

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 7, 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) Minutes for March 19, 2024 , April 2, 2024 and April 16, 2024 will be available at the meeting of May 21, 2024

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Request of Bruno Reyes on behalf of Julia Guajardo Reyes, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lot 16, Block 33, Hammond Addition Subdivision, Hidalgo County, Texas; 114 South 20th Street. **(CUP2024-0033)**
2. Request of John A. Simon for a Conditional Use Permit, for two years, and adoption of an ordinance for a Bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue. **(CUP2024-0035)**
3. Request of Frank Ortega on behalf of Iglesia Biblica Cristiana Maratha, for an amendment to a Conditional Use Permit, for life of use, for Institutional Use (church) at Lot 2, Block 4, El Rancho Santa Cruz Phase 4 Subdivision, Hidalgo County, Texas; 708 East Ridgeland Avenue. **(CUP2024-0036)**
4. Request of Diego F. Ramos, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand at a Lot 7, Block 4, Orange Terrace No. 3 Subdivision, Hidalgo County, Texas; 1109 Pecan Boulevard. **(CUP2024-0030)**
5. Request of Naeem Muhammad on behalf of LIDHAR Management Group LLC., for a Conditional Use Permit, for life of use, for a Gasoline Station at Lot 1, Ridge Crossing Subdivision, Hidalgo County, Texas; 620 East Ridge Road. **(CUP2024-0031)**
6. Request of Silas Prado on behalf of Ebanos Rd Iglesia de Cristo, for a Conditional Use Permit, for life of use, and adoption of an ordinance for a Church at 0.94 acre tract of land, out of lot 211, Pride O' Texas Subdivision, Hidalgo County, Texas; 7824 North Bentsen Road. **(CUP2024-0032)**

b) REZONING:

1. Rezone from I-1 (light industrial) District to R-3A (multifamily residential apartments) District: 2.00 acres of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. (rear) **(REZ2024-0020)**
2. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lot 1, Gonzalez Corner Subdivision, Hidalgo County, Texas; 6317 North Ware Road. **(REZ2024-0021)**
3. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lots 10, 11, & 12, Block 3, Club Addition Amended Subdivision, Hidalgo County, Texas; 113, 119, & 125 E. Pecan Boulevard. **(REZ2024-0022)**
4. 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) (TABLED: 3/19/2024, 4/2/2024 & 4/16/2023)**

c) SUBDIVISION:

- a) McAllen Convention Center Lots 1B-1E Subdivision, 3400 Expressway 83, Palms Crossing II, LLC **(SUB2024-0044) (FINAL) KH**

4) CONSENT:

- a) 1. Wellness on Wheelz Subdivision, 9010 North Ware Road, Justin Valinski **(SUB2024-0011) (FINAL) M2E**

5) SUBDIVISIONS:

- a) 1. Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082) (REVISED PRELIMINARY) TUE**
- b) 2. Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision, 5901 Mile 5 Road, Limas Ventures, Ltd. **(SUB2024-0024) (REVISED PRELIMINARY)**
- c) 3. The District Phase III Subdivision, 1301 Auburn Avenue, Domain Development Corp. **(SUB2023-0061) (REVISED PRELIMINARY) M&H**
- d) 4. McAllen Near-Shoring Industrial Park Subdivision, 4101 Idela Avenue, 140 Ware Rd, LLC **(SUB2024-0036) (FINAL) STIG**
- e) 5. Villas at Ware Subdivision, 4900 North Ware Road, Rhodes Enterprises, Inc. **(SUB2024-0039) (FINAL) M&H**
- f) 6. Taylor Creek Villages Subdivision, 4016 North Taylor Road, Urban City Developers, LLC **(SUB2022-0032) (REVISED FINAL) TRE**

- g) 7. Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas (SUB2024-0023) (REVISED PRELIMINARY) TRE**
- h) 8. Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC (SUB2023-0053) (REVISED FINAL) RDE**
- i) 9. LB Monte Cristo Subdivision, 11201 Monte Cristo Road, Joaquin Andres Garcia (SUB2024-0042) (PRELIMINARY) MAS**
- j) 10. Twelfth Street Commerce Subdivision, 1324 Expressway 83, McAllen City Center Ltd. (SUB2024-0043) (PRELIMINARY) SEC**
- k) 14. AAA Apartments Subdivision, 5900 5 Mile Line Road, Anissa Izel Sanchez (SUB2024-0045) (PRELIMINARY) RGA**
- l) 11. Anaqua at Tres Lagos Phase I Subdivision, 6600 Tres Lagos Boulevard, Rhodes Enterprises Inc., Ltd. (SUB2024-0047) (FINAL) M&H**
- m) 12. Las Brisas Phase I Subdivision, 3101 Monte Cristo Road, Rhodes Development Inc. (SUB2024-0022) (FINAL) M&H**
- n) 13. The Family Church at Tres Lagos Subdivision, 14500 North Shary Road, The Family Church of McAllen (SUB2024-0041) (PRELIMINARY) M&H**

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 7, 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 3rd day of May, 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 3rd day of May, 2024.

Jessica Cavazos, Administrative Supervisor