

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, AUGUST 3, 2021 - 3:30 PM  
LAS PALMAS COMMUNITY CENTER, 1921 NORTH 25<sup>TH</sup> STREET – GYMNASIUM  
McALLEN, TEXAS**

**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 from the meeting held on July 20, 2021

#### 2) PUBLIC HEARING

##### a) REZONING:

1. Rezone from C-1(office) District to C-2 (neighborhood commercial) District: 2.35 acres out of the Lot 5, Block 15, Steele & Pershing Subdivision of the east ½ of Portion 66 and all of Portion 67, Hidalgo County, Texas; 2408 & 2416 S. McColl Rd. **(REZ2021-0038)**
2. Rezone from C-3 (General Business) District to R-3T (Multifamily Residential Townhouse) District: 2.00 Acre Tract of land out of Lot 62, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2700 Trenton Road. **(REZ2021-0037)**
3. Rezone from R-3C (multifamily condominiums) District to R-3A (multifamily apartments) District: 3.842 acres consisting of 3 acres out of Lot 15, southeast ¼ Section 7 out of Hidalgo Canal Company Subdivision and 0.842 acres out of Lot 16, and the west 109 ft. of Lot 14 out of Hollenbeck Subdivision, Hidalgo County, Texas; 2105 South 10th Street. **(REZ2021-0010)**
4. Rezone from R-2 (duplex-fourplex) District to R-3A (multifamily apartments) District: the west half of Lot 10 and the east 10 ft. of Lot 8, Hollenbeck Subdivision, Hidalgo County, Texas; 801 Uvalde Avenue. **(REZ2021-0008)**

5.

- Rezone from C-3 (general business) District to R-3A (multifamily apartments) District: 2.396 acres out of Lot 15, of Southeast ¼ Section 7, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 2101 South 10th Street. **(REZ2021-0009)**
6. Rezone from R-2 (duplex-fourplex) District to R-3A (multifamily apartments) District: 0.405 acres out of the east half of Lot 12 and the west 49 ft. of Lot 14, Hollenbeck Subdivision, Hidalgo County, Texas; 709 Uvalde Avenue. **(REZ2021-0011)**
  7. Rezone from R-2 (duplex-fourplex) District to R-3A (multifamily apartments) District: the west 69 ft. of the east half Lot 8, Hollenbeck Subdivision, Hidalgo County, Texas; 807 Uvalde Avenue. **(REZ2021-0012)**
  8. Rezone from R-2 (duplex-fourplex) District to R-3A (multifamily apartments) District: the east half of Lot 10, Hollenbeck Subdivision, Hidalgo County, Texas; 725 Uvalde Avenue. **(REZ2021-0013)**
  9. Initial zoning to R-1 (single-family residential) District: 18.298 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9400 North Shary Road. **(REZ2021-0039)**
  10. Initial zoning to R-3A (multifamily residential apartment) District: 17.043 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9000 North Shary Road. **(REZ2021-0040)**
  11. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 0.544 acre tract of land out of Lot 1, Resubdivision of Lots 15 and 16, Block 2, C. E. Hammond's Subdivision, Hidalgo County, Texas; 1500 North Bentsen Road. **(REZ2021-0041)**

**b) CONDITIONAL USE PERMITS:**

1. Request of Rosalinda Raabe on behalf of Iglesia Camino Del Rey Upper Valley, A Texas Non-Profit Corporation, for a Conditional Use Permit for life of the use, for an Institutional Use (Church) at Lot "A", Daffodil Gardens Subdivision Unit No. 1, save and except the East 159.1 feet thereof of Lot "A", the West three (3) acres of Lot 25, Wayne Court Subdivision Extended, and 0.66 acres out of Lot 25, Wayne Court Subdivision Extended, Hidalgo County, Texas; 504 and 508 Harvey Drive. **(CUP2021-0069)**
2. Request of Eric U. Young for a Conditional Use Permit, for One Year, for a Portable Food Concession Stand (Snow Cone Stand) at Lots 4 through 6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1905 N 23rd Street. **(CUP2021-0082)**
3. Request of John A. Simon, For a Conditional Use Permit, for one year, for a bar at Lot 23 Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue **(CUP2021-0070)**
4. Request of Liza Salinas, for a Conditional Use Permit, for one year, for a bar at Lot 1, A&A Subdivision, Hidalgo County, Texas; 5204 North 10th Street. **(CUP2021-0071)**

5. Request of Maria I. Ewens for a conditional use permit, for a year, for an event center at the 2.77 acres out of lot 11, La Lomita (HOIT) Subdivision, Hidalgo County Texas, 3501 State Highway 107. **(CUP2021-0072)**
6. Request of Jesus Henry Saenz for a Conditional Use Permit for one year, for a portable building greater than 10' X 12' (office) at Lots 2 and 3, Block 55, McAllen Addition Subdivision, Hidalgo County, Texas; 616 South 16th Street **(CUP2021-0083)**
7. Request of Denny Meline on behalf of the City of McAllen for an amendment of a Conditional Use Permit, for the life of the use, for an institutional use (park) at 17.51 acres out of Lot 4, Block 12, Steele and Perishing Subdivision, Hidalgo County, Texas, 100 Highway 83. **(CUP2021-0085)**
8. Request of Katherine L. Zeigler, on behalf of William A. Schwarz, for a Conditional Use Permit, for life of the use, for a gasoline service station at the 2.35 acres out of the Lot 5, Block 15, Steele & Pershing Subdivision of the east ½ of Portion 66 and all of Portion 67, Hidalgo County, Texas; 2408 & 2416 S. McColl Rd. **(CUP2021-0081)**
9. 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)**
10. 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)**

### **3) SUBDIVISIONS:**

- a) Magnolia Farm Subdivision, 9309 North Ware Road, John Tagle (SUB2021-0076) (Preliminary) MAS
- b) Cris-Auto Services Subdivision, 7500 North 23rd Street, Cristobal Moreno, **(SUB2021-0040)(Final)MAS**
- c) Garcia Estates, 2901 Gumwood, Sonia Garcia/Erik J. Mora**(SUB2020-0048)(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:** Tuesday, August 3, 2021

**TIME:** 3:30 PM

**PLACE:** Las Palmas Community Center-Gymnasium  
1921 North 25<sup>th</sup> 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 30<sup>th</sup> day of July, 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 30<sup>th</sup> day of July, 2021

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**Jessica Cavazos, Administrative Supervisor**