

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 7, 2021 - 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 from the meeting held on November 16, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Alim U. Ansari on behalf of South Texas Educational Technologies Inc. for a Conditional Use Permit, for ONE YEAR, for an institutional use (school) at Lots 5 through 12, Block 36, North Mcallen Townsite Subdivision, Hidalgo County, Texas; 320 North Main Street. **(CUP2021-0165)**
2. Request of Luis A. Pazos Toledano for a Conditional Use Permit, for ONE YEAR, for a Portable Food Concession Stand, at a 0.67 Acre Irregular Tract at the Southeast corner of Block 29; Hammond Addition Subdivision, Hidalgo County, Texas; 24 South 21st Street. **(CUP2021-0166)**
3. Request of Gustavo Pineda on behalf of Vape City 64 for a Conditional Use Permit, for ONE YEAR, for a Vape and Smoke Shop, at Lots 8 through 11, Frontier Development Co. Subdivision, Hidalgo County, Texas; 2516 Pecan Boulevard. **(CUP2021-0167)**

b) REZONING:

1. Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: The South 10.09 (10.06 deed) acres out of Lot 407, John H. Shary Subdivision, Hidalgo County, Texas; 7600 North Taylor Road. **(REZ2021-0068)**
2. Initial zoning to C-3 (general business) District: 1.75 acres out of Lots 147 and 148, Pride o' Texas Subdivision, Hidalgo County, Texas; 9500 North Ware Road. **(REZ2021-0069)**

3. Initial zoning to R-3A (multifamily residential apartment) District: 8.70 acres out of Lots 147 and 148, Pride o' Texas Subdivision, Hidalgo County, Texas; 9500 North Ware Road **(Rear)**. **(REZ2021-0070)**
4. Initial zoning to R-1 (single-family residential) District: 7.24 (7.02 deed) acres out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7018 Mile 6 Road. **(REZ2021-0074)**
5. Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: 0.50 acres out of Lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7701 North 29th Street. **(REZ2021-0071)**
6. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 4.5 acres out of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 4701 Nolana Avenue. **(REZ2021-0072)**
7. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 1.927 acres out of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 4501 Nolana Avenue. **(REZ2021-0073)**

3) CONSENT:

- a) Gosmar Subdivision, 201 North 22nd Street, Gosmar , LLC. Luis Carlos Gonzalez **(SUB2021-0139)(FINAL)CLH**
- b) Avanti Legacy Violet Parc Subdivision, 4601 North McColl Road, Roberto & Aura Salazar **(SUB2021-0110)(FINAL)CE**
- c) Owens Commercial Park Subdivision, 3501 Buddy Owens Boulevard, Oscar Sotelo, MD **(SUB2021-0140)(FINAL)SEC**
- d) Park Terrace Subdivision, 3601 North Jackson Road, Domain Development Corp. **(SUB2021-0114)(REVISED FINAL)M&H**

4) SUBDIVISIONS:

- a) Jackson Street Apartments Subdivision, 2200 South Jackson Road, Isosceles, Inc. a Texas Corporation **(SUB2021-0131)(PRELIMINARY)G&M**
- b) Shops at Nolana Lot 2 Subdivision, 2909 Nolana Avenue, Ponderosa Investors, LTD **(SUB2021-0135)(PRELIMINARY)HA**
- c) QQ 10th & Jay Subdivision, 6101 North 10th Street, QQRGV Investments, LLC **(SUB2021-0136)(PRELIMINARY)M&H**
- d) The District Subdivision Phase I, 7801 North 10th Street, Pawlik Family Properties, LLC. on behalf of all property owners**(SUB2021-0132)(PRELIMINARY)M&H**

- e) The District Subdivision Phase II, 1201 Wisconsin Road, Pawlik Family Properties, LLC. on behalf of all property owners **(SUB2021-0133)(PRELIMINARY)M&H**
- f) The District Subdivision Phase III, 1301 Wisconsin Road, Pawlik Family Properties, LLC. on behalf of all property owners **(SUB2021-0134)(PRELIMINARY)M&H**
- g) Estancia At Tres Lagos Phase III Subdivision(Private), 4800 Town Lake Drive, Rhodes Development Inc. **(SUB2021-0138)(PRELIMINARY)M&H**
- h) The Tree Apartments Phase III, 1101 South Taylor Road, Majima III, LLC. Miguel Ramirez **(SUB2021-0137)(PRELIMINARY)RDE**
- i) Falcon's Cove Subdivision, 9901 North 23rd Street, John R. Willis Management Partnership, LTD **(SUB2021-0099)(REVISED PRELIMINARY)M&H**
- j) The Woodlands on Taylor Subdivision, 701 South Taylor Road, MDM Land Company, LLC. (Tomas Gutierrez Jr.) **(SUB2020-0087)(REVISED PRELIMINARY)RD**

5) INFORMATION ONLY:

- a) City Commission Actions: November 22, 2021

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, December 7, 2021

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 3rd Day of December 2021 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 3rd Day of December 2021

Jessica Cavazos, Administrative Supervisor