

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 20, 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 from the April 22, 2025 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Silvia Gutierrez - Leal, for a Conditional Use Permit, for 3 years, and adoption of an ordinance, for an Home Occupation (Counseling Office), at Lot 11, Block 2, Holiday Park Subdivision, Hidalgo County, Texas; 206 West Harvey Street. **(CUP2025-0034)**
2. Request of South Texas College/Ricardo De La Garza, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Institutional Use, at a tract of land containing 31.71 acres, More or less, Being part of Lot 8, Block 2, C.E. Hammonds Subdivision and being part Lots 1, 2, 3 and 4, Mrs. G.M. Terrell Subdivision (STC West 30 Acres Proposed Subdivision), Hidalgo County, Texas; 3901 Pecan Boulevard. **(CUP2025-0035)**
3. Request of Ricardo De La Garza, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Institutional Use, at Lot 1, STC Pecan Campus North Expansion Subdivision, Hidalgo County, Texas; 3200 West Pecan Boulevard. **(CUP2025-0037)**
4. Request of Adriana I. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 1, Saltillo Plaza Subdivision, Phase 3, Hidalgo County, Texas; 5001 Pecan Boulevard Unit 140. **(CUP2025-0027)(TABLED ON 5/6/2025)**
5. Request of Oscar Martinez Junior on behalf of J Martinez Autodeals LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Portable Building at North ½ Lot 12 & all Lot 13, Block 12, Hammond Addition Subdivision, Hidalgo County, Texas; 520 North 23rd Street. **(CUP2025-0036)**

b) REZONING:

1. Rezone from R-2 (Duplex-Fourplex Residential - OC) District to C-1 (Local Commercial - UDC) District: Lot 7 North McAllen Subdivision, Hidalgo County, Texas; 318 North 17th Street. **(REZ2025-0029)**
2. Rezone from C-1 (Office Building Office - OC) District to C-1 (Local Commercial - UDC) District: Lot 582.49 AC GR 1.65 AC NET, La Lomita (HOIT) AN IRR TR W585.28'-S330'-N660' Of Trenton Road Subdivision, Hidalgo County, Texas; 3201 Trenton Road. **(REZ2025-0031)**
3. Rezone from R-1 (Single Family Residential-OC) District to R-3 (High Density Residential-UDC) District: 2.696 gross acre tract of land, more or less, out of the West Three acres of the South line of the South Five acres of Lot 129, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 2604 North Ware Road. **(REZ2025-0032)**
4. Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 9, Block 1, Redwood Park Addition Subdivision, Hidalgo County, Texas; 1712 North 8th Street. **(REZ2025-0033)**
5. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 2.249 acres consisting of 2.116 acres out of Lot 4, Block 14, and 0.133 of an acre out of 150-foot reservation, out of Steele and Pershing Subdivision, Hidalgo County, Texas; 100 Expressway 83. **(REZ2025-0034)**
6. Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 1-46, Los Encinos Subdivision, Hidalgo County, Texas; 3301-3621 Rosalva Avenue. **(REZ2025-0035)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 47-90, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Raquel Avenue. **(REZ2025-0035)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 91-134, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Queta Avenue. **(REZ2025-0035)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 135-178, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Paula Avenue. **(REZ2025-0035)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 179-225, Los Encinos Subdivision, Hidalgo County, Texas; 3300-3621 Olga Avenue. **(REZ2025-0035)**
7. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, 500 Mac Subdivision, Hidalgo County, Texas; 500 East Hackberry Avenue. **(REZ2025-0028)(TABLED ON 5/6/2025) WITHDRAWN**

c) SUBDIVISION:

1. Balboa Acres Subdivision, West Half of Lot 1, Block 20, 3221 Covina Avenue, J.A. Garza, LLC **(SUB2025-0066) (FINAL)**
2. Balboa Acres Subdivision, East Half of Lot 1, Block 20, 3219 Covina Avenue, J.A. Garza, LLC **(SUB2025-0067) (FINAL)**

3) SITE PLAN:

- a) Site Plan Approval for LOT 1, HECTOR GUTIERREZ SUBDIVISION, HIDALGO COUNTY, TEXAS; 525 NORTH 23RD STREET **(SPR2025-0019)**

4) CONSENT:

- a) One Place Pecan Subdivision (Previously Pecan Heights Subdivision), 100 East Pecan Boulevard, Terraform Development, LLC **(SUB2024-0108) (REVISED FINAL) M2E**

5) SUBDIVISIONS:

- a) JLV Subdivision, 2113 State Highway 107, Jose Lucio Vasquez **(SUB2025-0070) (PRELIMINARY) MGE**
- b) Premier Estates Subdivision, 4232 South Ware Road, Premier Asset Holdings, LLC **(SUB2025-0012) (REVISED PRELIMINARY) SEA**
- c) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita Paradise, LLC **(SUB2024-0073) (REVISED FINAL) RDE**
- d) Apex Estates Phase I Subdivision, 321 South Taylor Road, Abel Hernandez **(SUB2025-0068) (PRELIMINARY) RJC**
- e) Apex Estates Phase II Subdivision, 313 South Taylor Road, Abel Hernandez **(SUB2025-0073) (PRELIMINARY) RJC**
- f) Lark Heights Apartments Subdivision, 6324 North Taylor Road, Lark Heights Development, LLC **(SUB2025-0071) (PRELIMINARY) M2E**
- g) McAllen Oaks Phase II Subdivision, 7601 North 7th Street, DK3 Investment Group, LLC **(SUB2025-0069) (PRELIMINARY) S2E**

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, May 20, 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 16th day of May 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 16th day of May 2025,

Jessica Cavazos, Management Assistant