

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, SEPTEMBER 24, 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 August 5, 2025 meeting will be available on the next Planning and Zoning 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 1-4 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 property:**

1. 2700 Uvalde Avenue (PID: 230687, 230688) **(REZ2025-0161)**
2. 1928 South 23rd Street (PID: 211099) **(REZ2025-0169)**  
2016 South 23rd Street (PID: 211100) **(REZ2025-0169)**  
2100 South 23rd Street (PID: 211106) **(REZ2025-0169)**  
2105 South 26th Street (PID: 211107) **(REZ2025-0169)**
3. 2400 Military Highway (PID: 514805) **(REZ2025-0168)**
4. 5201 South 27th Street (PID: 270346, 270347) **(REZ2025-0166)**  
Fire Station No. 6 Subdivision Lot 1, Hidalgo County, Texas, 5500 South 23rd Street **(REZ2025-0166):**

**The Following Items 5-15 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:**

5. San Isidro Estates Subdivision Lot 1A and 2A, and Hacienda Trevino Subdivision Lot 1, Hidalgo County, Texas, 2100-2128 South Jackson Road **(REZ2025-0193):**
6. Los Candiles Subdivision, Amended Fairway Grande Village Unit 1, and Fairway Grande Village Unit 2, Hidalgo County, Texas **(REZ2025-0196):**
  - 408-520 East St George Avenue (Fairway Grande Village Unit 2 Lots 1-18)
  - 408-600 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 19, 20 & 24, 25 & 81, 82 & 88, 89 & 92 & 99-101)
  - 3012-3108 South Mockingbird Street (Fairway Grande Village Unit 2 Lots 75 & 80 & 90, 91, 94, 95)
  - 2916-2920 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 23 & 24)
  - 401-513 East Nassau Avenue (Fairway Grande Village Unit 1 Lots 25 and 26, & Fairway Grande Village Unit 2 Lots 49, 50 & 63 & 68 & 70-74 & 76-79)
  - 3002-3115 South Rose Ellen Boulevard (Los Candiles Lots 1-10 & Lot A)
7. 3031 Neuhaus Circle (PID: 1111974), **(REZ2025-0192)**
8. Avignon Subdivision, Hidalgo County, Texas. **(REZ2025-0172):**
  - 3102-3222 South 5th Lane (Lots 1-4 and 9-13)
  - 3118-3202 South 5th Court (Lots 5-8)
9. Country Club Terrace Subdivision, Hidalgo County, Texas. **(REZ2025-0183):**
  - 100-120 Northwest Augusta Square (Lots 48-50, 87-92)
  - 102-115 Northeast Augusta Square (Lots 51-54, 83-86)
  - 2200-2408 West Augusta Square (Lots 1-6, 18-21, 45-46, N 85.3' of 93-95)
  - 2109-2409 East Augusta Square (Lots 55-N ½ of 61, 72-82)
  - 100-121 Southwest Augusta Square (Lots 7-17)
  - 102-120 Southeast Augusta Square (Lots S ½ of 61-71)
  - 100-104 Northwest Greenbriar Square (Lots 42-44A)
  - 101 Northeast Greenbriar Square (Lot 39 Less S 45.6' Lots 40 & 41)
  - 2300-2312 West Greenbriar Square (Lots 22-25, 28-30)
  - 2300-2309 East Greenbriar Square (Lots 31A, 37-S 45.6' of Lot 39)
  - 101-105 Southwest Greenbriar Square (Lots 26-27)
  - 100-104 Southeast Greenbriar Square (Lots 34-36)
10. 701 Bales Road (PID: 189389) **(REZ2025-0171)**
  - 3110 South 6th Lane (PID: 1310473) **(REZ2025-0171)**
  - 3221 South 10th Street (PID: 189392) **(REZ2025-0171)**
11. 4414 South Ware Road (PID: 270330) **(REZ2025-0170)**
12. McAllen Elks Lodge #1402 Subdivision, Lot 1, Hidalgo County, Texas. **(REZ2025-0165):**
  - 3500 Jordan Road

**13. Jackson Meadows Subdivision, Hidalgo County, Texas. (REZ2025-0180):**

1300-1328 East Myrtle Beach Avenue (Jackson Meadows Lots 1-8)  
1300-1329 East La Cantera Avenue (Jackson Meadows Lots 34-49)  
1300-1333 East Keeton Avenue (Jackson Meadows Lots 17-33)  
2700-2812 South L Street (Jackson Meadows Lots 9-16)  
2501-2817 South M Street (Jackson Meadows Lots 50-65)

**14. 2501 Jordan Road (PID: 230719) (REZ2025-0164)**

**15. McAllen Independent School District No. 1, Hidalgo County, Texas.  
(REZ2025-0162):**

2901 Colbath Avenue (Lot 1)  
2900 Uvalde Avenue (Lot 2)

**The Following Items 16-17 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:**

**16. 2500-2520 Jordan Road, Hidalgo County, Texas. (Lot 1, El Buen Pastor Subdivision and PID: 230706, 230707, 230712, 230711, 230708)  
(REZ2025-0177)**

2513 South 26th Street (PID: 230710) **(REZ2025-0177)**

2601 South 26th Street (PID: 230709) **(REZ2025-0177)**

Community Hope Projects Inc. Ph 1, Lot 1, Hidalgo County, Texas, 2332 Jordan Road **(REZ2025-0177)**

