

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 5, 2024 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD 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 September 20, 2024 SPECIAL Meeting.

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Request of John Geske/Union Nolana LLC. on behalf of South Padre Retail Center LTD., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lot 1, Nolana Retail Subdivision, Hidalgo County, Texas; 1300 East Nolana Avenue, Building 100, Suite 100. **(CUP2024-0111)**
2. Request of Jaime S. Ortiz on behalf of Nations for Christ Church Inc., for a Conditional Use Permit, for life of use, for an Institutional Use (church) at the South 309.95 feet of Lot 1, Central Christian Church II Subdivision, Hidalgo County, Texas; 1320 North Main Street. **(CUP2024-0112)**
3. Request of Ramon R. Martinez on behalf of Believe Investments, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East US Business 83. **(CUP2024-0114)**
4. Request of Jorge L. Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park at 1 tract of land North of Railroad Right of Way between 10th & 11th Streets South of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue. **(CUP2024-0118)**
5. Request of Katya Cantu on behalf of La Tambora Sinaloense LLC, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a bar at Lot 12, Mejia Subdivision Unit No. 1, Hidalgo County, Texas, 2022 Nolana Avenue. **(CUP2024-0121)**
6. Request of Clarrisa Margot Quesada, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a bar at Lots 7 & 8, 83 Citrus Grove Plaza Condominium Subdivision, Hidalgo County, Texas, 4037 West Expressway 83, Suite 120. **(CUP2024-0103)**

b) SUBDIVISION:

1. McAllen Townsite Lot 5A Block 59 (Previously 1501 Galveston Subdivision), 1501 Galveston Avenue, Champagne & Cavaliers Investments **(SUB2024-0103) (REVISED PRELIMINARY) BE**
2. Balboa Acres Subdivision, The East Half of Lot 9 Block 27, 3409 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0111) (FINAL)**
3. Balboa Acres Subdivision, The West Half of Lot 9 Block 27, 3411 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0110) (FINAL)**

3) CONSENT:

- a) Habitat at Hackberry Subdivision, 3302 Hackberry Avenue, Habitat Developers, LLC **(SUB2024-0098) (FINAL) SEC**
- b) Neuhaus Estates II Subdivision, 4223 Neuhaus Drive, Castores Builders, LLC **(SUB2024-0100) (FINAL) MAS**
- c) 29th Sunrise Valley Subdivision, 8400 North 29th Street, DMJ Family Trust **(SUB2024-007) (FINAL) SEC**

4) SUBDIVISIONS:

- a) Jackson Commerce Development Lot 9B Phase 4A Subdivision, 1021 East Highway 83, Thomas Vuong **(SUB2024-0063) (REVISED FINAL) CHLH**
- b) Vacating a Portion of Racquet Club Subdivision and Replat to Park West Subdivision, 11201 North 10th Street, Domain Development, Corp. **(SUB2024-0078) (REVISED PRELIMINARY) M&H**
- c) Vacating a Portion of Racquet Club Subdivision and Replat to Villages at Park West Subdivision, 1400 Sprague Road, Domain Development, Corp. **(SUB2024-0075) (REVISED PRELIMINARY) M&H**
- d) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi **(SUB2023-0133) (REVISED PRELIMINARY) SEC**
- e) Pecan Luxury Living Subdivision, 4000 Pecan Boulevard, Adryca Investments and Consulting Corp **(SUB2024-0116) (PRELIMINARY) M&H**

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, November 5, 2024

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd 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 1st of November 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 1st day of November 2024,

Jessica Cavazos, Administrative Supervisor