

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 16, 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 May 2, 2023 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Roberto L. Garcia for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house at Lot 6, Gardenia Terrace No.4 Subdivision, Hidalgo County, Texas; 6512 North 16th Street. **(CUP2023-0054)**
2. Request of Eliab Lara, on behalf of New Life Family Church, for a Conditional Use Permit, for two years, and adoption of an ordinance, for an institutional use (church) at Lots 12,13, and 14, Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 and 2117 Nolana Avenue. **(CUP2023-0055)**
3. Request of Mario A. Reyna on behalf of Riverside Development Services LLC and Esperanza Homes McAllen LLC, for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 23.663 acres out of Lots 45 and 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8300 North Ware Road. **(CUP2023-0058)**

b) REZONING:

1. Rezone from C-3L (light commercial) District to I-1 (light industrial) District: 2.00 acres (approx.133 square feet) out of that portion of lot one hundred five (105), La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. **(REZ2023-0017)**
2. Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lot 12 and east half of Lot 13, Block 3, La Lomita Terrace Subdivision, Hidalgo County, Texas; 2401 Sycamore Avenue. **(REZ2023-0018)**

3. Rezone from C-3 (general business) District to R-1 (single-family residential) District: Lot 5, Rio Grande Securities Inc., Subdivision No 2, Hidalgo County, Texas; 905 B-C Avenue. **(REZ2023-0019)**

c) SUBDIVISION:

3) SITE PLAN:

- a) SITE PLAN APPROVAL FOR LOT 1, COPPERFIELD ESTATES PHASE 1A, HIDALGO COUNTY, TEXAS; 4201 PECAN BOULEVARD. **(SPR2022-0053)**
- b) SITE PLAN APPROVAL FOR LOT 1, T-REY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3612 STATE HIGHWAY 107. **(SPR2022-0070)**

4) CONSENT:

- a) Fire Fighter Training Facility Subdivision, 10700 North La Lomita Road, City of McAllen **(SUB2023-0043) (FINAL) M&H**
- b) Fire Station No. 8 Subdivision, 14300 North Shary Road, City of McAllen **(SUB2023-0044) (FINAL) M&H**
- c) Turin Estates Phase I Subdivision, 5200 North Ware Road, Troyo Construction, LLC **(SUB2023-0045) (FINAL) QHA**

5) SUBDIVISIONS:

- a) The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC **(SUB2020-0039) (REVISED FINAL) M&H**
- b) Replat of Sharyland Business Park Lot 17A Subdivision, 5201 Military Highway, Tierra Tech USA, Inc. **(SUB2023-0046) (PRELIMINARY) STIG**
- c) La Floresta Phase III Subdivision, 9400 North Bicentennial Boulevard, Gauchos Investments, LLC **(SUB2023-0037) (PRELIMINARY) JHE**
- d) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero **(SUB2023-0047) (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, May 16, 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 12th day of May 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 12th day of May 2023

Jessica Cavazos, Administrative Supervisor