

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 18, 2022 - 3:30 PM LA PALMAS COMMUNITY CENTER, 1921 NORTH 25<sup>TH</sup> STREET- GYMNASIUM MCALLEN, TEXAS

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 the meeting held on January 4, 2022

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Joaquin E. Zamudio, for a Conditional Use Permit, for one year, for a home occupation (hair salon) at Lot 15 & the north 12 ½ ft. of Lot 16, BLK 3, Louise Addition Subdivision, Hidalgo County, Texas; 313 North 8th Street. **(CUP2021-0183)**
2. Request of Gabriel E. Ibarra, for a Conditional Use Permit, for one year, for a Portable Building greater than 10 ft. by 12 ft. at Lots 2 & 3, BLK 55, McAllen Addition Subdivision, Hidalgo County, Texas; 616 South 16th Street. **(CUP2021-0182)**
3. Request of Miguel A. Rivera on behalf of Casa De Oracion Rey de Reyes, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lots 1-8 and Lots 9-16, Block 6, Bonnie-View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue. **(CUP2021-0180)**
4. Request of Agapito Torres, for a Conditional Use Permit, for one year, for automotive service and repair (mechanic shop) at the East 25 ft. of Lot 19 and Lots 20 & 21, Block 7, West Addition to McAllen Subdivision, Hidalgo County, Texas, 2224 Houston Avenue. **(CUP2021-0185)**
5. Request of Esaul Padilla, for a Conditional Use Permit, for one year, for automotive service and repair (truck accessories) at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision, Hidalgo County, Texas, 2241 Dallas Avenue, Suite A. **(CUP2021-0179)**
6. 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) (TABLED: 12/21/2021) (REMAINED TABLED: 01/04/2022)**

##### b) REZONING:

1. Rezone from R-3A (multifamily residential apartment) District to C-3 (general business) District: Lot 4, Block 57, South McAllen Addition, Hidalgo County, Texas; 708 South 17th Street. **(REZ2021-0083)**

2. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 9.985 acres out of Lots 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road. **(REZ2021-0082)**
3. Rezone from R-3T (multifamily residential townhouse) District to C-3 (general business) District: 13 acres out of Lot 7, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 8220 North 10th Street. **(REZ2021-0086)**
4. Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartment) District: 39.785 acres out of Lots 138 and 137, La Lomita Irrigation and Construction Co. Subdivision, Hidalgo County, Texas; 2501 North Ware Road. **(REZ2021-0084)**
5. Rezone from A-O (agricultural-open space) District to R1 (single-family residential) District: 37.571 acres out of Lots 138 and 137, La Lomita Irrigation and Construction Co. Subdivision, Hidalgo County, Texas; 2601 North Ware Road. **(REZ2021-0085)**

**c) SUBDIVISION:**

1. Replat of Willow Ridge Lot 15A to Lots 16A & 17A, 1000 East Daffodil Avenue; James Hughes and the Grand Daffodil Condominiums, LLC. **(SUB2022-0003) (FINAL) DSE**

**3) SITE PLAN:**

- a) Revised Site Plan Approval for Lot 1, Nolana Crossing Subdivision; 2709 Nolana Avenue **(SPR2021-0040)**

**4) CONSENT:**

- a) G.A. Beauty & Barber Plaza Subdivision, 4401 Buddy Owens Boulevard; Guadalupe Crecencia Rayon **(SUB2021-0144) (FINAL) RDE**
- b) Bell's Farm Plaza Subdivision, 132 South Ware Road; Robert L. Bell, Jr. **(SUB2022-0005) (FINAL) SDI**

**5) SUBDIVISIONS:**

- a) Sharyland Business Park No. 10 Subdivision, 6901 South Shary Road; Cascade Real Estate Operating, L.P. **(SUB2021-0149) (PRELIMINARY) HA**
- b) Victory Landing Subdivision, 7000 Mile 6 Road; Montemayor Enterprises LTD **(SUB2021-0150) (PRELIMINARY) SE**
- c) Up North on Ware Road Apartments & Business Center Subdivision, 9500 North Ware Road; Ware Road Holding, LLC **(SUB2021-0096) (FINAL) HE**
- d) Silver Valley Subdivision, 1920 North Taylor Road; Delicias Catering, LLC **(SUB2022-0004) (FINAL) M2E**

**6) DISCUSSION:**

- a) Election of Officers

**7) INFORMATION ONLY:**

- a) City Commission Actions: January 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, January 18, 2022

**TIME:** 3:30 PM

**PLACE:** Las Palmas Community Center  
1921 North 25<sup>th</sup> Street  
Gymnasium  
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 14<sup>th</sup> day of January, 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 14<sup>th</sup> day January, 2022.

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**Jessica Cavazos, Administrative Supervisor**