

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, SEPTEMBER 7, 2022 - 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) Minutes from the meeting held August 16, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of John A. Simon, for a Conditional Use Permit, for one year, for a Bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue. **(CUP2022-0115)**
2. Request of Yair Cruz for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at East 91.2 feet of Lot 1, Lot 2 and South 30.57 feet of Lot 3, Block 2, Excluding the South 16 feet, West 48.8 feet of Lot 2, McAllen Addition Subdivision, Hidalgo County, Texas; 1100 Austin Avenue. **(CUP2022-0119)**
3. Request of Vincent G. Huebinger on behalf of SBA Communications, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a personal wireless service facility, at a 750 sq. ft. lease area and a 20 feet wide access and utility easement out of Lot 4, Block 3 (Railroad Right of Way), Steele and Pershing Subdivision, Hidalgo County, Texas; 151 East Trenton Road. **(CUP2022-0113)**
4. Request of Javier Hernandez on behalf of Pendulum Development Inc. 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 Addition, Hidalgo County, Texas, 220 North Main Street. **(CUP2022-0120)**
5. Request of Ricardo Vega and Melinda V. Vega on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for one year, 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. **(CUP2022-0117)**

6. Request of Shawn M. Mendiola on behalf of Stick Lizards Bar and Grill for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar and grill at Lot 25 and the West ½ of Lot 26, Gartman's Subdivision, Hidalgo County, Texas; 1113 Upas Avenue. **(CUP2022-0118)**

b) SUBDIVISIONS:

1. Nolana Town Center Phase II, Lots 1A, 2A, & 3A, 1124 East Nolana Avenue, Texas Community Bank **(SUB2022-0029)(FINAL)SEC**

3) SITE PLAN:

- a) Site plan approval for LOT 1, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3224 Buddy Owens Boulevard. **(SPR2019-0009)**
- b) Site Plan approval for LOT 2, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3228 Buddy Owens Boulevard. **(SPR2022-0039)**
- c) Site plan approval for LOT 1, TNB 3 Subdivision, Hidalgo County, Texas; 6901 North 10th Street. **(SPR2022-0027)**

4) CONSENT:

- a) Villas de Allende Subdivision, 1600 North Taylor Road, DG and GG Investments, LLC **(SUB2021-0033)(REVISED FINAL)(Previously Approved as Taylor View)SEC**
- b) Nolana Retail Subdivision, 1300 East Nolana Avenue, South Padre Retail Center LTD **(SUB2020-0036)(REVISED FINAL)AEC**
- c) Chaises De Jardin Subdivision, 2501 Rusell Road, Jane Cross **(SUB2022-0099)(FINAL)MDCE**
- d) Frontera Forest Subdivision, 1721 Frontera Road, Robert H. Crane **(SUB2022-0096)(FINAL)CH**

5) SUBDIVISIONS:

- a) Park Terrace Subdivision, 3601 North Jackson Road, Domain Development Corp. **(SUB2021-0114)(REVISED FINAL)M&H**
- b) Depot Estates Subdivision, 7008 North 23rd Street, Rainbow Falls Properties, LLC **(SUB2021-0012)(FINAL)M&H**
- c) Rancho Subdivision Lots 31A, 31B, and Lots 33A, 33B, 5311 South 28th Street, Viridiana Suchil **(SUB2022-0098)(PRELIM)SE**
- d) San Felipe on Northgate Lane Subdivision, 400 Northgate Lane, Fortis Land Holdings, LLC **(SUB2022-0094)(PRELIM)RDE**

- e) Hidalgo County Head Start Outdoor Learning Environments and Discovery Classrooms Subdivision, 1901 State Hwy 107, Hidalgo County **(SUB2022-0102)(FINAL)HCDD1**
- f) Fortis Plaza Las Fuentes Subdivision, 5700 North 10th Street, Fortis Land Holdings, LLC and El Pistalon, LLP **(SUB2022-0093)(PRELIM)RDE**
- g) Matias Estates Subdivision, 11600 North Rooth Road, Matias Gonzalez **(SUB2022-0097)(PRELIM)SE**

6) INFORMATION ONLY:

- a) City Commission Actions: August 22, 2022

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: Wednesday, September 7, 2022

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 2nd day of September 2022 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 2nd day of September 2022

Jessica Cavazos, Administrative Supervisor