

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 2, 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 April 18, 2023 Workshop Meeting
- b) Approval/disapproval of the minutes for the April 18, 2023 Regular Meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Eva A. Arechiga on behalf of Casa Lidia Maternity House for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (maternity home) at Lot 1 and the east half of Lot 2, Block 7, Fairfield Place Subdivision, Hidalgo County, Texas; 801 Kennedy Avenue. **(CUP2023-0052)**
- 2. Request of Carlos A. Aranda, for a Conditional Use Permit, for one year, for a Home Occupation (home health office) at Lot 1, Block 47, McAllen Addition, Hidalgo County, Texas; 522 South 11th Street **(CUP2023-0039)**
- 3. Request of Oscar Flores on behalf of Jeffrey Z. Chalfant, for a Conditional Use Permit, for one year, for a Home Occupation (office for graduation accessories) at Lot 2, Block A, Lutheran Subdivision, Hidalgo County, Texas; 315 Quince Circle **(CUP2023-0044)**.
- 4. Request of Tomas Gutierrez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park, at Lot 12, Block 39, McAllen Addition Subdivision, Hidalgo County, Texas; 421 South 17th Street. **(CUP2023-0047)**
- 5. Request of Raul A. Resendez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park, at Lot 1, D. Castilla Subdivision, Hidalgo County, Texas; 1809 South 23rd Street. **(CUP2023-0030)TABLED SINCE 4/18/2023**

b) REZONING:

1. Rezone from R-4 (mobile home and modular home) District to C-4 (commercial-industrial) District: 1.23 acres being the south 510 feet of the west 105 feet of Lot 2, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas; 901 East Fir Avenue **(REZ2023-0016)**

c) COMPREHENSIVE PLAN UPDATE:

1. Discussion and action on Envision McAllen Comprehensive Plan

3) SITE PLAN:

- a) SITE PLAN APPROVAL FOR LOT 1A, NOLANA TOWN CENTER PHASE II SUBDIVISION LOTS 1A, 2A AND 3A, HIDALGO COUNTY, TEXAS; 1124 EAST NOLANA AVENUE. **(SPR2023-0016)**
- b) SITE PLAN APPROVAL FOR LOT 6C, VALENCIA MARKETPLACE, LOT 6A, 6B, AND 6C SUBDIVISION, HIDALGO COUNTY, TEXAS; 1312 TRENTON ROAD. **(SPR2023-0006)**

4) CONSENT:

- a) Suarez Subdivision, 2624 North 24th Street, Suarez Brothers, LLC. **(SUB2022-0052) (FINAL) JHE**

5) SUBDIVISIONS:

- a) Red Square Dental and Orthodontics Plaza Subdivision, 4909 Pecan Boulevard, Hors De Prix, LLC **(SUB2023-0035) (PRELIMINARY) M&H**
- b) Northgate Estates Subdivision, 1900 Northgate Lane, Urban City Developers, LLC **(SUB2023-0034) (PRELIMINARY) TE**
- c) McAllen Near-Shoring Industrial Park Subdivision, 4101 Idela Avenue, 140 Ware Rd, LLC **(SUB2023-0036) (PRELIMINARY) STIG**
- d) Rancho Valencia Subdivision, 1200 East El Rancho Road, Francisco Pons Ballesteros. **(SUB2022-0140) (REVISED PRELIMINARY) MGE**
- e) Silver Oak Subdivision, 9229 North Bicentennial Boulevard, RD Silver Oak, LLC **(SUB2023-0028) (REVISED PRELIMINARY) JHE**

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, May 2, 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 28th day of April 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 28th day of April 2023

Jessica Cavazos, Administrative Supervisor