

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 6, 2022 - 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 from the meeting held on June 21, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Blanca I. Cantu, for a Conditional Use Permit, for one year, for an event center, at Trevino's Acre Subdivision and the south 60.62 ft., the north 355.78 ft. out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. **(CUP2022-0067) TABLED ON 6/7/2022 AND 6/21/2022.**
2. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at the North 20 ft. of Lot 1 & all of Lot 2 excluding the Northwest 225 ft. X 240 ft. of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas, 3424 North 10th Street. **(CUP2022-0084).**
3. Request of Khiabet Magallan Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Portable Office, at Lot 2, Gentry Subdivision, Hidalgo County, Texas; 2801 Highway 83. **(CUP2022-0085).**
4. Request of Frank Trevino for a Conditional Use Permit, for one year, and adoption of an ordinance for an automotive service and repair shop and warehouse at Lots 1-3, Block 50, North McAllen Subdivision, Hidalgo County, Texas; 111 North 11th Street. **(CUP2022-0082)**
5. Request of Frank Trevino for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lots 1-3, Block 50, North McAllen Subdivision, Hidalgo County, Texas; 111 North 11th Street. **(CUP2022-0083)**

6. Request of Sandra Claudio de Gomez on behalf of Desperado Saloon, for a Conditional Use Permit, for a bar (Billiard Saloon), for one year at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. **(CUP2022-0081)**

b) REZONING:

1. Initial zoning to R-3A (multifamily apartment residential) District: 19.953-Acre Tract (20.0 acres recorded) of land, being out of the West half of Lot 13 Section 280, Texas-Mexican Railway Subdivision, Hidalgo County, Texas; 2700 Sprague Road. **(REZ2022-0019)**
2. Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouse) District: 1.07 acres and 0.84 acres out of Lot 7, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 501 & 519 Dallas Avenue. **(REZ2022-0020)**
3. Rezone from C-1 (office building) District to R-3T (multifamily residential townhouse) District: 1.41 acres out of Lot 7, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 601 Dallas Avenue. **(REZ2022-0021)**

c) SUBDIVISION:

1. Vacating & Replat of Asian Valley Subdivision Lots 1 and 29th Place Subdivision Lot A and Asian Valley Lots 1A & 1B Subdivision, 2825 Nolana Avenue, SEC Nolana & 29th LP **(SUB2022-0027)(FINAL)SE**

3) SITE PLAN:

- a) Site Plan approval for LOT 3, The Warehouse Kingdom Subdivision; 6501 South 23rd Street. **(SPR2021-0027)**
- b) Site Plan approval for LOT 2A, Valencia Marketplace, Lots 1A and 2A Subdivision; 7317 North 10th Street. **(SPR2022-0021)**

4) CONSENT:

- a) Garcia Estates Subdivision, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora **(SUB2022-0072)(FINAL)M&H**
- b) Vida subdivision, 5901 Mile 5 Road, Liman Ventures, LTD **(SUB2022-0057)(FINAL)STIG**
- c) Shops at Nolana Lot 2 Subdivision, 2909 Nolana Avenue, Ponderosa Investors, LTD. **(SUB2022-0073)(FINAL)HA**
- d) Sharyland Business Park No. 10 Subdivision, 6901 South Shary Road, Cascada Real Estate Operating L.P. **(SUB2022-0075)(FINAL)HA**
- e) STEC Tres Lagos Subdivision, 6801 7 Mile Line, Michael A. Hernandez **(SUB2022-0074)(FINAL)M&H**

- f) Yuma Subdivision, 513 East Yuma Avenue, Yuma McColl Retail Partners, LTD(**SUB2022-0076**) (**FINAL**)**TABC**
- g) North Via Cantera Subdivision, 7321 Mile 7 ½ Road, North Via Cantera, LLC. (**SUB2022-0064**) (**FINAL**)**RDE**

5) SUBDIVISIONS:

- a) Just a Closet Oxford Subdivision, 2300 Oxford Avenue, Domain Development Corp.(**SUB2022-0067**) (**PRELIMINARY**)**RDE**
- b) Amigo Park Subdivision Unit No. 3, Lots 12A& 12B, 3113 North 46th Street, Johnny Rodriguez(**SUB2022-0068**) (**PRELIMINARY**)**SEC**
- c) ABA Estates Subdivision, 4613 Buddy Owens Boulevard, ABA Group Investments, LLC (**SUB2022-0070**)(**PRELIMINARY**)**SEA**

6) INFORMATION ONLY:

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 6, 2022

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 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

Jessica Cavazos, Administrative Supervisor