

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 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/disapproval of the minutes for the January 24, 2024 meeting

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of South Texas Development and Construction on behalf of Armando Rios, for a Conditional Use Permit, for one year, for a portable food concession stand with a kitchen addition, at E96.53' N127.55'- Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 2309 Galveston Avenue. **(CUP2024-0003)**
2. 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, Valram Heights Subdivision, Hidalgo County, Texas, 2801 West Expressway 83, Bldg 200, Suites 280-290. **(CUP2024-0002).**
3. Request of Rodolfo Flores III, for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke shop, at Lots 1, 2 & 3, Falcon Addition Subdivision, Hidalgo County, Texas, 821 North 23rd Street, Suite 160. **(CUP2024-0004).**
4. Request of Mario Gamas on behalf of Iglesia Gente Con Proposito, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 7, Shasta Commercial Plaza Phase II Subdivision, Hidalgo County, Texas; 2509 Buddy Owens Boulevard. **(CUP2024-0001)**

##### b) REZONING:

1. Rezone from R-1 (single family residential) District to R-3C (multifamily residential condominiums) District: 7.207 acres out of Lot 2, Block 9, A.J. McColl Subdivision, Hidalgo County, Texas; 3908 South Jackson Road, Unit D. **(REZ2023-0064)**

#### 3) SITE PLAN:

- a) Site plan approval for Lot 1A, Palmridge Park Lot 1A Subdivision, Hidalgo County, Texas; 2100 South McColl Road. **(SPR2023-0037)**
- b) Site plan approval for Lot 2, La Vista Commerce Subdivision, Hidalgo County, Texas; 2301 North 23<sup>rd</sup> Street. (SPR2023-0046).

**4) CONSENT:**

- a) Parke at Nolana Subdivision, 3200 Nolana Avenue, Corporate Asset Partners, LLC **(SUB2023-0024) (FINAL) M&H**
- b) Mayberry Hills Subdivision, 10400 North Mayberry Road, 22 Real Estate, LLC **(SUB2024-0003) (FINAL) MAS**

**5) SUBDIVISIONS:**

- a) Villas at Ware Subdivision, 4900 North Ware Road (Rear), Rhodes Enterprises, Inc. **(SUB2023-0063) (REVISED PRELIMINARY) M&H**
- b) Taylor Villas Subdivision, 2021 South Taylor Road, Sergio Goveia **(SUB2022-0151) (PRELIMINARY 6-MONTH EXTENSION) MAS**
- c) 29th Sunrise Valley Subdivision, 8400 North 29th Street, DMJ Family Trust **(SUB2024-0007) (PRELIMINARY) SEC**
- d) Harvest Cove Phase II Subdivision, 2601 North Ware Road (Rear), Escanaba, LLC **(SUB2024-0008) (PRELIMINARY) M&H**
- e) McAllen Public Works Subdivision, 4001 North Bentsen Road, City of McAllen **(SUB2021-0024) (REVISED PRELIMINARY) COM**
- f) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero **(SUB2023-0068) (REVISED FINAL) SEA**
- g) Harvest Cove Phase I Subdivision, 2501 North Ware Road, Escanaba, LLC **(SUB2024-0005) (FINAL) M&H**
- h) Bright Woods Subdivision, 2700 Sprague Road, Star Trails Holdings, LLC **(SUB2024-0006) (FINAL) S2E**

**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 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 February 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 February 2024,

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**Jessica Cavazos, Administrative Supervisor**