

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JANUARY 4, 2023 - 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 20, 2022 meeting:

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jesus Dasael Gonzalez for a Conditional Use Permit, for the life of the use, and adoption of an ordinance, for an automotive service and repair (Eurostar Auto Werks Auto Repair) at Lot 9, Block 2, Poorbaugh's Subdivision, Hidalgo County, Texas; 304 North 3rd Street. **(CUP2022-0186)**
2. Request of the City of McAllen for a Conditional Use Permit, for the life of the use, and adoption of an ordinance, for an Institutional Use (Fire Station) at the 2.290 acres out of Section 227 and 232, Texas-Mexican Railway Company's Survey (Proposed Fire Station No. 8 Subdivision), Hidalgo County, Texas; 14300 North Shary Road. **(CUP2022-0189)**
3. Request of the City of McAllen for a Conditional Use Permit, for the life of the use, and adoption of an ordinance, for an Institutional Use (Fire Fighter Training Facility) at the south 15 acres out of Lot 19, La Lomita Irrigation & Construction Company's Subdivision (Proposed Fire Fighter Training Facility Subdivision), Hidalgo County, Texas; 10700 North La Lomita Road. **(CUP2022-0190)**
4. Request of Miguel A. Martinez for a Conditional Use Permit, for one year, for a home occupation for swimming lessons, at Lot 1, Duarte Subdivision, Hidalgo County, Texas; 4724 Buddy Owens Boulevard. **(CUP2022-0185)**
5. Request of Eugene T. Hague III on behalf of VCCMA, LLC for a Conditional Use Permit, for life of the use, for an Institutional Use (cosmetology academy) at Lot 1, Plaza Del Norte Subdivision, Hidalgo County, Texas; 3420 North 10th Street, Suite 200. **(CUP2022-0187)**

6. Request of Daisy Gonzalez and Karina Gonzalez for a Conditional Use Permit, for one year, for an event center at Lot 1, Plaza Del Norte Subdivision, Hidalgo County, Texas; 3420 North 10th Street, Suite 240,245, and 250. **(CUP2022-0188)**

b) REZONING:

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: 0.75 acres being all of Lot 1A and 2A, La Villita Subdivision, and the East 31 feet of the abandoned 6th Street right-of-way, Hidalgo County, Texas; 520 Jackson Avenue. **(REZ2022-0053)**
2. 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)**

3) SITE PLAN:

- a) Site plan approval for Lot 1, Plaza On Ridge Road Subdivision; 1101 East Ridge Road. **(SPR2022-0045)**

4) CONSENT:

- a) Kamary Subdivision, 4000 State Highway 107, Kamary Investments, Ltd. **(SUB2022-0139)(FINAL)SA**
- b) Kamary II Subdivision, 4200 State Highway 107, Kamary Investments, Ltd. **(SUB2022-0138)(FINAL)SA**

5) SUBDIVISIONS:

- a) Dove Meadows Subdivision, 5517 North Bentsen Road, Riverside Development Services, LLC **(SUB2022-0079) (FINAL)JEH**

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 4, 2023

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 30th 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 30th day of December 2022

Jessica Cavazos, Administrative Supervisor