

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 18, 2025 - 3:30 PM MCALLEN DEVELOPMENT CENTER, 311 NORTH 15TH STREET EXECUTIVE CONFERENCE ROOM #3

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 the minutes for the December 17, 2024 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Edward Liscano on behalf of Cosme Liscano Jr. and Maria A. Liscano, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Single Family Dwelling on a commercial lot at the North ½ of Lot 11, Block 40, McAllen Addition Subdivision, Hidalgo County, Texas; 415 South Bicentennial Boulevard. **(CUP2025-0015)**
2. Request of Sharon B. Flores on behalf of St. John's Episcopal Church & School, for a Conditional Use Permit, and adoption of an ordinance, for life of the use, for an Institutional Use (Church school) at Lot 9, Block 1, Morningside Addition Subdivision, Hidalgo County, Texas; 2601 North 8th Street. **(CUP2025-0006)(TABLED ON 3/4/2025)**

b) REZONING:

1. Tract I: Rezone from R-1 (Single-Family Residential - O.C.) District to R-3 (High Density Residential- UDC) District: a 0.167 acre tract of land out of the north 2 ½ acres of the north 10 acres of the south 20 acres of Lot 1, Block 17, Steele and Pershing Subdivision, Hidalgo County, Texas; 1021 East Augusta Avenue. **(REZ2025-0006)**

Tract II: Rezone from R-1 (Single-Family Residential) District to R-3 (High Density Residential) District: a 0.334 acre tract of land out of the north 2 ½ acres of the north 10 acres of the south 20 acres of Lot 1, Block 17, Steele and Pershing Subdivision, Hidalgo County, Texas; 1009 East Augusta Avenue. **(REZ2025-0006)**

2. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: the north 9.95 acres out of Lot 348, John H. Shary Subdivision, Hidalgo County, Texas; 5517 North Bentsen Road. **(REZ2025-0007)**
3. 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)(TABLED ON 2/18/2025)(WITHDRAWN)**

c) SUBDIVISION:

1. Pecan Heights Subdivision, 100 East Pecan Boulevard, Terraform Development, LLC **(SUB2024-0108) (FINAL) M2E**
2. STC West 30 Acres Subdivision, 1101 N. Ware Rd., STC Facilities Planning & Construction **(SUB2025-0003) (FINAL) PCE**

3) CONSENT:

- a) 29th Subdivision, 8516 N. 29th Street, Real Estate Team Holdings LP **(SUB2025-0032) (FINAL) M&H**
- b) Vacate Plat of Jackson Meadows, Lot 67C – 67W Subdivision and Replat of Jackson Meadows Storage Lots Subdivision, 2700 South Jackson Road, Esponjas Development, LTD **(SUB2024-0137) (FINAL) M2E**

4) SUBDIVISIONS:

- a) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Development, Inc **(SUB2025-0006) (FINAL)(TABLED SINCE 2/18/25) M&H**
- b) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise **(SUB2024-0101) (REVISED PRELIMINARY) SEA**
- c) AAA Apartments Subdivision, 5900 5 Mile Line Road, Anissa Izel Sanchez **(SUB2025-0004) (FINAL) REG**
- d) Sharyland Business Park – Project Circle Subdivision, 4800 Tanya Avenue, Van Trust Real Estate, LLC **(SUB2025-0031) (PRELIMINARY) KHA**
- e) Valdez Estate Subdivision, 3309 N. Bentsen Road, Katty Valdez **(SUB2025-0030) (PRELIMINARY) BIG**
- f) Christian's Manor Subdivision, 2420 Jordan Avenue, Community Hope Projects, Inc. **(SUB2025-0028) (PRELIMINARY) S2E**
- g) Kerria Center Subdivision, 3700 North 23rd Street, Jim & Mary Kay Moffitt Family, Ltd. **(SUB2025-0029) (PRELIMINARY) SPEC**
- h) Balboa Acres West Half of Lot 9, Block 28, 3411 Elmira Ave., Karina Sanchez **(SUB2025-0025) (PRELIMINARY)**

- i) Balboa Acres East Half of Lot 9, Block 28, 3409 Elmira Ave., Karina Sanchez **(SUB2025-0026) (PRELIMINARY)**
- j) Balboa Acres West Half of Lot 10, Block 28, 3405 Elmira Ave., Karina Sanchez **(SUB2025-0027) (PRELIMINARY)**
- k) Balboa Acres East Half of Lot 10, Block 28, 3401 Elmira Ave., Karina Sanchez **(SUB2025-0024) (PRELIMINARY)**
- l) Northwood Trails Block II & Block III Subdivision, 3300 Freddy Gonzalez Drive, Red Rock Real Estate Development Group, Ltd. **(SUB2022-0092)(PRELIMINARY 6 MONTH EXTENSION) QHA**

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, March 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 March 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 March 2025,

Jessica Cavazos, Administrative Supervisor