

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 3, 2023 - 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) Approval/disapproval of the minutes for the September 19, 2023 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Emilio D. Santos Jr., for a Conditional Use Permit, for one year, and adoption of an ordinance for a restaurant/bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue. **(CUP2023-0129)**
2. Request of Pedro A. Rodriguez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Space with mixed use - BYOB at Lot 10 and N 10' of Lot 11, Block 13, North McAllen Subdivision, Hidalgo County, Texas; 610 North Main Street, Suite B & C **(CUP2023-0107)**
3. Request of Maria I. Salazar, for a Conditional Use Permit, for two years, and adoption of an ordinance for a Home Occupation (beauty salon), at .55 acres out of Lot 327, John H. Shary Subdivision, Hidalgo County, Texas; 5009 Buddy Owens Boulevard. **(CUP2023-0122)**
4. Request of Jorge L. Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance for a food truck park at 1 tract of land North of Railroad Right of Way between 10th & 11th Streets South of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue. **(CUP2023-0123)**

b) REZONING:

1. Rezone from to R-1 (single-family residential) District to R-3C (condominiums) District: 0.845 acre (36,821.51 sq. ft.) tract being called 0.30 acre tract of land, more or less, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7809 North Ware Road 7801 North Ware Road. **(REZ2023-0047)**

3) SITE PLAN

- a) Site plan approval for LOT 1B, La Plaza Phase 1A Subdivision, Hidalgo County, Texas; 2200 South 10th Street. **(SPR2023-0038)**

4) SUBDIVISIONS:

- a) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An. **(SUB2022-0146) (REVISED PRELIMINARY) (TABLED ON 09/19/2023) SEA**
- b) Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas **(SUB2022-0034) (PRELIMINARY 6-MONTH EXTENSION) Trevino Engineering**
- c) Victoria's Oaks Subdivision, 2700 North Taylor Road, Victoria Alvarez **(SUB2023-0101) (PRELIMINARY) JHE**
- d) Harvest Cove Subdivision, 2501 North Ware Road, Erickson Construction **(SUB2023-0104) (PRELIMINARY) M&H**
- e) D' Costa Subdivision, 801 North 23rd Street, D. Costa Inc. **(SUB2023-0100) (PRELIMINARY) SEA**
- f) Northgate Estates Subdivision, 1900 Northgate Lane, Urban City Developers, LLC **(SUB2023-0034) (REVISED PRELIMINARY) Turbo Engineers**
- g) Quinta Luz Subdivision, 4300 Pecan Boulevard, Alvarado Iglesias **(SUB2023-0099) (PRELIMINARY) SEA**
- h) Huerta Subdivision, 11501 North Bryan Road, Luis Roberto Huerta **(SUB2023-0103) (PRELIMINARY) SEA**
- i) Santoy Subdivision, 3321 Highway 83, Juan F. Santoy **(SUB2023-0105) (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, October 3, 2023

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 29th day of September 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 29th day of September 2023,

Jessica Cavazos, Administrative Supervisor