

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JANUARY 10, 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/disapproval of minutes for the December 19, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Abigail L. Quinn for a Conditional Use Permit, for one year, for a home occupation (Boutique Facial Spa) at Lot 6, Block 1, Bonita Heights Subdivision; 1507 Fern Avenue. **(CUP2023-0167)**
2. Request of Ruben Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at 0.86 acre out of a part or portion out of Lots 3, 4, 6 and all of Lots 7 and 8, Block 54, a part or portion out of a 20' alley, North McAllen Subdivision and 0.37 acre adjoining the south line of said Block 54, Hidalgo County, Texas; 110 North 16th Street, Suite B. **(CUP2023-0169)**
3. Request of Melden and Hunt, Inc., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), Campo De Suenos Phase II, and (Proposed) Campo De Suenos Phase III, at 13.908 acres, out of Lots 45 and 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8300 North Ware Road. **(CUP2023-0131)**
4. Request of Melden and Hunt of (Proposed) Harvest Cove Phase I and II, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), at 18.677 acres, out of Lots 138 and 137, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2601 North Ware Road. **(CUP2023-0161)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-3 (general business) District: Lot 8, Rowland Addition Subdivision, Hidalgo County, Texas; 2312 Galveston Avenue. **(REZ2023-0059)**

2. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot 1, Yuma Subdivision, Hidalgo County, Texas; 2400 South McColl Road. **(REZ2023-0060)**
3. Rezone from R-2 (Duplex-Fourplex Residential) District to C-2 (Neighborhood Commercial) District: Lots 1, Block 2, Nelson Addition Subdivision, Hidalgo County, Texas; 803 South 15th Street. **(REZ2023-0061)**

3) SITE PLAN:

- a) Site Plan Approval for LOT 2-A, Trenton Crossing Shopping Center Phase 2-B Subdivision, Hidalgo County, Texas; 7912 North 10th Street. **(SPR2023-0044)**

4) SUBDIVISIONS:

- a) Replat of Lot 2 Sharyland Business Park No. 11 Subdivision, 5501 Honduras Avenue, M & S Estate, Ltd. **(SUB2023-0139) (PRELIMINARY) STIG**
- b) Neuhaus Estates II Subdivision, 4223 Neuhaus Drive, Castores Builders, LLC **(SUB2023-0140) (PRELIMINARY) MAS**
- c) Re-plat of the District Phase I Subdivision, 7901 North 10th Street, Domain Development, Corp **(SUB2023-0141) (PRELIMINARY) M&H**
- d) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082) (REVISED PRELIMINARY) TE**
- e) Maebelle Estates Subdivision, 11201 North Moorefield Road, Onesimo Guerrero & Griselda Gutierrez **(SUB2023-0076) (REVISED FINAL) M2E**

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: Wednesday, January 10, 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 5th day of January 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 5th day of January 2024,

Jessica Cavazos, Administrative Supervisor