

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **October 27, 2025, at 5:00 PM**, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Javier Villalobos, Mayor Pro Tem Victor "Seby" Haddad, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and Commissioner Jose R. "Pepe" Cabeza de Vaca

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, Assistant City Manager Elvira Alonzo City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Omar Sotelo, Finance Director Sonia Resendez

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 3:30pm)

1. PUBLIC HEARING

Mayor Javier Villalobos called the Public Hearing to order.

- A) ROUTINE ITEMS: (ALL REZONINGS AND CONDITIONAL USE PERMITS LISTED UNDER THIS SECTION COME WITH A FAVORABLE RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION 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.)**

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. No one spoke in opposition.

Commissioner Joaquin Zamora moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

- 1. 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)**

Approved the C-2 UDC Zoning at 3201 North 10th Street, in accordance with the Planning and Zoning Commission.

- 2. REZONE FROM R-3C (MULTIFAMILY 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)**

Approved the C-2 UDC Zoning at 3117 North 11th Street, in accordance with the Planning and Zoning Commission.

- 3. 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)**

Approved the C-2 UDC Zoning at 1017 Fern Avenue, in accordance with the Planning and Zoning Commission.

4. REZONE FROM C-2 (NEIGHBORHOOD COMMERCIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 27, ALMON ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 7601 NORTH 29TH STREET. (REZ2025-0160)

Approved the C-2 UDC Zoning at 7601 North 29th Street, in accordance with the Planning and Zoning Commission.

5. 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)

Approved the C-2 UDC Zoning at 120 Trenton Road, in accordance with the Planning and Zoning Commission.

6. REZONE FROM R-3T (MULTIFAMILY 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)

Approved the R-3 UDC Zoning at 1200 Freddy Gonzalez Road, in accordance with the Planning and Zoning Commission.

7. 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)

Approved the I-1 UDC Zoning at 7701 South McColl Road, in accordance with the Planning and Zoning Commission.

8. 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)

Approved the R-1 UDC Zoning at 9901 North 10th Street, in accordance with the Planning and Zoning Commission.

9. 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, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 9901 NORTH 10TH STREET (REAR). (REZ2025-0199)

Approved the R-1 UDC Zoning at 9901 North 10th Street (Rear), in accordance with the Planning and Zoning Commission.

10. REQUEST OF SAMUEL 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; 1300 TRENTON ROAD. (CUP2025-0088)

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar, at 1300 Trenton Road, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of a school zone to the west.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to the north of Trenton Road.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there are 159 parking spaces being provided as common parking for the plaza. A minimum of 14 parking spaces are required for the bar use. The applicant would have insufficient parking requirements in meeting five required minimum spaces. However, a parking agreement will be provided from the north lot (Valencia Marketplace Lot 6C) adjacent to the subject property;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

11. 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 (COLLEGE CAMPUS) AT LOT 1, MEDICAL TREATMENT AND EDUCATION CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 2101 SOUTH MCCOLL ROAD. (CUP2025-0086)

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for an institutional use at 2101 South McColl Road, in accordance with the Planning and Zoning Commission.

The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property is adjacent to South McColl Road.
2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. Should the number of offices and classrooms increase, additional parking will be required.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activity.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
7. Sides adjacent to a residentially zoned or use property shall be screened by a 6' opaque buffer.

12. REQUEST OF SHAWN BORETA 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)

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a food truck park at 4900 Tres Lagos Boulevard, in accordance with the Planning and Zoning Commission.

The Food Truck Park and its vendors must comply with the requirements set forth in Section 54-52 of the Zoning Ordinance for mobile food vendor courts and the following specific requirements:

1. The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property; the location of the Food Truck Park is proposed to be within the R-1 District portion of the Lot and adjacent to other residentially zoned properties;
2. The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court; applicant has provided their contact information;
3. Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM; proposed hours of operation are between 5:00 AM and 11:00 PM;
4. Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;
5. Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
6. Mobile food vendors may not be placed or parking on unimproved surfaces;
7. Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
8. Mobile food vendor courts shall provide on premise parking areas sufficient to accommodate staffing needs and seating areas.

13. CITY INITIATED ZONINGS

**A. 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 PROPERTY:
2700 UVALDE AVENUE (PID: 230687, 230688) (REZ2025-0161)**

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following property:

Properties Rezoned:

- 2700 Uvalde Avenue (PID: 230687, 230688) (REZ2025-0161)

**B. 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:
MCALLEN INDEPENDENT SCHOOL DISTRICT NO. 1, HIDALGO COUNTY, TEXAS. 2901 COLBATH AVENUE (LOT 1) 2900 UVALDE AVENUE (LOT 2) (REZ2025-0162)**

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- McAllen Independent School District No. 1, Hidalgo County, Texas. (REZ2025-0162)
- 2901 Colbath Avenue (Lot 1)
- 2900 Uvalde Avenue (Lot 2)

