

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 19, 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 August 22, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Robert Wilson, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar (Eddies) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G **(CUP2023-0101)**
2. Request of Eric R. Pena, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar and Grill) at N98.5' Lot 1 Block 1 , Fairway North Subdivision, Hidalgo County, Texas; 2001 South 10th Street. **(CUP2023-0102)**
3. Request of Sandra L. Gomez on behalf of Desperado Saloon, for a Conditional Use Permit, for one year, for a bar (Desperado Saloon), at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. **(CUP2023-0106)**
4. Request of Eziquel Oritz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Eutopia) at Lot 3, North Park Village Subdivision Phase 2, Hidalgo County, Texas; 1200 Auburn Avenue Suite 320. **(CUP2023-0115)**
5. Request of Magda Villarreal for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at Lot 35, Block 2, Colonia McAllen No. 2 Subdivision, Hidalgo County, Texas; 2220 South 26th Street. **(CUP2023-0105)**
6. Request of Shahid Rashid for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 7 and 8, Block 45, North McAllen Subdivision, Hidalgo County, Texas; 220 North Main Street. **(CUP2023-0108)WITHDRAWN**

7. Request of Victoria Ortega for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas; 601 East Nolana Avenue. **(CUP2023-0109)**
8. Request of Florentino Obregon Jr., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (church), at Lot 15, Espensen Industrial Park Subdivision Unit No. 3, Hidalgo County, Texas; 2600 Zinnia Avenue. **(CUP2023-0113)**
9. Request of Miguel A. Vargas, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar, at Lots 1 and 2, Mejia Subdivision Unit No.1, Hidalgo County, Texas; 2000 Nolana Avenue. **(CUP2023-0116)**
10. Request of Humberto Ramos Martinez, for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet (storage shed) at Lot B1, Aim Media Subdivision, Hidalgo County, Texas; 1324 East Nolana Avenue. **(CUP2023-0110)**
11. Request of Mario Almodovar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Hooka Bar, at Lot 1, Gateway Plaza Shopping City Subdivision S85'-N300', Hidalgo County, Texas; 1215 South 10th Street, Suite D. **(CUP2023-0117)**
12. Request of Ramon R. Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East Highway 83. **(CUP2023-0119)**
13. Request of Armando Rios, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand for Raspadin, at E96.53' N127.55'- Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 2309 Galveston Avenue. **(CUP2023-0120)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to R-3A (multifamily apartment residential) District: 5.411 acres, more or less, out of Lot 27, La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 3401 La Lomita Road. **(REZ2023-0044)**
2. Initial Zoning to R-1 (single-family residential) District: 1.09 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 4800 Auburn Avenue. **(REZ2023-0045)**
3. Initial Zoning to R-1 (single-family residential) District: 24.54 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 8100 North Taylor Road. **(REZ2023-0046)**

3) SITE PLAN:

- a) Site plan approval for Lots 38 to 43, IGOA Business Campus Subdivision Phase I, Hidalgo County, Texas; 4101 North M Street. **(SPR2022-0069)**

- b) Site plan approval for Lot 3A, Shops At 29 Subdivision, Hidalgo County, Texas; 2800 Expressway 83. **(SPR2023-0035)**

4) SUBDIVISIONS:

- a) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0102) (FINAL) RDE**
- b) Estancia at Tres Lagos Phase III Subdivision, 4800 Town Lake Drive, Rhodes Development, Inc. **(SUB2022-00121) (FINAL) M&H**
- c) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An. **(SUB2022-0146) (REVISED PRELIMINARY) SEA**
- d) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties, LLC, **(SUB2023-0094) (PRELIMINARY) M2E**
- e) Moorefield Development Subdivision, 9936 North Moorefield Road, SAMES Inc. **(SUB2023-0098) (PRELIMINARY) SAMES**
- f) JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana **(SUB2023-0064) (REVISED PRELIMINARY) AE**
- g) Bentsen Oaks Phase I Subdivision, 7401 North Bentsen Road, Guzman Construction **(SUB2020-0057) (REVISED PRELIMINARY) SEC**
- h) Bentsen Oaks Phase II Subdivision, 7401 North Bentsen Road **(Rear)**, Sergio Guzman **(SUB2023-0095) (PRELIMINARY) SEC**
- i) Norlola Subdivision, 700 South 8th Street, Lola Properties, LLC, John Paul & Nora Sandoval **(SUB2023-0096) (PRELIMINARY) MAS**
- j) STC West 30 Subdivision, 1101 North Ware Road, STC – Facilities Planning & Construction **(SUB2023-0097) (PRELIMINARY) PCE**

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 19, 2023

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 15th 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 15th day of September 2023,

Jessica Cavazos, Administrative Supervisor