

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 21, 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 minutes for the February 21, 2023 meeting
- b) Approval/disapproval of minutes for the March 7, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Turbo Lube, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an automotive service and repair, at Lot 1, Copperfield Estates Phase 1A, Hidalgo County, Texas; 4201 Pecan Boulevard. **(CUP2023-0025)**
2. Request of Melissa Garza, for a Conditional Use Permit, for one year, for a Home Occupation (Beauty Salon) at Lot 12, Lincoln Heights Addition, Hidalgo County, Texas; 416 Dallas Avenue. **(CUP2023-0026)**
3. Request of La Tambora Sinaloense LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 12, Mejia Subdivision Unit No. 1, Hidalgo County, Texas; 2022 Nolana Avenue. **(CUP2023-0027)**

b) REZONING:

1. Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: 63.86 acres consisting of 23.86 acres out of Lot 5, Block 1 and all of Lot 6, Block 1, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 3500 South Ware Road. **(REZ2023-0013)**
2. Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 33.894 acres consisting of 2.214 acres of Lot 8, McAllen First Citrus Groves Subdivision and 31.68 acres out of Lots 185 and 188, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2800 South Ware Road. **(REZ2023-0014)**

3. Rezone from R-3T (multi-family townhouse residential) District to C-3 (general business) District: 1.96 Acres out of Block 1, Whitewing Addition Unit No. 1, Hidalgo County, Texas; 2600 North 24th Street. **(REZ2023-0008)**
4. Rezone from R-1 (single-family residential) District to R-3T (multi-family townhouse residential) District: 3.96 Acres out of the west one-half (1/2) of the north 20 Acres of Lot 3, Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 1200 East Yuma Avenue. **(REZ2023-0009)**

3) CONSENT:

- a) Dake Subdivision, 5301 North Ware Road, Dake, LLC., **(SUB2022-0145) (FINAL)MAS**
- b) Belterra at Tres Lagos Phase I Subdivision, 14301 North Shary Road, Belterra at Tres Lagos, LLC. **(SUB2023-0025) (FINAL)M&H**
- c) Hinojosa Commercial Plaza Subdivision, 2413 North 23rd Street, Aleyda Enterprises, LLC **(SUB2022-0063) (FINAL)SEA**
- d) RMZ Development Subdivision, 2901 Colbath Road, RMZ Investments, LLC **(SUB2022-0129) (REVISED FINAL)RDE**

4) SUBDIVISIONS:

- a) North Park on 107 Subdivision, 2501 State Highway 107, Urban City Developers, LLC **(SUB2022-0038) (REVISED FINAL) TE**
- b) Vista Acres Subdivision, 2209 North Jackson Road, EBE Development, LTD. **(SUB2023-0022) (PRELIMINARY)CE**
- c) Balboa Acres, The West ½ of Lot 25, Block 25, Subdivision; 3310 Covina Avenue- Margarita Torres and Eliazar Zamora **(SUB2023-0021) (PRELIMINARY) SE**

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, March 21, 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 17th day of March 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 17th day of March 2023

Jessica Cavazos, Administrative Supervisor