C. REZONE FROM R-3C (MULTI-FAMILY- OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT: 3710-3712 HOWARD DRIVE (HAMER HOLLOW SUBDIVISION LOT 1 AND PID: 23065, 230638, 230639, 230640, 230642, 230641, 230643, 230644) (REZ2025-0163)

Approved the R-3 (High Density Residential-UDC) District Zoning for the following property:

Properties Rezoned:

- 710-3712 Howard Drive (Hamer Hollow Subdivision Lot 1 and PID: 23065, 230638, 230639, 230640, 230642, 230641, 230643, 230644) (REZ2025-0163)

**D. 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:
2501 JORDAN ROAD (PID: 230719) (REZ2025-0164)**

Approved the R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 2501 Jordan Road (PID: 230719) (REZ2025-0164)

**E. 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:
MCALLEN ELKS LODGE #1402 SUBDIVISION, LOT 1, HIDALGO COUNTY, TEXAS. 3500 JORDAN ROAD (REZ2025-0165)**

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- McAllen Elks Lodge #1402 Subdivision, Lot 1, Hidalgo County, Texas. (REZ2025-0165)
- 3500 Jordan Road

**F. 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:
5201 SOUTH 27TH STREET (PID: 270346, 270347) FIRE STATION NO. 6 SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS. 5500 SOUTH 23RD STREET (REZ2025-0166)**

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 5201 South 27th Street (PID: 270346, 270347)
- Fire Station No. 6 Subdivision Lot 1, Hidalgo County, Texas.
- 5500 South 23rd Street (REZ2025-0166)

**G. 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:
4601 EXPRESSWAY 83 (PID: 280925),
GINTHER ESTATES SUBDIVISION, LOT 1, SHARYBAK SUBDIVISION, LOT 1, SHARY GATEWAY SUBDIVISION, LOTS 1-4, HIDALGO COUNTY, TEXAS.
4801-5025 EXPRESSWAY 83
SKY SPORTS SUBDIVISION, LOT 1, AND PID: 280853
4801-4901 COLBATH ROAD, (REZ2025-0167)**

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:

Properties Rezoned:

- 4601 Expressway 83 (PID: 280925)
- Gintner Estates Subdivision, Lot 1, Sharybak Subdivision, Lot 1
- Shary Gateway Subdivision, Lots 1-4, Hidalgo County, Texas: 4801-5025 Expressway 83

- Sky Sports Subdivision, Lot 1, and PID: 280853 (REZ2025-0167): 4801-4901 Colbath Road

**H. 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:
2400 MILITARY HIGHWAY (PID: 514805) (REZ2025-0168)**

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 2400 Military Highway (PID: 514805) (REZ2025-0168)

**I. REZONING FROM A-O (AGRICULTURAL & OPEN SPACE-OC) DISTRICT UNDER THE OLD CODE TO A-O (AGRICULTURAL & OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
1928 SOUTH 23RD STREET (PID. 211099)
2016 SOUTH 23RD STREET (PID. 211100)
2100 SOUTH 23RD STREET (PID. 211106)
2105 SOUTH 26TH STREET (PID. 211107) (REZ2025-0169)**

Approved the A-O (Agricultural & Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 1928 South 23rd Street (PID. 211099)
- 2016 South 23rd Street (PID. 211100)
- 2100 South 23rd Street (PID. 211106)
- 2105 South 26th Street (PID. 211107) (REZ2025-0169)

**J. 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:
4414 SOUTH WARE ROAD (PID: 270330) (REZ2025-0170)**

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 4414 South Ware Road (PID: 270330) (REZ2025-0170)

**K. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL - OC) DISTRICT UNDER THE OLD CODE TO R-1 (LOW-DENSITY RESIDENTIAL - UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
701 BALES ROAD (PID. 189389)
3110 SOUTH 6TH LANE (PID. 1310473)
3221 SOUTH 10TH STREET (PID. 189392) (REZ2025-0171)**

Approved the R-1 (Low-Density Residential - UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 701 Bales Road (PID. 189389)
- 3110 South 6th Lane (PID. 1310473)
- 3221 South 10th Street (PID. 189392) (REZ2025-0171)

**L. REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL 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:
2336 JORDAN ROAD (PID: 230715) (REZ2025-0173)**

Approved the R-3 (High-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 2336 Jordan Road (PID: 230715) (REZ2025-0173)

**M. REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-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:
LA PAZ SUBDIVISION, HIDALGO COUNTY, TEXAS.
3100-3207 SOUTH 6TH LANE (LOTS 1-13) (REZ2025-0174)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- La Paz Subdivision, Hidalgo County, Texas.
- 3100-3207 South 6th Lane (Lots 1-13) (REZ2025-0174)

**N. REZONING FROM R-3A (MULTI-FAMILY RESIDENTIAL APARTMENTS-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 PROPERTY:
TRAD SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS.
3300 SOUTH 2ND STREET (REZ2025-0175)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following property:

