

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 7, 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

#### 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 1-2 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 properties:

##### 1. REZ2025-0209:

3200-4000 South 23rd Street (PIDS: 211113, 270298, 270299, 270300), Hidalgo County, Texas.

2901-3800 South 29th Street (PIDS: 211114, 715627, 684329)

2600 Covina Avenue (PID: 270301)

##### 2. REZ2025-0219:

2701-2901 South Colonel Rowe Boulevard (Property IDs: 290253, 290254, 692813, 694658), Hidalgo County, Texas

The following items 3-4 all consist of Rezoning from C-3L (Light Commercial-OC) District under the Old Code (OC) to C -1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties

##### 3. REZ2025-0208:

Orgo Lot 1 Subdivision

3701 Colbath Avenue

**4. REZ2025-0211:**

4208 South Ware Road (PID: 270315)

4224-4232 South Ware Road (PID: 270316, 270336, 270337)

The following items 5-6 all consist of Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

**5. REZ2025-0210:**

Stone Oak Plaza Phase I Lots 1-2, Stone Oak Plaza Phase II Lots 4-5, Citrus Grove Plaza Lots 3-8, 12—13 and 19, Citrus Grove Plaza Phase 1A Lots 9-11, Citrus Grove Plaza Amended Lots 14-16 and (PID:195354)

2701-4317 Expressway 83

Stone Oak Plaza Phase I Lot 3

1800 South Ware Road

**6. REZ2025-0212:**

4300 South Ware Road(rear) (PID: 270317)

Macias-Torres Subdivision, Lopez-Torres Subdivision, Los Arcos Subdivision, Hidalgo County, Texas

4220 South Ware Road (Macias – Torres Lot 1)

4300 South Ware Road (Lopez – Torres Lot 1)

4400 South Ware Road (Los Arcos Subdivision Lot 1)

The following items 7-10 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:

**7. REZ2025-0215:**

Vista Alegre lot 1 Subdivision, Hidalgo County, Texas.

628 Sunset Drive

**8. REZ2025-0216:**

Sowell Subdivision Lot 1, Hidalgo County, Texas

2400 South Country Club Lane

Fairway Acres Subdivision Lots 7 and 14, Hidalgo County, Texas

1-2 South Country Club Lane

Fairway Acres Subdivision Lots 1-6 and 8-13, Hidalgo County, Texas

200-316 Ben Hogan Drive

Fairway Acres Subdivision Lots 15-22 and Lot A, Hidalgo County, Texas

2408-2612 South 2nd street

Fairway Acres Subdivision Lots 23-31, Hidalgo County, Texas

200-300,308-316 and 400-408 Byron Nelson Avenue

Los Alegres No. 1 Subdivision Lots 4, 7-8, 11-12, 15-16 and Lot 19, Hidalgo County, Texas

201,01,307,315,401,415 and 423 Victoria Avenue

Los Alegres No. 1 Subdivision Lots 20-25, Hidalgo County,

2200-2220 South 5th Street

**9. REZ2025-0220:**

2621 Colbath Road (Property ID: 211104)

**10. REZ2025-0207:**

4211 Colbath Road (PID: 230679)

The following item 11 consists of Rezoning from A-O (Agricultural and Open Space-OC) District & R-1 (Single Family Residential-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 properties:

**11. REZ2025-0214:**

501 & 615 Wichita Ave (Property IDs: 189363, 189364)

The following item 12 consists of Rezoning from R-3C (Multi-family Residential Condominium) District, R-3T (Multi-family Residential Townhouses) & R3-A (Multi-family Apartment-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:

