

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 20, 2024 - 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 August 6, 2024 will be on the September 11, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Mario Gutierrez on behalf of 3BU Family Limited Partnership, for a Conditional Use Permit, for one year, for an Event Center and Food Truck at Lot A, Arapaho Subdivision, Hidalgo County, Texas, 4108 North 10th Street Ste. 900-1000. **(CUP2024-0079)**
2. 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. **(CUP2024-0081)**
3. Request of Rogelio Garza III on behalf of Pamm Family Properties, LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Hemp Dispensary), at North ½ of Lot 19, Block 1, Eltus Subdivision, Hidalgo County, Texas; 1631 North 10th Street. **(CUP2024-0082)**
4. Request of Efraim T. Vela on behalf of Dev Harvey, LLC. for a Conditional Use Permit, for life of use, and adoption of an ordinance for parking facility, at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive. **(CUP2024-0084)**
5. Request of Jessica Aguilar on behalf of Jose A. Chanin, 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 W. Nolana Avenue, Suites N1-N2. **(CUP2024-0086)**
6. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, for a Bar & Grill, at a Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q. **(CUP2024-0087)**

b) REZONING:

1. Rezone from C-3L (light commercial) District to C-3 (general business) District: Block 4-A, Blocks 4-A & 5-A North Park Estates Unit No. 2 Subdivision, Hidalgo County, Texas; 1701 Dove Avenue. **(REZ2024-0043)**

3) SUBDIVISIONS:

- a) Valencia Marketplace Lots 6D and 6E Subdivision, 1300 Trenton Road, Chapa Blue Management, LLC **(SUB2024-0046) (FINAL) IEG**
- b) McAllen City Center Subdivision, 1300 South 10th Street, McAllen City Center, Ltd. **(SUB2023-0032) (REVISED PRELIMINARY) SEC**
- c) El Tacolote Subdivision, 1701 Monte Cristo Road, Juan P. Lopez & Faviola V. Castro **(SUB2024-0082) (PRELIMINARY) STIG**
- d) Vista Paloma Subdivision, 5200 North Taylor Road, Robert A. Dyer **(SUB2024-0084) (PRELIMINARY) SWGE**
- e) Triple "B" Mobile Park II Subdivision, 10505 North 10th Street, FWW Inc. **(SUB2024-0055) (REVISED PRELIMINAR) BDE**
- f) Taylor Villas Subdivision, 2021 South Taylor Road, Synergy a Real Estate Alliance LLC **(SUB2024-0089) (PRELIMINARY) M&H**
- g) Balboa Acres Subdivision, The East Half of Lot 19, Block 27, 3508 Elmira Avenue, Rocio Granados and Jorge Jimenez **(SUB2024-0086) (PRELIMINARY) ASE**
- h) Oaks at Northgate Subdivision, 1921 Northgate Lane, Oscar and Rosie V. Sotelo Living Trust **(SUB2024-0087) (PRELIMINARY) REGA**
- i) Orangewood South Lots 19A & 20A Subdivision, 3800 Burns Drive, Juan & Leticia Pena **(SUB2024-0083) (PRELIMINARY) SEC**
- j) Habitat at Ware Subdivision, 6201 North Ware Road, Habitat Development Group LLC **(SUB2024-0001) (REVISED PRELIMINAR) SEC**
- k) Estancia at Tres Lagos Phase IV Subdivision, 4900 Town Lake Drive, Rhodes Development, Inc. **(SUB2024-0088) (PRELIMINARY) M&H**
- l) Taj Plaza Storage Subdivision, 4108 North 10th Street, 3BU Family Limited Partnership **(SUB2024-0081) (PRELIMINARY) M&H**
- m) Taylor Valley Estates Subdivision, 1300 North Taylor Road, GOTU Development, LLC **(SUB2024-0072) (FINAL) M&H**
- n) The District Phase III Subdivision, 1301 Auburn Avenue, Domain Development Corp. **(SUB2024-0048) (FINAL) M&H**

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, August 20, 2024

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 16th day of August 2024 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 16th day of August 2024,

Jessica Cavazos, Administrative Supervisor