

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, SEPTEMBER 10, 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 July 22, 2025 meeting

#### 2) PUBLIC HEARING

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

**The following items 1-12 all consist of 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:**

1. Sharyland New Elementary School Lot 1, Hidalgo County, Texas. **(REZ2025-0127)**  
2101 South Taylor Road  
2310 South 49th Street (PID: 280832, 280837) **(REZ2025-0127)**  
2400-3110 South Bentsen Road (PIDS: 800113, 641220, 641221, 280811, 107549, 280812) **(REZ2025-0127)**
2. Assad Subdivision Lot 6A-6C, Espensen Acres Subdivision Lots 5 & 7, Glendening Subdivision #1 E 222'-Lot A, Vica Subdivision Lot 1, & One Oak Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0146)**  
1201-1401 East Yuma Avenue
3. El Collado Subdivision, Hidalgo County, Texas. **(REZ2025-00149)**  
2517-2539 Colbath Avenue (Lots 1-6)  
2517-2539 Savannah Avenue (Lots 7-11 and Lots 13-18)
4. Ramirez Subdivision Lot 2, Hidalgo County, Texas. **(REZ2025-00135)**  
2420 South 25th Street

5. Guzman Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0136)**  
1700 South Bentsen Road
6. McAllen Builders Subdivision, Hidalgo County, Texas. **(REZ2025-0137)**  
2017-2149 South 32nd Street (Lots 1-15 & Lots 65-72)  
2100-2133 South 33rd Street (Lots 47-64)  
2100-2136 South 34th Street (Lots 28-46)  
3200-3404 Uvalde Avenue (Lots 16-27)
7. Balboa Acres Subdivision Lots 1 thru 5 & 12 thru 16 Block 31, and (PID: 270339),  
Hidalgo County, Texas. **(REZ2025-0158)**  
3501-3601 Helena Avenue  
3612 Idela Avenue (PID: 270338) **(REZ2025-0158)**
8. Cedar Cove Subdivision Lots 1-22, Hidalgo County, Texas. **(REZ2025-0152)**  
3316-3433 South 3rd Street
9. Country Club Estates, Felix Subdivision & Zapata Subdivision, Hidalgo County,  
Texas. **(REZ2025-0155)**  
2916-3217 Scenic Way Avenue (Country Club Estates Lots 1-22)  
2919-3220 South 1st Street (Zapata Blk 1 Lots 1-24, Zapata Blk 2 Lots 1-22,  
Felix Lot 1)  
100-106 El Rancho Road (Zapata Blk 2 Lots 23-27)
10. BBE Ranch Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0141)**  
913 East Whalen Road  
701-1109 East Whalen Road (PIDS: 290315, 672533, 290320, 290317, 290318,  
510277, 290319, 1372195 & 290316) **(REZ2025-0141)**  
4716-6412 South Jackson Road (PIDS: 231290, 508230, 231288, 231292 &  
231287) **(REZ2025-0141)**
11. 3801 Colbath Road (PID: 230676) **(REZ2025-0130)**
12. 3901-4101 Yuma Avenue (PIDS: 230655, 230647, 230649, 230648) **(REZ2025-0126)**  
4101 Uvalde Avenue (PID: 230662) **(REZ2025-0126)**

**The following item 13 consists of Rezoning from R-2 (Duplex-Fourplex 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:**

13. 2540 Savannah Avenue (PID: 167077) **(REZ2025-0147) WITHDRAWN**  
2538 Savannah Avenue (PID: 167078) **(REZ2025-0147) WITHDRAWN**

**The following items 14-16 all consist of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

14. Taylor Villas Subdivision, Hidalgo County, Texas. **(REZ2025-0157)**  
4800-5112 Toronto Avenue (Lot CA-C & Lots 26-40)

4800-5105 Tyler Avenue (Lots 1-13 & Lots 15-25)  
2002 South 51st Lane (Lot 14)

