

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 21, 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 August 19, 2025 meeting

2) PUBLIC HEARING

ROUTINE ITEMS: *(All Rezoning listed under this section come with favorable recommendation from the 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 on the agenda and will be considered separately.*

a) CITY INITIATED REZONING ITEMS:

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:

1. CASE REZ2025-0224:

Idelas Corner Lot 1 Subdivision Hidalgo County, Texas.
4524 South Ware Road

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:

2. CASE REZ2025-0226:

2305 South 26th Street (PID: 211110)

3. CASE REZ2025-0230:

2725-2729 South 29th Street (Prop ID: 230698, 230699)

4. CASE REZ2025-0231:

2716-2800 South 26th Street (Prop ID: 230703, 230704)
2720 South 26th 1/2 Street (Prop ID: 230702)

5. CASE REZ2025-0206:

Hofland Lot 1 Subdivision, Hidalgo County, Texas
3 Old Orchard Road
Old Orchard Lot 1 Subdivision, Hidalgo County, Texas
2 Old Orchard Road
Old Orchard No. 2 Lots 1-5 Subdivision, Hidalgo County, Texas
4-9 Old Orchard Road
STN Lot 1 Subdivision, Hidalgo County, Texas
317 Byron Nelson Drive
Loma Linda Lots 7-8 BLK 4 Subdivision, Hidalgo County, Texas
312-320 Bales Road
401-501 Byron Nelson Avenue PIDS: (189378, 189377)
508-512 Bales Road PIDS: (674011, 674010)

6. CASE REZ2025-0204:

Country Club Heights Lot 1 Subdivision, Hidalgo County,
Texas
2501 South Cynthia Street and Lots 2A-5A 300-317 East Zion
Avenue
San Angel Country Lots 1A-17A Subdivision, Hidalgo County, Texas
2500-2609 South "C" Street
The Heights at McColl Lots 1-20 and 51-65 Subdivision, Hidalgo County,
Texas
701-1017 East Jersey Meadow Avenue
Lots 29-50 and 66-77 700-1020 East Keeton Avenue
Lots 21A-28 2501-2529 South "J" Street

Rezoning from R-3T (Multi-family Residential Townhouse-OC) District under the
Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new
Unified Development Code (UDC) for the following properties:

7. CASE REZ2025-0229:

North Chateau Heights 1-24 Subdivision, Hidalgo County, Texas.
201-301 Bales Road
Chateau Heights BLK 4-9, 13 Subdivision, Hidalgo County, Texas.
3100 South 2nd Street

8. CASE REZ2025-0223:

Las Villitas Lots 21-58 Subdivision, Hidalgo County, Texas
500-636 East Sandyhills Avenue
Las Villitas Lots 1-20 & 59-78) Subdivision, Hidalgo County, Texas,
500-637 East Thornhill Avenue
Las Villitas Lots A-C & 79-87 & 91-96 Subdivision, Hidalgo County,
Texas, 501-601 East Uphall Avenue
Las Villitas Lots 88-90 & 97-110 Subdivision, Hidalgo County, Texas,
3800-3849 South D Street
Las Villitas Lots 111-124 Subdivision, Hidalgo County, Texas
3800-3825 South E Street
La Vida Hermosa Lot 1 Subdivision, Hidalgo County, Texas
500 E El Rancho Road
3517 South McColl Road (Prod ID 290260)

Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-3C(Multi-family Residential Condominiums-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

9. CASE REZ2025-0221:

Paseo Del Lago Townhomes Lots 1-12 & 23-31 Subdivision Hidalgo County, Texas, 3900-3923 South "M" Lane
Paseo Del Lago Townhomes Lots 13-22 & LOTS A-D Subdivision Hidalgo County, Texas
1410-1434 East Sundown Drive

Rezoning from R-3A (Multifamily Residential Apartment-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

10. CASE REZ2025-0205:

Hearthstone #3 Lot 1, Hearthstone #2 Lot 1, Heartstone Lot A1 and Ridge Plaza Lot 17 Subdivision Hidalgo County, Texas
(800-1200 E Vermont Avenue)
La Estancia Apartments Lot 1 Subdivision Hidalgo County, Texas
(2401 South McColl Road)
Lots 78-95 and 134-150 (700-1021 East La Cantera Ave)
Lots 101-133 (700-1017 East Myrtle Beech Avenue)
Lots 96-100 and Lot A (2701-2801 South "J" Street)

11. CASE REZ2025-0236:

301 East Hackberry Avenue (PID: 1568078)

b) REZONING:

