

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 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 REVISED minutes from the October 3, 2023 meeting.
- b) Approval/Disapproval of minutes from the October 17, 2023 meeting.
- c) Approval/Disapproval of minutes from the July 26, 2022 (Special Meeting).

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Kerla Gil De Ortiz, for a Conditional Use Permit, for one year, for a Daycare at Lot 12, Block 56, McAllen Additions Subdivision, Hidalgo County, Texas, 1720 Galveston Avenue. **(CUP2023-0140)**
2. 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 bar at Lot 7 & 8, 83 Citrus Plaza Condominium Subdivision, Hidalgo County, Texas, 4037 West Expressway 83, Suites 100, 105, 110. **(CUP2023-0143)**
3. Request of Emma Clarke on behalf of Interchange Park Partners Inc., for a Conditional Use Permit, for one year, for a gasoline service station (Circle K Convenience Store & Gas Station), at a 3.50-acre tract out of Lots 30 and 31, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 6321 South 23rd Street. **(CUP2023-0144)**
4. Request of Ricardo De La Garza on behalf of South Texas College for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for an Institutional Use (College Campus) at Lot 1, South Texas College Technology Campus Subdivision, Hidalgo County, Texas; 3700 Military Highway. **(CUP2023-0145)**
5. Request of the City of McAllen for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for an Institutional Use (learning center and park), at a 8.06-acre tract, more or less, out of Lot 7, Block 6, Hidalgo Canal Company

Subdivision, 4.25 acres out of Lot 8, Block 6, Hidalgo Canal Company Subdivision, Lots 9 through 11, Ford's Subdivision, and Lot 1, Quinta Mazatlan Subdivision, Hidalgo County, Texas; 600 Sunset Drive, 701 Sunset Drive, 2801 South 10th Street, 516 Bales Road, and 804 Bales Road. **(CUP2023-0147)**

b) REZONING:

1. Rezoning from R-1 (single-family residential) District to C-3 (general business) District: Lot 1, Block 2, Colonia Hermosa No. 2 Subdivision, Hidalgo County, Texas; 2213 El Rancho Avenue. **(REZ2023-0049)**
2. Rezoning from R-4 (mobile home) District to C-3 (general business) District: South 78.0 feet of a certain 1.27 acre tract of land out lots 2 and 3, Kings Hiway Subdivision, Hidalgo County, Texas; 3321 U.S. Highway 83 (rear). **(REZ2023-0050)**

3) CONSENT:

- a) Vida Subdivision, 5901 Mile 5 Road, Liman Ventures, LTD **(SUB2022-0057) (REVISED FINAL) STIG**
- b) Arca Subdivision, 3501 Highway 83, Jorge and Oliva Hi **(SUB2023-0111) (FINAL) SEA**
- c) McAllen Oaks North Subdivision, 2701 State Highway 107, Mark Wilkins & Noe Gonzalez **(SUB2023-0092) (FINAL) MDC**
- d) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Garman Investments, LP **(SUB2023-0072) (FINAL) M&H**

4) SUBDIVISIONS:

- a) CEH Addition Subdivision, 6321 South 23rd Street, Circle K **(SUB2023-0059) (REVISED PRELIMINARY) MAE**
- b) 521 Subdivision, 3401 South 10th Street, MDM Land Company, LLC **(SUB2022-0123) (PRELIMINARY 6-MONTH EXTENSION) RDE**
- c) MNR Subdivision, 7610 North Ware Road, MNR Garza Investments, LLC **(SUB2023-0112) (PRELIMINARY) DGE**
- d) Mediterranean Subdivision, 13931 North Ware Road, Ancer Properties LLC **(SUB2023-0110) (PRELIMINARY) TE**
- e) Lark Apartments Subdivision, 6320 North Taylor Road, Lark Heights Development LLC **(SUB2023-0113) (FINAL) 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, November 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

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 3rd 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 3rd day of November 2023

Jessica Cavazos, Administrative Supervisor