Properties Rezoned:

- Trad Subdivision Lot 1, Hidalgo County, Texas.
- 3300 South 2nd Street (REZ2025-0175)

**O. REZONING FROM R-3C (MULTI-FAMILY RESIDENTIAL CONDOMINIUM-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 PROPERTY:
LA PLAZA REGENCY NO. 2 SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS.
700 BALES ROAD (REZ2025-0176)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following property:

Properties Rezoned:

- La Plaza Regency No. 2 Subdivision Lot 1, Hidalgo County, Texas.
- 700 Bales Road (REZ2025-0176)

P. 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:
 2500-2520 JORDAN ROAD, HIDALGO COUNTY, TEXAS. (EL BUEN PASTOR SUBDIVISION LOT 1 AND PID: 230706, 230707, 230712, 230711, 230708) (REZ2025-0177)
 2513 SOUTH 26TH STREET (PID: 230710)
 2601 SOUTH 26TH STREET (PID: 230709)
 COMMUNITY HOPE PROJECTS INC. PHASE 1, LOT 1, HIDALGO COUNTY, TEXAS.
 2332 JORDAN ROAD (REZ2025-0177)**

Approved the R-2 (Medium-Density Residential-UDC) district zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 2500-2520 Jordan Road, Hidalgo County, Texas. (El Buen Pastor Subdivision Lot 1 and PID:
- 230706, 230707, 230712, 230711, 230708) (REZ2025-0177)
- 2513 South 26th Street (PID: 230710)
- 2601 South 26th Street (PID: 230709)
- Community Hope Projects Inc. Phase 1, Lot 1, Hidalgo County, Texas.
- 2332 Jordan Road (REZ2025-0177)

**Q. REZONING FROM R-3C (DUPLEX-FOURPLEX RESIDENTIAL-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 PROPERTY:
 COUNTRY CLUB SUBDIVISION, LOT A, HIDALGO COUNTY, TEXAS.
 2700 SOUTH CYNTHIA (REZ2025-0179)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following property:

Properties Rezoned:

- Country Club Subdivision, Lot A, Hidalgo County, Texas. 2700 South Cynthia (REZ2025-0179)

**R. 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:
 JACKSON MEADOWS SUBDIVISION, LOTS 1-65, HIDALGO COUNTY, TEXAS.
 1300-1328 EAST MYRTLE BEACH AVENUE
 1300-1329 EAST LA CANTERA AVENUE
 1300-1333 EAST KEETON AVENUE
 2700-2812 SOUTH L STREET
 2501-2817 SOUTH M STREET (REZ2025-0180)**

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Jackson Meadows Subdivision, Lots 1-65, Hidalgo County, Texas.
- 1300-1328 East Myrtle Beach Avenue1300-1329 East La Cantera Avenue
- 1300-1333 East Keeton Avenue
- 2700-2812 South L Street
- 2501-2817 South M Street (REZ2025-0180)

S. 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:

**J SOUTH WARE ROAD PLAZA SUBDIVISION LOTS 1-2, ERNESTO GUERRERO SUBDIVISION, LOT 1, ERNESTO GUERRERO SUBDIVISION NO 1, LOT 1 HIDALGO COUNTY, TEXAS.
4100-4206 SOUTH WARE (REZ2025-0181)**

Approved the C-2 (Regional Commercial-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- J South Ware Road Plaza Subdivision Lots 1-2, Ernesto Guerrero Subdivision, Lot 1, Ernesto Guerrero Subdivision No 1, Lot 1 Hidalgo County, Texas.
- 4100-4206 South Ware (REZ2025-0181)

T. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL - OC) DISTRICT UNDER THE OLD CODE TO R-1 (LOW-DENSITY RESIDENTIAL - UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES: COUNTRY CLUB TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS.

**100-120 NORTHWEST AUGUSTA SQUARE (LOTS 48-50, 87-92)
102-115 NORTHEAST AUGUSTA SQUARE (LOTS 51-54, 83-86)
2200-2408 WEST AUGUSTA SQUARE (LOTS 1-6, 18-21, 45-46, N 85.3' OF 93-95)
2109-2409 EAST AUGUSTA SQUARE (LOTS 55-N ½ OF 61, 72-82)
100-121 SOUTHWEST AUGUSTA SQUARE (LOTS 7-17)
102-120 SOUTHEAST AUGUSTA SQUARE (LOTS S ½ OF 61-71)
100-104 NORTHWEST GREENBRIAR SQUARE (LOTS 42-44A)
101 NORTHEAST GREENBRIAR SQUARE (LOT 39 LESS S 45.6' LOTS 40 & 41)
2300-2312 WEST GREENBRIAR SQUARE (LOTS 22-25, 28-30)
2300-2309 EAST GREENBRIAR SQUARE (LOTS 31A, 37-S 45.6' OF LOT 39)
101-105 SOUTHWEST GREENBRIAR SQUARE (LOTS 26-27)
100-104 SOUTHEAST GREENBRIAR SQUARE (LOTS 34-36)
(REZ2025-0183)**

