

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 2, 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 February 6, 2024 meeting
- b) Approval of the minutes for the February 20, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. 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)**

b) REZONING:

- 1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 0.784 of one acre out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, and out of Lots 6 and 7, The District Phase 1 Subdivision, Hidalgo County, Texas; 7901 North 10th Street (Mid). **(REZ2024-0017)**
- 2. Rezone from R-1 (single family residential) District to C-3 (general business) District: 4.13 acres, more or less, out of the west 9.80 acres of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. **(REZ2024-0010)(TABLED ON 3/19/2024)**
- 3. Rezone from R-2 (duplex-fourplex residential) District to R-3T (multifamily residential townhouse) District: the west 50 feet of Lots 5 and 6, Block 1 and a tract of land out of Lot 4, Block 1, Nelson's Addition, Hidalgo County, Texas; 821 South 16th Street. **(REZ2024-0015)**

4. Rezone from C-3 (general business) District to I-1 (light industrial) District: Lots 1-9, Gosmar Subdivision, Hidalgo County, Texas; 2200, 2201, 2212, 2216, 2217, 2222, 2225, 2226 Beech Avenue, 2241 Cedar Avenue. **(REZ2024-0016)**
5. 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)**

c) SUBDIVISION:

1. Sharyland Business Park No. 11A Subdivision, 5501 Honduras Avenue, M & S Estate, Ltd. **(SUB2024-0015) (FINAL) STIG**

3) SITE PLAN:

- a) Site plan approval for LOT 27, Almon Estates Subdivision, Hidalgo County Texas; 7601 North 29th Street. **(SPR2022-0063)**

4) SUBDIVISIONS:

- a) Encino Estates Subdivision, 6700 North Shary Road, Silver Candle Holdings, LLC **(SUB2023-0088) (REVISED PRELIMINARY) BIG**
- b) Taylor Villas Subdivision, 2021 South Taylor Road, Sergio Goveia **(SUB2022-00151) (REVISED PRELIMINARY) MAS**
- c) Las Brisas Phase I Subdivision, 3101 Monte Cristo Road, Rhodes Development Inc. **(SUB2023-0009) (PRELIMINARY 6-MONTH EXTENSION) M&H**
- d) iShine Car Wash - McAllen Subdivision, 1021 East Highway 83, Thomas Vuong **(SUB2024-0028) (PRELIMINARY) CHLH**

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 2, 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 28th day of March 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 28th day of March 2024

Jessica Cavazos, Administrative Supervisor