

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 4, 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 December 3, 2024 meeting

#### **2) PUBLIC HEARING**

##### **a) CONDITIONAL USE PERMITS:**

1. 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)**
2. Request of Sara C Lopez, for a Conditional Use Permit, for life of the use, for a Single Family Dwelling at Lot 1, Lopez-Torres Subdivision, Hidalgo County, Texas; 4300 South Ware Road. **(CUP2025-0009)**
3. Request of Rosa E. Estrada, for a Conditional Use Permit, for one year, for a Home Occupation-Home Office at Lot 6, J.W. Martin Subdivision, Hidalgo County, Texas; 817 Kerria Avenue. **(CUP2025-0010)**
4. Request of Melden and Hunt Inc. on behalf of Escanaba, LLC., for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Amendment to a Planned Unit Development for Harvest Coves Phase II Subdivision, Hidalgo County, Texas; 2601 North Ware Road. **(CUP2025-0011)**
5. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Ojos Locos) at Lot A2, Lots A 2 & A3 Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2025-0012)**
6. Request of Evelio Estrada Martinez for a Conditional Use Permit, for one year, for a portable food concession stand (snow cone stand) at Lot 9 and the W21' of Lot 10, Kendlewood Heights Subdivision No. 3, Hidalgo County, Texas; 1100 North 23d Street. **(CUP2025-0013)**

**b) REZONING:**

1. Rezone from C-3 (General Business) District to C-2 (Regional Commercial) District: Lots 15 and 16, Vida Subdivision, Hidalgo County, Texas; 7700 and 7760 North Shary Road. **(REZ2025-0003)**
2. Rezone from R-1 (Single Family Residential) District to R-2 (Medium Density Residential) District: 1.81 acre tract of land out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 321 South Taylor Road. **(REZ2025-0004)**
3. Rezone from C-4 (Commercial Industrial) District to I-1 (Light Industrial) District: 15.009 acre, portion of Lot 11, Block 4, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 2600 Military Highway. **(REZ2025-0005)**

**c) SUBDIVISION:**

1. A resubdivision of the East Half of Lot 12, Block 26, Balboa Acres Subdivision, Hidalgo County, Texas; 3307 Covina Avenue **(SUB2025-0022) (FINAL)**  
**GUADALUPE TREJO & MARIA IRENE TREJO**
2. A resubdivision of the West Half of Lot 12, Block 26, Balboa Acres Subdivision, Hidalgo County, Texas; 3309 Covina Avenue **(SUB2025-0023) (FINAL)**  
**GUADALUPE TREJO & MARIA IRENE TREJO**

**3) CONSENT:**

- a) Mtrevin Subdivision (Previously Trevino Subdivision), 4212 Lark Avenue, Maria S. Sandoval **(SUB2025-0015) (FINAL) RDE**
- b) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties, LLC **(SUB2024-0132) (FINAL) M2E**

**4) SUBDIVISIONS:**

- a) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2025-0006) (FINAL) M&H (Tabled on 02/18/2025)**
- b) Enclave on Jackson Subdivision, 2613 North Jackson Road, Vista Property Investment, LLC **(SUB2024-0117) (REVISED PRELIMINARY) M&H**
- c) Mesquite Cove Phase I Subdivision, 14503 North Rooth Road, Encarlen, Ltd. **(SUB2025-0017) (PRELIMINARY) SEC**
- d) Mesquite Cove Phase II Subdivision, 14505 North Rooth Road, Encarlen, Ltd. **(SUB2025-0018) (PRELIMINARY) SEC**

**5) INFORMATION ONLY:**

**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 4, 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 28<sup>th</sup> 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 28<sup>th</sup> day of February 2025,

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Jessica Cavazos, Administrative Supervisor