

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 19, 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 July 8, 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 1-7 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. Colonia McAllen Unit No. 5 Subdivision, Hidalgo County, Texas. **(REZ2025-0111):**
2622-2725 Savannah Avenue (Lots 1-13 and Lots 15-27)
2. Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas. **(REZ2025-0112):**
2100-2228 South 31st Street (Lots 1-15, and Lots 146-159)
2100-2305 South 30th ½ Street (Lots 115-145)
2100-2317 South 30th Street (Lots 79-114)
2100-2409 South 29th ½ Street (Lots 36-78)
2913-3105 Yuma Avenue (Lots 16-35)
3. Colonia McAllen Unit No. 7 Subdivision, Hidalgo County, Texas. **(REZ2025-0113):**
1901-1965 South 31st Street (Lots 1-17, Block 1)
3000-3008 Sonora Avenue (Lots 18-20, Block 1)
2001-2017 South 31st Street (Lots 21-25, Block 1)
3100-3428 Savannah Avenue (Lots 1-20, Block 2)
1900-1928 South 35th Street (Lots 21-28, Block 2)
1901-1937 South 36th Street (Lots 29-38, Block 2)
1900-1928 South 34th Street (Lots 1-8, Block 3)
1901-1925 South 35th Street (Lots 9-15, Block 3)

1900-1940 South 33rd Street (Lots 1-11, Block 4)
1901-1933 South 34th Street (Lots 12-20, Block 4)
1900-1948 South 32nd Street (Lots 1-13, Block 5)
1901-1945 South 33rd Street (Lots 14-25, Block 5)
1900-1956 South 31st Street (Lots 1-15, Block 6)
1901-1953 South 32nd Street (Lots 16-29, Block 6)
3001-3105 Sonora Avenue (Lots 1-5, Block 7)
2000-2008 South 30TH ½ Street (Lots 6-8, Block 7)
3100-3112 Uvalde Avenue (Lots 9-12, Block 7)
1957-2009 South 32nd Street (Lots 13-19, Block 7)
1952-2008 South 32nd Street (Lots 1-8, Block 8)
1949-2005 South 33rd Street (Lots 9-16, Block 8)
3301-3513 Tyler Avenue (Lots 17-32, Block 8)
1944-1964 South 33rd Street (Lots 1-6, Block 9)
3300-3508 Tyler Avenue (Lots 7-19, Block 9)
1937-1957 South 34th Street (Lots 29-34, Block 9)
3401-3509 Toronto Avenue (Lots 20-28, Block 9)
1932-1936 South 34th Street (Lots 1-2, Block 10)
3400-3512 Toronto Avenue (Lots 3-11, Block 10)
3409-3521 Sonora Avenue (Lots 12-18, Block 10)
1900-2024 South 36th Street (Lots 1-25, Block 11)

4. Colonia McAllen Subdivision, Hidalgo County, Texas. (REZ2025-0117):

2300-2604 South 26th Street (Lots 17-30, Block 1)
2704-2708 South 26th Street (Lots 4-5, Block 4)
2300-2609 South 26th ½ Street (Lots 1-15, Block 1, and Lots 15-29, Block 2)
2700-2716 South 26th ½ Street (Lots 7-11, Block 3, and Lots 2-3, Block 4)
2301-2601 South 27th Street (Lots 1-13, Block 2)
2701-2721 South 27th Street (Lots 1-6, Block 3)

5. Colonia McAllen No. 2 Subdivision, Hidalgo County, Texas. (REZ2025-0119):

2100-2240 South 26th ½ Street (Lots 1-20, Block 1)
2101-2241 South 26th ½ Street (Lots 1-20, Block 2)
2100-2240 South 26th Street (Lots 21-40, Block 2)

6. Colonia McAllen No. 3 Subdivision, Hidalgo County, Texas. (REZ2025-0120):
2500-2553 Yuma Avenue (Lots 1-28)

7. Colonia McAllen No. 4 Subdivision, Hidalgo County, Texas. (REZ2025-0118):

2604-2820 Uvalde Avenue (Lots 1-18, Block 1)
2605-2821 Tyler Avenue (Lots 19-36, Block 1)
2604-2820 Tyler Avenue (Lots 1-18, Block 2)
2605-2821 Toronto Avenue (Lots 19-36, Block 2)
2604-2820 Toronto Avenue (Lots 1-18, Block 3)
2605-2821 Sonora Avenue (Lots 19-36, Block 3)
2604-2820 Sonora Avenue (Lots 1-18, Block 4):

The following item **8** 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:

8. Colonia McAllen Subdivision, Hidalgo County, Texas. **(REZ2025-0116)**:
2608-2700 South 26th Street (Lot 16, Block 1 and Lot 6, Block 4)
2701 South 26th ½ Street (Lot 1, Block 4)

The following item **9** consists 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:

9. Colonia McAllen 29th Street Subdivision, Hidalgo County, Texas. **(REZ2025-0109)**:
2321 South 29th Street (Lot 1)

The following item **10** consists of Rezoning from C-2 (Neighborhood Commercial-OC) District under the Old Code (OC) to C-2 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

10. Colonia McAllen No. 5 Subdivision, Hidalgo County, Texas. **(REZ2025-0110)**:
2801 Colbath Road (Lot 14)

The following item **11** consists of Rezoning from R-3A (Multifamily Residential Apartments-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:

