

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 5, 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) Minutes for the November 21, 2023 meeting to be uploaded on the next meeting packet (12/19/2023)

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jorge G. Martinez, for a Conditional Use Permit, for two years, and adoption of an Ordinance for an Event Center at Lot 5A, Kingwood Estates Subdivision Phase II, Hidalgo County, Texas, 5245 North 23rd Street. **(CUP2023-0156)**
2. Request of Jessica Aguilar on behalf of Fern Corporation C/O W. D. Moschel, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a bar (Thirsty Monkey) at North 20 feet of Lot 1 & all of Lot 2 excluding the Northwest 225 feet by 240 feet of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas, 3424 North 10th Street. **(CUP2023-0158)**

b) REZONING:

1. Rezoning from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhomes) District: 1.27 acre tract of land being out of Lot 10, Section 13, and 4.974 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 (West). **(REZ2023-0042).**
2. 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)**

3. Rezone from R-4 (mobile home and modular home) District to R-3T (multifamily residential townhouse) District: 6.59 acres more or less, consisting of the South 5 acres out of Lot 187, John H. Shary Subdivision and 1.59 acres being the North 52.5 feet of abandoned canal right-of-way between Lots 177 and 187, John H. Shary Subdivision, Hidalgo County, Texas; 1301 South Taylor Road. **(REZ2023-0056)**

**3) CONSENT:**

- a) Santoy Subdivision, 3321 Highway 83, Juan F. Santoy **(SUB2023-0129) (FINAL) SEC**

**4) SUBDIVISIONS:**

- a) Garden Rose Subdivision, 1200 East Yuma Avenue, Edgar Escobedo **(SUB2023-0020) (REVISED PRELIMINARY) MAS**
- b) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi **(SUB2023-0133) (PRELIMINARY) SEC**
- c) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriella Vela **(SUB2023-0087) (REVISED PRELIMINARY) (TABLED ON 11/21/2023) RDE**

**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 5, 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***

**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 1<sup>st</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 1<sup>st</sup> day of December 2023

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**Jessica Cavazos, Administrative Supervisor**