

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 20, 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) Approval of minutes for the December 6, 2022 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of David J. Raymond, Jr. for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Home Occupation (gunsmith shop) at Lot 112, Falcon's Crossing Subdivision Phase II, Hidalgo County, Texas; 10604 North 25th Street. **(CUP2022-0179)**
2. Request of Leonel Pedraza for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for a Guest House at Lot 1, Block 4, Altamira Subdivision, Hidalgo County, Texas; 2601 Austin Avenue. **(CUP2022-0180)**
3. Request of Antonia Cardona for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park at Lot 1, Community Center at Tres Lagos Subdivision; Hidalgo County, Texas; 4900 Tres Lagos Boulevard. **(CUP2022-0181)**

b) REZONING:

1. Rezone from R-3A (multifamily residential apartment) District to R-2 (duplex-fourplex residential) District: 10 acres being all of Lot 4, Resubdivision of Lots 164-171 Inc. of Pride O'Texas, Hidalgo County, Texas; 3300 La Lomita Road **(REZ2022-0049)**

2. Rezone from R-3A (multifamily residential apartment) District to R-2 (duplex-fourplex residential) District: 10 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. of Pride o' Texas, Hidalgo County, Texas; 3420 La Lomita Road. **(REZ2022-0050)**
3. Rezone from R-1 (single-family residential) District to R-3C (multifamily residential condominium) District: The East One acre of the North Five acres of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 3925 North Bentsen Road. **(REZ2022-0045)(TABLED SINCE 12/6/2022)WITHDRAWN**
4. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 0.97 acres out of Lot 11, Section 12, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1009 Jay Avenue. **(REZ2022-0046)(TABLED SINCE 12/6/2022)**

c) HISTORIC LANDMARK

1. Request of Omar and Mari Liza Van Wagoner for a designation of a McAllen City Landmark out of a 0.73-acre tract of land out of the South 3.15 acres of out of the Southwest quarter of the Northeast quarter of the southwest quarter of section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1206 North Main Street. **(HIS2022-0002)**

3) SITE PLAN:

- a) Revised site plan approval for Block - 4A , Blocks 3A, 4A and 5A Lakes Business Park Phase 2 Subdivision, Hidalgo County, Texas; 900 East Redbud Avenue. **(SPR2022-0048)**

4) CONSENT:

- a) Sharybak 1 Subdivision, 5001 Expressway 83, Francisco A. and Martha Ramirez, Co-Trustees of the Ramirez Joint Revocable Trust **(SUB2022-0149) (FINAL)HA**
- b) North Via Cantera Subdivision, 7321 Mile 7 ½ Road, North Via Cantera, LLC **(SUB2022-0147)(FINAL)M&H**

5) SUBDIVISIONS:

- a) Hildas Ropa Usada Subdivision, 2512 Beaumont Avenue, Hilda O. Juarez **(SUB2021-0007)(REVISED PRELIMINARY WITH 6-MONTH EXTENSION) AEC**
- b) Turin Estates Phase I Subdivision, 5200 North Ware Road, Troyo Construction, LLC **(SUB2022-0109) (REVISED PRELIMINARY) QHAI**
- c) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An **(SUB2022-0146)(PRELIMINARY)SA**
- d) Clearwater Express Car Wash 10th Street Subdivision, 1100 South 10th Street, Cross Development **(SUB2022-0144) (PRELIMINARY)M&H**
- e) QQ 10th & Jay Subdivision, 6101 North 10th Street, QQRGV Investments, LLC **(SUB2021-0136)(PRELIMINARY 6-MONTH EXTENSION)M&H**

- f) Fullerton Place Subdivision, 2717 Fullerton Avenue, Jose & Glendy Esquivel **(SUB2021-0129)(REVISED FINAL WITH 6-MONTH EXTENSION)SEC**

6) INFORMATION ONLY:

- a) City Commission Actions: December 12, 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, December 20, 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 16th day of December 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 16th day of December 2022

Jessica Cavazos, Administrative Supervisor