

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 4, 2025 - 3:00 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 of the November 5, 2024 regular meeting

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

- 1. 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)**

b) **SUBDIVISION:**

- 1. Suarez Subdivision, 2600 North 24th Street, Suarez Brothers, LLC **(SUB2024-0128) (FINAL) JHE**

3) CONSENT:

- a) Tex-Best at Tres Lagos Subdivision, 15601 North Shary Road, ML Rhodes Ltd. **(SUB2025-0005) (FINAL) M&H**
- b) Vacating a portion of Racquet Club and Replat to Villages at Park West Subdivision, 1400 Sprague Road, Domain Development, Corp. **(SUB2025-0007) (FINAL) M&H**
- c) McAllen City Center Subdivision, 1300 South 10th Street, McAllen City Center, Ltd. **(SUB2024-0009) (FINAL) SEC**

4) SUBDIVISIONS:

- a) Harvest Coves Subdivision Phase II, 2601 North Ware Road, Escanaba, LLC (REAR) **(SUB2024-0090) (FINAL) M&H**
- b) Haven Hill Subdivision, 8017 North Ware Road, Fortis Land Company, LLC **(SUB2024-0127) (FINAL) RDE**

- c) Up North on Ware Road Apartments & Business Center Subdivision, 9500 North Ware Road, Uptown Luxury Holdings, LLC **(SUB2025-0009) (PRELIMINARY/FINAL) HE**
- d) Balboa Acres Subdivision, The West Half of Lot 12 Block 26, 3309 Covina Avenue, Guadalupe Trejo and Maria Irene Trejo **(SUB2025-0010) (PRELIMINARY)**

5) DISCUSSION:

- a) Election of officers

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 4, 2025

TIME: 3:00 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 31st of January 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 31st of January 2025,

Jessica Cavazos, Administrative Supervisor