**15.** Gonzalez Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0140)**  
2505 Colbath Road

**16.** 1817-1901 South 25th ½ Street (PIDS: 211102, 211103, 211097 &  
211098) **(REZ2025-0140)**  
2509 Colbath Road (PIDS: 211095) **(REZ2025-0140)**  
2513 Colbath Road (PID: 211096) **(REZ2025-0140)**

**The following items 17-26 all consist of Rezoning from R-3A (Multifamily Residential Apartments-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:**

**17.** El Patrimonio Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0139)**  
2601 Sarah Avenue

**18.** Naila Subdivision Lots 1-4, and (PIDS:195901 & 196731), Hidalgo County, Texas. **(REZ2025-0151)**  
4601-4815 South 24th Street

**19.** Padre De Vida Subdivision, Hidalgo County, Texas. **(REZ2025-0150)**  
3900 South Ware Road

**20.** Samantha & Pierre Subdivision Lots 1-4, Hidalgo County, Texas. **(REZ2025-0153)**  
2401-2413 South 29th Street

**21.** South Pointe Subdivision Lots 1-5, Hidalgo County, Texas. **(REZ2025-0143)**  
1900-1912 South 38th Street

**22.** Southwestern Estates Lot 1, Hidalgo County, Texas. **(REZ2025-0144)**  
2500 South Ware Road

**23.** Sunset Gardens Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0145)**  
3101 Jordan Road

**24.** VMAT Subdivision Lots 1-2, Hidalgo County, Texas. **(REZ2025-0142)**  
3717 Yuma Avenue (Lot 1)  
3716 Howard Drive (Lot 2)

**25.** 2420 South 28th Street (PID: 230693) **(REZ2025-0153)**

**26.** 1940 South Bentsen Road (PID: 280857) **(REZ2025-0124)**

**The following items 27-28 all consist of Rezoning from R-3A (Multifamily Residential Apartments-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:**

27. McAllen Builders Subdivision Lot 73, Hidalgo County, Texas. **(REZ2025-0138)**

**WITHDRAWN**

2132 South 32nd Street

28. 2221-2311 South 29th Street (PID: 230690, 230691) **(REZ2025-0154)**

**WITHDRAWN**

**The following items 29-31 all consist of Rezoning from R-3T (Multifamily 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:**

29. Las Villas Del Rio Subdivision, Hidalgo County, Texas. **(REZ2025-0134)**

4800-5121 Sonora Avenue (Lots 1-22 and Lots 75-94)

1903-1939 South 48th Lane (Lots 23-32)

4800-5121 Sweetwater Avenue (Lots 33-74)

30. Falling Water Subdivision, Hidalgo County, Texas. **(REZ2025-0156)**

2300-2408 South 43rd street (Lots 1-6 & Lots 40-45)

4200-4236 Wichita Avenue (Lots 7-16 & Lots 58-63)

2302-2411 South 42nd Lane (Lots 17-20 & Lots 21A-22A & Lots 24-30 & Lots 52-57 & Common Area)

4201-4233 Ben Hogan Avenue (Lots 31-39 & Lots 46-51)

4200-4217 Worthington Avenue (Lots 64-73)

31. Victorian Square Subdivision Lots, Hidalgo County, Texas. **(REZ2025-0148)**

4100-4121 Ben Hogan Avenue (Lots 1-6 and Lots 48-57)

2300-2412 South 42nd Street (Lots 7-20 and Lots 63A - 63B)

4100-4122 Wichita Avenue (Lots 21-32 and Lots 58-62)

2301-2415 South 41 Street (Lots 33-47 and Lots 63C - 63D)

**The following item 32 consists of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to M-1 (Local Mixed Use-UDC) District under the new Unified Development Code (UDC) for the following properties:**

32. 1820 South Bentsen Road (PID: 280928) **(REZ2025-0131) WITHDRAWN**

**The following item 33 consists of Rezoning from R-3C (Multifamily Residential Condominium-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:**

33. The Palms Tower Phase I Lot 1, and (PID:20406865), Hidalgo County, Texas. **(REZ2025-0159)**

4217-4301 Colbath Avenue

**The following item 34 consists of 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:**

34. Gunter Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-00133)**

2416 South 23rd Street  
Ramirez Subdivision Lot 1 Hidalgo County, Texas. **(REZ2025-00133)**  
2424 South 23rd Street  
2400 South 23rd Street (PID: 211108) **(REZ2025-00133)**

