

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 18, 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 the September 24, 2025 meeting minutes
- b) Approval of the October 21, 2025 meeting minutes

2) PUBLIC HEARING

a) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 416 South 28th Street. **(REZ2025-0252)**
2. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 2, Hackberry Place Subdivision, Hidalgo County, Texas; 917 North 9th Street. **(REZ2025-0255)**
3. Rezone from R-3A (Multi-Family Residential Apartments-OC) District to C-2 (Regional Commercial-UDC) District: 0.29 of an acre tract of land out of Lot 1, Contreras Subdivision, Hidalgo County, Texas; 301 South Taylor Road **(REZ2025-0253)**
4. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 0.10-acre tract of land out of Lots 5-9, Block 2, Guerra's Addition Subdivision, Hidalgo County, Texas; 808 South 19th Street **(REZ2025-0254)**
5. Rezone from R-3T (Multi-Family Residential Townhomes-OC) District to R-3 (High-Density Residential-UDC) District: Lots 1-32, Common Area, and Lot A (Drainage Detention Pond), Turin Estates Phase I Subdivision, Hidalgo County, Texas; 3400-3622 Zinnia Avenue **(REZ2025-256)**

b) CONDITIONAL USE PERMITS:

1. Request of Dalinda Alcantar on behalf of Boys & Girls Club of McAllen, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Boys and Girls Club of McAllen) at Lot 67 & W 3 AC of Lot 70 Block 2, McAllen Second Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2501 Jordan Road. **(CUP2025-0103)**
2. Request of Gustavo A. Calles Flores on behalf of 2601 W. Expressway 83, LLC, for a Conditional Use Permit for one year, for a portable building at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2701 Expressway 83 **(CUP2025-0095)**

c) SUBDIVISION

1. Casa Corsica - Lots 1A & 1B Subdivision, 3601 Nolana Ave, Graco Real Estate Development, LLC, **(SUB2025-0160) (FINAL) AMD**

3) SUBDIVISIONS:

- a) RMZ Development Subdivision, 2900 Colbath Ave, RMZ Investments, LLC, **(SUB2025-0158) (PRELIMINARY) RDE**
- b) Villas at Tres Lagos Phase 2 Subdivision, 5600 Tres Lagos Blvd, Rhodes Development, INC., **(SUB2025-0159) (PRELIMINARY) M&H**
- c) The Hills on 10th Subdivision, 8600 N. 10th St, A.I.M.Z. Development, LLC, **(SUB2025-0156) (PRELIMINARY) M&H**
- d) Villas at Primrose Subdivision, 4420 N. Ware Rd, Madhouse Development, INC., **(SUB2025-0157) (PRELIMINARY) CE**
- e) D' Costa Subdivision, 801 N. 23rd St, D, Costa, INC. **(SUB2023-0100) (REVISED FINAL) SEA**
- f) Palm Valley Estates Lot 4A Subdivision, 2600 S 39th St, TGR Capital, LLC, **(SUB2025-0163) (FINAL) RDE**
- g) Barrera Subdivision, 5721 N. Ware Rd., SAMES INC., **(SUB2025-0164) (FINAL) SAMES**
- h) Russell Creek Phase I Subdivision, 13701 N. 23rd St, Elite Development 768, LLC **(SUB2025-0053) (FINAL) M&H**

4) DISCUSSION:

5) 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, November 18, 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 12th day of November 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 12th day of November 2025

Jessica Cavazos, Management Assistant
/s/