

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 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 of Minutes for the May 21, 2024 meeting
- b) Approval of Minutes for the June 4, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Enrique Martinez, Jr., for a Conditional Use Permit, for one year, for a nightclub (Hillbilly's) at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas, 6000 North 10th Street. **(CUP2024-0070)**

b) REZONING:

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: A 0.909 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(FRONT)**. **(REZ2024-0036)**
2. Rezone from A-O (agricultural open space) District to C-3 (general business) District: A 0.182 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(MIDDLE)**. **(REZ2024-0038)**
3. Rezone from A-O (agricultural open space) District to R-1 (single family residential) District: A 0.758 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary

Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(REAR)**. **(REZ2024-0037)**

4. Rezone from R-3A (multifamily residential apartments) District to C-4 (commercial industrial) District: A 0.546 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road **(Rear)**. **(REZ2024-0039)**

3) SUBDIVISIONS:

- a) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082) (REVISED PRELIMINARY) TUE**
- b) Taylor Valley Estates Subdivision, 1300 North Taylor Road, GOTU Development, LLC **(SUB2024-0004) (REVISED PRELIMINARY) M&H**
- c) The District Phase II Subdivision, 1201 Wisconsin Road, Auriel Investments **(SUB2024-0010) (REVISED FINAL) M&H**
- d) Pioneer Estates Subdivision, 9400 North Shary Road, Aldape Development LLC **(SUB2023-0040) (REVISED FINAL) MAS**
- e) The Heights on Wisconsin Subdivision Phase 1, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0025) (REVISED PRELIMINARY) S2E**
- f) Vacating a Portion of Racquet Club Subdivision and Replat to Villages at Park West Subdivision, 1400 Sprague Road, Domain Development, Corp. **(SUB2024-0075) (PRELIMINARY) M&H**
- g) Pecan Bentsen Retail Subdivision, 4401 Pecan Boulevard, Pecan Bentsen Retail Partners **(SUB2024-0074) (PRELIMINARY) BOW**
- h) D' Costa Subdivision, 801 North 23rd Street, D'Costa Inc. **(SUB2023-0138) (FINAL) SE**
- i) Northgate Estates Subdivision, 1900 Northgate Lane, Marco Lopez **(SUB2024-0049) (REVISED FINAL) TUE**

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 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

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 19th 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 19th day of July 2024,

Jessica Cavazos, Administrative Supervisor