

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 18, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 minutes for the April 4, 2023 meeting

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Vital Church, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an amendment institutional use, at Lot 5, Block 12 1.68AC, Steele & Pershing IRR TR W288.04'-E843.6'-S261.12' and at Lot 5, Block 12, Steele & Pershing W 300 X 330 of S 10 AC of N 40 AC, Hidalgo County, Texas; 516 East Beech Avenue and 601 East Beech Avenue. **(CUP2023-0046)**
2. Request of Alfredo Vallejo for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Guest House at Lots 1 and 2, Block 3, Colonia Independencia Subdivision, Hidalgo County, Texas; 1220 North 19th ½ Street. **(CUP2023-0034)**
3. Request of Arcelia Lopez Gaytan for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Guest House at the North 25 feet of Lot 6 and all of Lot 7, Block 17, Ewing's Addition, Hidalgo County, Texas; 914 North 15th Street. **(CUP2023-0036)**
4. Request of Leslie C. Torres for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Guest House at Lot 4, Orangewood East Subdivision, Hidalgo County, Texas; 700 East Sundown Drive. **(CUP2023-0038)**
5. Request of Jesus F. Davila, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 1, Valerie Subdivision, Hidalgo County, Texas; 7001 North 10th Street, Suite C. **(CUP2023-0029)**

6. Request of Raul A. Resendez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park, at Lot 1, D. Castilla Subdivision, Hidalgo County, Texas; 1809 South 23rd Street. **(CUP2023-0030)**
7. Request of Agapito Torres, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Automotive Service and Repair (mechanic shop), at the East 25 feet of Lot 19 and all of Lots 20 and 21, Block 7, West Addition to McAllen, Hidalgo County, Texas; 2224 Houston Avenue. **(CUP2023-0040)**
8. Request of Israel Villarreal III, for a Conditional Use Permit, for one year, an adoption of an ordinance, for a bar (80's Brewery) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K. **(CUP2023-0035)**
9. Request of Shawn Boreta on behalf of Rhodes Property Management for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park at Lot 1, Community Center at Tres Lagos Subdivision; Hidalgo County, Texas; 4900 Tres Lagos Boulevard. **(CUP2023-0041)**
10. Request of Irma Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar at Lot 25 and the West ½ of Lot 26, Gartman's Subdivision, Hidalgo County, Texas; 1113 Upas Avenue. **(CUP2023-0037)**

**b) SUBDIVISION:**

1. Balboa Acres, The West ½ of Lot 25, Block 25, Subdivision; 3310 Covina Avenue-Margarita Torres and Eliazar Zamora **(SUB2023-0033) (FINAL) SE**

**3) CONSENT:**

- a) Kalo Subdivision, 2609 Monte Cristo Road, Diana Rosales **(SUB2023-0018) (FINAL) REG**
- b) Habitat Village Subdivision, 2700 Trenton Road, Habitat Developers, LLC. **(SUB2022-0130) (FINAL) SEC**

**4) SUBDIVISIONS:**

- a) Oak Valley Subdivision, 9600 North Bryan Road, Oak valley 1 LP **(SUB2022-0086) (FINAL) BIG**
- b) ARCA Subdivision, 3501 Highway 83, Jorge and Oliva Hi **(SUB2023-0031) (PRELIMINARY) SEA**
- c) McAllen City Center Subdivision, 1300 South 10th Street, McAllen City Center, Ltd. **(SUB2023-0032) (PRELIMINARY) SEC**

**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, April 18, 2023

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 14<sup>th</sup> day of April 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 14<sup>th</sup> day of April 2023

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Jessica Cavazos, Administrative Supervisor