**The following item 35 consists of Rezoning from I-1 (Light Industrial-OC) District and A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

- 35. 4450 Military Highway (PID: 639129) (REZ2025-0123)**

**The following item 36-37 all consist of Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

- 36. 2113 South Bentsen Road (PID: 230663) (REZ2025-0132)**  
**4201 Uvalde Avenue (PID: 230665) (REZ2025-0132)**

- 37. McAllen Independent School District No.4 Lot A Hidalgo County, Texas. (REZ2025-0125)**

2700 South Ware Road  
3901 Uvalde Avenue (PIDS: 230661, 1313977) **(REZ2025-0125)**  
2200 South Ware Road (PID: 294425) **(REZ2025-0125)**  
3701 Uvalde Avenue (PID: 230658) **(REZ2025-0125)**  
2024 South Ware Road (PID: 230670) **(REZ2025-0125)**

**The following item 38 consists of Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

- 38. 4720 Uvalde Avenue (PID: 346136) (REZ2025-0129)**

**b) REZONING:**

- 1. Rezoning from C-4 (Commercial-Industrial-OC) District to R-1 (Low-Density Residential-UDC) District: Lot A, Tito's Subdivision, Hidalgo County, Texas: 4721 North Bentsen Road. (REZ2025-0121)**
- 2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 1.16 Acres out of Lot 1, Casa Corisca Subdivision, Hidalgo County, Texas; 3601 Nolana Avenue. (REZ2025-0122)**

**c) CONDITIONAL USE PERMITS:**

- 1. Request of Jesus F. Davila on behalf of Oak Texas Bar & Grill, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar (Restaurant/Bar) at S 136.02' – N 234.52' Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. (CUP2025-0077)**

### 3) SITE PLAN:

- a) Hidalgo County W.I.C. Subdivision Lot 2, Hidalgo County, Texas, 529 North Cynthia Street. **(SPR2025-0017)**

### 4) CONSENT:

- a) Bright Woods Subdivision, 2700 Sprague Road., Star Trail Holdings, LLC **(SUB2024-0006) (REVISED FINAL) S2E**
- b) Freedom South Mcallen Subdivision, 100 Expressway 83., Rhodes Development, Inc., **(SUB2025-0057) (FINAL) M&H**

### 5) SUBDIVISIONS:

- a) Palm Villas Subdivision, 109 South 29th Street, JRMV Property Investments, LLC, **(SUB2025-0075) (FINAL) IZEG**
- b) Ali Subdivision, 4617 North Jackson., Abraham Ali Mendiola, 4617 North Jackson Road. **(SUB2025-0117) (PRELIMINARY) SSMV**
- c) My Homes Crossing Dreams Subdivision, My Homes, LLC., 11 South 29th Street **(SUB2025-0120) (PRELIMINARY) MS**
- d) The Shire Subdivision, 300 Northgate Lane, J&D Produce Inc, **(SUB2025-0122) (PRELIMINARY) M&H**
- e) Villas at Trenton Subdivision, 8000 North Ware Road., 3400 N. Auburn Avenue, LLC, **(SUB2025-0121) (PRELIMINARY) DR**
- f) West Village Subdivision, 10917 North 23rd Street., Del-Rose Development, LLC, **(SUB2025-0123) (PRELIMINARY) CHLH**
- g) Haven Hill Subdivision, 8017 North Ware Road., Fortis Land Company, LLC **(SUB2025-0016) (REVISED FINAL) RD**
- h) De Rios Subdivision, 3021 South "J" Street., Salinas Engineering and Associates **(SUB2025-0092) (REVISED PREIMINARY) SEA**

### 6) DISCUSSION:

### 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:**        **Wednesday, September 10, 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 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 4<sup>th</sup> day of September 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 4<sup>th</sup> day of September 2025.

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/s/

**Jessica Cavazos, Administrative Supervisor**