

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 7, 2025 - 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 for the October 22, 2024 meeting will be posted on the next Planning and Zoning meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Ricardo De La Garza, on behalf of South Texas College, for a Conditional Use Permit, for life of the use for an institutional Use at Lot 1, STC Pecan Campus North Expansion Subdivision, Hidalgo County, Texas; 3200 Pecan Boulevard. **(CUP2024-0144)**
2. Request of Eddie Picasso on behalf of Adrian Garza, for a Conditional Use Permit, for life of use, for a Guest House at Lot 75, Sommersby Subdivision Phase II, Hidalgo County, Texas; 6601 North 34th Street. **(CUP2024-0145)**

b) REZONING:

1. Rezone from R-1 (single family residential) District to R-3 (Multifamily Residential Townhomes) District: 0.817 of an acre tract out of a 1.63 acre tract out of Lot 9, Wayne Court Subdivision, Hidalgo County, Texas; 512 Jonquil Avenue. **(REZ2024-0066)**
2. Rezone from C-3 (General Business) District to R-3A (Multifamily Residential Apartments) District: Lot 6, Block 56, McAllen Addition Subdivision, Hidalgo County, Texas; 600 South 17th Street. **(REZ2024-0067)**
3. Rezone from A-O (Agricultural and Open Space) District to R-3T (Multifamily Residential Townhomes) District: 5.497 Acres, Out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road **(REAR) (REZ2024-0068)**

4. Rezone from C-3 (General Business) District to R-3T (Multifamily Residential Townhomes) District: 2.224 Acres, Out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road. **(REZ2024-0069)**

3) CONSENT:

- a) JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana **(SUB2023-0123) (REVISED FINAL) AEC**

4) SUBDIVISIONS:

- a) The Shire Subdivision, 8701 North 2nd Street, J&D Produce Inc. **(SUB2024-0136) (PRELIMINARY) M&H**
- b) Century Business Center Subdivision, 3201 Trenton Road, Cordova 33 Properties **(SUB2024-0139) (PRELIMINARY) SE**
- c) Bentsen Oaks Phase I Subdivision, 7401 North Bentsen Road, Guzman Construction **(SUB2020-0057) (REVISED PRELIMINARY) SEC**
- d) Bentsen Oaks Phase II Subdivision, 7401 North Bentsen Road (Rear), Sergio Guzman **(SUB2023-0095) (REVISED PRELIMINARY) SEC**
- e) Las Brisas Phase I Subdivision, 3101 Monte Cristo Road, Rhodes Development Inc. **(SUB2024-0022) (REVISED FINAL) M&H**
- f) Emry Apartments Subdivision, 1201 Wisconsin Road, Auriel Investments **(SUB2024-0010) (REVISED FINAL) M&H**
- g) Emry Place Subdivision, 1301 Auburn Avenue, Domain Development Corp. **(SUB2024-0048) (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: Tuesday, January 7, 2025

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 January 2025 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 January 2025,

Jessica Cavazos, Administrative Supervisor