

REVISED AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 5, 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 June 17, 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 1-15 all consist of 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:

- 1. Palm Valley Estates Subdivision, Hidalgo County, Texas. **(REZ2025-0098):**

3820-3908 Neuhaus Drive (Lots 1-3 and Lot 6)
2600-2601 South 39th Street (Lots 4 and 5)

- 2. Palmview Gardens Subdivision, Hidalgo County, Texas. **(REZ2025-0103):**

2702-3018 South 31st Lane (Lots 1-17 and Lots 56-61)
2900-3033 Diaz Avenue (Lots 18-32 and Lots 91-102)
2900-3021 Cortez Avenue (Lots 71-90)
2900-3020 Azteca Avenue (Lots 43-55 and Lots 62-70)
2803-3023 South 29th Lane (Lots 33-42)

- 3. Paseo Del Rio Subdivision, Hidalgo County, Texas. **(REZ2025-0101):**

4000-4308 Toronto Avenue (Lots 1-23 and Lots 81-99)
4000-4237 Tyler Avenue (Lots 34-54 and Lots 61-80)
1921-2025 South 40th Street (Lots 24-33)
2000-2020 South 43rd Street (Lots 55-60)

4. Saltillo at Bentsen Lakes Subdivision, Hidalgo County, Texas. **(REZ2025-0099):**
4500-4712 Toronto Avenue (Lots 1-15 and Lots 55-67)
4500-4713 Tyler Avenue (Lots 22-36 and Lots 42-54)
2000-2020 South 48th Street (Lots 16-21)
2021-2037 South 45th Street (Lots 37-41)
5. South 23rd Business Park Lots 22A - 32A Subdivision, Hidalgo County, Texas. **(REZ2025-0094):**
4901-5109 South 24th Street (Lots 22A-32A)
6. Yuma Estates Subdivision, Hidalgo County, Texas. **(REZ2025-0097):**
2502-2619 South 41st Lane (Lots 1-18)
7. Nakano Subdivision, Hidalgo County, Texas. **(REZ2025-0095):**
2400-2429 Yuma Avenue (Lots 6-21)
8. Morris Subdivision Unit No. 1, Hidalgo County, Texas. **(REZ2025-0089):**
2601-2617 Colbath Road (Lots 1-5)
2604-2620 Savannah Avenue (Lots 6-11)
9. Morris Subdivision Unit No. 2, Hidalgo County, Texas. **(REZ2025-0090):**
1901-2017 South 26 1/2 Street (Lot 12, Lots 15-16, Lots 19-20, Lots 23-24, Lots 27-28, Lots 31-32, Lots 35-36, Lots 39-40, Lots 43-44 and Lot 47)
1900-2016 South 26th Street (Lots 13-14, Lots 17-18, Lots 21-22, Lots 25-26, Lots 29-30, Lots 33-34, Lots 37-38, Lots 41-42 and 45-46)
10. Morris Subdivision Unit No. 3, Hidalgo County, Texas. **(REZ2025-0091):**
1621, 1701 & 1721 South 29th Street (Lots 1-3)
2600-2809 Richmond Avenue (Lots 4-46)
2600-2817 Quebec Avenue (Lots 47-94)
11. Bonham Subdivision Unit No. 4, Hidalgo County, Texas. **(REZ2025-0092):**
2808-2821 Wichita Avenue (Lots 78-85)
2808-2821 Vermont Avenue (Lots 86-93)
2809-2821 Uvalde Avenue (Lots 94-97)
12. Bonham Subdivision Unit No. 3, Hidalgo County, Texas. **(REZ2025-0093):**
2208-2512 South 27th Street (Lots 59-72)
2612-2628 Wichita Avenue (Lots 73-77)

13. David Jr., Subdivision, Hidalgo County, Texas. (REZ2025-0100):

2625 South 29th Street (Lot 2)

14. Bonham Subdivision Unit No. 1, Hidalgo County, Texas. (REZ2025-0104):

2700-2740 South 27th Street (Lots 2-12)

2601-2740 South 28th Street (Lots 13 and 15-32)

15. Bonham Subdivision Unit No. 2, Hidalgo County, Texas. (REZ2025-0105):

2200-2505 South 28th Street (Lots 38-58)

The following item 16 consists of Rezoning from C-3 (General Business) District and C-4 (Commercial Industrial) District under the Old Code (OC) to C-2 (Regional Commercial) District under the new Unified Development Code (UDC) for the following properties:

16. Nakano Subdivision, Hidalgo County, Texas. (REZ2025-0096):

2428-2510 South 23rd Street (Lots 1-5)

The following item 17 consists of Rezoning from R-2 (Duplex-Fourplex Residential) District under the Old Code (OC) to R-2 (Medium-Density Residential) District under the new Unified Development Code (UDC) for the following properties:

17. Bonham Subdivision Unit No. 2, Hidalgo County, Texas. (REZ2025-0106):

2404 South 28th Street (Lot 37)

The following item 18 consists of Rezoning from R-3A (Multifamily Residential Apartment) District under the Old Code (OC) to R-3 (High-Density Residential) District under the new Unified Development Code (UDC) for the following properties:

18. Bonham Subdivision Unit No. 1, Hidalgo County, Texas. (REZ2025-0107):

2600 South 27th Street (Lot 1)

2700-2701 South 28th Street (Lots 14 and 33)

The following item 19 consists of Rezoning from C-1 (Office Building) District under the Old Code (OC) to C-1 (Local Commercial) District under the new Unified Development Code (UDC) for the following properties:

19. David Jr., Subdivision, Hidalgo County, Texas. (REZ2025-0102):

2821 Jordan Road (Lot 1)

b) REZONING:

1. Initial zoning to C-2 (Regional Commercial-UDC) District for 10.06 gross acre tract of land, more or less, containing a part of lots 105, 106, 107 and 108, Pride O' Texas Subdivision, Hidalgo County, Texas; 4100 State Highway 107. **(REZ2025-0055)**
2. Initial zoning to A-O (Agricultural and Open Space-UDC) District for 19.99 gross acre tract of land, more or less, containing a part of lots 105, 106 and 107, Pride O' Texas Subdivision, Hidalgo County, Texas; 4100 State Highway 107 (Rear). **(REZ2025-0086)**
3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-1 (Low-Density Residential-UDC) District: 76.461 acres being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 12501 North Rooth Road. **(REZ2025-0084)**
4. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: 0.748 acre tract of land, being out of Lot 80, La Lomita Irrigation and Construction Company's Survey, Hidalgo County, Texas; 4013 Lark Avenue. **(REZ2025-0085)**
5. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low-Density Residential-UDC) District for 2.41-acre tract of land out of Lot 34, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2201 South Bentsen Road. **(REZ2025-0087)**
6. Rezoning from C-3 (General business-OC) District to C-2 (Regional Commercial-UDC) District for 5 gross acre tract of land, more or less, consisting of all of Lot 11, King's Hiway Subdivision, Hidalgo County, Texas; 421 South Ware Road. **(REZ2025-0088)**

c) CONDITIONAL USE PERMITS:

1. Request of Oscar Serna on behalf of Edinburg CISD, for a Conditional Use Permit for life of the use, and adoption of an ordinance, for an Institutional Use (gym addition), at Lot 1, Southwest Elementary School Subdivision, Hidalgo County, Texas; 1501 Freddy Gonzalez Road. **(CUP2025-0063)**
2. Request of Walter A. Sanchez for a Conditional Use Permit for one year, and adoption of an ordinance, for an Event Center (Sunshine's Events) at Lot A-2, Beck Industrial Area Subdivision, Hidalgo County, Texas; 1800 North 23rd Street Suite 30. **(CUP2025-0064)**
3. Request of Norberto Hernandez for a Conditional Use Permit for one year, for a Portable Food Concession Stand at Lots 1, 2, and 3, Block 2, Young's Subdivision, Hidalgo County, Texas; 2401 U.S. Highway 83. **(CUP2025-0066)**

3) SITE PLAN:

- a) Site plan approval for Lot 66D, Jackson Meadows Lots 66C, 66D, 66E, 66F, and 66G Subdivision, Hidalgo County, Texas; 2512 South Jackson Road. **(SPR2024-00047)**

4) SUBDIVISIONS:

- a) Augusta Village Subdivision, 1009 E. Augusta Ave., Marlene Hernandez & Erick Hernandez (SUB2025-0106) (PRELIMINARY) RPLX**
- b) Harvest Coves Subdivision Phase II, 2601 N. Ware Rd., Escanaba, LLC (SUB2024-0090) (REVISED FINAL) M&H**
- c) Enclave on 107 Subdivision, 2700 State Highway 107, Urban Landworks, LLC (SUB2025-0094) (FINAL) M&H**
- d) Freedom South Bank Subdivision, 100 Expressway 83, ML Rhodes, LTD (SUB2024-0066) (REVISED PRELIMINARY) M&H**
- e) Suarez Phase II Subdivision, 2700 N. 24th St., Suarez Brothers, LLC (SUB2025-0105) (PRELIMINARY) JHE**
- f) De Rios Subdivision, 3021 S. "J" St., Tomas Rios Jr. (SUB2025-0092) (FINAL) SEA**
- g) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez (SUB2024-0114) (REVISED PRELIMINARY)(TABLED SINCE 7/8/2025) SEA**

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, August 5, 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 1st day of August 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 1st day of August 2025

Jessica Cavazos, Management Assistant