

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, MAY 4, 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 April 20, 2021

**2) PUBLIC HEARING**

a) **CONDITIONAL USE PERMITS:**

1. Request of Ricardo Macias on behalf of Mooncussers Inc. DBA DeLoreans, for a Conditional Use Permit, for one year for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue STE 2204. **(CUP2021-0036)**.
2. Request of Sandra Gomez, for a Conditional Use Permit, for a year, for a bar at Lot A, Jose G. Ortegon Subdivision, Hidalgo County, Texas, 6328 South 23rd Street. **(CUP2021-0038)**
3. Request of Adrian Gutierrez on behalf of Ministerio Pan De Vida, for a Conditional Use Permit, for five years, for an Institutional Use (Church) at Lot 8, Block 18, Hammond Addition Subdivision, Hidalgo County, Texas; 2029 Date Palm Avenue. **(CUP2021-0034)**
4. Request of Kien Quoc Tran for a Conditional Use Permit, for one year, for a bar/social club at Lot 1, Ginther Estates Subdivision, Hidalgo County, Texas, 5025 Expressway 83, Suite 100. **(CUP2021-0039)**
5. Request of Jessica Aguilar, for a Conditional Use Permit, for one year for a bar at the North 20' of Lot 1 & All of Lot 2 excluding the Northwest 225' X 240' of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas; 3424 North 10th Street. **(CUP2021-0035)**

b) **REZONING:**

1. Rezone from C-4 (commercial industrial) District to R-4 (mobile and modular home) District: 1.23 acres out of Lot 2, Rancho De La Fruta Subdivision No.2, Hidalgo County, Texas; 901 East Fir Avenue. **(REZ2021-0018)**
2. Rezone from R-1 (single family residential) District to R-3A (multifamily apartment residential) District: 11.419 acres out of Lot 234 and 235, Pride O' Texas Subdivision, of a part of La Lomita Irrigation and Construction Company, Hidalgo County, Texas; 6100 North Bentsen Road. **(REZ2021-0021)**

3. Initial zoning to R-1 (single-family residential) District: 18.663 acres out of Lot 45, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 8300 North Ware Road. **(REZ2021-0014)**
4. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: Lot 8, Block 42, North McAllen Addition, Hidalgo County, Texas; 218 North 17th Street. **(REZ2021-0020)**

### **3) CONSENT:**

- a) Warehouse Kingdom Subdivision Phase II; 6001 South 23rd Street-Abasto Corporation **(SUB2021-0044)** (Final) JHE
- b) McAllen South Industrial Park Subdivision; 1501 Military Highway- T5, Inc., a Texas Corporation **(SUB2021-0045)** (Final) SEC

### **4) SUBDIVISIONS:**

- a) Cris-Auto Service Subdivision; 7500 North 23rd Street - Cristobal Moreno **(SUB2021-0040)** (Preliminary) MAS
- b) Re-Plat of Paseo del Lago Patio Homes Subdivision; 3900 South Jackson Road - Alonzo Cantu **(SUB2021-0042)** (Preliminary) CLH
- c) 4700 Ware Subdivision; 4900 North Ware Road - Rhodes Development Inc. **(SUB2021-0041)** (Preliminary) M&H
- d) Silver Valley Subdivision; 1920 North Taylor Road -Delicia's Catering LLC **(SUB2021-0018)** (Revised Preliminary)M2E

### **5) INFORMATION ONLY:**

- a) City Commission Actions: April 26, 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, May 4, 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 30<sup>th</sup> day of April 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 30<sup>th</sup> day of April

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**Jessica Cavazos, Administrative Supervisor**