

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 19, 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 of the minutes for the February 6, 2024 meeting
- b) Approval of the minutes for the February 20, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Ricardo de la Garza on behalf of South Texas College, for a Conditional Use Permit, for Life of the Use, and adoption of an Ordinance for an Institutional Use (College Campus), at Lot 1, Medical Treatment and Education Center Subdivision, Hidalgo County, Texas, 2101 South McColl Road. **(CUP2024-0013)**
2. Request of Ricardo Vega and Melinda V. Vega on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for three years, and adoption of an Ordinance for an Event Center (Picture Venue) at 4.983 Acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road. **(CUP2024-0016)**
3. Request of Torriant C. Farmer, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a Hooka Lounge at Lot 12, Block 6, McAllen Addition Subdivision, Hidalgo County, Texas, 1612 Beaumont Avenue. **(CUP2024-0024)(WITHDRAWN)**
4. Request of Christopher R. Barisonek for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at Lot 3, Wilkins Subdivision No. 3, Hidalgo County, Texas; 3732 Pecan Boulevard, Suite 2. **(CUP2024-0015)**
5. Request of Maryann Gonzalez on behalf of Elite Barber Institute, LLC, for a Conditional Use Permit, for one year, for an Institutional Use (barber school) at Lot 2, Michelle's Plaza Subdivision, Hidalgo County, Texas; 2108 Nolana Avenue. **(CUP2024-0017)**

6. Request of Javier A. Zuazua for a Conditional Use Permit, for one year, for an Institutional Use (vocational school) at Lot 7, International Center Block No. 1 (Phase 1) Subdivision, Hidalgo County, Texas; 4106 North 23rd Street **(CUP2024-0021)**
7. Request of Frances T. Skaugen, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' x 12' for a waxing studio at Lot 6, Block 1, Poorbaugh's Subdivision, Hidalgo County, Texas; 309 North 3rd Street. **(CUP2024-0012)**
8. Request of Uzziel I. Jaramillo on behalf of The Kingdom Church for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 1, Block 23, McAllen Addition, Hidalgo County, Texas; 222 South 16th Street. **(CUP2024-0018)**
9. Request of Melden and Hunt Inc. on behalf of Rhodes Enterprises Inc., for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 9.333-acre tract out of Lot 100, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road. **(CUP2023-0127)**
10. Request of Marcial Sanchez on behalf of Jesus A. Reynoso, for a conditional use permit, for one year, for two portable buildings greater than 10' x 12' for office uses at Lot 55, Betty-Rose Subdivision, Hidalgo County, Texas; 205 South C Street. **(CUP2024-0023)**

b) REZONING:

1. Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential townhouse) District: Lots 13 and 14, Gentry Subdivision, Hidalgo County, Texas; 115 South 29th Street. **(REZ2024-0011)**
2. Rezone from R-2 (duplex-fourplex residential) District to R-3T (multifamily townhouse residential) District: Lot 12, Gentry Subdivision, Hidalgo County, Texas; 109 South 29th Street. **(REZ2024-0012)**
3. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartments) District: 4.37 acre gross; 4.22 acre net; tract of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. **(REZ2024-0014)**
4. Rezone from C-3 (general business) District to C-4 (commercial industrial) District: 2.58 acres, more or less, the west 170 feet of the east 340 feet of the west 579 feet of the south ½ of Lot 4, Block 5, McColl Subdivision, Hidalgo County, Texas; 1213 East Pecan Boulevard. **(REZ2024-0009)**
5. Rezone from R-1 (single family residential) District to C-3 (general business) District: 4.13 acres, more or less, out of the west 9.80 acres of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. **(REZ2024-0010)**

6. Rezone from R-2 (duplex fourplex) District to C-1 (office building) District: Lot 12, Block 1, Golden Acres No. 2 Subdivision, Hidalgo County, Texas; 612 North Ware Road. **(REZ2024-0013)**

c) SUBDIVISION:

1. Sharyland Business Park Lots 17B and 17C Subdivision, 5201 Military Highway, Tierra Tech USA, Inc. **(SUB2023-0046) (FINAL) STIG**

3) CONSENT:

- a) Vacating Recreational Area of Monte Cristo Subdivision and Replat to Monte Cristo Lot 1A Subdivision, 4308 Vivian Street, Jose L. Palacios **(SUB2023-0128) (FINAL) M&H**
- b) Red Square Dental and Orthodontics Plaza Subdivision, 4909 Pecan Boulevard, Hors De Prix, LLC **(SUB2024-0013) (FINAL) M&H**

4) SUBDIVISIONS:

- a) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0102) (REVISED FINAL) RDE TABLED ON 2/20/2024**
- b) Sharpless Square Subdivision, 3501 Auburn Avenue, Moon City Endevors, LLC **(SUB2024-0018) (FINAL) RDE**
- c) Dos Lobos I Subdivision, 1721 Trenton Road, Dos Lobos Una Meta, LLC **(SUB2024-0012) (FINAL) RDE**
- d) Vacating of Eldorado at Thousand Oaks I, II, III, Block III Subdivision and Replat to Eldorado at Thousand Oaks I, II, III, Block IIIA Subdivision, 12504 North Ware Road, Tierra RGV Group, LTD **(SUB2024-0020) (PRELIMINARY) QHA**
- e) Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision, 5901 Mile 5 Road, Liman Ventures, LTD **(SUB2024-0024) (PRELIMINARY) STIG**
- f) Imperio Estates Subdivision, 8700 North 29th Street, Hollywood Development & Construction, LLC **(SUB2022-0128) (REVISED FINAL) RDE**
- g) Villas at Ware Subdivision, 4900 North Ware Road (Rear), Rhodes Enterprises, Inc. **(SUB2023-0063) (REVISED PRELIMINARY) M&H**
- h) Vargas Patrimony Subdivision, 307 South 29th Street, Miguel A. Vargas and Johana E. Vargas **(SUB2022-0142) (PRELIMINARY 6-MONTH EXTENSION) MAS**
- i) Oaks at Wisconsin Phase 1 Subdivision, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0025) (PRELIMINARY) S2E**
- j) Mesquite Cove Subdivision, 14501 North 29th Street, Ruben and Maria Pacheco, **(SUB2024-0021) (PRELIMINARY) SEA**

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, March 19, 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 15th day of March 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 15th day of March 2024

Jessica Cavazos, Administrative Supervisor