

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 7, 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.

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. **(CUP2023-0014)**
2. Request of Esaul Padilla, for a Conditional Use Permit, for three years, for automotive service and repair (truck accessories) at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision, Hidalgo County, Texas, 2241 Dallas Avenue, Suite A and B. **(CUP2023-0019)**
3. Request of Ashwin George on behalf of Elite Entertainment Investments LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a social club at Lots 7 and 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas, 4037 Expressway 83, Suites 100, 105, and 110. **(CUP2023-0023)**
4. Request of Melissa Burton for a Conditional Use Permit, for life of the use, for a dog kennel at a 1.00 acre tract of land out of the South 19.39 acres of Lot 387, John H. Shary Subdivision, Hidalgo County, Texas, 6820 North Taylor Road. **(CUP2023-0024)**
5. Request of Israel L. Rivas, for a Conditional Use Permit, for one year, for a Home Occupation (Home Office) at Lot McColl A. J. 1.20AC Out of S10AC N-Lat D., Block 9, Hidalgo County, Texas, 3920 South Jackson Road. **(CUP2023-0016)**
6. Request of Maryann Gonzalez, for a Conditional Use Permit, for one year, for an Institutional Use (barber school) at Lot 2 & 3, Michelle's Plaza, Hidalgo County, Texas; 2108 Nolana Avenue. **(CUP2023-0017)**

7. Request of Abel A. Montilla for Conditional Use Permit, for the life of the use, and adoption of an ordinance for an amendment automotive service at Lot 1 at Montilla, Hidalgo County, Texas; 2600 West Trenton Road. **(CUP2023-0021)**
8. Request of Jessica Hernandez on behalf of South Texas Educational Technologies, Inc., for a Conditional Use Permit, for life of the use, and an adoption of an ordinance, for an Institutional Use (Horizon Montessori Public School) at Lot 1 and Lots 5 through 12, Block 36, North McAllen Addition, Hidalgo County, Texas; 320 North Main Street. **(CUP2023-0015)**
9. Request of Carlos and Arely Fuentes on behalf Trono de Gracia Iglesia Cristiana, Inc., for a Conditional Use Permit, for one year, for an Institutional Use (Church) at Lot 2, Shasta Commercial Plaza Phase II Subdivision, Hidalgo County, Texas; 2519 Buddy Owens Boulevard. **(CUP2023-0018)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-4 (commercial-industrial) District: 6.06 Acres out of Lot 1, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 4401 North Jackson Avenue (rear). **(REZ2023-0004)**
2. Initial Zoning to R-3A (multi-family residential apartment) District: The west 19.946 Acres of Lot 13, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2700 Sprague Road. **(REZ2023-0005)**
3. Rezone from C-3 (general commercial) District to R-3A (multifamily residential apartment) District: Lot 1, Wilson Subdivision No. 3, Hidalgo County, Texas; 120 South 4th Street. **(REZ2023-0006)**
4. Rezone from R-2 (duplex-fourplex residential) District to C-3 (general commercial) District: Lots 10-12, Block 19, College Heights Subdivision, Hidalgo County, Texas; 2205 Newport Avenue, 2209 Newport Avenue, 2213 Newport Avenue. **(REZ2023-0007)**
5. Rezone from R-1 (single-family residential) District to C-3 (general commercial) District: 6.84 Acres (Tract 3), of the South 9 Acres of the North 20 Acres of Lot 80, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 6201 North Ware Road **(REZ2023-0003)(TABLED ON 2/21/23)**

c) ORDINANCE

1. AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 ("ZONING"), ARTICLE VI ("SUPPLEMENTARY DISTRICT REGULATIONS"), DIVISION 2 ("REQUIREMENTS BY DISTRICT"), AMENDING COMMERCIAL SIDE SETBACKS; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

3) CONSENT:

- a) Amigo Park Subdivision Unit No. 3, Lots 12A& 12B, 3113 North 46th Street, Johnny Rodriguez **(SUB2022-0068) (FINAL)SEC**
- b) Moya Subdivision,9601 North La Homa Road, Raul Moya**(SUB2023-0012) (FINAL)BE**
- c) Olive Grove Estates Subdivision, 3900 Lark Avenue, Mouayad Development, LLC**(SUB2023-0013) (FINAL)JHE**

4) SUBDIVISIONS:

- a) Harvest Creek at Ware Phase I Subdivision, 2301 North Ware Road, Escanaba, LLC **(SUB2023-0011)(FINAL)M&H**
- b) Garden Rose Subdivision, 1200 East Yuma Avenue, Edgar Escobedo **(SUB2023-0020)(PRELIMINARY)MAS**
- c) Homewood Subdivision, 301 South Ware Road, Victor Barrera **(SUB2023-0019)(PRELIMINARY)MAS**
- d) Maebelle Subdivision, 11201 N. Moorefield Road, Onesimo Guerrero and Griselda Gutierrez **(SUB2023-0017) (PRELIMINARY)M2E**

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 7, 2023

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 3rd 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 3rd day of March 2023

Jessica Cavazos, Administrative Supervisor