

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, JUNE 16, 2021 - 3:30 PM  
MCALLEN CITY HALL, 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

**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 on June 3, 2021

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Robert Wilson, for a Conditional Use Permit, for one year, for a bar at LOT A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G. **(CUP2021-0053)**
2. Request of Misty M. Gracia, for a Conditional Use Permit, for one year, for a smoke shop at LOT 5, The District at McAllen Subdivision, Hidalgo County, Texas; 3200 North McColl, Suite 110. **(CUP2021-0059)**
3. Request of Adrian G. Garcia, Jr. for a Conditional Use Permit, for life of the use, for an Institutional Use (barber school) at Lots 4 and 5, McAllen Northwest Industrial Subdivision No.2, Hidalgo County, Texas; 5000 North 23rd Street, Suite E. **(CUP2021-0057)**

##### b) REZONING:

1. Initial zoning to R-1 (single-family residential) District: 21.288 acres out of Lots 475 and 465, John H. Shary Subdivision, Hidalgo County, Texas; 10300 North Shary Road. **(REZ2021-0001)**
2. Rezone from R-3A (multifamily residential apartment) District to R-1 (single-family residential) District: 4.79 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 701 South Taylor Road (REAR). **(REZ2021-0030) (WITHDRAWN)**

3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 4.112 acres of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4200 North Ware Road. **(REZ2021-0033)**

**3) CONSENT:**

- a) Acqualina at Tres Lagos Phase I, 6601 Tres Lagos Boulevard, Rhodes Development Inc. **(SUB2021-0064)**(FINAL)M&H
- b) World of 4 Subdivision, 615 Dallas Avenue, Aguirre Family Limited Partnership LP **(SUB2021-0061)**(FINAL)CLH

**4) SUBDIVISIONS:**

- a) Vida Subdivision, 5901 Mile 5 Road, Liman Ventures, LTD. **(SUB2021-0063)**  
(Preliminary)STIG
- b) 4700 Ware Subdivision, 4900 North Ware Road, Rhodes Development Inc., **(SUB2021-0041)** (Revised Preliminary) M&H
- c) Northwood Trails Block I, 10100 North 29th Street, Red Rock Real Estate Development Group, **(SUB2021-0050)**(Final)QHA
- d) 7-11 (Ware Road) Subdivision, 1520 South Ware Road & 1308 South Ware Road, Sunoco Retail, LLC **(SUB2021-0060)**(Preliminary)M&H
- e) Monette Subdivision, 6320 North Taylor Road, Lourdes Lerma, **(SUB2021-0062)**(Preliminary)SE
- f) Onyx Plaza, 201 North Ware Road, Valhe Real Estate Holdings Family LTD. Partnership, **(SUB2021-0014)**(Revised Preliminary)SEC
- g) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora **(SUB2020-0048)**(Revised Preliminary)(Tabled on 6/3/2021)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:** Wednesday, June 16, 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 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 11<sup>th</sup> day of June 2021

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**Jessica Cavazos, Administrative Supervisor**