

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 6, 2024 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 of minutes for the June 18, 2024 meeting
- b) Approval of minutes for the July 10, 2024 meeting

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Enrique Martinez, Jr., for a Conditional Use Permit, for one year, for a nightclub (Hillbilly's) at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas, 6000 North 10th Street. **(CUP2024-0070)**
2. Request of Maria D. Acuna, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an outdoor commercial recreation (soccer fields), at 1.405 acre tract (deed) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2024-0072)**
3. Request of Ricardo and Connie Aguirre, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a guest house at Lot 43, Villa Norte NO. 3, Subdivision, Hidalgo County, Texas, 1500 Fullerton Avenue. **(CUP2024-0073)**
4. Request of United Covenant Ministries of South Inc. on behalf of JIM & MARY KAY MOFFITT FAMILY LTD, for a Conditional Use Permit for a Church, for One (1) year, at Lot 4, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1428 East Laurel Avenue. **(CUP2024-0074)**
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 & 11, Block 2, Eltus Subdivision, Hidalgo County, Texas; 1116 Pecan Boulevard. **(CUP2024-0076)**
6. Request of Brandon Solis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at a 5.12 acre tract of land out of Lot "A", Boggus

Subdivision, and out of Lot 2, S.C. Quimby Subdivision, Hidalgo County, Texas; 906 East US Highway 83. **(CUP2024-0077)**

7. Request of David A. Lisauckis, 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 West Nolana Avenue, Suite H1. **(CUP2024-0078)**
8. Request of Bianca Cerda on behalf of Hootspace, LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a smoke shop (CBD store) at Lot A, The Executive Steak House Subdivision, Hidalgo County, Texas; 1500 North 23rd Street, Suite 140 & 150. **(CUP2024-0080)**

**b) REZONING:**

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: A 0.909 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(FRONT). (REZ2024-0036)**
2. Rezone from A-O (agricultural open space) District to C-3 (general business) District: A 0.182 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(MIDDLE). (REZ2024-0038)**
3. Rezone from A-O (agricultural open space) District to R-1 (single family residential) District: A 0.758 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(REAR). (REZ2024-0037)**
4. Rezone from R-1 (single family residential) District to C-1 (office building) District: A 1.201 acre tract being out of the South 10.0 acres of that part of Lot 2, Block 9, A. J. McColl Subdivision, Hidalgo County, Texas; 3920 South Jackson Road **(REZ2024-0040)**
5. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot 1, Idela's Corner Subdivision, Hidalgo County, Texas; 4524 South Ware Road **(REZ2024-0041)**
6. Rezone from R-3A (multifamily residential apartments) District to C-4 (commercial industrial) District: A 0.546 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road **(Rear). (REZ2024-0039)**

### 3) SUBDIVISIONS:

- a) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082) (REVISED PRELIMINARY) TUE (Tabled on 07/29/2024)**
- b) The Cue Subdivision, 2801 South 10th Street, City of McAllen **(SUB2024-0080) (PRELIMINARY) PCE**
- c) Norlola Subdivision, 700 South 8th Street, Lola Properties, LLC, John Paul and Nora Sandoval **(SUB2023-0096) (REVISED PRELIMINARY) MAS**
- d) Las Comadres No. 12 Subdivision, 24100 North Moorefield Road, Carkis, L.P. **(SUB2024-0079) (PRELIMINARY) M&H**
- e) Vacating a Portion of Racquet Club Subdivision and Replat to Park West Subdivision, 11201 North 10th Street, Domain Development, Corp. **(SUB2024-0078) (PRELIMINARY) M&H**
- f) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2024-0077) (PRELIMINARY) 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 6, 2024

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> day of August 2024,

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**Jessica Cavazos, Administrative Supervisor**