

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 4, 2022 - 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) Minutes from the meeting held September 20, 2022

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Rudy Tijerina on behalf of Tierra Santa Worship Center, for a Conditional Use Permit, for one year, for an institutional use (church) at the south half of Lot 7 and all of Lot 8, Block 50, North McAllen Subdivision, Hidalgo County, Texas, 116 North 12th Street. **(CUP2022-0137)**
2. Request of Yolanda A. Flores, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at the west 143.14 feet of the east 777.64 feet of the south 845.28 feet at 2.77 acres out of Lot 11, La Lomita (Hoit) Subdivision, Hidalgo County, Texas, 3501 State Highway 107. **(CUP2022-0139)**
3. Request of Jorge E. Guajardo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 7 and 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas, 4037 Expressway 83, Suites 100, 105, and 110. **(CUP2022-0141)**
4. Request of RGV Padel Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for padel courts with beer and wine sales at Lot N-1, Lot N-1, Beck Industrial Area Subdivision, Hidalgo County, Texas, 1920 North 23rd Street. **(CUP2022-0142)**
5. Request of Jeanette Gutierrez, for a Conditional Use Permit, for one year, for a Home Occupation (Home Office) at 0.82 acres out of Lot 4, J. P. King Subdivision, and a 25 ft. street easement, Hidalgo County, Texas, 329 South McColl Road. **(CUP2022-0131)**

6. Request of City of McAllen for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Morris Park Improvements) at 8.50 acres out of Lot 1, McAllen Independent School District #6 (Middle School) Subdivision, Hidalgo County, Texas; 1400 Trenton Road. **(CUP2022-0136)**
7. Request of Caltia Construction LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development, at the South 10 acres of the North 15 acres of Lot 52, La Lomita Irrigation & Construction Company's Subdivision (Proposed Andara Apartments at Ware Subdivision), Hidalgo County, Texas, 8200 North Ware Road. **(CUP2022-0086)TABLED ON 9/20/2022**

**b) REZONING:**

1. Initial zoning to R-3A (multifamily residential apartment) District: 8.92 acres out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7000 Mile 6 Road. **(REZ2022-0035)**
2. Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. **(REZ2022-0032)**

**c) SUBDIVISION:**

1. Retiree Haven Unit 2 Subdivision, Lot 82A and Lot 97A, 6204 South 12th Street, Edgar Trigos Rosas**(SUB2022-0095)(FINAL)BDE**

**3) CONSENT:**

- a) Ware Plaza Subdivision, 4713 North Ware Road, Carl B. Rowland **(SUB2022-0113)(FINAL)JHE**
- b) STEC Tres Lagos Subdivision, 6801 7 Mile Line, Michael A. Hernandez**(SUB2022-0074)(REVISED FINAL)M&H**

**4) SUBDIVISIONS:**

- a) Saltillo Plaza Phase III Subdivision, 5001 Pecan Boulevard, Juan Gaytan Jr. **(SUB2021-0123)(REVISED FINAL)M&H**
- b) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Andres L. Kalifa Jr and Sr. and Fernando Valle **(SUB2022-0037)(REVISED PRELIMINARY)M&H**
- c) Sharyland Business Park No. 11 Subdivision, 7201 South Shary Road, Cascade Real Estates Operating, L.P.**(SUB2022-0091)(REVISED PRELIMINARY)ME**
- d) San Jose Tres Cabezas Subdivision, 11001 North La Homa Road, Valentin Olmedo Vargas **(SUB2022-0111)(PRELIMINARY)SE**

**5) INFORMATION ONLY:**

a) City Commission Actions: September 26, 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, October 4, 2022

**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 30<sup>th</sup> day of September 2022 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 30<sup>th</sup> day of September 2022,

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**Jessica Cavazos, Administrative Supervisor**