Approved the R-1 (Low-Density Residential - UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Country Club Terrace Subdivision, Hidalgo County, Texas.
- 100-120 Northwest Augusta Square (Lots 48-50, 87-92)
- 102-115 Northeast Augusta Square (Lots 51-54, 83-86)
- 2200-2408 West Augusta Square (Lots 1-6, 18-21, 45-46, N 85.3' Of 93-95)
- 2109-2409 East Augusta Square (Lots 55-N ½ Of 61, 72-82)
- 100-121 Southwest Augusta Square (Lots 7-17)
- 102-120 Southeast Augusta Square (Lots S ½ Of 61-71)
- 100-104 Northwest Greenbriar Square (Lots 42-44a)
- 101 Northeast Greenbriar Square (Lot 39 Less S 45.6' Lots 40 & 41)
- 2300-2312 West Greenbriar Square (Lots 22-25, 28-30)
- 2300-2309 East Greenbriar Square (Lots 31a, 37-S 45.6' Of Lot 39)
- 101-105 Southwest Greenbriar Square (Lots 26-27)
- 100-104 Southeast Greenbriar Square (Lots 34-36) (REZ2025-0183)

**U. REZONING FROM R-3A (GENERAL BUSINESS-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: JACKSON MEADOWS SUBDIVISION, HIDALGO COUNTY, TEXAS.
1412-1413 EAST KEETON AVENUE (LOTS 66A AND 67A) (REZ2025-0184)**

Approved the R-3 (High-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Jackson Meadows Subdivision, Hidalgo County, Texas.
- 1412-1413 East Keeton Avenue (Lots 66A and 67A) (REZ2025-0184)

V. REZONING FROM R-3T (GENERAL BUSINESS-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:

MFTWS LLC SUBDIVISION, HIDALGO COUNTY, TEXAS.

401-501 EAST YUMA AVENUE (LOTS 1-4) (REZ2025-0185)

Approved the R-3 (High-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- MFTWS LLC Subdivision, Hidalgo County, Texas.
- 401-501 East Yuma Avenue (Lots 1-4) (REZ2025-0185)

W. REZONING FROM R-3A (MULTI-FAMILY RESIDENTIAL 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:

701 UVALDE AVENUE, (UVALDE VILLAS, LOT 1) - (PIDS: 1562585 AND 1562592)

(REZ2025-0186)

Approved the R-3 (High-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 701 Uvalde Avenue, (Uvalde Villas, Lot 1) - (PIDS: 1562585 and 1562592) (REZ2025-0186)

X. REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-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:

PINERIDGE SUBDIVISION, HIDALGO COUNTY, TEXAS.

200-308 PINERIDGE LANE (LOTS 1-19 A, BLOCK 1) (REZ2025-0187)

Approved the R-3 (High-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Pineridge Subdivision, Hidalgo County, Texas.
- 200-308 Pineridge Lane (Lots 1-19 A, Block 1) (REZ2025-0187)

Y. REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-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:

LOTS 1 THRU 28 CAMELOT RETIREMENT COMMUNITY, LOTS 2-28, HIDALGO COUNTY, TEXAS.

2105 SOUTH CYNTHIA STREET (REZ2025-0190)

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Lots 1 through 28 Camelot Retirement Community, Lots 2-28, Hidalgo County, Texas. - 2105 South Cynthia Street (REZ2025-0190)

Z. REZONING FROM R-3A (MULTI-FAMILY RESIDENTIAL APARTMENTS-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:

**LOTS 1 THRU 28 CAMELOT RETIREMENT COMMUNITY, LOT 1, HIDALGO COUNTY, TEXAS.
2105 SOUTH CYNTHIA STREET (REZ2025-0191)**

Approved the R-3 (High- Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Lots 1 through 28 Camelot Retirement Community, Lot 1, Hidalgo County, Texas. - 2105 South Cynthia Street (REZ2025-0191)

**AA. 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:
3031 NEUHAUS CIRCLE (PID: 1111974), (REZ2025-0192)**

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 3031 Neuhaus Circle (PID:1111974), (REZ2025-0192)

**BB. 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:
SAN ISIDRO ESTATES SUBDIVISION LOT 1A AND 2A, HACIENDA TREVIÑO, HIDALGO COUNTY, TEXAS.
2100-2128 SOUTH JACKSON ROAD (REZ2025-0193)**

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- San Isidro Estates Subdivision Lot 1A and 2A, Hacienda Treviño, Hidalgo County, Texas - 2100-2128 South Jackson Road (REZ2025-0193)

**CC. REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES
AMENDED FAIRWAY GRANDE VILLAGE, HIDALGO COUNTY, TEXAS.
3000-3305 SOUTH CASA LINDA STREET (FAIRWAY GRANDE VILLAGE UNIT 1 LOTS 1-22 & LOTS 27-57)
3012-3116 SOUTH ROSE ELLEN BOULEVARD (FAIRWAY GRANDE VILLAGE UNIT 2 LOTS 21-23 & LOTS 83-87 & LOT 93 & LOTS 96-98, LOTS 102 & 103) (REZ2025-0189)**

Approved the R-3 (High Density Residential) District under the new Unified Development Code (UDC) for the following properties

Properties Rezoned:

- Amended Fairway Grande Village, Hidalgo County, Texas.

