

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 17, 2023 - 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/disapproval of the minutes from the October 3, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Laura L. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2023-0130)(Event Center)**
2. Request of Laura L. Garza for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2023-0132)(Portable Building)**
3. Request of Julian R. Aguilar, for a Conditional Use Permit, for One Year, and adoption of an ordinance, for a bar and vape/retail shop (The HotBOX) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite D. **(CUP2023-0135)**
4. Request of Rosa E. Estrada for a Conditional Use Permit, for 3 years, and adoption of an ordinance, for a home occupation (office), at Lot 6, J.W Martin Subdivision, Hidalgo County, Texas; 817 Kerria Avenue. **(CUP2023-0128)**
5. Request of CP5 Ronda Holdings, LLC. for a Conditional Use Permit, for one year, and adoption of an ordinance for a restaurant/bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue. **(CUP2023-0129)TABLED ON 10/3/2023**

6. 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. **(CUP2023-0123) TABLED ON 10/3/2023**

3) CONSENT:

- a) Melissa Palma Estate Subdivision, 400 Northgate Lane, Cesar Palma and Melissa Ann Tijerina **(SUB2023-0108) (FINAL) RDE**
- b) RMZ Development Subdivision, 2900 Colbath Road, RMZ Investments, LLC **(SUB2022-0129) (REVISED FINAL) RDE**
- c) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero **(SUB2023-0068) (FINAL) SEA**

4) SUBDIVISIONS:

- a) North Ridge Estates Subdivision, 9501 North 23rd Street, Domain Development Corp. **(SUB2023-0067) (FINAL) M&H**
- b) McAllen Palms Business Park Subdivision, 4900 South Old 10th Street, Megaware Corp., A Texas Corporation **(SUB2020-0089) (REVISED PRELIMINARY) JHE**
- c) Anaqua at Tres Lagos Subdivision, 6600 Tres Lagos Boulevard, Rhodes Enterprises Inc. **(SUB2023-0107) (PRELIMINARY) M&H**
- d) Matias Estates Subdivision, 11600 North Rooth Road, Matias Gonzalez **(SUB2022-0097) (PRELIMINARY SIX-MONTH EXTENSION) SEA**
- e) Sustaita Logistics Subdivision, 4901 South Old 10th Street, Sustaita Properties, LLC **(SUB2023-0106) (PRELIMINARY) STIG**

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, October 17, 2023

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 13th day of October 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 13th day of October 2023

Jessica Cavazos, Administrative Supervisor