

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 19, 2023 - 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/disapproval for the November 21, 2023 meeting
- b) Approval/disapproval for the December 5, 2023 minutes

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Jose A. Cordon, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand (Charlie's Tasty Raspas) at Lot 1, All-In-One No. 4 Subdivision, Hidalgo County, Texas; 6221 N. 23rd Street **(CUP2023-0159)**.
2. Request of Eric Young, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand (Young's Snow Wiz) at Lots 1-6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1905 N. 23rd Street **(CUP2023-0162)**.
3. Request of Juan de Dios Hernandez, for a Conditional Use Permit, for one year, and adoption of an Ordinance for an Event Center at Lots 11 & 12, Spring Glen Subdivision, Hidalgo County, Texas, 628 North McColl Road **(CUP2023-0163)**
4. Request of Richard X. Perez, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a smoke shop at Lot 1, Rooth Crossing Subdivision, Hidalgo County, Texas, 2825 Pecan Boulevard, Suite D. **(CUP2023-0165)**

##### b) REZONING:

1. Rezoning from A-O (agricultural and open space) District to R-3T (multifamily residential townhomes) District: 0.64 acre tract of land being out of Lot 10, Section 13, and 1.655 acre tract of land being out of Lot 10 and Lot 15, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7601 North 7th Street (East). **(REZ2023-0055)**

2. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: Lot 1, D. Castilla Subdivision, Hidalgo County, Texas; 1809 South 23rd Street. **(REZ2023-0057)**
3. Rezone from R-3A (multifamily residential apartment) District to C-4 (commercial-industrial) District: 2.781 acres out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 Highway 83 (rear). **(REZ2023-0054)**
4. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: 1.895 acres out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 Highway 83 (front). **(REZ2023-0058)**

c) SUBDIVISION:

1. Phares Subdivision Lot 5A, 2128 Cedar Avenue, Javier Martinez & Maria P. Hinojosa de Martinez **(SUB2023-0136) (FINAL) RDE**

3) CONSENT:

- a) Victoria's Oaks Subdivision, 2700 North Taylor Road, Victoria Alvarez **(SUB2023-0131) (FINAL) JHE**
- b) Nemont Estates Phase II Subdivision, 7100 Mile 6 Road, Nemont Estates II, LP **(SUB2022-0087) (REVISED FINAL) BIG**
- c) McAllen South Industrial Park Subdivision, 1501 Military Highway, MSIP Affiliates Ltd. **(SUB2021-0045) (REVISED FINAL) SEC**
- d) Fenix Estates Subdivision, 1000 East El Rancho Road, Mata G. Construction Inc. **(SUB2023-0109) (FINAL) OIME**

4) SUBDIVISIONS:

- a) Harvest Creek at Ware Phase I Subdivision, 2301 North Ware Road, Erickson Construction **(SUB2023-0011) (REVISED FINAL) M&H**
- b) Mayberry Hills Subdivision, 10400 North Mayberry Road, KABE Builders, LLC **(SUB2022-0053) (REVISED PRELIMINARY) MAS**
- c) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriella Vela **(SUB2023-0087) (REVISED PRELIMINARY) (TABLED ON 11/21/2023 & 12/5/2023) RDE**
- d) Club Addition Subdivision, 135 Quince Avenue, Heir Fund LLC **(SUB2023-0135) (PRELIMINARY) AEC**
- e) Parke at Nolana Subdivision, 3200 Nolana Avenue, Corporate Asset Partners LLC **(SUB2022-0077) (REVISED PRELIMINARY SIX-MONTH EXTENSION) M&H**
- f) McAllen City Center Subdivision, 1300 South 10th Street, McAllen City Center, Ltd. **(SUB2023-0032) (REVISED PRELIMINARY) SEC**

**g) RGV Cold Storage Boralis Subdivision, 1100 Military Highway, St. John River Group  
(SUB2023-0134) (PRELIMINARY) CHLH**

**h) McAllen Convention Center Lots 1B-1E Subdivision, 3400 Expressway 83, Palm Crossing  
II (SUB2023-0137) (PRELIMINARY) KH**

**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, December 19, 2023

**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***

**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 15<sup>th</sup> day of December 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 15<sup>th</sup> day of December 2023

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**Jessica Cavazos, Administrative Supervisor**