

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 20, 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) Approve/disapprove minutes from the meeting on January 24, 2024.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lot A2, Lots A2 & A3, Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2024-0009)**
2. Request of Maria N. Valdez, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for automotive service and repair (auto air conditioning service) at Lots 4 and 5, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2613 U.S. Highway 83. **(CUP2024-0006)**
3. Request of Lasco Development Corporation, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a gasoline service station, at 4.055 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 4401 Pecan Boulevard. **(CUP2024-0008)**
4. Request of Melden and Hunt, Inc. for (Proposed) Harvest Cove Phase II, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), at 17.438 acres, out of Lots 138 and 137, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2601 North Ware Road. **(CUP2024-0005)**

b) REZONING:

1. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: 2.152 acres out of Lot 1, T-Rey Subdivision, Hidalgo County, Texas; 3612 State Highway 107 (rear). **(REZ2024-0004)**

2. Rezone from C-3 (general business) District to R-3T (multifamily residential townhouses) District: 3.581 acres out of Lot 60, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 7709 North 23rd Street. **(REZ2024-0003)**
3. Rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartments) District: 2.99 acres more or less of the South ½ of Lot 74, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 2600 Lark Avenue. **(REZ2024-0008)WITHDRAWN.**
4. Rezone from R-1 (single family residential) District to R-3C (multifamily residential condominiums) District: 7.207 acres out of Lot 2, Block 9, A.J. McColl Subdivision, Hidalgo County, Texas; 3908 South Jackson Road, Unit D. **(REZ2023-0064)TABLED ON 2/6/2024.**
5. Rezone from R-1 (single family residential) District to C-3 (general business) District: Lot 20, Block 11, Colonia Hermosa No. 2 Subdivision, Hidalgo County, Texas; 2216 El Rancho Avenue. (REZ2024-0005)
6. Rezone from C-1 (office building) District to R-3T (multifamily residential townhouse) District: 1.515 acres out of Lot 2, Hamilton Place Subdivision, Hidalgo County, Texas; 100 East Pecan Boulevard (rear). **(REZ2024-0007)**
7. Initial Zoning to A-O (agricultural and open space) District: 202.788 acres, more or less, out of a 212.788 acre (Deed: 211.18 acres) tract of land, more or less, out of Survey 215 and Survey 218, Texas Mexican Railway Company Survey, said 202.788 acres being a part of the former Moore Field Subdivision, save and except a 1.60-acre tract (Water Tower Tract), Hidalgo County, Texas; 23415 North Moorefield Road. **(REZ2024-0006)**

3) SUBDIVISIONS:

- a) Replat of Sharyland Business Park Lot 17A Subdivision, 5201 Military Highway, Tierra Tech USA Inc. **(SUB2023-0046) (REVISED PRELIMINARY) STIG**
- b) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0102) (REVISED FINAL) RDE**
- c) Red Square Dental and Orthodontics Plaza Subdivision, 4909 Pecan Boulevard, Hors de Prix, LLC **(SUB2023-0035) (REVISED PRELIMINARY) M&H**
- d) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties, LLC **(SUB2023-0094) (REVISED PRELIMINARY) M2E**
- e) Plaza on Ridge Road Lots 1A & 1B Subdivision, 1101 East Ridge Road, Ridge Car Wash Services, LLC **(SUB2024-0017) (PRELIMINARY) KLE**
- f) Aarya Terrace Subdivision, 4815 Pecan Boulevard, Aarya Properties, LLC **(SUB2024-0016) (PRELIMINARY) SEC**

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, February 20, 2024

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 February 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 16th day of February 2024,

Jessica Cavazos, Administrative Supervisor