

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 12, 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 the minutes for the June 20, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of George A. Garza for a Conditional Use Permit, for one year, and adoption of an ordinance for an event center (Windsor Event Center), at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. **(CUP2023-0079)**
2. Request of Juan Angel Villanueva for a Conditional Use Permit, for one year, for a portable food concession stand, at Lot 5, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 204 South 16th Street. **(CUP2023-0081)**
3. Request of Jesus F. Davila for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. **(CUP2023-0082)**
4. Request of Antonio E. De Lizardi for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an institutional use (worship center), at 4.87 acre tract of land out of 19.49 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4124 North Taylor Road. **(CUP2023-0083)**
5. Request of Guggenheim Development Services, LLC on behalf of 4801 Ware, LLC for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an automotive service and repair shop (Jiffy Lube Automotive Service Center), at Lot 2, Ware Plaza Subdivision, Hidalgo County, Texas; 4713 North Ware Road. **(CUP2023-0084)**

b) REZONING:

1. Rezone from R-1 (single family residential) District to R-3A (multi-family apartment residential) District: 26.88 acre tract of land out of Lots 7, 8, 13, and 14, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13202 North 38th Street (rear). **(REZ2023-0027)**
2. Rezone from R-2 (duplex-fourplex) District to R-3A (multi-family apartment residential) District: 1.389 acres of land out of Lot 69, McAllen Second Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2342 Jordan Road. **(REZ2023-0028)**
3. Rezone from C-4 (commercial-industrial) District to R-3T (multi-family townhouse residential) District: Lots 1 thru 24, Block 1 inclusive, Lots 1 thru 4, Block 2 inclusive, the east part of Lots 5, 6, 7, 8, & 9, Block 2 together with all that part of abandoned 19th Street lying adjacent to Lots 1 thru 9, Blocks 1 & 2 & the east 15.7 feet of said abandoned 19th Street lying adjacent to Lots 10-24, Block 1, Guerra's Addition, Hidalgo County, Texas; 900 South Bicentennial Boulevard. **(REZ2023-0029)**
4. Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 33.894 acres out of Lot 8, McAllen First Suburban Citrus Groves Subdivision and out of Lots 185 and 188, La Lomita Irrigation & Construction Company, Hidalgo County, Texas; 2800 South Ware Road. **(REZ2023-0031)**
5. Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: all of 63.86 acres out of Lots 5 and 6, Block 1, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 3500 South Ware Road. **(REZ2023-0030)**

3) SITE PLAN:

- a) Site Plan approval for LOT 16, Citrus Grove Plaza Lots 14, 15 & 16 Subdivision; 4201 Expressway 83 **(SPR2022-0052)**.

4) CONSENT:

- a) Canarias Subdivision (previously Florencia Subdivision), 2700 South McColl Road, Patricia Lorenzo **(SUB2023-0065) (FINAL) SEC**
- b) La Quinta Lot 1B Subdivision, 1100 South 10th Street, CWE McAllen 1100, LLC **(SUB2022-0148) (FINAL) M&H**
- c) QQ 10th & Jay Subdivision, 6101 North 10th Street, QQRGV Investments, LLC **(SUB2023-0039) (FINAL) M&H**
- d) Sunset Valley Subdivision, 6000 North Bentsen Road, Garman Investments, LP **(SUB2023-0041) (FINAL) M2E**
- e) Felix Subdivision, 3024 South 1st Street, Patricia Salazar **(SUB2023-0058) (FINAL) SEA**

5) SUBDIVISIONS:

- a) The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC **(SUB2020-0039) (REVISED FINAL) M&H**

- b) CEH Addition Subdivision, 6321 South 23rd Street, Circle K (SUB2023-0059) (PRELIMINARY) MAE**
- c) Vacating Recreational Area of Monte Cristo Subdivision to the Replat of Recreational Area of Monte Cristo Lot 1A Subdivision, 4308 Vivian Street, Jose L. Palacios (SUB2023-0062) (PRELIMINARY) M&H**
- d) Garden Rose Subdivision, 1200 East Yuma Avenue, Edgar Escobedo (SUB2023-0020) (REVISED PRELIMINARY) MAS**
- e) Villas at Ware Subdivision, 4900 North Ware Road Rear, Rhodes Enterprises, Inc. (SUB2023-0063) (PRELIMINARY) M&H**
- f) The District Phase III Subdivision, 1301 Auburn Avenue, Domain Development Corp., a Texas Corporation (SUB2023-0061) (PRELIMINARY) M&H**
- g) Whispering Meadows Subdivision, 9228 North Bicentennial Boulevard, Tim Wilkins (SUB2023-0060) (PRELIMINARY) PCE**

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 12, 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 7th of July 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 7th of July 2023,

Jessica Cavazos, Administrative Supervisor