

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 19, 2022 - 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) Minutes for the meeting held on April 5, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Ruben Cepeda on behalf of EZ Testing Now, for a Conditional Use Permit, for one year, for a portable building greater than ten feet by twelve feet (COVID-19 testing site) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3620 Pecan Boulevard. **(CUP2022-0043)**
2. Request of Victoria A. Rios, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 1, Block 14, Young's Addition, Hidalgo County, Texas; 2401 Beaumont Avenue. **(CUP2022-0046)**
3. Request of Evon Ibarra for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lot 38, Block 1, 5.0 Acres, C.E Hammond Subdivision, Hidalgo County, Texas; 1931 Pecan Boulevard. **(CUP2022-0038)(TABLED ON 4/5/2022)**
4. Request of Arturo Ortega on behalf of 3BU Family Limited Partnership, for a Conditional Use Permit, for one year, for an Event Center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas, 601 East Nolana Avenue. **(CUP2022-0048)**

b) REZONING:

1. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: The West 90 ft. of Lot 12, and the North 56.4 ft. of the West 90 ft. of Lot 11, Block 2, Casa Linda Heights, Hidalgo County, Texas; 2205 Balboa Avenue. **(REZ2022-0003) WITHDRAWN**

3) SITE PLAN:

- a) REVISED SITE PLAN APPROVAL FOR LOT 1, NOLANA HEIGHTS SUBDIVISION; 601 E. NOLANA AVENUE. **(SPR2021-0046)**

4) CONSENT:

- a) North Park on 107, 2301 State Highway 107, Robert H. Begian and Michele C. Begian, LLC. **(SUB2022-0038)(FINAL)TE**
- b) TNB 3 Lot 1A Subdivision, 6901 North 10th Street, Texas National Bank**(SUB2022-0045)(FINAL)QHA**

5) SUBDIVISIONS:

- a) Merican Subdivision, 806 South "G" Street, Best Assets, LLC **(SUB2022-0036)(PRELIMINARY)MGE**
- b) McAllen Southwest Industrial Park Subdivision, 1501 Military Highway, T5, INC., A Texas Corporation**(SUB2021-0045)(REVISED PRELIMINARY)SEC**
- c) Asian Valley Lots 1A & 1B Subdivision, 2825 Nolana Avenue, SEC Nolana & 29th LP**(SUB2022-0027)(PRELIMINARY)SE**
- d) Materiales Rio Grande Subdivision, 4505 Buddy Owens Blvd, Jose Ochoa & Jose Sepulveda**(SUB2022-0026)(REVISED PRELIMINARY)SE**
- e) Yale Corner Subdivision, 10301 North 10th Street, A.V.L., LP.**(SUB2022-0030)(REVISED PRELIMINARY)SEC**
- f) The Shops at Tres Lagos, 4401 Tres Lagos Blvd, Shoppes at Tres Lagos, LLC.**(SUB2021-0011)(REVISED FINAL)MH**

6) 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, April 19, 2022

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 April 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 14th day of April 2022,

Jessica Cavazos, Administrative Supervisor