

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 18, 2025 - 3:30 PM
MCALLEN DEVELOPMENT CENTER, 311 N. 15TH STREET
EXECUTIVE CONFERENCE ROOM #3, McALLEN, TEXAS

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 November 19, 2024 meeting.

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Request of Vincent Gerard & Associates Inc. (Vertical Bridge) on behalf of Thomas M. Townsend Jr. (QOT Inc.), for a Conditional Use Permit, for life of the use, and adoption of an Ordinance for a personal wireless service facility at a 50 feet x 50 feet lease space (as surveyed) containing 0.057 acres (2,500 square feet) more or less, out of Lot 7, Block 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 6275 South 10th Street. **(CUP2025-0002)**
2. Request of Ruben Martinez on behalf of Luis Muro, for a Conditional Use Permit, for one year, for a Bar at South 28 feet of Lot 6 and all of Lots 7 & 8 & all of Ash Avenue, Lying South of Lot 8, Block 54, North McAllen Subdivision, Hidalgo County, Texas; 110 North 16th Street, Suite B. **(CUP2025-0004)**
3. Request of Habinadi Pacheco on behalf of Norben LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an automotive service and repair (Engine Repair) at Lot 1, Deluxe Auto Subdivision, Hidalgo County, Texas; 2600 South 23rd Road, Suite, J. **(CUP2025-0005)**
4. Request of Victor H. Arteaga, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand, at Lots 25-28 & W14.92' Lot 29, Betty-Rose Subdivision, Hidalgo County, Texas; 600 East Highway 83. **(CUP2025-0001)(TABLED SINCE 2/4/2025)**

b) **REZONING:**

1. Rezone from C-3 (General Business) District to R-2 (Medium Density Residential) District: 3.656 acres, more or less, being all of Lot 2, Nolana Retail Subdivision, Hidalgo County, Texas; 3900 North "K" Center Street. **(REZ2025-0001)**
2. Rezone from R-3C (Multifamily Residential Condominium) District to R-2 (Medium Density Residential) District: 5.565 acres (gross) out of Lot 47, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4313 Colbath Avenue. **(REZ2025-0002)**

c) SUBDIVISION:

1. Taj Plaza Storage Subdivision, 4108 North 10th Street, 3BU Family Limited Partnership **(SUB2025-0011) (FINAL) M&H**

3) SITE PLAN:

- a) Site plan approval for Lot 4, Rooth Road Center Subdivision, Hidalgo County, Texas; 4012 North 29th Street. **(SPR2025-0005)**
- b) Site plan approval for Lot 5, The District Phase I-A Subdivision, Hidalgo County, Texas; 7701 North 10th Street. **(SPR2024-0048)**

4) CONSENT:

- a) Fenix Estates Subdivision, 1000 East El Rancho Road, Mata G. Construction Inc. **(SUB2023-0109) (FINAL SIX-MONTH EXTENSION) OIM**
- b) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An **(SUB2024-0115) (FINAL) SEA**

5) SUBDIVISIONS:

- a) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2025-0006) (FINAL) M&H**
- b) Villas at Las Palmas Phase I Subdivision (Previously Villas at Tres Lagos B Phase I Subdivision), 15200 North Shary Road, Rhodes Development, Inc. **(SUB2025-0021) (REVISED PRELIMINARY) M&H**
- c) Enclave on Jackson Subdivision, 2613 North Jackson Road, Vista Property Investment, LLC **(SUB2024-0117) (REVISED PRELIMINARY) M&H**
- d) Sprague Waterfalls Apartments Subdivision, 2520 Sprague Road, Arqcarpa & Krystal Luxury Homes, LLC **(SUB2024-0050) (REVISED PRELIMINARY) BIG**
- e) Amistad McAllen Subdivision, 4120 North Taylor Road, Amistad McAllen **(SUB2025-0013) (PRELIMINARY) BIG**
- f) Plaza Muzquiz Subdivision, 2900 Trenton Road, Arqcarpa Design & Construction, LLC **(SUB2025-0014) (PRELIMINARY) BIG**
- g) Premier Estates Subdivision, 4232 South Ware Road, Premier Asset Holdings, LLC **(SUB2025-0012) (PRELIMINARY) SEA**

6) DISCUSSION:

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, February 18, 2025

TIME: 3:30 PM

PLACE: McAllen Development Center
311 North 15th Street
Executive Conference Room #3
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 14th day of February 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 14th day of February 2025,

Jessica Cavazos, Administrative Supervisor