

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 21, 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 of minutes for the February 7, 2023 meeting.

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Rachelle G. Rafols, for a Conditional Use Permit, for one year, for a Home Occupation (Cleaning Services) at Lot 54, Meadow Ridge, Hidalgo County, Texas, 4922 North 47th Lane. **(CUP2023-0005)**
2. Request of Rebeca Acosta for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for a Single Family Dwelling on a commercial lot, Lot 19, Block 35, Hammond Addition, Hidalgo County, Texas; 2220 Beaumont Avenue. **(CUP2023-0009)**
3. Request of Eziquiel Ortiz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar and restaurant (76 Bar and Kitchen) at Lot A-1, Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suites S, T, R. **(CUP2023-0007)**
4. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar/cigar shop, at Lot 2-A, Lots 2-A and 2-B, Valram Heights Subdivision, Hidalgo County, Texas, 2801 Expressway 83, Bldg 200, Suites 280-290. **(CUP2023-0008).**
5. Request of Noble Texas Builders, on behalf of McAllen Independent School District, for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for an institutional use for a high school, at Steele & Pershing N661.40'-E1207.25', Lot 1, Blk 11 exc an irr tr S375.30'-E513.14' 14.9 acres net, Hidalgo County, Texas, 801 East Lakeview Drive. **(CUP2023-0012)**

**b) REZONING:**

1. Rezone from R-1 (single-family residential) District to C-3 (general commercial) District: 6.84 Acres (Tract 3), of the South 9 Acres of the North 20 Acres of Lot 80, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 6201 North Ware Road **(REZ2023-0003)**

**c) SUBDIVISION:**

1. Rancho Lots 31A, 31B, and 33A, 33B Subdivision, 5311 and 5401 South 28th Street, Viridiana Suchil**(SUB2023-0006)(FINAL)SEA**

**3) CONSENT:**

- a) Tercer Milenium Taylor, 7201 North Taylor Road, New Millennium L. Investments, Inc. **(SUB2023-0008)(FINAL)SE**
- b) MAE Subdivision, 2301 La Vista Avenue, Irineo Aguilar, Jr. **(SUB2023-0007)(FINAL)REGA**

**4) SUBDIVISIONS:**

- a) Villas on Bentsen Subdivision, 5912 N. 42nd Street, Carlo and Brooke Cantu **(SUB2023-0001)(REVISED PRELIMINARY)QHA**
- b) Las Brisas Phase I Subdivision, 3101 Monte Cristo Road, Rhodes Development Inc. **(SUB2023-0009)(PRELIMINARY)M&H**
- c) Stewart Valley Subdivision, 9901 North Stewart Road, Betterra Developments, LLC. **(SUB2023-0010)(PRELIMINARY)M&H**
- d) Mikada Subdivision, 5000 Pecan Boulevard, Mikada, LLC. **(SUB2023-0014)(PRELIMINARY)JHE**
- e) McAllen Oaks North Subdivision, 2701 SH 107, Mark Wilkins and Noe Gonzalez **(SUB2023-0015) (PRELIMINARY)MDCE**

**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, February 21, 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 17<sup>th</sup> day of February 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 17<sup>th</sup> day of February 2023

---

**Jessica Cavazos, Administrative Supervisor**