

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 26, 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/Disapproval of the minutes for the July 12, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Javier A. Zuazua, for a Conditional Use Permit, for one year, for a vocational school, at Lot 8, Block 1, International Center Block No.1 (Phase 1) Subdivision, Hidalgo County, Texas; 4102 North 23rd Street. **(CUP2023-0086)**
2. Request of 956 REI, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at west 46 feet of Lot 12 and east 14 feet of Lot 13 and east 14 feet of Lot 14 and east 14 feet of north 27.75 feet of Lot 15, Mathis Addition Subdivision, Hidalgo County, Texas; 1109 Maple Avenue. **(CUP2023-0089)**
3. Request of Sara C. Lopez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an amendment food truck park, at Lot 1, Lopez-Torres, Hidalgo County, Texas; 4300 South Ware Road. **(CUP2023-0087)**
4. Request of Omar J. Mena, for a Conditional Use Permit, for one year, for a food concession stand, at Lot 2, Redbud No. 2, Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2023-0088)**
5. Request of Alwin Veslage Alvarez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a vaporizer store, at Lot 5, Block 38, McAllen Addition, Hidalgo County, Texas; 404 South 15th Street. **(CUP2023-0090)**

b) REZONING:

1. Rezone from C-3 (general business) District to R-3T (townhouses) District: 5.170 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7901 North 10th Street (west). **(REZ2023-0035)**

2. Rezone from R-3A (apartments) District to R-3T (townhouses) District: 1.336 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7901 North 10th Street (east). **(REZ2023-0039)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily apartment residential) District: the south 15.25 acre, more or less, of a 19.59 acre tract; being the west one half of Lot 12, Section 280, save and except that part lying north of the south Right-of-Way line of State Highway 107, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2701 State Highway 107 (rear). **(REZ2023-0032)**
4. Rezone from C-3 (general business) District to R-3A (multifamily apartment residential) District: the north 4.340 acre, more or less, of a 19.59 acre tract; being the west one half of Lot 12, Section 280, save and except that party lying north of the south Right-of-Way line of State Highway 107, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2701 State Highway 107 (front). **(REZ2023-0033)**
5. Initial Zoning to A-O (agricultural and open space) District: 1,288.63 acres gross, comprised of a 3.422 acre tract of Section 213, Texas-Mexican Railway Company's Survey, and all of Section 216 and 217, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 18900 North Abram Road. **(REZ2023-0034)**

3) CONSENT:

- a) Cascada at Tres Lagos Phase III Subdivision, 7001 Tres Lagos Blvd., Rhodes Development, Inc. **(SUB2022-00135) (FINAL)M&H**

4) SUBDIVISIONS:

- a) El Dorado at Thousand Oaks I, II, III, and IV Phase II, 13100 North 38th Street, Red Rock Real Estates Development, LTD. **(SUB2023-0071) (PRELIMINARY)QHA**
- b) 6400 Industrial Center Subdivision, 5800 South 10th Street, Mario E. Gonzalez, **(SUB2023-0070) (PRELIMINARY)NE**
- c) JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana, **(SUB2023-0064) (PRELIMINARY)AE(ATLAS)**
- d) La Lomita Paradise Subdivision, 3500 Mile 6 ½ Road, La Lomita Paradise, LLC, **(SUB2023-0069) (PRELIMINARY)AE(ALPHA)**
- e) Maebelle Estates Subdivision, 11201 N. Moorefield Road, Onesimo Guerrero and Griselda Gutierrez **(SUB2023-0076) (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, July 26, 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 21st day of July 2023 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 21st day of July 2023,

Jessica Cavazos, Administrative Supervisor