- 3000-3305 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 1-22 & Lots 27-57)
- 3012-3116 South Rose Ellen Boulevard (Fairway Grande Village Unit 2 Lots 21-23 & Lots 83-87 & Lot 93 & Lots 96-98, Lots 102 & 103) (REZ2025-0189)

DD. 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:

**FAIRWAY GRANDE VILLAGE UNIT NO. 2, HIDALGO COUNTY, TEXAS.
601 EAST RIDGELAND AVENUE (FAIRWAY GRANDE VILLAGE UNIT 2 LOT 34)**

605-617 EAST RIDGELAND AVENUE (FAIRWAY GRANDE VILLAGE UNIT 2 LOTS 27-33)

600-617 EAST PINERIDGE AVENUE (FAIRWAY GRANDE VILLAGE UNIT 2 LOTS 35-44)

600-617 EAST OLYMPIA AVENUE (FAIRWAY GRANDE VILLAGE UNIT 2 LOTS 45-48 & 51, 52, 64 & 66-67 & 69)

600-624 EAST NASSAU AVENUE (FAIRWAY GRANDE VILLAGE UNIT 2 LOTS 53-62 & 65) (REZ2025-0194)

Approved the R-2 (Medium-Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Fairway Grande Village Unit No. 2, Hidalgo County, Texas.
- 601 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lot 34)
- 605-617 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 27-33)
- 600-617 East Pineridge Avenue (Fairway Grande Village Unit 2 Lots 35-44)
- 600-617 East Olympia Avenue (Fairway Grande Village Unit 2 Lots 45-48 & 51, 52, 64 & 66-67 & 69)
- 600-624 East Nassau Avenue (Fairway Grande Village Unit 2 Lots 53-62 & 65) (REZ2025-0194)

EE. 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:

LOS CANDILES SUBDIVISION, AMENDED FAIRWAY GRANDE VILLAGE UNIT 1, FAIRWAY GRANDE VILLAGE UNIT 2, HIDALGO COUNTY, TEXAS

408-520 EAST ST GEORGE AVENUE (FAIRWAY GRANDE VILLAGE UNIT 2 LOTS 1-18)

408-600 EAST RIDGELAND AVENUE (FAIRWAY GRANDE VILLAGE UNIT 2 LOTS 19, 20 & 24, 25 & 81, 82 & 88, 89 & 92 & 99-101)

3012-3108 SOUTH MOCKINGBIRD STREET (FAIRWAY GRANDE VILLAGE UNIT 2 LOTS 75 & 80 & 90, 91, 94, 95)

2916-2920 SOUTH CASA LINDA STREET (FAIRWAY GRANDE VILLAGE UNIT 1 LOTS 23 & 24)

401-513 EAST NASSAU AVENUE (FAIRWAY GRANDE VILLAGE UNIT 1 LOTS 25 AND 26, & FAIRWAY GRANDE VILLAGE UNIT 2 LOTS 49, 50 & 63 & 68 & 70-74 & 76-79)

3002-3115 SOUTH ROSE ELLEN BOULEVARD (LOS CANDILES LOTS 1-10 & LOT A) (REZ2025-0196)

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Los Candiles Subdivision, Amended Fairway Grande Village Unit 1, Fairway Grande Village Unit 2, Hidalgo County, Texas
- 408-520 East St George Avenue (Fairway Grande Village Unit 2 Lots 1-18)
- 408-600 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 19, 20 & 24, 25 & 81, 82 & 88, 89 & 92 & 99-101)

- 3012-3108 South Mockingbird Street (Fairway Grande Village Unit 2 Lots 75 & 80 & 90, 91, 94, 95)
- 2916-2920 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 23 & 24)
- 401-513 East Nassau Avenue (Fairway Grande Village Unit 1 Lots 25 and 26, & Fairway Grande Village Unit 2 Lots 49, 50 & 63 & 68 & 70-74 & 76-79)
- 3002-3115 South Rose Ellen Boulevard (Los Candiles Lots 1-10 & Lot A) (REZ2025-0196)

**FF. 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:
4211 COLBATH ROAD (PID: 230679) (REZ2025-0207)**

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 4211 Colbath Road (PID: 230679) (REZ2025-0207)

**GG. 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:
ORGO LOT 1 SUBDIVISION
3701 COLBATH AVENUE, (REZ2025-0208)**