11. Colonia McAllen Subdivision, Hidalgo County, Texas. **(REZ2025-0115)**:
2605 South 27th Street (Lot 14, Block 2)

b) REZONING:

1. Initial zoning to R-1 (Single-Family Residential-UDC) District for 36.26 gross acre tract of land, more or less, out of and forming a part of Lots 1 and 2, Block 10, A.J. McColl Subdivision, Hidalgo County, Texas; 6000 South Jackson Road. **(REZ2025-0073)**
2. Rezoning from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 18, Block 1, Hackberry Homesites Subdivision, Hidalgo County, Texas; 1016 North 20th Street. **(REZ2025-0108)**
3. Rezoning from R-3A (Multifamily Residential Apartments-OC) District to R-3 (High-Density Residential-UDC) District: A 1.00 acre tract being the east 1 acre of Lot 2, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas; 1019 East Cedar Avenue. **(REZ2025-0114)**

c) CONDITIONAL USE PERMITS:

1. Request of Enrique Martinez Jr. on behalf of North Lean LTD for a Conditional Use Permit, for one year, for a nightclub (Hillbilly's) at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10th Street. **(CUP2025-0069)**

2. Request of Jessica Aguilar on behalf of Jose A. Chanin, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar (Suerte Bar & Grill Uptown) at Lot A-1, Lot A-1 Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites N1-N2. **(CUP2025-0070)**
3. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar (The Bearded Lady) at Lot A-1, Lot A-1 Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q. **(CUP2025-0071)**
4. Request of Sandra Claudio Gomez, for a Conditional Use Permit, for one year, for a bar (Desperado Saloon), at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. **(CUP2025-0073)**
5. Request of Jorge A. Richaud for a Conditional Use Permit, for one year, and adoption of an Ordinance, for an event center (Drive-In Theater & Mini Golf) at 9.08 Acres out of the South 40 feet of Lot 74 and Lot 91 except the South 50.06 feet, C.E. Hammond Subdivision, Hidalgo County, Texas; 3116 Ash Avenue. **(CUP2025-0074)**
6. Request of Ricardo and Melinda Vega on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for one year, and adoption of an Ordinance, for an event center (Picture Venue) at 4.983 Acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road.**(CUP2025-0075)**
7. Request of Jose A. Viera Jr. for a Conditional Use Permit, for one year, for a Portable Building Greater than 10ft x 12ft at a 0.67 Acre irregular tract out of the Southeast corner of Block 29, Hammond Addition Subdivision, Hidalgo County, Texas; 24 South 21st Street. **(CUP2025-0068)**
8. Request of Melden and Hunt Inc. on behalf of Escanaba, LLC., for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Amendment to a Planned Unit Development for Harvest Coves Phase II Subdivision, Hidalgo County, Texas; 2601 North Ware Road. **(CUP2025-0076)**

4) CONSENT:

- a) Hidalgo County Head Start Outdoor Learning Environments and Discovery Classrooms Subdivision, 1901 State Highway 107, Hidalgo County, **(SUB2022-0102) (6-MONTH EXTENSION) HCDD#1**
- b) Phares Subdivision Lot 5A, 2128 Cedar Ave., Javier Martinez & Maria P. Hinojosa De Martinez, **(SUB2023-0136) (6-MONTH EXTENSION) RDE**

5) SUBDIVISIONS:

- a) Northwood Trails Block II and Block III Subdivision, 3300 Freddy Gonzalez Dr., Red Rock Real Estate Development Group, LTD **(SUB2025-0091) (FINAL) QHA**
- b) Anaqua at Tres Lagos Phase II Subdivision, 14000 Stewart Rd., Rhodes Development, Inc., **(SUB2025-0113) (PRELIMINARY) M&H**

- c) Gonzalez Corner Phase II Subdivision, 3700 Lark Ave., Rene Gonzalez, **(SUB2025-0116) (PRELIMINARY) RPLX**
- d) Habitat at Ware Phase II Subdivision, 6117 N. Ware Rd., Habitat Developers, LLC, **(SUB2025-0108) (PRELIMINARY) SPEC**
- e) The Embers III Subdivision, 9901 N. 10th Street, MDG Investment Group, LLC, **(SUB2025-0115) (PRELIMINARY) QHA**
- f) The Villages at Dallas Subdivision, 601 Dallas Ave., Smart Pecunia, LLC, **(SUB2025-0114) (PRELIMINARY) RDE**
- g) Zuma Subdivision, 110001 N. Bentsen Palm Dr., Zuma Development Co., LLC, **(SUB2025-0107) (PRELIMINARY) CHLH**
- h) Palm Villas Subdivision, 109 S. 29th Street, JRMV Property Investments, LLC, **(SUB2025-0075) (REVISED PRELIMINARY) IZEG**
- i) Blue Jay Phase I Subdivision, 6000 S. Jackson Rd., Jorge Gonzalez, **(SUB2025-0074) (REVISED PRELIMINARY) SEA**
- j) Augusta Village Subdivision, 1009 E. Augusta Ave., Marlene Hernandez & Erick Hernandez **(SUB2025-0106) (REVISED PRELIMINARY) RPLX**
- k) 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 19, 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 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 13th day of August 2025,

Jessica Cavazos, Management Assistant