

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 20, 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 June 6, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Ricardo Ramos, on behalf of The Vineyard Wine Lounge, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Boutique Wine Shop at Lot 10, Block 3, Club Addition Amended Subdivision, Hidalgo County, Texas; 125 East Pecan Boulevard. **(CUP2023-0062)**
2. Request of Rolando Limon, on behalf of Arbol de Fe Esperanza y Amor, for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for an Institutional Use (church) at Lot 1, Town & Country Subdivision, Hidalgo County, Texas; 4300 North 2nd Street. **(CUP2023-0064)**
3. Request of Miguel Carlos Macias Padilla, for a Conditional Use Permit, for one year, for an Institutional Use (beauty school), at Lots 11 & 12, Block 1, South Main Street Subdivision, Hidalgo County, Texas; 1912 & 1916 South Main Street. **(CUP2023-0066)**
4. Request of Maria D. Acuna, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an outdoor commercial recreation (soccer fields), at 1.405 acre tract (deed) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2023-0067)**
5. Request of Moises Martinez De La Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for an automotive service and repair shop (mechanic shop), at Lot 5, Block 13, Young's Subdivision, Hidalgo County, Texas; 218 South 23rd Street. **(CUP2023-0072)**

6. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (The Bearded Lady), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q. **(CUP2023-0073)**
7. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar & Grill Uptown), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites N1-N2. **(CUP2023-0074)**
8. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Love Buzz), at the north 20 feet of Lot 1 & all of Lot 2 excluding the northwest 225 feet by 240 feet of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas; 3424 North 10th Street. **(CUP2023-0075)**
9. Request of Carlos Maldonado, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop, at Lots 4 and 5, McAllen Northwest Industrial Subdivision No. 2, Hidalgo County, Texas; 5000 North 23rd Street, Suite F. **(CUP2023-0068)**
10. Request of David A. Lisauckis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite H1. **(CUP2023-0076)**
11. Request of David A. Lisauckis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lots 9, 10 & 11, Block 2, Eltus Subdivision, Hidalgo County, Texas; 1116 Pecan Boulevard. **(CUP2023-0077)**
12. Request of Tomas Flores Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lots 10, 9 & 8, 21st Place Subdivision, Hidalgo County, Texas; 2005 Nolana Avenue. **(CUP2023-0078)**

**b) REZONING:**

1. Rezone from R-1 (single-family residential) District to R-3A (multi-family apartment residential) District: An 8.11 acre tract out of Lot 9, E.M. Card Survey No.1, Hidalgo County, Texas; 9228 North Bicentennial Boulevard. **(REZ2023-0021)(TABLED ON 6/6/2023)**
2. Rezone from C-1 (office building) District to C-2 (neighborhood commercial) District: South 161.6 feet of the West 212.0 feet of the East 10.04 acres of the West 20.04 acres of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4200 Pecan Boulevard. **(REZ2023-0024)**
3. Rezone from R-1 (single-family residential) District to R-3A (multifamily apartment residential) District: 2.025 acres, consisting of 1.493 acres out of a part or portion out of Lot 202, and 0.532 acre out of a part or portion out of Lot 205, Pride O' Texas Subdivision, Hidalgo County, Texas; 9212 North 36th Street. **(REZ2023-0025)**
4. Rezone from C-1 (office building) District to C-2 (neighborhood commercial) District: 0.32 of acre tract of land being a portion of Lot 57, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7612 North Ware Road. **(REZ2023-0026)**

### 3) CONSENT:

- a) Plaza Las Fuentes Fortis Subdivision, 5800 North 10th Street, Fortis Land Holdings, LLC and El Pitalon, LLP **(SUB2022-0093) (FINAL) RDE**
- b) Balderas Ranch Lots 1A and 1B Subdivision, 18500 North Moorefield Road, Leandro Balderas **(SUB2022-0101) (REVISED FINAL) REGA**

### 4) SUBDIVISIONS:

- a) Olive Grove Estates Subdivision, 3900 Lark Avenue, Mouayad Development, LLC **(SUB2023-0013) (REVISED FINAL) JHE**
- b) Brier Village Phase II Subdivision, 3925 North Bentsen Road, Garman Investments, LP **(SUB2023-0055) (PRELIMINARY) M&H**
- c) McAllen South Industrial Park Phase II Subdivision, 1401 Military Highway, MSIP Affiliates LTD **(SUB2023-0052) (PRELIMINARY) SEC**
- d) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0053) (PRELIMINARY) RDE**
- e) McAllen Oaks North Subdivision, 2701 State Highway 107, Mark Wilkins and Noe Gonzalez **(SUB2023-0015) (REVISED PRELIMINARY) MDCE**
- f) Limas Subdivision, 418 Frontera Road, Flor Aurora Limas **(SUB2023-0051) (PRELIMINARY) CHLH**
- g) McCollbak Subdivision, 2100 South McColl Road, Bakke Development **(SUB2023-0057) (PRELIMINARY) HA**
- h) Sycamore Terrace Subdivision, 1107 Tamarack Avenue, Samuel F. Vale **(SUB2023-0056) (PRELIMINARY) SEC**
- i) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC **(SUB2023-0054) AE**

### 5) ORDINANCE:

- a) Consideration and possible approval of an amendment to the zoning ordinance relating to carport special exceptions.

### 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, June 20, 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 16<sup>th</sup> day of June 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 16<sup>th</sup> day of June 2023,

---

**Jessica Cavazos, Administrative Supervisor**