

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 19, 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 the minutes for the September 25, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Hayley Sorenson on behalf of Verizon Wireless, for a Conditional Use Permit, for life of the use, and adoption of an Ordinance for a personal wireless service facility at a 40 feet x 40 feet lease space (as surveyed) containing 0.04 acres, more or less, and 30 feet ingress/egress and utility/fiber easement (as surveyed) containing 0.11 acres, more or less, out of the west one-half of Lot 3, Block 17, Steele & Pershing Subdivision, Hidalgo County, Texas, 158 El Rancho Road. **(CUP2024-0041)**
2. Request of Tanya De la Rosa, for a Conditional Use Permit, for one year, and adoption of an Ordinance for an event center at S 35' of Lot 5 and all of Lot 6 and the N 40' of Lot 7, Block 1, Highland Center Subdivision, Hidalgo County, Texas, 2300 North 10th Street, Suite C **(CUP2024-0125)**
3. Request of Juan C. Hernandez on behalf of Omar Cavazos, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Automotive Service and Repair at the North 50 feet of Lots 13 and 14, Block 36, Hammond Addition Subdivision, Hidalgo County, Texas; 213 South 23rd Street. **(CUP2024-0124)**

b) REZONING:

1. Rezone from C-3 (General Business) District to R-1 (Single Family Residential) District: 8.332 acres out of Blocks 1, 2, 3, 4 and 5 and out of Streets and Alleys between Blocks, Racquet Club Subdivision, Hidalgo County, Texas; 11201 North 10th Street (Tract 1). **(REZ2024-0052)**

2. Rezone from R-3T (Multifamily Residential Townhouses) District to R-1 (Single Family Residential) District: 8.728 acres out of Lot 13, Section 227, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 11201 North 10th Street (Tract 2). **(REZ2024-0053)**
3. Rezone from R-3T (Residential Townhomes) District to C-3 (General Business) District: 0.314 acres of one acre out of Lot 13, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 11201 North 10th Street (Tract 3). **(REZ2024-0055)**
4. Rezone from C-3 (General Business) District to R-3A (Multifamily Residential Apartments) District: 5.123 acres, out of Blocks 3, 4 and 5 and out of streets and alleys between blocks, Racquet Club Subdivision, Hidalgo County, Texas; 1400 Sprague Road (Tract 1). **(REZ2024-0054)**
5. Rezone from R-2 (Duplex-Fourplex Residential) District to R-3A (Multifamily Residential Apartments) District: 9.687 acres, out of Blocks 6, 7 and 8 and out of streets and alleys between blocks, Racquet Club Subdivision, Hidalgo County, Texas; 1400 Sprague Road (Tract 2). **(REZ2024-0056)**
6. Rezone from R-3T (Multifamily Residential Townhouse) District to R-3A (Multifamily Residential Apartments) District: 13.556 acres out of Lot 13, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 1400 Sprague Road (Tract 3). **(REZ2024-0057)**
7. Rezone from R-3A (Multifamily Residential Apartments) District to R-1 (Single Family Residential) District: 19.587 acres tract being the west one half of Lot 12, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2701 West State Highway 107. **(REZ2024-0058)**

c) ORDINANCE:

1. Consideration of an ordinance designating existing fireworks stands as non-conforming uses and permitting ongoing operations unless and until development occurs within the designated proximity.

3) SITE PLAN

- a) Site Plan approval for LOT 2A, WAL-MART Subdivision NO. 2, Hidalgo County, Texas; 1300 East Jackson Avenue. **(SPR2024-0045)**

4) SUBDIVISIONS:

- a) The Family Church at Tres Lagos Subdivision, 14500 North Shary Road, The Family Church of McAllen **(SUB2024-0123) (FINAL) M&H**
- b) Vargas Patrimony Subdivision, 307 South 29th Street, Miguel A. Vargas and Johana E. Vargas **(SUB2022-0142) (REVISED PRELIMINARY) MAS**

- c) Vacate a Portion of Racquet Club and Replat to Villages at Park West Subdivision, 1400 Sprague Road, Domain Development, Corp. **(SUB2024-0075) (REVISED PRELIMINARY) M&H (TABLED ON 11/05/2024)**
- d) Enclave on Jackson Subdivision, 2613 North Jackson Road, Vista Property Investment, LLC **(SUB2024-0117) (PRELIMINARY) M&H**
- e) The Woodlands at Bentsen Subdivision, 2900 South Bentsen Road, Jesus Solis-Gomez **(SUB2024-0118) (PRELIMINARY) M&H**
- f) Suarez Subdivision, 2600 North 24th Street, Suarez Brothers, LLC **(SUB2024-0121) (PRELIMINARY) JHE**
- g) Erie Marketplace Subdivision, 421 South Ware Road, Southmost Solutions, LLC **(SUB2024-0122) (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, November 19, 2024

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 15th day of November 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 15th day of November 2024,

Jessica Cavazos, Administrative Supervisor