

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 21, 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 October 22, 2024 meeting.

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Oscar I. Guerrero on behalf of RZ United LLC., for a Conditional Use Permit, for one year, for a Vaporizer Store at Lot 18A & 1.99% Common Area 'A', Broadway North Subdivision Phase, Hidalgo County, Texas; 721 Dove Avenue. **(CUP2024-0146)**
2. Request of Loretta L. Johnson on behalf of Gabriel Kamel (FK Real Estate LLC), for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar at Block 4A, North Park Estates Unit 2 Subdivision, Hidalgo County, Texas; 1701 Dove Avenue Suites 75 & 80. **(CUP2024-0149)**
3. Request of Anita Moon on behalf of Greater McAllen Association of Realtors, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for two portable buildings greater than 10' x 12' at Lot B1, Aim Media, Hidalgo County, Texas; 1324 East Nolana Avenue. **(CUP2024-0093)**

##### b) REZONING:

1. Rezone from C-1 (Office Building) District to R-3 (High Density Residential) District: 2.14 acre tract of land out of the North ½ of Lot 4, Section 12, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1501 Trenton Road. **(REZ2024-0070)**
2. Initial Zoning to R-2 (duplex-fourplex residential) District: 1.43 acre tract of land out of Lot 14, section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2401 Sprague Road. **(REZ2024-0061)**

3. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouses) District: 1.81 acre tract of land out of Lot 14, section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 10921 North 23rd Street. **(REZ2024-0062)**

### 3) CONSENT:

- a) Villas on Bentsen Subdivision, 5912 North 42nd Street, Carlo and Brooke Cantu **(SUB2023-0086) (FINAL SIX-MONTH EXTENSION) QHA**
- b) The Heights on Wisconsin Subdivision, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0099) (REVISED FINAL) S2E**
- c) Southfork Subdivision, 604 South Peking Street, Marie Isabelle O. Gutierrez **(SUB2024-0138) (FINAL) SEA**
- d) Estancia at Tres Lagos Phase IV Subdivision, 4900 Town Lake Drive, Rhodes Development Inc. **(SUB2024-0133) (FINAL) M&H**

### 4) SUBDIVISIONS:

- a) Vacating a portion of Racquet Club and Replat to Park West Subdivision, 11201 North 10th Street, Domain Development, Corp. **(SUB2025-0008) (FINAL) M&H**
- b) Mediterranean Subdivision, 13931 North Ware Road, Ancer Properties, LLC **(SUB2024-0026) (FINAL) TRE**
- c) Balboa Acres Subdivision, The East Half of Lot 12 Block 26, 3309 Covina Avenue, Guadalupe Trejo and Maria Irene Trejo **(SUB2024-0142) (PRELIMINARY)**
- d) Herb's Subdivision, 9220 North Bentsen Road, Herb R Scurlock and Nancy Scurlock **(SUB2024-0141) (PRELIMINARY) QHA**
- e) Enclave on 107 Subdivision, 2700 State Highway 107, Urban Landworks, LLC **(SUB2024-0140) (PRELIMINARY) M&H**

### 5) 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, January 21, 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 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 17<sup>th</sup> day 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 17<sup>th</sup> day of January 2025,

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**Jessica Cavazos, Administrative Supervisor**