

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 8, 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 August 20, 2024 meeting.

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Sandra L. Gomez on behalf of Desperado Saloon, for a Conditional Use Permit, for one year, for a bar (Desperado Saloon), at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. **(CUP2024-0098)**
2. Request of Rafael Alaniz, for a Conditional Use Permit, for one year, for a portable food concession stand, at Lots 3 thru 8 & 9 - 14, Alaniz Subdivision, Hidalgo County, Texas; 412 North 29th Street. **(CUP2024-0101)**

##### b) REZONING:

1. Rezone from R-1 (Single Family Residential) District to R-3A (Multifamily Residential Apartments) District: The North 10 acre tract, out of Lot No. 297, John H. Shary Subdivision Porciones 58, 59 8, 60, Hidalgo County, Texas; 3320 North Taylor Road. **(REZ2024-0049)**
2. Rezone from R-3T (Multifamily Residential Townhouses) District to R-3A (Multifamily Residential Apartments) District: 9.985 Acres, out of Lots 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road. **(REZ2024-0050)**

#### 3) SUBDIVISIONS:

- a) The Heights on Wisconsin Subdivision Phase I, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0099) (FINAL) S2E**
- b) Jackson Street Apartments Subdivision, 2200 South Jackson Road, RISE Residential Construction, L.P. **(SUB2022-0049) (REVISED FINAL) (TABLED ON 09/25/2024) G&M**

- c) 1501 Galveston Subdivision, 1501 Galveston Avenue, Champagne & Cavaliers Investments **(SUB2024-0103) (PRELIMINARY) BE**
- d) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise **(SUB2024-0101) (PRELIMINARY) SEA**
- e) Georgia Estate Subdivision, 2608 North Ware Road, Garcia Homes, LLC **(SUB2024-0102) (PRELIMINARY) BIG**
- f) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC **(SUB2023-0054) (REVISED PRELIMINARY) (TABLED SINCE 09/20/2024) AE**
- g) McAllen South Industrial Park Phase II Subdivision, 1401 Military Highway, MSIP Affiliates LTD **(SUB2023-0132) (FINAL) SEC**
- h) Balboa Acres Subdivision, The East Half of Lot 9 Block 27, 3409 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0105) (PRELIMINARY)**
- i) Balboa Acres Subdivision, The West Half of Lot 9 Block 27, 3411 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0104) (PRELIMINARY)**

**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 8, 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 4<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 4<sup>th</sup> day of October 2024,

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**Jessica Cavazos, Administrative Supervisor**