

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 8, 2023 - 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/disapproval of the minutes for the July 26, 2023 meeting

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Request of Norberto Hernandez for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a portable food concession stand, at Lots 1, 2, and 3, Block 2, Young's Subdivision, Hidalgo County, Texas; 2401 W Highway 83. **(CUP2023-0091)**
2. Request of Oralía Davila on behalf of Iglesia Casa de Refugio y Restauración Pentecostes Inc. for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Church) at Lots 7, 8, and 9, Block 1, Young's Subdivision, Hidalgo County, Texas; 21 South 24th Street. **(CUP2023-0092)**
3. Request of Wendy Jordan Hovarka for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet on Lot 6A, Block 2, Market Center Subdivision, Hidalgo County, Texas; 909 North Jackson Road. **(CUP2023-0093)**

b) **REZONING:**

1. Initial zoning to C-3 (general business) District: a 2.460-acre Tract of land, more or less, out of Lot 52, out of Lots 35-68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road (East). **(REZ2023-0037)**
2. Initial zoning to R-2 (duplex-fourplex) District: a 2.227-acre Tract of land, more or less, out of Lots 52 thru 54, out of Lots 35-68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road (West). **(REZ2023-0038)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily apartment residential) District: 76.461 acres (77.76 acres deed call), being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, said 77.76 acre tract also being all of Lots 17, 18, 19, 20, 21, 22, 23, and 24, Palmland Groves, Hidalgo County, Texas; 12501 North Rooth Road. **(REZ2023-0036)**

4. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lot 12, Block 4, Cathay Courts Addition, Hidalgo County, Texas; 324 South Cynthia Street. **(REZ2023-0040)**
5. Rezone from R-1 (single-family residential) District to R-3T (multifamily townhouse residential) District: 6.84 acres, more or less, being a part or portion of Lot 80, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 6201 North Ware Road. **(REZ2023-0041)**

3) SITE PLAN:

- a) Site plan approval for LOT 2B, Santa Ana Plaza LOTS 2A & 2B Subdivision, Hidalgo County, Texas; 721 East Nolana Avenue. **(SPR2023-0001)**

4) CONSENT:

- a) Palmridge Park Lot 1A Subdivision (Previously McCollbak), 2100 South McColl Road, Bakke Development **(SUB2023-0081) (FINAL) HA**
- b) Limas Subdivision, 418 Frontera Road, Flor Aurora Limas **(SUB2023-0080) (FINAL) CHLH**
- c) Aqualina at Tres Lagos Phase III Subdivision, 6617 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2023-0079) (FINAL) M&H**

5) SUBDIVISIONS:

- a) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Garman Investments, LP **(SUB2022-0037) (REVISED PRELIMINARY) M&H**
- b) Casa Corsica Subdivision, 3700 North Ware Road, Graco Real Estate **(SUB2023-0048) (REVISED PRELIMINARY) KH**
- c) McAllen Oaks North Subdivision, 2701 State Highway 107, Mark Wilkins and Noe Gonzalez **(SUB2023-0015) (REVISED PRELIMINARY) MDCE**
- d) Austin 495 Plaza Subdivision, 4101 Pecan Boulevard, Jinguo Liu **(SUB2022-0126) (REVISED PRELIMINARY) TE**
- e) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0053) (REVISED PRELIMINARY) RDE**
- f) Zuma Subdivision, 4001 Mile 7 Road, Zuma Development Company, LLC **(SUB2022-0048) (PRELIMINARY 6-MONTH EXTENSION) CHLH**
- g) La Casita Deli Subdivision, 901 East Fir Avenue, Bernardo Flores **(SUB2023-0074) (PRELIMINARY)PS**

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 8, 2023

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 4th day of August 2023 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 4th day of August 2023,

Jessica Cavazos, Administrative Supervisor