**12. REZ2025-0218**

Fairway North Lots 1-12 Subdivision, Hidalgo County

600-817 Toronto Avenue

Rio del Valle Lot 1 Subdivision

1921 South 8th Street

Fairway Development Corp Lot 2 Subdivision

600 Wichita Avenue

Los Alegres No. 2 Subdivision Lots 140-143, Hidalgo County

2000-2100 South 5th Street

Los Alegres No. 2 Subdivision Lots 117-129 and 144-149, Hidalgo County

220-436 Toronto Avenue

Los Alegres No. 2 Subdivision Lots 150A-154, Hidalgo County

2001-2221 South 3rd Street

Fairway Development Subdivision Corp Lots 1-27, Hidalgo County

2101-2212 South 6th Street

S 747 Square Feet of Lot 1 Springfield Heights Subdivision, Hidalgo County

500 Wichita Avenue

Los Alegres No. 1 Subdivision Lots 26-51, Hidalgo County

300-429 Vermont Avenue

Los Alegres No. 1 Subdivision Lots 52-64, Hidalgo County

300, 304, 308, 312, 316, 400, 404, 408, 416, 420, 424, 428 Victoria Avenue

Los Alegres No. 2 Subdivision Lots 65-90, Hidalgo County

300-429 Uvalde Avenue

Los Alegres No. 2 Subdivision Lots 91-116, Hidalgo County

300-429 Tyler Avenue

601 Uvalde Avenue (PID ID:189502)

The following item 13 consists of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

**13. REZ2025-0213:**

Hollenbeck Lots 7A, 9A-9B, 15A-15B, 16A, 17A-17B:  
600-908 Uvalde Avenue (PID ID: 194177, 194178, 194187, 194188, 194190,  
194191, 194192)

**b) REZONING:**

1. Rezone from C-3(General Business-OC) District to C-2 (Regional Commercial-UDC) District: 5.404 Acres out of lot 4, Block 3 Steele and Pershing Subdivision, Hidalgo County, Texas; 120 Trenton Road **(REZ2025-0178)**
2. Rezone from R-1 (Single-Family Residential-OC) District to I-1 (Light Industrial-UDC) District: 12.815 acre tract of land out of the south 12.815 acres of Lot 6 Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas; 7701 South McColl Road. **(REZ2025-0197)**
3. Rezone from R-3T (Multi-family Residential Townhouse-OC) District to R-3 (High Density Residential-UDC) District: A 5.734 Acre tract of land out of Lot 5, Section 278, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 1200 Freddy Gonzalez Road. **(REZ2025-0182)**
4. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 2.75 Acre tract of land out of Block 3, Amended Broadlawn Terrace Unit No. 1 Subdivision, Hidalgo County, Texas; 3201 North 10th Street. **(REZ2025-0201)**
5. Rezone from R-3C (Multi-family Residential Condominium-OC) District to C-2 (Regional Commercial-UDC) District: A 0.24 Acre tract of land out of Lot 1, Fernwood Subdivision, Hidalgo County, Texas; 3117 North 11th Street. **(REZ2025-0202)**
6. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 1.03 Acre tract of land out of Lot 5, Block 10 Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1017 Fern Avenue. **(REZ2025-0203)**
7. Rezone from C-3 (General Business-OC) District to R-1 (Low Density Residential-UDC) District: A 0.99 of an acre tract of land out of lot 12, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas; 9901 North 10th Street. **(REZ2025-0198)**
8. Rezone from R-3T (Multi-Family Townhouse-OC) District to R-1 (Low Density Residential-UDC) District: A 13.14- acre tract of land out of lot 12, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas; 9901 North 10th Street (Rear). **(REZ2025-0199)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Alberto Martinez Chontal, for a Conditional Use Permit, for one year for an institutional use (Church/Fruits and Vegetable Storage) at the North 120 feet of Lot 16, Alaniz Subdivision, Hidalgo County, Texas; 300 North 29th Street. **(CUP2025-0079)**

