

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 16, 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) Minutes for the March 16, 2024 and April 2, 2024 meeting will be available on the May 7, 2024 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Virginia Hernandez Hernandez, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an automotive service and repair shop (Hernandez Tire Shop), at 0.92 acre tract of land out of the North 7.00 acres of the West 10.00 acres of the South 27.1 acres of Lot 11, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3601 State Highway 107. **(CUP2024-0028)**
2. Karina De Anda, for a Conditional Use Permit, for one year, for a portable food concession stand (raspa stand) at the East ½ of the West 10 acres of the East 20 acres of Lot 10, Block 280, Texas-Mexican Railway Subdivision, Hidalgo County, Texas; 2113 State Highway 107. **(CUP2024-0029)**
3. Request of Jesus F. Davila on behalf of Auriel Investments LLC., for a Conditional Use Permit, for one year, for a Bar at a Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Building 300, Suite 300. **(CUP2024-0027)(TABLED ON 4/2/2024)**

b) REZONING:

1. Initial zoning to R-3A (multifamily residential apartments) District: the east 14.65 acre tract of land, out of the west 34.65 acres of Lot 13, Section 280, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2600 Sprague Road. **(REZ2024-0018)**

2. Rezone from R-1 (single family residential) District to C-3 (general business) District: 0.845 Acres out of Lot 129 La Lomita Irrigation & construction Company Subdivision, Hidalgo County, Texas; 2804 North Ware Road. **(REZ2024-0019)**
3. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartments) District: 4.37 acre gross; 4.22 acre net; tract of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. **(REZ2024-0014)(TABLED ON 3/19/2024 & 4/2/2024)**

c) SUBDIVISION:

1. The District Phase IA Subdivision, 7901 North 10th Street, Domain Development Corporation **(SUB2024-0035) (FINAL) M&H**

3) SITE PLAN:

- a) Site plan approval for Lot 16, Citrus Grove Plaza Amended subdivision, Hidalgo County, Texas; 4201 West Expressway 83. **(SPR2022-0052)**

4) CONSENT:

- a) Garden Rose Subdivision, 1200 East Yuma Avenue, Edgar Escobedo, **(SUB2024-0029) (FINAL) MAS**
- b) Vacating of Eldorado at Thousand Oaks I, II, III, Block III Subdivision and Replat to Eldorado at Thousand Oaks I, II, III Block IIIA Subdivision, 12504 North Ware Road, Tierra RGV Group, LTD **(SUB2024-0038) (FINAL) QHA**
- c) Trenton & 29th Subdivision, 2800 Trenton Road, Avusa Marketing Company, Inc. **(SUB2024-0030) (FINAL) M&H**

5) SUBDIVISIONS:

- a) The District Phase II Subdivision, 1201 Wisconsin Road, Auriel Investments **(SUB2024-0010) (FINAL) M&H**
- b) Vacating of Jackson Meadows Lots 67C – 67W Subdivision and Replat to Jackson Meadows Storage Lots 1, 2, 3, 4 Subdivision, 2700 South Jackson Road, Esponjas Development, LTD **(SUB2024-0037) (PRELIMINARY) M2E**
- c) Harvest Creek at Ware Phase I Subdivision, 2301 North Ware Road, Erickson Construction **(SUB2023-0011) (REVISED FINAL) M&H**
- d) Whispering Meadows Subdivision, 9228 North Bicentennial Boulevard, Tim Wilkins, **(SUB2023-0060) (REVISED PRELIMINARY) PCE**
- e) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita Paradise LLC, **(SUB2024-0034) (PRELIMINARY) RDE**
- f) Encino Estates Subdivision, 6700 North Shary Road, Silver Candle Holdings, LLC **(SUB2023-0088) (REVISED PRELIMINARY) BIG TABLED ON 04/02/2024**

g) McAllen Near-shoring Subdivision, 4101 Idela Avenue, 140 Ware Road, LLC (SUB2023-0036) (REVISED PRELIMINARY) STIG

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, April 16, 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 12th day of April 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 12th day of April 2024

Jessica Cavazos, Administrative Supervisor