

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 5, 2022 - 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 meeting held on March 22, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Iglesia Casa De Oracion Y Adoracion de Iglesia de Dios for a Conditional Use Permit, for one year, for a church, at Lots 7 and 8, Block 46, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Erie Avenue **(CUP2022-0034)**.
2. Request of Joanne Perez for a Conditional Use Permit, for one year, for a home occupation (office), at Lot 20, Ponderosa Park Phase VI Subdivision, Hidalgo County, Texas; 3505 Jonquil Avenue. **(CUP2022-0037)**.
3. Request of Evon Ibarra for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lot 38, Block 1, 5.0 Acres, C.E Hammond Subdivision, Hidalgo County, Texas; 1931 Pecan Boulevard. **(CUP2022-0038)**.
4. Request of Luby's Restaurant Coporation for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lot C of Lot C Town & Country Subdivision Phase II, Hidalgo County, Texas; 4901 North 10th Street. **(CUP2022-0039)**
5. Request of 70's Smoke Shop, LLC for a Conditional Use Permit, for one year, for a Vaporizer Store (smoke shop) at Lot 18, Lazy-A Ranch Addition, Hidalgo County, Texas; 1301 North 23rd Street Suite 1. **(CUP2022-0042)**.

6. Request of J. Muniz Construction for a Conditional Use Permit, for life of the use, for a Guest House at Lot 4, The Estates at Orangewood North Subdivision, Hidalgo County, Texas; 308 Frontera Road. **(CUP2022-0047)**

b) REZONING:

1. Rezone from R-2 (duplex-fourplex) District to R-3A (multifamily apartments) District: 0.441 acres out of Lots 7 & 7A, Block 18, Altamira Subdivision, Hidalgo County, Texas; 2512 Beaumont Avenue. **(REZ2022-0002)**
2. Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 0.33 acres of out Lot 1, T-Rey Subdivision, Hidalgo County, Texas; 3612 State Highway 107. **(REZ2022-0004)**
3. Rezone from R-3T (multifamily townhouse) District to C-3 (general business) District: 0.93 acres out of Whitewing Addition Subdivision No 2. , Hidalgo County, Texas; 2624 North 24th Street. **(REZ2022-0005)**
4. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: Lot 2, Bann Subdivision, Hidalgo County, Texas; 2401 Quince Avenue. **(REZ2022-0006)**

3) SITE PLAN:

- a) Site Plan Approval for Lot 5, McAllen Towne Center; 3500 Nolana Avenue. **(SPR2022-0008)**

4) CONSENT:

- a) 7-11 (Ware Road) Subdivision, 1312 South Ware Road, Sunco Retail, LLC**(SUB2022-0028)(FINAL)M&H**

5) SUBDIVISIONS:

- A) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora**(SUB2020-0048)(REVISED PRELIMINARY)M&H**
- B) Lakehurst Subdivision Lots 6A, 7A, & 8A; 5101 8 Mile Line, Sunni J. Miller & Ty Andrew Runge**(SUB2021-0019)(PRELIMINARY EXTENSION)M&H**
- C) Northwood Trails Block II & Block III Subdivision, 3300 Freddy Gonzalez Drive, Red Rock Real Estates Development Group, LTD**(SUB2022-0031)(PRELIMINARY)QHA**
- D) Sharyland Business Park No. 10 Subdivision, 6901 South Shary Road, Cascada Real Estate Operating L.P.**(SUB2021-0149)(REVISED PRELIMINARY)QHA**
- E) Yale Corner Subdivision, 10301 North 10th Street, A.V.L., LP.**(SUB2022-0030)(PRELIMINARY)SEC**
- F) Pioneer Estates Subdivision, 9400 North Shary Road, Javier Aldape**(SUB2021-0066)(REVISED PRELIMINARY)MAS**

- G) The Hills At Sharyland, 9200 North Shary Road, Javier Aldape(SUB2021-0067)(REVISED PRELIMINARY)MAS**
- H) Paseo Del Angel Subdivision, 1401 East Yuma Avenue, Andres Zuniga(SUB2022-0035)(PRELIMINARY)NE**
- I) Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas(SUB2022-0034)(PRELIMINARY)TE**

6) INFORMATION ONLY:

- a) City Commission Actions: March 28, 2022**

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 5, 2022

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 1st day of April 2022, 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 1st day of April 2022,

Jessica Cavazos, Administrative Supervisor