

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 7, 2021 - 3:30 PM
MCALLEN DEVELOPMENT CENTER, PLANNING DEPARTMENT EXECUTIVE CONFERENCE
ROOM, 311 NORTH 15TH STREET, 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 August 17, 2021

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Erick Sandoval, for a Conditional Use Permit, for life of the use, for an institutional use (school) at the West 80' of Lot 7, Block 59, McAllen Addition Subdivision, Hidalgo County, Texas; 1521 Galveston Avenue. **(CUP2021-0102)**
2. Maria N. Martinez, for a Conditional Use Permit, for Life of the Use, for an automotive service and repair (air condition service) at Lots 4 and 5, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2613 U.S Highway 83. **(CUP2021-0103)**
3. Request of Rafael Alaniz, for a Conditional Use Permit, for one year, for a portable food concession stand, at Lots 3 thru 8 & 9 - 14, Alaniz Subdivision, Hidalgo County, Texas; 412 North 29th Street. **(CUP2021-0104)**
4. Request of Humberto Ramos Martinez for a Conditional Use Permit, for one year, for a portable building greater than 10' X 12' (storage shed) at Lot B1, Aim Media Subdivision, Hidalgo County, Texas; 1324 East Nolana Avenue. **(CUP2021-0106)**
5. Request of Gerardo Martinez for a Conditional Use Permit, for one year, for a bar and grill at Lots 6 through 12, North East Crossing Subdivision, Hidalgo County, Texas; 137 Nolana Avenue Suite #131. **(CUP2021-0108)**
6. Request of Leticia Clarijo, for a Conditional Use Permit, for one year, for an Institutional Use (Beauty School) at Lot 7 through 11, Block 47, McAllen Addition, Subdivision, Hidalgo County, Texas; 505 S. 12th Street **(CUP2021-0110)**
7. Request of Eduardo Villagordoa, for a Conditional Use Permit, for one year, for a bar

at Lots 8, 9, and 10, 21st Place Subdivision, Hidalgo County, Texas, 2005 Nolana Avenue. **(CUP2021-0111)**

8. 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)**
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)(TABLED ON 8/3/2021)(TABLED ON 8/17/2021)**

b) REZONING:

1. 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)**
2. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 5.47 acres out of Lot 3, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2209 and 2217 North Jackson Road. **(REZ2021-0046)**
3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 5.303 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7901 North 10th Street (Mid). **(REZ2021-0047)**
4. Initial zoning to R-3A (multifamily residential apartment) District: Lots 5 and 6, resubdivision of Lots 46-11 & 46-12, West addition to Sharyland subdivision, Hidalgo County, Texas; 10100 North Bryan Road **(REZ2021-0043)(Tabled on 8/17/21)WITHDRAWN**

c) SUBDIVISION:

1. Nolana Crossing, Lot 3A Subdivision, 2705 North 27th 1/2 Street, Lashante Enterprises **(SUB2020-0067)(FINAL)BIG**
2. Phares Lot 5A Subdivision, 300 North 22nd Street, Javier Martinez **(SUB2020-0077)(FINAL)RDE**

3) CONSENT:

- a) Iglesias Subdivision, 4400 Pecan Blvd, Alvaro Iglesias **(SUB2021-0022)(FINAL)MAS**
- b) BEJ Subdivision, 4701 North McColl Road, Taryn Santos, Violet Investments **(SUB2021-0054)(FINAL)CHC**
- c) Salkinder Plaza Subdivision, 8909 North 10th Street, Sonia Salkinder **(SUB2021-0090)(FINAL)TE**

- d) Magnolia Farm Subdivision, 9309 North Ware Road, John Tagle **(SUB2021-0076)(FINAL)MAS**

4) SUBDIVISIONS

- a) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora **(SUB2020-0048)(TABLED ON 6/3/2021)M&H**
- b) Owens Commercial Park Subdivision, 3501 Buddy Owens Boulevard, Oscar Sotelo **(SUB2021-0092)(PRELIMINARY)SEC**
- c) Bell's Farm Plaza Subdivision, 132 South Ware Road, Robert L. Bell Jr. **(SUB2021-0086)(PRELIMINARY)SDI**
- d) Dove Commercial Park No. 2 Subdivision, 2001 Dove Avenue, Primrose Development Co., Inc. **(SUB2020-0002)(REVISED PRELIMINARY)SEC**
- e) Morales Subdivision Lots 1A, 1B, 1C, & 1D, 7200 Mile 7 Road, Diana Morales/Madalyn E. Morales **(SUB2020-0046)(REVISED PRELIMINARY)M&H**
- f) Villa Torre At North Bentsen Estates, 7500 North Bentsen Road, Riverside Development Services, LLC.**(SUB2021-0048)(FINAL)RDE**
- g) AEP James Rowe Substation Subdivision, Lot 1 (NON-HABITABLE), 1621 North Ware Road, P. Todd Ireland **(SUB2021-0085)(PRELIMINARY)STP**
- h) Oak Valley Subdivision, 9600 North Bryan Road, Raymundo P. Platas/Oak Valley, LLP., Carlos Alanis, Imperial Nurseries of Texas **(SUB2021-0087)(PRELIMINARY)RB**
- i) The Quarter II Subdivision, 701 South 1st Street, Chazzland, LLC, **(SUB2021-0088)(PRELIMINARY)SEC**
- j) Nemont Estates II Subdivision, 7100 Mile 6 Road, Nemont Estates, LLP **(SUB2021-0091)(PRELIMINARY)MAS**
- k) Park Terrace Subdivision, 3601 North Jackson Road, Domain Development Corp.**(SUB2021-0017)(REVISED PRELIMINARY)M&H**

5) INFORMATION ONLY:

- a) City Commission Actions: August 23, 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 7, 2021

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd 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

Gardenia Perez, Administrative Supervisor