

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 10, 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 of minutes for the May 21, 2024 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Victor D. Marroquin on behalf of Little Green Apples Inc, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lots 2A and 3A, Lots 2A and 3A Dove Commercial Park Subdivision, Hidalgo County, Texas; 2209 West Dove Avenue **(CUP2024-0064)**
2. Request of Julian A. Whitacre on behalf of 2J Capital Investments, LLC for a Conditional Use Permit, for one year, for two portable building greater than 10 x 12, at all of Lots 1 and 2 of the Resubdivision of Lot 4, Rancho De La Fruta No. 2 Subdivision, Hidalgo County, Texas; 320 North McColl Road. **(CUP2024-0067)**
3. Request of RDZ Group Enterprises LLC on behalf of Covenant Christian Academy, for an Amendment to a Conditional Use Permit, for one year, for an institutional use, at Lot 1, Covenant Christian Academy Subdivision, Hidalgo County, Texas; 4201 North Ware Road. **(CUP2024-0071)**
4. Request of Jeanette Salinas on behalf of Golden Republic, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at Lot 1, Golden Suites Subdivision, Hidalgo County, Texas; 4815 North 10th street Suite. 100. **(CUP2024-0069)**

b) REZONING:

1. Rezone from C-3 (business general) District to C-4 (commercial industrial) District: A 2.454 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road. **(REZ2024-0034)(TABLED ON 6/18/2024)**

2. Rezone from C-4 (commercial industrial) District to I-1 (light industrial) District: Lots 1-3, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1001 North Jackson Road. **(REZ2024-0035)**

3) SITE PLAN:

- a) SITE PLAN APPROVAL FOR LOT 1, SAVE-A-LOT SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 PECAN BOULEVARD. **(SPR2024-0005)**

4) SUBDIVISIONS:

- a) Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision, 5901 Mile 5 Road, Liman Ventures, LTD **(SUB2024-0061) (FINAL) STIG**
- b) Pecan Heights Subdivision, 100 East Pecan Boulevard, Terraform Development LLC **(SUB2024-0071) (PRELIMINARY) M2E**
- c) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita Paradise LLC, **(SUB2024-0073) (FINAL) RDE**
- d) Jackson Commerce Development Lot 9A Phase 4A Subdivision, 1021 East Highway 83, Thomas Vuong **(SUB2024-0063) (FINAL) CHLH**
- e) KMB Subdivision, 821 South 16th Street, SAMES Inc. **(SUB2024-0070) (PRELIMINARY) SAMES**
- f) Southfork Subdivision, 604 South Peking Street, Marie Isabelle O. Gutierrez **(SUB2024-0068) (PRELIMINARY) SE**
- g) RGV Cold Storages Boralis USA, Inc. Subdivision, 1100 Military Highway, St. John River Group **(SUB2024-0027) (FINAL) CHLH**

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, July 10, 2024

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 5th day of July 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 5th day of July 2024,

Jessica Cavazos, Administrative Supervisor