

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 2, 2022 - 2:30 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) Minutes from the meeting held on July 6, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Melissa Ortiz, on behalf of McAllen ISD, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an institutional use (school), at Lot 1, McAllen I.S.D Middle School Subdivision, Hidalgo County, Texas, 7800 North Ware Road. **(CUP2022-0088)**.
2. Request of Jorge A. Martinez, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand, at Lot 1, All-In-One Subdivision No. 4, Hidalgo County, Texas; 6221 North 23rd Street. **(CUP2022-0087)**.
3. Request of Robert Wilson, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Space G **(CUP2022-0098)**
4. Request of Eric R. Pena, for a Conditional Use Permit, for one year, for a bar at N98.5' LOT 1 BLK 1 , Fairway North Subdivision, Hidalgo County, Texas; 2001 South 10th Street. **(CUP2022-0100)**
5. Request of Maria I. Salazar, for a Conditional Use Permit, for one year, for a Home Occupation (beauty salon), at .55 acres out of Lot 327, John H. Shary Subdivision, Hidalgo County, Texas; 5009 Buddy Owens Boulevard. **(CUP2022-0089)**
6. Request of Sandra E. Hernandez on behalf of Texas College of Healthcare Professionals, LLC for a Conditional Use Permit, for one year, for an institutional use (dental assistant school) at Lot 1-B of Lots 1-A, 1-B & 1-C One Nolana Center

Subdivision, Hidalgo County, Texas; 1309 East Nolana Avenue, Suite B. **(CUP2022-0092)**

7. Request of Andre Sutiono for Conditional Use Permit, for the life of the use, and adoption of an ordinance for an automotive service and repair shop (oil change shop) at Lot A, 29th Place Subdivision and Lot 1, Asian Valley Subdivision (proposed Vacating & Replat of Asian Valley Subdivision Lot 1 and 29th Place Subdivision Lot A and Asian Valley Lots 1A & 1B), Hidalgo County, Texas; 2813 Nolana Avenue. **(CUP2022-0099)**
8. Request of Mayela X. Ramirez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (nightclub) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2232 & 2234. **(CUP2022-0102)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-1 (office building) District: 0.43 of an acre comprised of all of Lot 9, and the east 67.5 feet of Lot 10, Block 4, Club Addition, Hidalgo County, Texas; 108 Pecan Boulevard. **(REZ2022-0022)**
2. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 10 acres being of Lot 4, Resubdivision of Lots 164-171 Inc. Of Pride O' Texas, Hidalgo County, Texas; 3300 La Lomita Road. **(REZ2022-0023)**
3. Rezone from R-1 (single-family residential) District to C-3 (general commercial) District: 6.713 acres out of Lot 7, E.M. Card Survey No. 1 and out of Lot 14, Section 279, Tex-Mex Railway Company Survey Subdivision, Hidalgo County, Texas; 2300 Oxford Avenue. **(REZ2022-0024)**
4. Rezone from A-O (agricultural-open space) District to R-2 (duplex-fourplex) District: 7.929 acres out of Lot 397, John H. Shary Subdivision, Hidalgo County, Texas; 7301 North 48th Street. **(REZ2022-0029)**
5. Rezone from A-O (agricultural-open space) District to R-1 (single-family residential) District: 96.258 acres being all of Lots 1, 2, 3, 4 and 5, Block 1 all of Lot 7, Block 5, and out of Lots 6, 8, 9, and 10, Block 5, M and M Subdivision, Hidalgo County, Texas; 15401 North 29th Street. **(REZ2022-0030)**
6. Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lot 3, Quincy Subdivision, Hidalgo County, Texas; 1609 Quebec Avenue. **(REZ2022-0025)**
7. Rezone from R-4 (mobile home and modular home) District to R-2 (duplex-fourplex residential) District: Lot 17, Jennings Subdivision Unit No. 2, Hidalgo County, Texas; 5801 North Main Street. **(REZ2022-0026)**
8. Rezone from A-O (agricultural and open space) District to R-2 (duplex-fourplex residential) District: 11.015 acres out of Lot 397, John H. Shary Subdivision, Hidalgo County, Texas; 7208 North Taylor Road. **(REZ2022-0027)**

9. Rezone from C-2 (neighborhood commercial) District to R-1 (single-family residential) District: 2.34 acres out of Lot 348, John H. Shary Subdivision, Hidalgo County, Texas; 5517 North Bentsen Road. **(REZ2022-0031)**

c) SUBDIVISION:

1. Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A,2B,2C and 2D Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC **(SUB2022-0061)(FINAL)STIG**

3) SITE PLAN:

- a) Site plan approval for Lot 3D, Redbud Subdivision NO.2 , 6600 North 23rd Street. **(SPR2022-0016)**

4) CONSENT:

- a) Nemont Estates II Subdivision, 7100 Mile 6 Road, Nemont Estates II, LP **(SUB2022-0087)(FINAL)BIG**
- b) Neuhaus Estates Subdivision, 4229 Neuhaus Drive, Mario A. Salinas**(SUB2021-0148)(REVISED FINAL)MAS**

5) INFORMATION ONLY:

- a) City Commission Actions: July 25, 2022

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, August 2, 2022

TIME: 2:30 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 29th day of July 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 29th day of July 2022,

Jessica Cavazos, Administrative Supervisor