AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 20, 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 from the meeting held on September 7, 2022

2) PUBLIC HEARING

    a) CONDITIONAL USE PERMITS:

        1. Request of Sara C. Lopez for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Lopez-Torres Subdivision, Hidalgo County, Texas; 4300 South Ware Road. **(CUP2022-0123)**

        2. Request of Sharon Castro, for a Conditional Use Permit, for one year, for a Home Occupation (speech therapy), at Lot 9 and the west 1.00 foot of Lot 10, save and except the west 1.00 foot of lot 9, Amended Map of Parkland Estates Subdivision, Hidalgo County, Texas; 125 East Harvey Drive. **(CUP2022-0124).**

        3. Request of Julian R. Aguilar for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar and a vape shop at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite D. **(CUP2022-0125)**

        4. Request of Manuel Tiscareno on behalf of Tiscareno Studio, for a Conditional Use Permit, for one year, for a Home Occupation (Bridal Studio) at Lot 1 and the North one-half of Lot 2, Block 6, North McAllen, Hidalgo County, Texas, 721 North 15th Street. **(CUP2022-0127) WITHDRAWN**

        5. Request of Antonio Baldemar Alvarez, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a single family dwelling at Lot 13, Block 30, Hammond's Addition, Hidalgo County, Texas, 2014 Austin Avenue. **(CUP2022-0129)**

        6. Request of Caltia Construction LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development, at the South 10

acres of the North 15 acres of Lot 52, La Lomita Irrigation & Construction Company's Subdivision (Proposed Andara Apartments at Ware Subdivision), Hidalgo County, Texas, 8200 North Ware Road. **(CUP2022-0086)**

b) REZONING:

    1. Initial zoning to R-1 (single-family residential) District: 9.394 acres out of Lot 396, John H. Shary Subdivision, Hidalgo County, Texas; 7201 North Taylor Road. **(REZ2022-0034)**

c) SUBDIVISION:

    1. Virginia Terrace No. 1, 2, 3, & 4, Lots 2A and 2B, No. 3, 806 South "G" Street, Best Assets. LLC **(SUB2022-0036)(FINAL)MGE**

    2. Alaniz Subdivision Lots 25A, 25B, 25C, 25D, and 26A, 201 North 28th Street, Habitat Developers, LLC **(SUB2022-0009)(FINAL)SEC**

3) SITE PLAN:

a) Site plan approval for Lots 2 &3, Jackson Crossing Center Subdivision; 1317 & 1417 East Jackson Avenue. **(SPR2022-0033)**

4) CONSENT:

a) Casa Paraiso Subdivision, 5521 Mile 6 Road, Nancy Cindy Rodriguez **(SUB2022-0107)(FINAL)SAMES**

b) The District Phase I Subdivision Phase I, 7801 North 10th Street, Pawlik Family Properties, LLC. on behalf of all property owners **(SUB2022-0110)(FINAL)M&H**

5) SUBDIVISIONS:

a) Hacienda Los Cantu Subdivision, 2000 South Jackson Road, Blanca Cantu **(SUB2022-0105)(PRELIMINARY)SEA**

b) Summit Park North Lots 11A & 13A Subdivision, 821 East Esperanza Avenue, Summit Park Properties, LLC and Jaime Gonzalez, Jr **(SUB2022-0108)(PRELIMINARY)SEC**

c) Belterra at Tres Lagos Phase I Subdivision, 14301 North Shary Road, Belterra at Tres Lagos, LLC. **(SUB2022-0104)(PRELIMINARY)M&H**

d) Belterra at Tres Lagos Phase II Subdivision, 14401 North Shary Road, Belterra at Tres Lagos, LLC. **(SUB2022-0103)(PRELIMINARY)M&H**

e) 4700 Ware Subdivision, 4900 North Ware Road, Rhodes Development Inc. **(SUB2021-0041)(REVISED PRELIMINARY)M&H**

f) E. Fir Ave. Mobile Home Park, 901 East Fir Avenue, Auto Diagnostic Center, LLC**(SUB2022-0106)(PRELIMINARY)PS**

g) Re-plat of Lot 1, Balderas Ranch Subdivision, 18500 North Moorefield Road, Leandro Balderas **(SUB2022-0101)(PRELIMINARY) R.E.GA**

h) Turin Estates Phase I Subdivision, 5200 North Ware Road, Turin Ventures, LLC. **(SUB2022-109)(PRELIMINARY)QHA**

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, September 20, 2022

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 16th day of September 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 16th day of September 2022

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Jessica Cavazos, Administrative Supervisor