

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 17, 2021 - 3:30 PM
McALLEN PUBLIC LIBRARY, ROOMS A&B, 4100 NORTH 23RD STREET
Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: 672 423 1883

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 for Regular Meeting held August 3, 2021.

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Request of Irma I. Montalvo, for a Conditional Use Permit, for one year, for a Home Occupation (Online Boutique) at Lot 75, Lark Landing Subdivision, Hidalgo County, Texas; 2500 Heron Avenue. **(CUP2021-0086)**
2. Request of Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley for a Conditional Use Permit, for life of use, for an institutional use (respite center) at W. 90' of Lots 13 and 14 & All of 15 and 16, Block 12, McAllen Addition Subdivision, Hidalgo County, Texas, 111 South 15th Street. **(CUP2021-0101)**
3. Request of Salvador De La Rosa, on behalf of Community Life, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 4, LAR-LIN Subdivision #7, Hidalgo County, Texas; 601 N. McColl Road, Suite B. **(CUP2021-0087)**
4. Request of Melden & Hunt, Inc., on behalf of Vaquero Ware Partners, LP, for a Conditional Use Permit, for life of the use, for a gasoline service station at the 1.421 acres out of the Lot 1, Ware Road Investments Subdivision, and Lot 76, R.E. Horn's Addition to McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 1520 S. Ware Road. **(CUP2021-0100)**
5. Request of Cristobal Moreno, for a Conditional Use Permit, for life of the use, for an automotive service & repair at the 0.52 acre tract of land out of Block 14, Trenton Park Estates Ph. 1 & 2 Subdivision lying west of Lot 219, Woodhollow Subdivision, Hidalgo County, Texas; 7500 N. 23rd Street. **(CUP2021-0080) TABLED ON 8/3/2021.**
6. Request of Mario A. Reyna, on behalf of Riverside Development Service, LLC, for a Conditional Use Permit, for life of the use, for a planned unit development at the 26.663 acre tract of land out of Lot 45 and 52, La Lomita Irrigation and Construction

Company's Subdivision, Hidalgo County, Texas; 8300 North Ware Road.
(CUP2021-0084) TABLED ON 8/3/2021.

b) REZONING:

1. Rezone from C-3 (general business) District to R-1 (single-family residential) District: 0.14 acres out of Lot 6, Block 4, Hidalgo Canal Company's Survey, Hidalgo County, Texas; 6416 South 10th Street. **(REZ2021-0042)**
2. Initial zoning to R-3A (multifamily residential apartment) District: Lots 5 and 6, Resubdivision of Lots 46-11 & 46-12, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 10100 North Bryan Road. **(REZ2021-0043)**

3) SITE PLAN:

- a) Site plan approval for lot 3, Jackson Commerce Development Subdivision Phase 3, and Lot 8A, Jackson Commerce Development Subdivision Phase 4, Hidalgo County, Texas; 1201 & 1113 E. Highway 83. **(SPR2021-0024)**

4) SUBDIVISIONS:

- a) Best Subdivision, 4515 Mile 8 Road, Donald Wade Best **(SUB2021-0084)(PRELIMINARY)SE**
- b) Habitat Estates Subdivision, 1001 E. Cedar Avenue, Habitat Developers, LLC **(SUB2021-0083)(FINAL)SE**
- c) McAllen Northwest Industrial, Lot 2A Subdivision, 2100 Industrial Drive, NBY-MC Industry **(SUB2021-0080)(FINAL)M&H**
- d) Castillo Estates Subdivision, 9705 Mile 10 1/3, Jesus Castillo & Susana Castillo, **(SUB2021-0073)(PRELIMINARY)ROE**
- e) Cristina Arevalo Subdivision, 4129 Erie Avenue, Cristina Arevalo **(SUB2021-0082)(PRELIMINARY)SE**
- f) Gosmar Subdivision, 217 North 22nd Street, Luis Carlos Gonzalez **(SUB2021-0081)(PRELIMINARY)CLH**
- g) Mission Village Subdivision, 10100 North Bryan Street, Ezequiel Moya/Paradise Investments **(SUB2021-0078)(PRELIMINARY)MAS**
- h) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora **(SUB2020-0048)(TABLED ON 6/3/2021)M&H**

5) INFORMATION ONLY:

- a) City Commission Actions: August 9, 2021

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, August 17, 2021

TIME: 3:30 PM

PLACE: McAllen Public Library
Rooms A&B
4100 North 23rd Street
McAllen, Texas

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 August, 2021 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 August, 2021

Jessica Cavazos, Administrative Supervisor