

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING THURSDAY, OCTOBER 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 on October 5, 2021 and Special Meeting on October 12, 2021

**2) PUBLIC HEARING**

a) **CONDITIONAL USE PERMITS:**

1. Request of Rosalinda Rossow, for a Conditional Use Permit, for one year, for a Vape Shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas, 4000 North 10th Street. **(CUP2021-0132)**
2. Request Veronica Garza, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care) at Lot 14, Mira-Bella Park II Subdivision, Hidalgo County, Texas; 7926 North 28th Lane. **(CUP2021-0133)**
3. Request of Gustavo Pineda, for a Conditional Use Permit, for one year, for a Vape Shop at Lot 1, Martinez Subdivision Unit 2, Hidalgo County, Texas, 1900 South 23rd Street. **(CUP2021-0134)**
4. Request of Gustavo Pineda, for a Conditional Use Permit, for one year, for a Vape Shop at Lot A, Walmart Subdivision, Hidalgo County, Texas, 2901 North 23rd Street. **(CUP2021-0135)**
5. Request of Juan C. Cancino, for a Conditional Use Permit, for one year, for a Bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue. **(CUP2021-0138)**
6. Request of Arturo Ortega, for a Conditional Use Permit, for one year, for an Event Center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas, 601 East Nolana Avenue. **(CUP2021-0143)**

7. Request of Lizeth Padilla on behalf of Devida Lash Academy, for a Conditional Use Permit for 3 years, for an Institutional Use (eyelash extension academy) at Lots 10 and 11, The District at McAllen Phase II Subdivision, Hidalgo County, Texas; 3400 North McColl Road, Suite A. **(CUP2021-0137)**
8. Request of Victor Sebastian Haddad for a Conditional Use Permit, for one year, for a Bar at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas, 1200 Wisconsin Road. **(CUP2021-0148)**
9. Request of Ricardo Vega, for a Conditional Use Permit, for one year, for a Picture Venue and Event Area at Lot 78, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road. **(CUP2021-0129)**
10. Request of Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley for a Conditional Use Permit, for life of use, for an institutional use (respite center) at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1801 South 10th Street. **(CUP2021-0121)(TABLED SINCE 9/7/2021)WITHDRAWN**

**b) REZONING:**

1. Rezone from R-1 (single family) District to R-3A (multifamily apartments) District: 19.137 acres consisting of 2.476 acres out of Lot 7 E.M Card Survey No.1 Subdivision and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2400 Oxford Avenue. **(REZ2021-0051)(TABLED ON 9/21/2021 & REMAINED TABLED ON 10/5/2021)**
2. Rezoning from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 7.28 acres out of Lot 2, Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 2200 South Jackson Road. **(REZ2021-0015)**
3. Rezoning from R-1 (single-family residential) District to C-3 (general business) District: 0.97 acres out of Lot 11, Section 12, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1009 Jay Avenue. **(REZ2021-0055)**
4. Rezoning from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lot 15, Block 3, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2236 Fresno Avenue. **(REZ2021-0056)**
5. Rezoning from C3 (general business) District to R-3T (multifamily residential townhouse) District: 13.0 acres out of Lot 7, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 8220 North 10th Street. **(REZ2021-0059)**
6. Rezoning from C3 (general business) District to R-3T (multifamily residential townhouse) District: 10.809 acres out of Lot 2, Block 8, Steele and Pershing Subdivision, Hidalgo County, Texas; 3901 North McColl Road. **(REZ2021-0057)**

**3) SUBDIVISIONS:**

- a) Nolana Estates Subdivision, 3901 North McColl Road, Fred Loya Insurance **(SUB2021-0112)(PRELIMINARY)M&H**

- b) Go Car Wash Subdivision, 2913 Nolana Avenue, Said A. Shuaib/Hasan H. Mohammed (SUB2021-0111)(PRELIMINARY)M&H**
- c) G.A. Beauty & Barber Plaza Subdivision, 4401 Buddy Owens Boulevard, Guadalupe C. Rayon, (SUB2021-0107)(PRELIMINARY)RDE**
- d) Versailles Estates Subdivision, 7018 Mile 6 Road, La Flor Del Valle Enterprises, LP. (SUB2021-0113)(PRELIMINARY)SAMES**
- e) Pueblo Allegre Subdivision, 719 North 23rd Street, Maribel Trevino(SUB2021-0116)(PRELIMINARY)SE**
- f) The Villas on Freddy Phase II, 1500 Freddy Gonzalez Road, Aaron Aguirre (SUB2020-0039)(REVISED PRELIMINARY)M&H**
- g) The Villas on Freddy Phase III Subdivision, 10320 North 13<sup>th</sup> Street, The Villas on Freddy (SUB2021-0115)(PRELIMINARY)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:** Thursday, October 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 15<sup>th</sup> day of October 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 15<sup>th</sup> day of October 2021

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**Jessica Cavazos, Administrative Supervisor**