

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 6, 2025 - 3:30 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 for the February 18, 2025 meeting.
- b) Approval of minutes for the March 18, 2025 meeting.
- c) Approval of minutes for the April 1, 2025 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Adriana I. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 1, Saltillo Plaza Subdivision, Phase 3, Hidalgo County, Texas; 5001 Pecan Boulevard Unit 140. **(CUP2025-0027)**
- 2. Request of Imelda and Juan Rivera, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a Guest House at Lot 53, Taylor Crossings Subdivision, Hidalgo County, Texas; 5036 Jay Avenue. **(CUP2025-0030)**
- 3. Request of Abdelhadi Mohd Al-Hatabeh on behalf of Javier Masso for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at Lot 1, A&A Subdivision, Hidalgo County, Texas; 5212 North 10th Street. **(CUP2025-0031)**

b) REZONING:

- 1. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-3 (High Density Residential-UDC) District: Lot Six (6), The West 157.0 feet of Lot Seven (7), The North 3.0 feet of the West 157.0 feet of Lot Eight (8), The West 50.5 feet of the East 133.0 feet of the South 62.0 feet of Lot Eight (8), the West 50.0 feet of the East 133.0 feet Lot Nine (9), Gentry Subdivision, Save and Except a 10' additional right of way and utility easement as recorded in document No. 1995-466724, D.R.H.C.T., City of McAllen, Hidalgo County, Texas; 9th S. 29th Street & 13th S. 29th Street. **(REZ2025-0023)**

2. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, 500 Mac Subdivision, Hidalgo County, Texas; 500 East Hackberry Avenue. **(REZ2025-0028)**
3. Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 18-29, and Common Area, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 2601-2709 Wanda Avenue and 2620 Wanda Avenue. **(REZ2025-0030)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 5-13, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 2600-2632 Vanessa Avenue. **(REZ2025-0030)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 14-17 & 33-35, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 5902-5915 South 26th Lane. **(REZ2025-0030)**

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 1-4 & 30-32, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 5900-5912 South 27th Street. **(REZ2025-0030)**

3) SITE PLAN:

- a) Site plan approval for LOT 12, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4317 South Bentsen Road. (SPR2024-0006)

4) CONSENT:

- a) Sprague Waterfalls Apartments Subdivision, 2520 Sprague Road, Arqcarpa & Krystal Luxury Homes, LLC **(SUB2025-0037) (FINAL) BIG**
- b) 3RVNO Ranch Subdivision (Previously approved as Mtrevin Subdivision), 4212 Lark Avenue, Maria S. Sandoval **(SUB2025-0015) (REVISED FINAL) RDE**

5) SUBDIVISIONS:

- a) Russell Creek Phase I Subdivision, 13701 North 23rd Street, Elite Development 786, LLC **(SUB2025-0053) (REVISED PRELIMINARY) M2E**
- b) Southfork Subdivision, 604 South Peking Street, Marie Isabelle O. Gutierrez **(SUB2024-0138) (REVISED FINAL) SEA**
- c) Vargas Patrimony Subdivision, 307 South 29th Street, Miguel A. Vargas and Johana E. Vargas **(SUB2023-0093) (FINAL) MAS**
- d) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development LLC **(SUB2025-0064) (PRELIMINARY) M&H**
- e) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development Inc. **(SUB2025-0063) (PRELIMINARY) M&H**

- f) Las Brisas Phase III Subdivision (Previously Las Brisas Phase II Subdivision), 15301 North Rooth Road, Rhodes Development Inc. **(SUB2024-0093) (REVISED PRELIMINARY) M&H**
- g) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez **(SUB2024-0114) (REVISED PRELIMINARY) SEA**
- h) Verona Heights Subdivision, 2604 North Ware Road, 11-11 Developments LLC **(SUB2025-0065) (PRELIMINARY) M&H**
- i) Haven Hill Subdivision, 8017 North Ware Road, Fortis Land Company, LLC **(SUB2024-0127) (REVISED FINAL) RDE**
- j) Anaqua Phase I Subdivision, 6600 Tres Lagos Boulevard, Rhodes Enterprises, Inc. **(SUB2024-0047) (REVISED FINAL) M&H**

6) DISCUSSION:

- a) Rezoning updates

7) INFORMATION ONLY:

- a) City Commission meeting updates

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, May 6, 2025

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd 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 2nd day of May 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 2nd day of May 2025,

Jessica Cavazos, Management Assistant