

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JANUARY 24, 2024 - 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 January 10, 2024 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store (vape shop), at Lots 13 & 14, Lazy-A Ranch Addition, Hidalgo County, Texas; 1406 North 24th Street, Suite 190. **(CUP2023-0178)**
2. Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store (vape shop), at Lots 17 & 18, Block 12, Mcallen Addition, Hidalgo County, Texas; 1424 Beaumont Avenue, Suite B. **(CUP2023-0179)**
3. Request of Aurelio Martinez Jr., for a Conditional Use Permit, for one year, for a portable food concession stand (La Esquina Del Taco), at Lot 5, Block 28A, Hammond Addition Subdivision, Hidalgo County, Texas; 2214 Austin Avenue. **(CUP2023-0173)**
4. Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop, at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. **(CUP2023-0175)**
5. Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street Suite 30A. **(CUP2023-0176)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouse) District: 8.11 acre tract out of Lot 9, E.M. Card Survey No. 1, Hidalgo County, Texas; 9228 North Bicentennial Boulevard. **(REZ2023-0062)**
2. Rezone from C-3L (Light Commercial) District to C-3 (General Business) District: Lot 1, Los Arcos Subdivision, Hidalgo County, Texas; 4400 South Ware Road. **(REZ2023-0063)**
3. Initial Zoning to C-3 (general business) District: 8.6 acres out of Lot 10, Section 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 6801 South 10th Street. **(REZ2024-0001)**

3) CONSENT:

- a) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriella Vela **(SUB2023-0124) (FINAL) RDE**

4) SUBDIVISIONS:

- a) JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana **(SUB2023-0123) (FINAL) AEC**
- b) Harvest Cove Phase I Subdivision, 2501 North Ware Road, Erickson Construction **(SUB2024-0005) (REVISED PRELIMINARY) M&H**
- c) Campo de Suenos Phase III Subdivision, 8300 North Ware Road, Riverside Development, LLC **(SUB2021-0059) (REVISED FINAL) M&H**
- d) Taylor Valley Estates Subdivision, 1300 North Taylor Road, GOTU Development, LLC **(SUB2024-0004) (PRELIMINARY) M&H**
- e) Habitat at Ware Subdivision, 6201 North Ware Road, Habitat Development Group, LLC **(SUB2024-0001) (PRELIMINARY) SEC**
- f) Victory Landing Subdivision, 7000 Mile 6 Road, Edgar Delgadillo – La Flor Del Valle **(SUB2021-0150) (6-MONTH EXTENSION PRELIMINARY) SAMES**
- g) Moorefield Development Subdivision, 9936 North Moorefield Road, SAMES Inc. **(SUB2023-0098) (REVISED PRELIMINARY) SAMES**
- h) Harvest Creek at Ware Subdivision Phase I, 2301 North Ware Road, Erickson Construction **(SUB2023-0011) (REVISED FINAL) M&H**

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: Wednesday, January 24, 2024

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 19th day of January 2024 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 19th day of January 2024,

Jessica Cavazos, Administrative Supervisor