

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 21, 2021 - 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) Minutes from the meeting held on December 7, 2021

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Paul Garcia on behalf of El Patrimonio Apartments LP. for a conditional use permit, for one year, for an institutional use (learning center) at lot 1, El Patrimonio Subdivision, Hidalgo County, Texas; 2601 Sarah Avenue. **(CUP2021-0168)**
2. Request of Israel Villarreal III, for a Conditional Use Permit, for one year, for a Bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K. **(CUP2021-0172)**
3. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, for a bar at Lot A2, Lots A2 and A3 Wichita Commercial Park, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2021-0175)**
4. Request of Roberto Garza on behalf of Garman Investments, LP, for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2021-0174)**

##### b) REZONING:

1. Initial zoning to R-1 (single-family residential) District: 1 acre out of west ½ of the west ½ of Lot 131, Pride O' Texas Subdivision, Hidalgo County, Texas; 11208 North Bentsen Road. **(REZ2021-0078)**

2. Initial zoning to R-2 (duplex-fourplex residential) District: 9 acres (7.73acres net) out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7000 Mile 6 Road. **(REZ2021-0081)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 1.77 acres out of Lot 59, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2801 Auburn Avenue. **(REZ2021-0079)**
4. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: Lot 5, Block 54, mcallen Addition Subdivision, Hidalgo County, Texas; 604 South 15th Street. **(REZ2021-0080)**
5. Initial zoning to R-1 (single-family residential) District: 10.201 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9400 North Shary Road. **(REZ2021-0075)**
6. Initial zoning to R-3A (multifamily residential apartment) District: 25.140 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9000 North Shary Road. **(REZ2021-0076)**
7. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 2.754 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7701 North 10th Street (Rear). **(REZ2021-0077)**

### 3) CONSENT:

- a) Neuhaus Estates Subdivision, 4229 Neuhaus Drive, Empire Inrostment by Hector Guerra LLC. **(SUB2021-0148)(FINAL)MAS**
- b) Saltillo Plaza Phase III Subdivision, 5001 Pecan Boulevard, Juan Gaytan Jr. **(SUB2021-0123)(FINAL)M&H**
- c) The Woodlands on Taylor Subdivision, 701 South Taylor Road, Madiam L.P. (Tomas Gutierrez Jr.) **(SUB2021-0128)(FINAL)RDE**
- d) The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC. **(SUB2020-0039)(REVISED FINAL)M&H**

### 4) SUBDIVISIONS:

- a) World of 4 Subdivision, 615 Dallas Avenue, Aguirre Family Limited Partnership LP. **(SUB2021-0061)(REVISED FINAL)CLH**
- b) Retiree Haven No. 2 Lots 82A and 97A, 6206 South 12th Street, Edgar Trigos Rosas, **(SUB2021-0142)(PRELIMINARY)BDE**
- c) Tucked Away Subdivision, 6301 Well Springs Road, Enrique Palacios **(SUB2021-0141)(PRELIMINARY)SE**

- d) Mission Valley Estates Subdivision, 7321 Mile 7 1/2 Road, Antun Domit-North Via Cantera LLC., **(SUB2021-0143)(PRELIMINARY)RDE**

**5) INFORMATION ONLY:**

- a) City Commission Actions: December 13, 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, December 21, 2021  
**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 17<sup>th</sup> Day of December 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 17<sup>th</sup> Day of December 2021

---

**Jessica Cavazos, Administrative Supervisor**