

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, OCTOBER 22, 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 July 29, 2024 SPECIAL MEETING.

**2) PUBLIC HEARING**

a) **CONDITIONAL USE PERMITS:**

1. Request of Kelley A. Heller-Vela on behalf of The Family Church, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an institutional use (church), at 15.00 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 14500 North Shary Road. **(CUP2024-0050)**
2. Request of George A. Garza for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center (Windsor Event Center) at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. **(CUP2024-0105)**
3. Request of Robert Wilson for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar/ Billiards at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G. **(CUP2024-0106)**
4. Request of Sanjuanita Cantu On behalf of Ofelia Garcia, for a Conditional Use Permit, for one year, for a Home Occupation (daycare facility), at Lot 35, McAllen Builders Subdivision, Hidalgo County, Texas; 2128 South 34th Street. **(CUP2024-0109)**
5. Request of Mayda Fuentes on behalf of Aleyda Enterprises LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lot 1, Angela Subdivision, Hidalgo County, Texas; 2313 Harvey Drive. **(CUP2024-0116)**

b) **REZONING:**

1. Rezone from C-3L (light commercial) District to C-4 (commercial industrial) District: 1.03 acres, more or less, out of Lot 89, La Lomita and Construction Company Subdivision, Hidalgo County, Texas; 5721 North Ware Road. **(REZ2024-0051)**

**3) SITE PLAN:**

- a) Site plan approval for Lot 2, Copperfield Estates Phase IA Subdivision, Hidalgo County, Texas; 4217 Pecan Boulevard. **(SPR2024-0037)**

#### **4) SUBDIVISIONS:**

- a) Pecan Bentsen Retail Subdivision, 4401 Pecan Boulevard, Pecan Bentsen Retail Partners **(SUB2024-0106) (FINAL) BOW**
- b) 6400 Industrial Center Subdivision, 5800 South 10th Street, Mario E. Gonzalez **(SUB2024-0032) (FINAL) NE**
- c) Norlola Subdivision, 700 South 8th Street, John Paul & Nora Sandoval & Lola Properties, LLC **(SUB2024-0002) (FINAL) MAS**
- d) Ware Hotel Group LP Subdivision, 401 South Ware Road, Ware Hotel Group LP **(SUB2024-0019) (FINAL) M&H**
- e) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC **(SUB2023-0126) (FINAL) AE**
- f) Aqualina at Tres Lagos Phase IV Subdivision, 6500 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2024-0113) (PRELIMINARY) M&H**
- g) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez **(SUB2024-0114) (PRELIMINARY) SEA**
- h) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita Paradise, LLC **(SUB2024-0073) (REVISED FINAL) RDE**
- i) Austin 495 Subdivision, 4101 Pecan Boulevard, Jinguo Liu **(SUB2023-0120) (REVISED FINAL) TRE**
- j) Villas at Tres Lagos B Phase I Subdivision, 15200 North Shary Road, Rhodes Development, Inc. **(SUB2024-0112) (PRELIMINARY) M&H**
- k) Mayberry Hills Subdivision, 10400 North Mayberry Road, 22 Real Estate, LLC **(SUB2024-0003) (REVISED FINAL) MAS**
- l) The District Phase IA Subdivision, 7901 North 10th Street, Domain Development, Corp **(SUB2024-0035) (REVISED FINAL) 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, October 22, 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 18<sup>th</sup> day of October 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 18<sup>th</sup> day of October 2024

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**Jessica Cavazos, Administrative Supervisor**