**17. Fairway Grande Village Unit No. 2, Hidalgo County, Texas. (REZ2025-0194):**

601 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lot 34)  
605-617 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 27-33)  
600-617 East Pineridge Avenue (Fairway Grande Village Unit 2 Lots 35-44)  
600-617 East Olympia Avenue (Fairway Grande Village Unit 2 Lots 45-48 & 51, 52, 64 & 66-67 & 69)  
600-624 East Nassau Avenue (Fairway Grande Village Unit 2 Lots 53-62 & 65)

**The Following Items 18-22 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:**

**18. Lots 1 Thru 28 Camelot Retirement Community Subdivision, Lot 1, Hidalgo County, Texas. (REZ2025-0191):**

2105 South Cynthia Street

**19. Trad Subdivision Lot 1, Hidalgo County, Texas. (REZ2025-0175):**

3300 South 2nd Street

**20. Jackson Meadows Subdivision, Hidalgo County, Texas (REZ2025-0184):**

1412-1413 East Keeton Avenue (Lots 66A and 67A)

**21. 701 Uvalde Avenue (PID: 1562585 and 1562592) (REZ2025-00186)**

**22. 2336 Jordan Road (PID: 230715) (REZ2025-0173)**

**The following items 23-25 all consist 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 property:**

**23. La Plaza Regency No. 2 Subdivision Lot 1, Hidalgo County, Texas. (REZ2025-0176):**  
700 Bales Road

**24. Country Club Subdivision, Lot A, Hidalgo County, Texas. (REZ2025-0179):**  
2700 South Cynthia Street

**25. 3710-3712 Howard Drive (Hamer Hollow Subdivision Lot 1 and PID: 230645, 230638, 230639, 230640, 230642, 230641, 230643, 230644) (REZ2025-0163)**

**The following items 26-30 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:**

**26. Lots 1 Thru 28 Camelot Retirement Community Subdivision, Lots 2-28, Hidalgo County, Texas. (REZ2025-0190):**  
2105 South Cynthia Street

**27. Amended Fairway Grande Village, Hidalgo County, Texas. (REZ2025-0189):**  
3000-3305 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 1-22 & Lots 27-57)  
3012-3116 South Rose Ellen Boulevard (Fairway Grande Village Unit 2 Lots 21-23 & Lots 83-87 & Lot 93 & Lots 96-98, Lots 102 & 103)

**28. La Paz Subdivision, Hidalgo County, Texas. (REZ2025-0174):**  
3100-3207 South 6th Lane (Lots 1-13)

**29. Pineridge Subdivision, Hidalgo County, Texas. (REZ2025-0187):**  
200-308 Pineridge Lane (Lots 1-19A Blk 1)

**30. MFTWS LLC Subdivision, Hidalgo County, Texas. (REZ2025-0185):**  
401-501 East Yuma Avenue (Lots 1-4)

**The following items 31-32 all consist of Rezoning from C-3 (General Business) District under the Old Code (OC) to C-2 (Regional Commercial) District under the new Unified Development Code (UDC) for the following properties:**

**31. 4601 Expressway 83 (PID: 280925) (REZ2025-0167)**  
Ginther Estates Subdivision, Lot 1, Sharybak 1 Lot 1 Subdivision, Lot 1, and Shary Gateway Subdivision, Lots 1- 4, Hidalgo County, Texas. **(REZ2025-0167):**  
4801-5025 Expressway 83  
Sky Sports Subdivision, Lot 1, and PID: 280853 **(REZ2025-0167):**  
4801-4901 Colbath Road

32. South Ware Road Plaza Subdivision, Lots 1 and 2, Ernesto Guerrero Subdivision, Lot 1, and Ernesto Guerrero Subdivision No 2, Lot 1 Hidalgo County, Texas. **(REZ2025-0181):**  
4100-4206 South Ware Road

**b) REZONING:**

1. Rezone from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 27, Almon Estates Subdivision, Hidalgo County, Texas; 7601 North 29th Street. **(REZ2025-0160)**

**3) SITE PLAN:**

- a) Hidalgo County W.I.C. Subdivision Lot 2, Hidalgo County, Texas, 529 North Cynthia Street. **(SPR2025-0017) TABLED ON 9/10/2025**

**4) CONSENT:**

- a) The Cue Subdivision, 2801 South 10th Street., City of McAllen., **(SUB2024-0080) (REVISED PRELIMINARY) 6-MONTH EXTENTION- PCE**

**5) SUBDIVISIONS:**

- a) Waterlily on Taylor Subdivision, 100 South Taylor Road., Water-Lilly Heights, LLC, **(SUB2025-0124) (PRELIMINARY) M&H**
- b) Villas at Tres Lagos Subdivision, 5300 Tres Lagos., Rhodes Development, Inc, **(SUB2024-0077) (REVISED PRELIMINARY) M&H**
- c) Vista Paloma Subdivision, 5200 North Taylor Road., Robert A. Dyer, **(SUB2024-0084) (REVISED PRELIMINARY) 6-MONTH EXTENTION-SWG**
- d) The Shoppes on 2nd Subdivision, 120 Trenton Road., A.I.M.Z Development, LLC, **(SUB2024-0065) (REVISED PRELIMINARY) 6-MONTH EXTENTION-M&H**
- e) 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) QHA**
- f) Orangewood South Lot 19A &20A Subdivision., 3800 Burns Drive., Spoor Engineering Consultants, Inc **(SUB2024-0083) (FINAL) SEC**

**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 24, 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 Wednesday, September 18, 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 Wednesday, September 18, 2025

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Jessica Cavazos, Management Assistant  
/s/