

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 4, 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 meeting of April 2, 2024

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Shawn Boreta on behalf of Rhodes Enterprises, for a Conditional Use Permit for a food truck park, for one year, at Lot 1, Community Center at Tres Lagos Subdivision, Hidalgo County, Texas; 4900 Tres Lagos Boulevard. **(CUP2024-0049)**
2. Request of El Redentor a las Naciones on behalf of Jose E. Lugo, for a Conditional Use Permit for a Church, for life of use, at Lots 14-15, Block 9, Guerra's Addition Subdivision, Hidalgo County, Texas; 2016 Houston Avenue. **(CUP2024-0051)**
3. Request of Jesus F. Davila on behalf of Trenton Palms LLC, for a Conditional Use Permit for a Bar, for one year, at Lot 1, Valerie Subdivision, Hidalgo County, Texas; 7001 North 10th Street. **(CUP2024-0052)**
4. Request of Request of Brandon Solis on behalf of LA PLACITA RGV(AMENDED),LLC, for a Conditional Use Permit, for 1 year, for an Event Center, Hidalgo County, Texas; 2109 South 10th Street, Building 300, Suit 20 **(CUP2024-0057)**
5. Request of Luis A. Alvarez on behalf of BORBA,LLC for a Conditional Use Permit, for one year, for a food concession stand, at Lot 2, Redbud No. 2 Subdivision, Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2024-0058)**
6. Request of Alberto Martinez Chontal on behalf of Mymama Ltd., for a Conditional Use Permit, for one year, for Institutional Use (Church) at the north 120 feet of Lot 16, Alaniz Subdivision, Hidalgo County, Texas; 300 North 29th Street. **(CUP2024-0053)**

7. Request of Israel Villarreal III on behalf of Jose A. Chanin, for a Conditional Use Permit, for one year, for a Bar (80's Brewery) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K. **(CUP2024-0056)**
8. Request of Mario A. Salinas on behalf of Synergy a Real Estate Alliance, LLC, for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 12.51-acre tract out of the south 412.50 feet of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(CUP2023-0056)**
9. Request of Joseph M. Caporusso on behalf of CARCAP Enterprises, LTD., for a Conditional Use Permit for a parking facility, for life of use, at Lot 4, 5 & 6, Block 7, Fairfield Place Subdivision, Hidalgo County, Texas; 813 Kennedy Avenue. **(CUP2024-0054)**

**b) REZONING:**

1. Tract 1: Rezone from C-3 (general business) District to R-3T (multifamily residential townhouse) District: 0.170 acres out of Lot 52, out of Lots 35 to 68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road **(middle)**. **(REZ2024-0031)**  
  
Tract 2: Rezone from R-2 (duplex-fourplex residential) District to R-3T (multifamily residential townhouse) District: 2.227 acres out of Lots 52 through 54, out of Lots 35 to 68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road **(rear)**. **(REZ2024-0028)**
2. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 37, Bonham Unit No. 2 Subdivision, Hidalgo County, Texas; 2404 South 28th Street. **(REZ2024-0027)**
3. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 4, R. Martinez Family Subdivision, Hidalgo County, Texas; 1113 East Pineridge Avenue. **(REZ2024-0029)**

**c) SUBDIVISION:**

1. Club Addition Subdivision, 135 Quince Avenue, Heir Fund, LLC **(SUB2024-0056)**  
**(FINAL) AEC**

**3) SUBDIVISIONS:**

- a) Triple "B" Mobile Park II Subdivision, 10505 North 10th Street, FWW Inc. **(SUB2024-0055)**  
**(PRELIMINARY) BDE**
- b) Jain at Freddy Subdivision, 1001 Freddy Gonzalez Road, Nanak, Ltd. **(SUB2024-0058)**  
**(PRELIMINARY) SEC**
- c) Plantation Oaks North Lots 10A & 10B Subdivision, 12801 North Taylor Road, 5 A Construction, LLC **(SUB2024-0057)** **(PRELIMINARY) INCD**
- d) Las Nubes at Taylor Subdivision, 1301 South Taylor Road, ALPEG Properties, LLC **(SUB2024-0060)** **(PRELIMINARY) M2E**

- e) Aqualina at Tres Lagos Phase III Subdivision, 6617 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2023-0079) (REVISED FINAL) M&H**
  
- f) Mediterranean Subdivision, 13931 North Ware Road, Ancer Properties LLC **(SUB2023-0110) (REVISED PRELIMINARY) TRE**

**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, June 4, 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***

**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 31<sup>st</sup> day of May 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 31<sup>st</sup> day of May 2024

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Jessica Cavazos, Administrative Supervisor