

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 7, 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 minutes for the January 17, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jane Cross on behalf of Lawn Chair Adventures, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD) at a 10-acre tract out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2501 Russell Road. **(CUP2023-0003)**
2. Request of Niria J. Lopez, on behalf of Eclipse, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center, at Lots 1& 2, Jackson Heights Subdivision, Hidalgo County, Texas; 1010 South 10th Street, Suite 1. **(CUP2023-0004)**
3. Request of Juan I. Verdura for a Conditional Use Permit, and adoption of an ordinance, for one year, for a bar and grill at Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. **(CUP2023-0013)**

b) REZONING:

1. Rezone from A-O (agricultural and open space) District to R-3T (multifamily residential townhouse) District: 0.73 of an acre tract of land out of Lot 236, Pride O' Texas Subdivision, Hidalgo County, Texas; 5828 North Bentsen Road. **(REZ2023-0001)**
2. Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential townhouse) District: 9.985 acres being out of Lot 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road. **(REZ2023-0002)**

3) CONSENT:

- a) Nolana Retail Subdivision, 1300 East Nolana Avenue, South Padre Retail Center LTD
(SUB2020-0036)(REVISED FINAL)AEC
- b) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties, LLC **(SUB2021-0104)(PRELIMINARY 6-MONTH EXTENSION) M2E**
- c) McAllen Palms Business Park Subdivision, 4900 South Old 10th Street, Megaware Corp.
(SUB2020-0089)(PRELIMINARY 6-MONTH EXTENSION)JHE
- d) Balderas Ranch Lots 1 and 2 Subdivision, 18500 North Moorefield Road, Leandro Balderas
(SUB2022-0101)(FINAL) R.E.GA

4) SUBDIVISIONS:

- a) Lark Apartments Subdivision, 6320 North Taylor Road, Lark Heights Development, LLC
(SUB2023-0004)(PRELIMINARY) M2E
- b) Concord Plaza Subdivision, 2800 Trenton Road, Avusa Marketing Company, Inc.
(SUB2023-0005)(PRELIMINARY) M&H

5) ELECTIONS

- a) Election of Chairperson
- b) Election of Vice-Chairperson

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, February 7, 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 3rd day of February 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 3rd day of February 2023

Jessica Cavazos, Administrative Supervisor