

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 22, 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 the minutes for the August 8, 2023 meeting.

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Ricardo Vega and Melinda V. Vega on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for three years, and adoption of an ordinance, for an Event Center (Picture Venue) at 4.983 acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 6712 North Bentsen Road. **(CUP2023-0094)**
2. Request of Samuel Avila on behalf of Cigar Bar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 & 2214. **(CUP2023-0096)**
3. Request of Dionicio D. Longoria, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop and Art Gallery, at Lot 4, Block 4, Orange Terrace Subdivision, NO. 3. Hidalgo County, Texas: 1013 Pecan Boulevard, Suite B. **(CUP2023-0097)**
4. Request of Oralía Davila on behalf of Iglesia Casa de Refugio y Restauración Pentecostes Inc. for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Church) at Lots 7, 8, and 9, Block 1, Young's Subdivision, Hidalgo County, Texas; 21 South 24th Street. **(CUP2023-0092)**  
**(TABLED ON 8/8/2023.)**

##### b) REZONING:

1. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 0.878 acres out of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 3925 North Bentsen Road. **(REZ2023-0043)**

2. Rezone from R-1 (single family residential) District to R-3A (multifamily apartment residential) District: 76.461 acres (77.76 acres deed call), being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, said 77.76 acre tract also being all of Lots 17, 18, 19, 20, 21, 22, 23, and 24, Palmland Groves, Hidalgo County, Texas; 12501 North Rooth Road. **(REZ2023-0036)(TABLED ON 8/8/2023)**

### 3) CONSENT:

- a) Villas on Bentsen Subdivision, 5912 N. 42nd Street, Carlo and Brooke Cantu, **(SUB2023-0086) (FINAL) QHA**

### 4) SUBDIVISIONS:

- a) Austin 495 Plaza Subdivision, 4101 Pecan Boulevard, Jinguo Liu **(SUB2022-0126) (REVISED PRELIMINARY) TE (TABLED ON 8/8/2023)**
- b) Melissa Palma Estate Subdivision, 400 Northgate Lane, Cesar Palma and Melissa Ann Tijerina **(SUB2023-0078) (PRELIMINARY) RDE**
- c) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0053) (REVISED PRELIMINARY) RDE**
- d) ZOHO Corporation Subdivision, 3300 South Ware Road, City Of McAllen **(SUB2023-0077) (PRELIMINARY) CH**
- e) Sharpless Square, 3501 Auburn Avenue, Moon City Endevors, LLC **(SUB2023-0083) (PRELIMINARY) RDE**
- f) Barton Subdivision, 8501 North Main Street; Antonio Esparza **(SUB2023-0082) (PRELIMINARY) TE**
- g) Bright Woods Subdivision, 2700 Sprague Road, Star Trail Holdings, LLC, **(SUB2023-0084) (PRELIMINARY) S2E**

### 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, August 22, 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 18<sup>th</sup> day of August 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 18<sup>th</sup> day of August 2023

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Jessica Cavazos, Administrative Supervisor