

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, SEPTEMBER 21, 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 from the meeting of September 7, 2021

**2) PUBLIC HEARING**

**a) CONDITIONAL USE PERMITS:**

1. Request of Miguel Vargas for a Conditional Use Permit, for one year, for a bar at Lots 1 and 2, Mejia Subdivision Unit No. 1, Hidalgo County, Texas, 2000 Nolana Avenue. **(CUP2021-0119)**
2. Request of Dalia C. Martinez, for a Conditional Use Permit, for one year, for a bar at North 15' of Lot 27 and South 20' of Lot 28, Spinaio & Leone Subdivision No.1, Hidalgo County, Texas; 2210 North 10th Street. **(CUP2021-0120)**
3. Request of Juan Angel Villanueva, for a Conditional Use Permit, for one year, for a portable food concession stand, at Lots 5, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 204 South 16th Street. **(CUP2021-0112)**
4. Request of Lee R. Rivera, for a Conditional Use Permit, for one year, for automotive service and repair (Auto Collision Shop/Accessories) at Lot 2, Tex-Mex Addition Subdivision Unit No.2, Hidalgo County, Texas; 3321 Expressway 83, Building B. **(CUP2021-0116)**
5. 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 ON 9/7/2021)**

**b) REZONING:**

1. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 10 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey,

Hidalgo County, Texas; 2401 Russell Road. **(REZ2021-0049)**

2. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: Lots 1 and 2, Hidalgo-Starr Rehab. Subdivision, Hidalgo County, Texas; 1301 and 1401 South 8th Street. **(REZ2021-0044)(TABLED ON 9/7/2021)**
3. Initial zoning to R-1 (single-family residential) District: the North 5 acres of Lot 209, Pride O' Texas Subdivision, Hidalgo County, Texas; 8804 North Ware Road. **(REZ2021-0050)**
4. 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)**
5. Rezone from C-3L (light commercial) District to C-3 (general business) District: 1.39 acres out of La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3501 Buddy Owens Boulevard. **(REZ2021-0052)**

### 3) CONSENT:

- a) Bella Vista Ranch Subdivision, 7017 North Taylor Road, Jorge A. Bautista **(SUB2021-0097)(FINAL)SE**

### 4) SUBDIVISIONS:

- a) Premier Storage Subdivision, 101 East Trenton, El Norte Holdings, LLC. **(SUB2021-0095)(PRELIMINARY)M&H**
- b) The Villas on Freddy PH. II, 1500 Freddy Gonzalez Road, Aaron Aguirre **(SUB2020-0039)FINAL/EXTENSION)M&H**
- c) The Woodlands on Taylor Road Subdivision, 701 South Taylor Road, Madiam L.P Tomas Gutierrea Jr. **(SUB2020-0087) (REVISED PRELIMINARY)RD**
- d) MAE Subdivision, 2301 La Vista Avenue, Aguilar & Aguilar Rentals, LLC **(SUB2021-0093)(PRELIMINARY)REG**
- e) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora **(SUB2020-0048)(TABLED ON 6/3/2021)M&H**

### 5) INFORMATION ONLY:

- a) City Commission Actions: September 13, 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, September 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

**CERTIFICATION**

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 17<sup>th</sup> day of September 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 17<sup>th</sup> day of September

  
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Jessica Cavazos, Administrative Supervisor