

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JUNE 21, 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 for the Meeting held on June 7, 2022

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Request of Skuadra Construction for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for a Guest House at Lot 17, Estancia At Tres Lagos Subdivision, Hidalgo County, Texas; 4604 Estancia Parkway Avenue. **(CUP2022-0070)**
2. Request of Ramon Almaguer for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. **(CUP2022-0078)**
3. Request of Fiesta Liquor for a Conditional Use Permit, for one year, and adoption of an ordinance for a liquor store, at the West 113.49 feet of Lot 1 and the West 113.44 feet of Lot 2, Block 1, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas, 301 North Ware Road, Suite B. **(CUP2022-0075)**
4. Request of The Rockwell Taphouse & Grill 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. **(CUP2022-0076).**
5. 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 and 11, Block 2, Eltus Subdivision, Hidalgo County, Texas, 1116 Pecan Boulevard. **(CUP2022-0077)**
6. Request of Olga L. Salas, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand, at Lots 10-12, South 23rd Business Park Subdivision, Hidalgo County, Texas; 5002 South 23rd Street. **(CUP2022-0072).**

7. Request of Blanca I. Cantu, for a Conditional Use Permit, for one year, for an event center, at Trevino's Acre Subdivision and the south 60.62 ft., the north 355.78 ft. out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. **(CUP2022-0067) TABLED SINCE 6/7/2022.**

3) SITE PLAN:

- a) Site plan approval for Lot N1, Lot N-1 Beck Industrial Area Subdivision, 1920 North 23rd Street **(SPR2022-0018)**
- b) Site Plan Approval for Lot 1, VMAT subdivision, 3801 Yuma Avenue **(SPR2022-0007)**
- c) Revised site plan approval for Lot 3B, Lots 3A and 3B Nolana Wal-Mart Subdivision; 2300 Nolana Avenue **(SPR2022-0028)**
- d) Site plan approval for Lot 10A, Amended Map of McAllen Convention Center, Lots 9A & 10A; 501 South Ware Road. **(SPR2022-0009)**

4) CONSENT:

- a) CAP Nolana Storage, LLC., 4013 North 29th Street, Said A Shaib **(SUB2022-0066) (FINAL)BCD**
- b) AEP James Rowe Substation Subdivision, Lot 1 (NON-HABITABLE), 1621 North Ware Road, P. Todd Ireland **(SUB2022-0065) (FINAL)STP**
- c) De La Torre Subdivision, 612 South 8th Street, Rafael De la Torre **(SUB2022-0019) (FINAL)MAS**

5) SUBDIVISIONS:

- a) Frontera Forest Subdivision, 1721 Frontera Road, Robert H. Crane **(SUB2022-0059) (PRELIMINARY)CH**
- b) Hinojosa Commercial Plaza Subdivision, 2413 North 23rd Street, Aleyda Enterprises, LLC **(SUB2022-0063)(PRELIMINARY)SEA**
- c) Replat of Lot 2 Bann Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC **(SUB2022-0061)(PRELIMINARY)STIG**
- d) Andara Apartments at Ware Subdivision, 8200 North Ware Road, Gloria B. Brady **(SUB2022-0062)(PRELIMINARY)BIG**

6) INFORMATION ONLY:

- a) City Commission Actions : June 13, 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: Tuesday, June 21, 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 17th day of June 17, 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 17th Day of June 2022

Jessica Cavazos, Administrative Supervisor