2. Request of Luis A Alvarez on behalf of Borba, LLC, for a Conditional Use Permit for one year, for a food concession stand at Lot 2, Redbud No. 2 Subdivision, Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2025-0080)**
3. Request of Maria D. Acuna, for a Conditional Use Permit for two years, and adoption of an ordinance, for an outdoor commercial recreation (Soccer Field) at 1.405 Acre Tract (DEED) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2025-0081)**
4. Request of Ricardo De La Garza on behalf of South Texas College, for a Conditional Use Permit for life of the use, and adoption of an ordinance, for an institutional use at Lot 1, Medical Treatment and Education Center Subdivision, Hidalgo County, Texas; 2101 South McColl Road. **(CUP2025-0086)**
5. Request of Samuel A. Chi on behalf of Bronx Social Club LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a bar at Lot 6B, Valencia Marketplace Subdivision, Hidalgo County, Texas; 1308 Trenton Road Suite 360. **(CUP2025-0088)**
6. Request of Adrian Medina, for a Conditional Use Permit for one year, and adoption of an Ordinance, for a smoke shop at the West 199.03' of Lot 6, Country Club Acres Subdivision, Hidalgo County, Texas; 1902 South 10th Street. **(CUP2025-0082)**
7. Request of Shawn Boretta on behalf of Rhodes Property Management LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a food truck park at Lot 1, Community Center at Tres Lagos Subdivision, Hidalgo County, Texas; 4900 Tres Lagos Boulevard. **(CUP2025-0083)**

### 3) CONSENT:

- a) Orangewood South Lot 19A and 20A Subdivision, 3800 Burns Drive., Spoor Engineering **(SUB2024-0083) (REVISED PRELIMINARY) 6-Month Ext. -SEC**
- b) Melissa Palma Estate, 400 Northgate Lane., Cesar Palma and Melissa Ann Tijerina **(SUB2023-0078) (REVISED FINAL) 6- Month Ext. - RDE**

### 4) SUBDIVISIONS:

- a) Journey Church Subdivision, 7005 SH 107., Journey Church RGV, LLC, **(SUB2025-0132) (PRELIMINARY) MGE**
- b) Mcallen O.T. Lots 1A & 2A, Block 58 Subdivision, 1619 Galveston Avenue, Marc & Angela Mills., **(SUB2025-0131) (PRELIMINARY) SEA**
- c) West Village Subdivision, 10917 North 23rd Street., Del-Rose Development, LLC, **(SUB2025-0123) (PRELIMINARY) CHLH**
- d) F. Reyes Subdivision, 14000 North Los Ebanos., Fidel Reyes Mata., **(SUB2025-0127) (PRELIMINARY) RG**

- e) Irma Subdivision, 525 North 19th Street., Eric Vargas & Edward Vargas, Jr. **(SUB2025-0128) (PRELIMINARY) SE**
- f) Military Industrial Park Subdivision. 1300 Military Hwy., MCC Industrial Park, LLC, **(SUB2025-0130) (PRELIMINARY) VT**
- g) Rancho Lot 45A Subdivision, 5416 S. 27th Street., Adolfo Cortina, Jr., **(SUB2025-0126) (PRELIMINARY) SEA**
- h) Replat of Lot 9A of Kingwood Estates Subdivision Phase II, 5259 North 23rd Street., First Mcallen Industrial LTD., **(SUB2025-0129) (PRELIMINARY) RDE**
- i) The Ware District Subdivision, 3700 Lark Avenue., Rene Gonzalez, **(SUB2025-0116) (REVISED PRELIMINARY) RPX**
- j) Los Ebanos Oaks Subdivision, 12220 North Los Ebanos Road., VSR Investments, LLC **(SUB2025-0136) (FINAL) BSC**
- k) The Villages at Dallas Subdivision, 601 Dallas Avenue., Smart Pecunia, LLC, **(SUB2025-0137) (FINAL) RDE**
- l) 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) (TABLED 09/24/2025) QHA**

**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, October 7, 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 dated on Wednesday, October 1, 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, October 1, 2025

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Jessica Cavazos, Management Assistant  
/s/