

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 18, 2022 - 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) Minutes from the meeting held on October 4, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Frances T. Velame for a Conditional Use Permit, for one year, for a portable building greater than ten feet by twelve feet for a waxing studio at Lot 6, Block 1, Poorbaugh's Subdivision, Hidalgo County, Texas; 309 North 3rd Street. **(CUP2022-0152)**
2. Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop, at Lots 5 & 6, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. **(CUP2022-0154)**
3. Request of David Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street, Suite 30. **(CUP2022-0155)**
4. Request of Roel "Roy" Rodriguez, P.E., City Manager on behalf of the City of McAllen, for a Conditional Use Permit, for Life of Use, and adoption of an ordinance for an Institutional Use for a golf practice facility and the Champion Lakes Golf Course, at Lot 27 Block 1 & Lots 183-185 and Lots 188-190 Block 1, McAllen First Suburban Citrus Groves, La Lomita, Hidalgo County, Texas; 2701 South Ware Road. **(CUP2022-0161)**

5. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar & Grill Uptown), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suites N1-N2. **(CUP2022-0149)**
6. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (The Bearded Lady), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suite Q. **(CUP2022-0151)**
7. Request of Katy M. Cantu and Omar Garza on behalf of Powers Xtrym Ink Tattoos & Body Piercing Studio, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for an event center (BYOB locale), at Lot 12, Mejia Subdivision Unit No. 1, Hidalgo County, Texas, 2022 Nolana Avenue. **(CUP2022-0150).**
8. Request of Rudy Tijerina on behalf of Tierra Santa Worship Center, for a Conditional Use Permit, for one year, for an institutional use (church) at the south half of Lot 7 and all of Lot 8, Block 50, North McAllen Subdivision, Hidalgo County, Texas, 116 North 12th Street. **(CUP2022-0137)(TABLED ON 10/4/2022)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 0.14 acre out of Lot 6, Block 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 6416 South 10th Street. **(REZ2022-0037)**
2. Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. **(REZ2022-0032)(TABLED ON 10/4/22) TO REMAIN TABLED**

c) HISTORICAL PRESERVATION:

1. Request of Jack E. and Hilda Edwards for a designation of a McAllen City Landmark at the West 25 FT. OF LOT 11, and all of LOTS 12 AND 13, BLOCK 11, MILMOR addition to MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 1321 JASMINE AVENUE. **(HIS2022-0001)**

d) ORDINANCE:

1. Ordinance Providing for the Amendment of the Zoning Ordinance to Regulate BYOB Establishments

3) SITE PLAN:

- a) Site Plan Approval for Lot 2A Wal-Mart Subdivision No. 2, 1300 East Jackson Avenue. **(SPR2022-0011)**

4) SUBDIVISIONS:

- a) MAE Subdivision, 2301 La Vista Avenue, Irineo Aguilar, Jr. **(SUB2021-0093)(PRELIMINARY EXTENSION)REGA**
- b) Kamary Subdivision, 4000 State Highway 107, Kamary Investments, Ltd. **(SUB2022-0118)(PRELIMINARY)SA**
- c) Kamary II Subdivision, 4200 State Highway 107, Kamary Investments, Ltd. **(SUB2022-0119)(PRELIMINARY)SA**
- d) SMT McAllen II Land LLC Subdivision, 4801 North 23rd Street, SMT McAllen II, LLC **(SUB2022-0116)(PRELIMINARY)M&H**
- e) Fire Station No. 8 Subdivision, 14300 North Shary Road, City of McAllen **(SUB2022-0115)(PRELIMINARY)M&H**
- f) Fire Training Facility Subdivision, 10700 North La Lomita Road, City of McAllen **(SUB2022-0114)(PRELIMINARY)M&H**
- g) Pioneer Estates Subdivision, 9400 North Shary Road, Aldape Development, LLC **(SUB2021-0066)(REVISED PRELIMINARY)MAS**
- h) North Park on 107 Subdivision, 2501 State Highway 107, Urban City Developers, LLC **(SUB2021-0004)(REVISED PRELIMINARY)TE**

5) INFORMATION ONLY:

- a) City Commission Actions: October 10, 2022

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 18, 2022

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 14th day of October 2022 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 14th Day of October 2022,

Jessica Cavazos, Administrative Supervisor