

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 21, 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 March 19, 2024 meeting.
- b) Approval of the minutes for the April 16, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Christian C. Avila, on behalf of Vimaent, LLC, for a Conditional Use Permit, for one year, for a Bar and Grill (The Duchess) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue Suites 2210 & 2212. **(CUP2024-0037)**
- 2. Request of Juan Carlos Hernandez, for a Conditional Use Permit, for one year, for an Institutional Use (Euro Beauty Therapy and Academy) at the South 152.52 feet of the West 160 feet of the East 190 feet of the North 3 acres of the Northeast ¼ of the Southeast ¼ of the Southwest 1/4 of Section 9, Hidalgo Canal Company's Subdivision A/K/A the East 160 feet of Lot 8, Laurel Avenue Addition; 1111 North 10th Street, Suite F. **(CUP2024-0044)**
- 3. Request of Mark Allen Gray on behalf of Amanda M. Daschbach, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at Lot 1, Red Leaf Estates Subdivision, Hidalgo County, Texas; 1701 Wisteria Avenue. **(CUP2024-0046)**
- 4. Request of Nancy E. Garza, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a home occupation (daycare), at Lot 224, Idela Park Unit No. 1 Subdivision, Hidalgo County, Texas; 2748 Melba Avenue. **(CUP2024-0048)**
- 5. Request of Juan Ramon Alonso for a Conditional Use Permit for a parking facility, for life of use, at Lot 20, Block 11, Colonia Hermosa No.2 Subdivision, Hidalgo County, Texas; 2216 El Rancho Avenue. **(CUP2024-0040)**

6. Request of Sandra Ortiz on behalf of 2601 W. Expressway 83, LLC., for a Conditional Use Permit, for one year, for a portable building greater than 10'x12', for office use, at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 West Expressway 83. **(CUP2024-0047)**

b) REZONING:

1. Rezone from C-1 (office building) District to C-3 (general business) District: 2.49 acres out of Lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3201 Trenton Road. **(REZ2024-0023)**
2. Rezone from R-1 (single family residential) District to C-3L (light commercial) District: A 1.80 Acre Tract of Land, More or Less, out of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. **(REZ2024-0024)**
3. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: A 2.16 Acre Tract of Land, More or Less, out of Lot A, La Cantera Estates Subdivision, Hidalgo County, Texas; 3900 Buddy Owens Boulevard (Tract I). **(REZ2024-0026)**
4. Rezone from C-2 (neighborhood commercial) District to C-4 (commercial industrial) District: A 1.56 Acre Tract of Land, More or Less, out of Lot A, La Cantera Estates Subdivision, Hidalgo County, Texas; 3900 Buddy Owens Boulevard (Tract II). **(REZ2024-0025)**

3) CONSENT:

- a) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate Development Group, Ltd. **(SUB2024-0040) (FINAL) QHA**

4) SUBDIVISIONS:

- a) Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas **(SUB2022-0034) (REVISED PRELIMINARY) TRE (TABLED ON 5/7/2024)**
- b) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0102) (REVISED FINAL) RDE**
- c) Sprague Waterfalls Apartments Subdivision, 2520 Sprague Road, Arqcarpa & Krystal Luxury Homes, LLC **(SUB2024-0050) (PRELIMINARY) BIG**
- d) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082) (REVISED PRELIMINARY) TUE (Tabled on 05/07/2024)**
- e) Pioneer Estates Subdivision, 9400 North Shary Road, Aldape Development, LLC **(SUB2023-0040) (REVISED FINAL) MAS**
- f) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An **(SUB2022-0146) (PRELIMINARY 6-MONTH EXTENSION) SEA**
- g) Valencia Marketplace Lots 6D and 6E Subdivision, 1300 Trenton Road, Chapa Blue Management, LLC **(SUB2024-0046) (PRELIMINARY) IEG**

- h) La Casita Deli Subdivision, 901 East Fir Avenue, Bernardo Flores (SUB2024-0031) (FINAL) PS**
- i) Northgate Estates Subdivision, 1900 Northgate Lane, Urban City Developers, LLC (SUB2024-0049) (FINAL) TUE**
- j) Whispering Meadows Subdivision, 9228 North Bicentennial Boulevard, Tim Wilkins (SUB2023-0060) (REVISED PRELIMINARY) PCE**
- k) Vacating Plat of Minerva Subdivision, 5000 5 Mile Road, Fortis Land Company, LLC (SUB2024-0059) (PRELIMINARY/FINAL) RDE**

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 21, 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 17th day of May 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 17th day of May 2024

Jessica Cavazos, Administrative Supervisor