oak Valley, LLP **(SUB2022-0086) (REVISED FINAL) 6-Month Ext. BIG**
- b)** Ware Hotel Group, LP, 401 S. Ware Road, Ware Hotel Group, LP. **(SUB2024-0019) (REVISED PRELIMINARY) 6-Month Ext. M&H**

4) SUBDIVISIONS:

- a)** Capricorn Estates Subdivision No. 3, 508 N. 11th Street, Leonel Bazan, **(SUB2025-0149) (PRELIMINARY) HOMERO LUIS GUTIERREZ.**
- b)** Ware Road Development Subdivision, 3800 SH 107, Ware Road Development, LLC, **(SUB2025-0151) (PRELIMINARY) RJC**
- c)** Enclave on Jackson Subdivision, 2613 N. Jackson Road, Vista Property Investments, LLC **(SUB2025-0056) (REVISED FINAL) M&H**
- d)** Enclave on Freddy Subdivision, 2201 Freddy Gonzalez Road, **(SUB2025-0140) (PRELIMINARY) M&H**
- e)** Villas at Trenton Subdivision, 8000 N. Ware Road, 3400 N. Auburn Avenue, LLC **(SUB2025-0121) (REVISED PRELIMINARY) RJC**
- f)** Bicentennial One Subdivision, 808 S. 19th Street, 900 S. Bicentennial, LLC **(SUB2025-0100) (REVISED PRELIMINARY) MGE**

- g) Hidden Grove Estates Subdivision, 8601 N. 2nd Street, J&D Produce, Inc
(SUB2024-0131) (REVISED PRELIMINARY)(TABLED ON 10/21/2025) M&H
- h) Alhambra on 10th Subdivision, 11301 N. 10th Street, Al Yazji Development, LLC
(SUB2025-0072) (REVISED PRELIMINARY) RPLEX
- i) ABA Estates Subdivision, 4613 Buddy Owens Blvd, Benito Martinez **(SUB2025-0145)**
(FINAL) SEA
- j) Suarez Phase II Subdivision, 2700 N. 24th Street, Suarez Brothers, LLC **(SUB2025-0154)**
(FINAL) JH
- k) 7-11 Mcallen Subdivision, 201 Dallas Avenue, Vaquero Ventures Management,
LLC **(SUB2025-0150) (PRELIMINARY) M&H**
- l) Warehouse Kingdom Phase III Subdivision, 2000 Military Hwy, Abasto Corp,
(SUB2025-0143) (PRELIMINARY) JH
- m) Eider Subdivision, 6200 S. 23rd Street, Vargas Produce, LLC **(SUB2025-0142)**
(PRELIMINARY) RDE
- n) Covenant Christian Academy Subdivision, 4117 N. Ware Road, RD2 Group Enterprises,
LLC, **(SUB2025-0147) (PRELIMINARY) M&H**

5) INFORMATION ONLY:

6) DISCUSSION:

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, November 4, 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 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 dated on the 29th day of October 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 the 29th day of October 2025

Jessica Cavazos, Management Assistant