

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, SEPTEMBER 25, 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 August 6, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Kelsey Kreher (HFA-AE, Ltd.) on behalf of 900 S Jackson LLC, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Oil Change Facility, at Lot 5, Jackson Crossing Center Subdivision, Hidalgo County, Texas; 900 South Jackson Road. **(CUP2024-0091)**
2. Request of Ignacio Alvarez on behalf of NA Investment Group, LLC , for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop, at Southeast 160 feet by 172 feet of Northeast 10 Acres of Lot 156, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 630 South 23rd Street, Building 100, Suite 120. **(CUP2024-0092)**
3. Request of Efraim T. Vela on behalf of Dev Harvey, LLC. for a Conditional Use Permit, for life of use, and adoption of an ordinance for parking facility, at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive. **(CUP2024-0084)(TABLED ON 8/20/2024)**
4. Request of Eric R. Pena on behalf of Sun's Fast Food Corp., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar (Suerte Bar and Grill) at N98.5' Lot 1 Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2001 South 10th Street. **(CUP2024-0089)**

b) REZONING:

1. Initial Zoning to R-3A (multifamily residential apartments) District: 11.442 acres being all of Lot 4, Resubdivision of Lots 46-11 and 46-12, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 9901 North Stewart Road. **(REZ2024-0046)**

2. Rezone from R-1 (single family residential) District to R-3A (multi-family residential apartments) District: A 1.0 acre tract being a piece of land out of the South five & 24/100 acres of the South part of Lot "K" in Lot 6, Block 16, Steele & Pershing Subdivision, Hidalgo County, Texas; 1021 East El Rancho Road. **(REZ2024-0042)**
3. Rezone from C-3 (general business) District to R-3T (multi-family residential townhouse) District: A 17.904 acre tract of land, out of Lot 5, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2700 State Highway 107. **(REZ2024-0044)**
4. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouse) District: 6.10 acres of Land out of Lot 16, Section 279, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 9400 North Bicentennial Boulevard. **(REZ2024-0045)**
5. Rezone from R-2 (Duplex-Fourplex Residential) District to R-3T (Multifamily Residential Townhouses) District: A 10 acre tract, being all of Lot 2, Pride O' Texas Subdivision, Hidalgo County, Texas; 3500 La Lomita Road. **(REZ2024-0047)**
6. Rezoning to R-1 (Single Family Residential) to R-3T (Multi Family Residential Townhouses) District: A 4 acres tract out of the south 30 acres of lot 47, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8516 North 29th Street. **(REZ2024-0048)**

c) ACTION ITEM

1. Discussion/Approval of the Unified Development Code

d) SUBDIVISION:

1. Balboa Acres Subdivision, The East Half of Lot 19 Block 27, 3508 Elmira Avenue, Rocio Granados and Jorge Jimenez **(SUB2024-0086) (FINAL) ASE**

3) SUBDIVISIONS:

- a) Habitat at Hackberry Subdivision, 3302 Hackberry Avenue, Habitat Developers, LLC **(SUB2024-0098) (PRELIMINARY) SEC**
- b) Jackson Street Apartments Subdivision, 2200 South Jackson Road, RISE Residential Construction, L.P. **(SUB2022-0049) (REVISED FINAL) G&M**
- c) Taylor Villas Subdivision, 2021 South Taylor Road, Synergy a Real Estate Alliance, LLC **(SUB2024-0096) (FINAL) M&H**
- d) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC **(SUB2023-0054) (REVISED PRELIMINARY) AE (TABLED ON 9/20/2024)**

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: Wednesday, September 25, 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 20th day of September 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 20th day of September 2024,

Jessica Cavazos, Administrative Supervisor