- 1. Rezone from R-1 (Single-Family Residential -OC) District to R-3 (High-Density Residential-UDC) District: 15.891 Acres out of lot 10, Section 279, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 1901 Freddy Gonzalez Road (REZ2025-0217)**
- 2. Rezone from C-3L (Light Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3224 Buddy Owens Boulevard (REZ2025-0222)**
- 3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 9, Block 26, North McAllen Subdivision, Hidalgo County, Texas; 414 N. 17th Street (REZ2025-0227)**
- 4. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 27, Frontier Development Co. Subdivision, Hidalgo County, Texas; 2517 Pecan Avenue (REZ2025-0225)**
- 5. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 1.928 Acre out of Lot 8, Section 8, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. (REZ2025-0235)**

6. Rezone from R-3A (Multi-family Residential Apartment-OC) District to R-3 (High-Density Residential-UDC) District: 0.592 of one acre out of section 227 and section 232, Texas-Mexican Railway Company's Survey, Subdivision, Hidalgo County, Texas; 5300 Tres Lagos Boulevard **(REZ2025-0233)**

c) CONDITIONAL USE PERMITS:

1. Request of Ezequiel Ortiz for a Conditional Use Permit for one year, and adoption of an ordinance for a bar (76 Bar and Kitchen) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite N-2 **(CUP2025-0091)**
2. Request of Veronica Garza for a Conditional Use Permit for one year, and adoption of an ordinance for a Home Occupation (Day Care Facility) at Lot 14, Mirabella Park II Subdivision, Hidalgo County, Texas; 7926 North 28th Lane **(CUP2025-0092)**
3. Request of Israel Villarreal 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, Suites I, J, K **(CUP2025-0093)**
4. Request of Gustavo A. Calles Flores on behalf of 2601 W. Expressway 83, LLC, for a Conditional Use Permit for one year, for a portable building at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2601 Expressway 83 **(CUP2025-0095)**
5. Request of Melden and Hunt Inc., on behalf of Synergy a Real Estate Alliance LLC., for a conditional use permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development Lots 1-40 and CA-A, Taylor Villas Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(CUP2025- 0090)**

3) CONSENT:

- a) Brier Village Phase II Subdivision, 3925 N. Bentsen Road, Garman Investments, LP., **(SUB2023-0055) (REVISED PRELIMINARY) 6-MONTH EXT**

4) SUBDIVISIONS:

- a) Serna Tracts Subdivision, 13601 N. Trospen Road., Jose Francisco Serna, **(SUB2025-0138) (PRELIMINARY) SAMES INC.**
- b) Heron Cove Subdivision, 506 N. 6th Street, Faith Development Leasing, LLC, **(SUB2025-0135) (PRELIMINARY) VT.**
- c) ABA Estates Subdivision, 4613 Buddy Owens Boulevard, Benito Martinez, **(SUB2025-0139) (PRELIMINARY) SEA**
- d) Misodi Subdivision, 8000 S. Jackson Road, E&Y Investments, LLC., **(SUB2025-0146) (PRELIMINARY) QEA**
- e) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Enterprises, Inc., **(SUB2024-0077) (REVISED PRELIMINARY) M&H.**

- f) De Rios Subdivision, 3021 S. J Street., Tomas Rios, Jr., **(SUB2025-0092) (FINAL) SEA**
- g) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate Development Group, LTD., **(SUB2024-0040) (REVISED FINAL) (TABLED 09/24/2025) (TABLED 10/07/2025) QHA**
- h) Hobbs Farm Subdivision, 309 Hobbs Drive., Alvaro Gonzalez, **(SUB2025-0148) (FINAL) PABLO SOTO**
- i) Augusta Village Subdivision, 1009 E. Augusta Avenue, Marlene and Erick Hernandez **(SUB2025-0141) (FINAL) RPLX**
- j) Hidden Grove Estates, 8601 N. 2ND Street., Millennial Bear Farms, LLC, **(SUB2024-0131) (REVISED PRELIMINARY) M&H**
- k) Re-plat of Sunrise Terrace, 3001 N. Jackson Road, L360 Group, LLC, **(SUB2025-0133) (PRELIMINARY) RDE**
- l) APEX Estates Phase I Subdivision, 321 S. Taylor Road., Shaddai Construction, LLC **(SUB2025-0118) (FINAL) RJC**
- m) APEX Estates Phase II Subdivision, 313 S. Taylor Road., Shaddai Construction, LLC **(SUB2025-0119) (FINAL) RJC**
- n) Surprise Subdivision, 408 S. 9th Street, Ron & Estela Surprise., **(SUB2025-0144) (FINAL) SEA**
- o) The Heights on Wisconsin Subdivision Phase I, 7901 N. 7th Street, DK3 Investments Group, LLC, **(SUB2024-0099) (REVISED FINAL)**

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, October 21, 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 on the 15th 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 15th day of October 2025,

Jessica Cavazos, Management Assistant
/s/