Approved the C-1 (Local Commercial-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Orgo Lot 1 Subdivision
- 3701 Colbath Avenue, (REZ2025-0208)

**HH. 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:
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) (REZ2025-0209)**

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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) (REZ2025-0209)

**II. 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:
STONE OAK PLAZA PHASE I LOT 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 (REZ2025-0210)**

Approved the C-2 (Regional Commercial-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Stone Oak Plaza Phase I Lot 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 (REZ2025-0210)

JJ. 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:

4208 SOUTH WARE ROAD (PID: 270315)

4224-4232 SOUTH WARE ROAD (PID: 270316, 270336, 270337) (REZ2025-0211)

Approved the C-1 (Local Commercial-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 4208 South Ware Road (PID: 270315)
- 4224-4232 South Ware Road (PID: 270316, 270336, 270337) (REZ2025-0211)

KK. 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:

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) (REZ2025-0212)

Approved the C-2 (Regional Commercial-UDC) District zoning under the New Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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); and 4400 South Ware Road (Los Arcos Subdivision Lot 1) (REZ2025-0212)

LL. 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:

HOLLENBECK LOTS 7A, 9A-9B, 15A-15B, 16A, 17A-17B,

600-908 UVALDE AVENUE

600-908 UVALDE AVENUE (PID ID: 194177, 194178, 194187, 194188, 194190, 194191, 194192) (REZ2025-0213)

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:

Properties Rezoned:

- Hollenbeck Lots 7A, 9A-9B, 15A-15B, 16A, 17A-17B,

- 600-908 Uvalde Avenue
- 600-908 Uvalde Avenue (PID ID: 194177, 194178, 194187, 194188, 194190, 194191, 194192) (REZ2025-0213)

MM. 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:

501 & 615 WICHITA AVENUE (PROPERTY IDS: 189363, 189364) (REZ2025-0214)

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

- 501 & 615 Wichita Avenue (Property IDs: 189363, 189364) (REZ2025-0214)

NN. 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:

628 SUNSET DRIVE (REZ2025-0215)

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following Properties:

Properties Rezoned:

- 628 Sunset Drive (REZ2025-0215)

OO. 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:

LOT 1 SUBDIVISION, HIDALGO COUNTY, TEXAS

2400 SOUTH COUNTRY CLUB LANE

FAIRWAY ACRES LOTS 7 AND 14 SUBDIVISION, HIDALGO COUNTY, TEXAS

1-2 SOUTH COUNTRY CLUB LANE

FAIRWAY ACRES LOTS 1-6 AND 8-13 SUBDIVISION, HIDALGO COUNTY, TEXAS

200-316 BEN HOGAN DRIVE

FAIRWAY ACRES LOTS 15-22 AND LOT A SUBDIVISION, HIDALGO COUNTY, TEXAS

2408-2612 SOUTH 2ND STREET

FAIRWAY ACRES LOTS 23-31 SUBDIVISION, HIDALGO COUNTY, TEXAS

200-300,308-316 AND 400-408 BYRON NELSON AVENUE

LOS ALEGRES NO. 1 LOTS 4, 7-8, 11-12, 15-16 AND LOT 19 SUBDIVISION, HIDALGO COUNTY, TEXAS

201, 01, 307, 315, 401, 415 AND 423 VICTORIA AVENUE

LOS ALEGRES NO. 1 LOTS 20-25 SUBDIVISION, HIDALGO COUNTY, 2200-2220 SOUTH 5TH STREET (REZ2025-0216)

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following Properties:

Properties Rezoned:

- Sowell Lot 1 Subdivision, Hidalgo County, Texas - 2400 South Country Club Lane
- Fairway Acres Lots 7 and 14 Subdivision, Hidalgo County, Texas - 1-2 South Country Club Lane
- Fairway Acres Lots 1-6 and 8-13 Subdivision, Hidalgo County, Texas - 200-316 Ben Hogan Drive
- Fairway Acres Lots 15-22 and Lot A Subdivision, Hidalgo County, Texas - 2408-2612 South 2nd street

- Fairway Acres Lots 23-31 Subdivision, Hidalgo County, Texas - 200-300,308-316 and 400-408 Byron Nelson Avenue
- Los Alegres No. 1 Lots 4, 7-8, 11-12, 15-16 and Lot 19 Subdivision, Hidalgo County, Texas - 201, 01, 307, 315, 401, 415 and 423 Victoria Avenue
- Los Alegres No. 1 Lots 20-25 Subdivision, Hidalgo County, - 2200-2220 South 5th Street (REZ2025-0216)

PP. REZONING FROM R3-C (MULTI-FAMILY CONDOMINIUM RESIDENTIAL-OC), 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:

**FAIRWAY NORTH SUBDIVISION, LOTS 1-12, HIDALGO COUNTY
600-817 TORONTO AVENUE**

**RIO DEL VALLE SUBDIVISION, LOT 1
1921 SOUTH 8TH STREET**

**FAIRWAY DEVELOPMENT CORP SUBDIVISION, LOT 2, HIDALGO COUNTY
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 CORP SUBDIVISION, LOTS 1-27, HIDALGO COUNTY
2101-2212 SOUTH 6TH STREET**

**S 747 SQUARE FEET OF LOT 1 SUBDIVISION, SPRINGFIELD HEIGHTS, 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: 189502) (REZ2025-0218)

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Fairway North Subdivision, Lots 1-12, Hidalgo County - 600-817 Toronto Avenue
- Rio Del Valle Subdivision, Lot 1 - 1921 South 8th Street
- Fairway Development Corp Subdivision, Lot 2, Hidalgo County - 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 Corp Subdivision, Lots 1-27, Hidalgo County - 2101-2212 South 6th Street
- S 747 Square Feet Of Lot 1 Subdivision, Springfield Heights, 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: 189502) (REZ2025-0218)

QQ. 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: 2701-2901 SOUTH COLONEL ROWE BOULEVARD (PROPERTY IDS: 290253, 290254, 692813, 694658), HIDALGO COUNTY, TEXAS (REZ2025-0219)

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 2701-2901 South Colonel Rowe Boulevard (Property IDs: 290253, 290254, 692813, 694658), Hidalgo County, Texas (REZ2025-0219)

RR. 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: 2621 COLBATH ROAD (PROPERTY ID: 211104) (REZ2025-0220)

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 2621 Colbath Road (Property ID: 211104) (REZ2025-0220)

B) CONDITIONAL USE PERMIT:

1. REQUEST OF MARIA D. ACUNA, FOR A CONDITIONAL USE PERMIT, FOR TWO YEARS, AND ADOPTION OF AN ORDINANCE, FOR AN OUTDOOR COMMERCIAL RECREATION (SOCCER FIELDS), AT 1.405 ACRE TRACT (DEED) OUT OF LOT 151, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 501 SOUTH BENTSEN ROAD.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for two years, for an outdoor commercial recreation (soccer field) at 501 South Bentsen Road, in accordance with the Planning and Zoning Commission.

The establishment must comply with the Zoning Ordinance and requirements in the application as follows:

1. No form of pollution shall emanate beyond the immediate property line of the permitted use. This includes lighting, littering and noise which may include sound systems or PA speakers;
2. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use;
3. The proposed use shall not be located within 300 ft. of residential uses. This property is located within 300 feet of a residentially use to the east, and south;
4. Sides adjacent to a residentially zone or use property shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence is provided along most of the property perimeter.
5. The proposed use shall comply with the Off-street Parking and loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. In the past, parking requirements to accommodate game personnel have been 30 parking spaces for the main soccer field, and 14 parking spaces for the smaller soccer field. (This includes parking for players, coaches and referees). The applicant states the number of proposed seats as 80 fixed and 30 removable ones for a total of 110 seats. A total of 22 parking spaces are required for the seating area. In the past, the proposed hours of use for each field have not overlapped. A total of 52 parking spaces are required and the site plan shows 52 parking spaces are

provided. The establishment complies with the parking requirement. The parking lot has to be maintained free of potholes and must be clearly striped;

6. The proposed use shall comply with the City of McAllen Health Ordinances regulating food preparation and public lavatories. The soccer facility has on-site bathroom facilities. The facility will not have on-site food preparation.
7. Lighting shall be shielded from residentially zoned or use property.

Commissioner Joaquin Zamora moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

C) AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

END OF PUBLIC HEARING

Mayor Javier Villalobos officially declared the Public Hearing closed.

2. **CONSENT AGENDA (ALL MATTERS LISTED UNDER CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE GOVERNING BODY AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS; HOWEVER, IF DISCUSSION IS DESIRED, THAT ITEM(S) WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.)**

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Consent Agenda and Commissioner Joaquin Zamora seconded. The motion carried unanimously.

A) APPROVAL OF MINUTES FOR JOINT MEETING, WORKSHOP, AND REGULAR MEETING HELD OCTOBER 13, 2025.

The minutes from the Joint Meeting, Workshop and Regular meeting held October 13, 2025, were reviewed and approved as submitted.

B) SUBDIVISION MONTHLY REPORT.

The Subdivision Monthly Report was approved.

C) PARKS & RECREATION MONTHLY STATUS REPORT.

The Parks & Recreation Monthly Status Report was approved.

D) PROJECT STATUS MONTHLY REPORT THROUGH SEPTEMBER 30, 2025.

The Project Status Monthly Report through September 30, 2025 was approved.

E) AWARD OF CONTRACT FOR THE PURCHASE OF SIXTEEN (16) DIGITAL IN-CAR VIDEO RECORDING SYSTEMS WITH SELECTED OPTIONS.

Awarded a contract to Motorola Solutions, Inc. in the amount of \$174,666.44 for the purchase of Sixteen (16) digital In-Car Video Recording Systems with selected options.

F) CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MCALLEN AND ALLIED STATES/ REGION 19 PURCHASING COOPERATIVE (PROJECT 10-25-S10-01).

Approved an Interlocal Agreement between the City of McAllen and Allied States/ Region 19 for a purchasing cooperative.

G) CONSENT RESOLUTIONS

1. RESOLUTION AUTHORIZING A DEPOSITORY AGREEMENT WITH LONE STAR NATIONAL BANK.

Mayor Pro Tem Victor "Seby" Haddad announced a conflict of interest regarding item 2G1 and state that he would abstain from both discussion and voting on the item. A formal disclosure of the conflict was submitted to the City Secretary.

Approved a resolution authorizing a Depository Agreement with Lone Star National Bank for a period of three years, commencing October 1, 2025, through September 30, 2028.

2. RESOLUTION TO ALLOW CITY OF MCALLEN TO APPLY FOR EDA DISASTER RECOVERY GRANT FUNDING FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS.

Approved a resolution to allow City of McAllen to apply for EDA Disaster Recovery Grant Funding for public infrastructure improvements.

3. ORDINANCE

A) PROVIDING ADOPTION OF AN ORDINANCE FOR THE 2024 BUILDING CODES.

Staff recommend adopting the 2024 Building Codes.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

4. RESOLUTION

A) RESOLUTION ADOPTING THE 2025 CITY OF MCALLEN TAX ROLL.

Staff recommended approval of the resolution as presented to proceed with 2025 Tax Collections.

Commissioner Rolando "Rolly" Rios moved to approve the resolution as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

5. VARIANCE

A) CONSIDERATION OF A VARIANCE REQUEST TO NOT REQUIRE THE SUBDIVISION PROCESS AT THE 5.35 ACRES OF LAND OUT OF LOT 11, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 11421 NORTH 23RD STREET.

Staff recommended disapproval of a variance request seeking exemption from the subdivision process at 11421 North 23rd Street. Following a lengthy discussion during which comments and concerns were expressed, the following action was taken:

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to table the variance request and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

6. MANAGER'S REPORT

A) ADVISORY BOARD APPOINTMENTS.

Nominations by Commissioner Rodolfo "Rudy" Castillo

- **TRAFFIC COMMISSION BOARD:** Raul Resendez
- **ZONING BOARD OF ADJUSTMENTS AND APPEALS:** Francisco Davila

A motion to approve the nominations was made by Commissioner Rolando "Rolly" Rios and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

B) BOARDS AND COMMITTEES SERVED BY ELECTED OFFICIALS.

The following nominations have been submitted:

- **Development Corporation Board:** Jose R. "Pepe" Cabeza de Vaca
- **Convention Center Food and Beverage Committee:** Joaquin Zamora
- **Insurance Committee:** Jose R. "Pepe" Cabeza de Vaca

Commissioner Antonio "Tony" Aguirre Jr. made a motion to approve the submitted nominations, which was seconded by Commissioner Rolando "Rolly" Rios. The motion passed unanimously.

- C) PRESENTATION OF YEAR-TO-DATE TAX REPORTS.**
1. FISCAL YEAR 2024-2025 TAX COLLECTIONS FOR CURRENT TAX YEAR TAXES.
2. FISCAL YEAR 2024-2025 DELINQUENT TAX COLLECTIONS FOR PRIOR YEAR TAXES.

Staff presented an overview of the Year-to-Date Tax Collection and the Delinquent Tax Collection report for prior taxes.

D) FUTURE AGENDA ITEMS.

No items were mentioned.

- 7. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).**

- A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTUAL AGREEMENT. TEX. GOV'T. CODE § 551.07.**

No action.

- B) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T. CODE §551.087.**

Commissioner Joaquin Zamora authorized the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

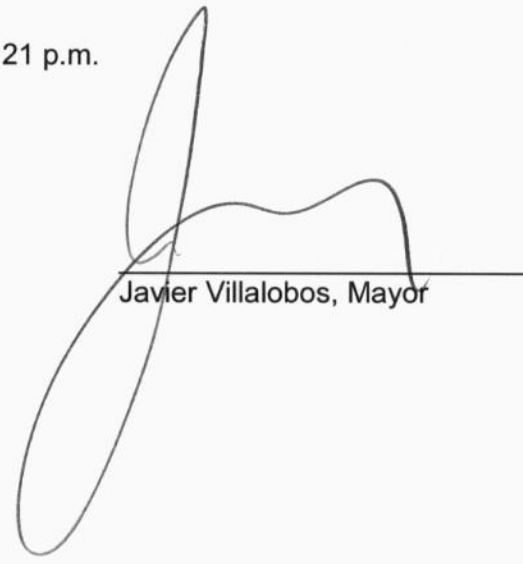
ADJOURNMENT

Without objection the meeting was adjourned at 5:21 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor