

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 17, 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 4, 2023 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Saul E. Chavez for a Conditional Use Permit, for more than one year (life of the use), for an institutional use (prayer house), at Lot 7, Block 1, Monterrey Subdivision, Hidalgo County, Texas; 1214 South Main Street. **(CUP2022-0191)**
2. Request of Diego A. Ramos for a Conditional Use Permit, for one year, for a portable building greater than ten feet by twelve feet, at Lot 7, Block 4, Orange Terrace Subdivision No. 3, Blocks 4 & 5, Hidalgo County, Texas; 1109 Pecan Boulevard. **(CUP2022-0199)**
3. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, for a bar at Lot A2, Lots A 2 & A3 Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2022-0197)**
4. Request of Damian C. Orozco, one behalf of Hacienda Las Mariposas, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center with a chapel at 4.32 acre tract of land, out of the North 5 acres of the South 20 acres of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road. **(CUP2022-0183)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 0.76 acres out of the North 5 acres of the South 20 acres of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road (Mid). **(REZ2022-0051)**

2. Rezone from C-3L (light commercial) District to C-3 (general business) District: 1.70 acres out of the North 5 acres of the South 20 acres of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road. **(REZ2022-0054)**
3. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lot 1, Rooth Crossing Subdivision, Hidalgo County, Texas; 2825 Pecan Boulevard. **(REZ2022-0052)**

3) CONSENT:

- a) Aqualina at Tres Lagos Phase II Subdivision, 6609 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2023-0002)(FINAL) M&H**
- b) Lakehurst Phase II Subdivision, 5101 8 Mile Line, Sunni J Miller & Ty Andrew Runge **(SUB2023-0003)(FINAL) M&H**
- c) Eagle's Nest Subdivision, 8401 North 2nd Street, Millennial Bear Farms, LLC **(SUB2021-0098)(PRELIMINARY 6-MONTH EXTENSION) M&H**
- d) Estancia at Tres Lagos Phase III Subdivision, 4800 Town Lake Drive, Rhodes Development, Inc. **(SUB2021-0138)(PRELIMINARY 6-MONTH EXTENSION) M&H**
- e) The District Phase II Subdivision, 1201 Auburn Avenue, Auriel Investments **(SUB2021-0133)(PRELIMINARY 6-MONTH EXTENSION) M&H**
- f) The District Phase III Subdivision, 1301 Auburn Avenue, Auriel Investments **(SUB2021-0134)(PRELIMINARY 6-MONTH EXTENSION) M&H**
- g) Arellano Subdivision, 6416 South 11th Street, Eva Yolanda Castillo Ibarra **(SUB2021-0100)(PRELIMINARY 6-MONTH EXTENSION) SEA**
- h) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis **(SUB2021-0126)(PRELIMINARY 6-MONTH EXTENSION) SEA**
- i) Sister's Subdivision, 12200 Mile 7 Road, Patty Cash & Sansire Silva **(SUB2021-0102)(PRELIMINARY 6-MONTH EXTENSION) SEA**
- j) Habitat Estates No. 2 Subdivision, 3300 Hackberry Avenue, Habitat Developers, LLC **(SUB2021-0125)(PRELIMINARY 6-MONTH EXTENSION) SEC**
- k) Taylor Estates Subdivision, 7600 North Taylor Road, RGV Villa Investments, LLC **(SUB2021-0122)(PRELIMINARY 6-MONTH EXTENSION) SEC**
- l) Trenton Pecan Subdivision Phase I, Lot 1A, 1705 Umar Avenue, Valmor Service Corp. **(SUB2020-0050)(PRELIMINARY 6-MONTH EXTENSION) SEC**

4) SUBDIVISIONS:

- a) Nolana Estates Subdivision, 3901 North McColl Road, Fred Loya Insurance **(SUB2022-0136) (FINAL)M&H**

- b) Taylor Villas Subdivision, 2021 South Taylor Road, Port Bilbao Group, LLC (SUB2022-0151)(PRELIMINARY)MAS**
- c) Villas on Bentsen Subdivision, 5912 North 42nd Street, Carlo and Brooke Cantu (SUB2023-0001)(PRELIMINARY)QHA**

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, January 17, 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 13th day of January 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 13th day of January

Jessica Cavazos, Administrative Supervisor