

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 21, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 from the November 7, 2023 meeting.

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Felipe A. Gonzalez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Automotive Service and Repair Shop (Auto Air Conditioning Service), at Lot 30, Block 2, Balboa Acres Subdivision, Hidalgo County, Texas; 4502 South 23rd Street. **(CUP2023-0150)**
2. Request of Umair A. Pariyani, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store (Vape Store), at S 35.08'-Lot 1, 2 & E 9.82'-N 100.02'- Lot 2, All Lot 3 & 7.30IN- S 35.08' -Lot 9, East McAllen Business District Subdivision, N130' of Lots 4, 5 & 6, Block 1, Best Courts Subdivision, Hidalgo County, Texas; 409 Business Highway 83, Suite A. **(CUP2023-0151)**
3. Request of Jorge A. Richaud for a Conditional Use Permit, for a one year, and adoption of an ordinance, for an event center (Drive-in theater) at 9.08 acres out of the South 40 feet of Lot 74 and Lot 91 except the South 50.06 feet, C.E Hammond Subdivision, Hidalgo County, Texas; 3116 Ash Avenue. **(CUP2023-0153)**
4. Request of Oscar I. Guerrero, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store, at Lot 18A and 1.99% Common Area "A", Amended Map of Broadway North Subdivision, Hidalgo County, Texas; 721 Dove Avenue. **(CUP2023-0154)**

##### b) REZONING:

1. Rezoning from C-4 (commercial-industrial) District to R-1 (single-family residential) District: 20.245 acres being a portion out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 4800 Town Lake Drive. **(REZ2023-0048)**

2. Rezoning from C-3 (general business) District to I-1 (light industrial) District: 3.953 acres out of Lot 3, Section 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1100 West Military Highway. **(REZ2023-0051)**.
3. Rezoning from C-1 (office building) District to C-3L (light commercial) District: Lot 1, Iglesias Subdivision, Hidalgo County, Texas; 4400 Pecan Boulevard. **(REZ2023-0052)**
4. Rezoning from R-1 (single-family residential) District to C-3 (general business) District: Lot 1, Faith Christian Center Subdivision, Hidalgo County, Texas; 432 South 33rd Street. **(REZ2023-0053)**

### 3) SITE PLAN:

- a) Site plan approval for LOT 1, Eagle Auto Plaza Phase II Subdivision, Hidalgo County, Texas; 11300 North 23rd Street. **(SPR2023-0040)**
- b) Site plan approval for LOTS 3A AND 4A, McAllen Produce Terminal Market Amended Subdivision, Hidalgo County, Texas; 2421 & 2401 West Military Highway. **(SPR2022-0049)**

### 4) CONSENT:

- a) Casa Corsica Subdivision, 3700 North Ware Road, Graco Real Estate **(SUB2023-0089) (REVISED FINAL) KH**
- b) Georgetown Park Subdivision (Previously Rancho Valencia Subdivision), 1200 East El Rancho Road, Bona Fide RE, LLC **(SUB2023-0090) (REVISED FINAL) MGE**
- c) Belterra at Tres Lagos Phase II Subdivision, 14401 North Shary Road, Belterra at Tres Lagos LLC **(SUB2023-0127) (FINAL) M&H**
- d) CEH Addition Subdivision, 6321 South 23rd Street, Circle K **(SUB2023-0114) (FINAL) MAE**
- e) Austin 495 Plaza Subdivision, 4101 Pecan Boulevard, Jinguo Liu **(SUB2023-0120) (FINAL) TE**

### 5) SUBDIVISIONS:

- a) McAllen Palms Business Park Subdivision, 4900 South Old 10th Street, Megaware Corp. **(SUB2023-0073) (FINAL) JHE**
- b) Northwood Trails Block II and Block III Subdivision, 3300 Freddy Gonzalez Drive, Red Rock Real Estate development Group, Ltd. **(SUB2022-0031) (REVISED PRELIMINARY) QHA**
- c) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate development Group, Ltd. **(SUB2023-0071) (REVISED PRELIMINARY) QHA**
- d) Bentsen Village Subdivision, 420 South Bentsen Road, Argo Construction **(SUB2022-0083) (REVISED PRELIMINARY) M&H**

- e) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriella Vela **(SUB2023-0087) (REVISED PRELIMINARY) RDE**
- f) Phares Subdivision Lot 5A, 2128 Cedar Avenue, Javier Martinez & Maria P. Hinojosa De Martinez **(SUB2023-0121) (PRELIMINARY) RDE**
- g) M.J. Terrace Subdivision, 9318 North Bentsen Road, Michelle Scurlock **(SUB2023-0125) (PRELIMINARY) QHA**
- h) Dos Lobos I Subdivision, 1721 Trenton Road, Dos Lobos Una Meta, LLC **(SUB2023-0122) (PRELIMINARY) RDE**
- i) Bright Woods Subdivision, 2700 Sprague Road, Star Trail Holdings, LLC **(SUB2023-0084) (REVISED PRELIMINARY) S2E**

**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 21, 2023

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 17<sup>th</sup> day of November 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 17<sup>th</sup> day of November 2023,

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**Jessica Cavazos, Administrative Supervisor**