

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 16, 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 from the meeting held on August 2, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Boggus MS Properties LLC on behalf of Caliber Collision, for a Conditional Use Permit, for life of the use, for automotive service and repair (auto body repair facility) at Lots 13-16, Whalen's Acres Subdivision, Hidalgo County, Texas; 300 South Whalen Road. **(CUP2022-0103)**.
2. Request of Mayre Hernandez, for a Conditional Use Permit, for one year, for a Home Occupation (hair studio) at Lot 14, Janice Addition, Hidalgo County, Texas; 1818 North 12th Street. **(CUP2022-0108)**
3. Request of Ramon R. Martinez for a Conditional Use Permit, for one year, for a food truck park at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East Highway 83 **(CUP2022-0107)**
4. Request of Jorge L. Martinez for a Conditional Use Permit, for one year, for a food truck park at 1 tract of land North of Railroad Right of Way between 10th & 11th Streets South of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue. **(CUP2022-0110)**
5. Request of Teresa Flores for a Conditional Use Permit, for the life of the use, for an institutional use (outdoor learning center) at 9.885 acres (more or less) (deed record 10 acres) of Lot 10, Section 280, Texas-Mexican Railway Company's Subdivision (proposed Hidalgo County Head Start Outdoor Learning Environments and Discovery Classrooms Subdivision), Hidalgo County, Texas; 1901 State Highway 107. **(CUP2022-0111)**

b) REZONING:

1. Rezone from R-2 (duplex-fourplex residential) District to R-1 (single-family residential) District: 20.0 acres out of Section 227, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 14301 North Shary Road. **(REZ2022-0028)**
2. Rezone from R-1 (single-family residential) District to C-3 (general business) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. **(REZ2022-0032)**
3. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 18.239 Acres out of Lot 11, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2433 SH 107. **(REZ2022-0033)**

3) SITE PLAN:

- a) Site plan approval for 1.421 acres out of the LOT 1, Ware Road Investments Subdivision, and LOT 76, R.E. Horn's Addition to McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 1312 South Ware Road. **(SPR2021-0030)**

4) ABANDONMENT:

- a) Request to abandon a 5.10 acre-tract of land being a road right of way out of lots 7, 8, 13, 14, 16, 17 and 18, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 12500 North Ware Road **(ABD2021-0009)**

5) CONSENT:

- a) Brier Village Subdivision, 3901 North Bentsen Road, Loretta William & Daniel E. Prukop, and Elsie Wall **(SUB2022-0092)(FINAL)M&H**

6) SUBDIVISIONS:

- a) El Dorado at Thousand Oaks I, II, and III, 12500 North Ware Road, Red Rock Real Estates Development **(SUB2021-0049)(REVISED FINAL)QHA**
- b) Moya Subdivision, 9601 North La Homa Road, Raul Moya **(SUB2022-0088)(PRELIMINARY)BE**
- c) Sharyland Business Park No. 11 Subdivision, 7201 South Shary Road, Cascade Real Estate Operating, L.P. **(SUB2022-0091)(PRELIMINARY)ME**
- d) RMZ Development Subdivision, 2901 Colbath Road, RMZ Investments, LLC. **(SUB2022-0044)(REVISED PRELIMINARY)RDE**
- e) Ware Plaza Subdivision, 4713 North Ware Road, Carl B. Rowland **(SUB2022-0089)(PRELIMINARY)JHE**

7) INFORMATION ONLY:

a) City Commission Actions: August 8, 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, August 16, 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 12th day of August 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 12th Day of August 2022,

Jessica Cavazos, Administrative Supervisor