

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MAY 17, 2022 - 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) Minutes for the meeting held on 5/3/2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jorge A. Briones, for a Conditional Use Permit, for life of the use, for an automotive service and repair (body shop), at Lots 11 & 12, Block 2, West Addition to McAllen, Hidalgo County, Texas; 2241 Dallas Avenue, Suite B. **(CUP2022-0062)**
2. Request of Silvia J. Gutierrez-Leal, for a Conditional Use Permit, for one year, for a home occupation (counseling office), at Lot 11, Block 2, Holiday Park Subdivision, Hidalgo County, Texas; 206 Harvey Drive. **(CUP2022-0063).**
3. Request of Erika V. Medina on behalf of Guero Tires, for a Conditional Use Permit, for an Automotive Service and Repair (Tire Shop), for one year at Lot 2, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2605 U.S. Highway 83. **(CUP2022-0060)**

b) REZONING:

1. Initial Zoning to R-3A (multifamily residential apartment) District: 10 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. of Pride o' Texas, Hidalgo County, Texas; 3420 La Lomita Road. **(REZ2022-0015)**
2. Rezone from C-1 (office building) District to R-3C (multifamily residential condominium) District: 2.748 acres out of Block - 4A , Blocks 3A, 4A and 5A Lakes Business Park Phase 2 Subdivision, Hidalgo County, Texas; 900 East Redbud Avenue. **(REZ2022-0014)**

3. Initial zoning to R-3A (multifamily apartment residential) District: 20.0003 acres out of the south one-half (S ½) of Lot 47-9, West Addition to Sharyland, Hidalgo County, Texas; 10400 North Mayberry Road. **(REZ2022-0012)**

3) ABANDONMENTS

- a) Request to abandon a portion of a 40 ft. road lying between Lots 11 and 12, Rancho de la Fruta No. 1 Subdivision, Hidalgo County, Texas; **301 East Houston Avenue.**

4) CONSENT:

- a) Suarez Subdivision, 2624 North 24th Street, Suarez Brothers, LLC. **(SUB2022-0052)(FINAL)JHE**
- b) A. Pena Subdivision, 16900 Citrus Drive, Rodolfo Pena, Sr. & Melissa Pena-Montes **(SUB2022-0054)(FINAL)RGEC**

5) SUBDIVISIONS:

- a) Falcon's Cove Subdivision, 9901 North. 23rd Street, John R. Willis Management Partnership, LTD. **(SUB2022-0042)(FINAL)M&H**
- b) Bocage Estates Subdivision, 701 South 1st Street, Bocage Development, LLC. **(SUB2022-0055)(FINAL)SEC**
- c) Harvest Creek on Ware Subdivision, 2401 North Ware Road, Bell Family Management Trust **(SUB2022-0013)(REVISED PRELIM)M&H**
- d) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Andres L. Kalifa Jr and Sr. **(SUB2022-0037)(PRELIM)M&H**
- e) Mayberry Hills Subdivision, 10400 North Mayberry Road, Alejandro Moreno **(SUB2022-0053)(PRELIM)MAS**
- f) Hidalgo County Head Start Outdoor Learning Environments and Discovery Classrooms Subdivision, 1901 South Hwy 107, Hidalgo County **(SUB2022-0047)(PRELIM)HCDD1**
- g) Zuma Subdivision, 4001 Mile 7 Road, Zuma Development Company, LLC **(SUB2022-0048)(PRELIM)CLH**

6) INFORMATION ONLY:

- a) City Commission Actions: May 9, 2022

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 17, 2022

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 13th day of May 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 13th day of May 2022,

Jessica Cavazos, Administrative Supervisor