

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, APRIL 7, 2020 - 3:30 PM  
MCALLEN CITY HALL, 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

**Planning and Zoning Commission meeting will be held via video and teleconference due to COVID-19**

**Video:**

<https://mcallen.webex.com/mcallen/j.php?MTID=mbaa0308daf3af2610153246ec7f83ce6>

**Password: Zoning**

**Phone: (408)-418-9388**

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 on March 3, 2020
- b) Minutes for Special Meeting held on March 10, 2020

#### **2) PUBLIC HEARING**

##### **a) REZONING:**

1. Rezone from R-1 (single family residential) District to A-O (agricultural-open space) District: an irregular tract of land being the west 315 ft. of the east 530 ft. of the south 199.27 ft. (1.035 acres) out of Lot 368, John H. Shary Subdivision, Hidalgo County, Texas; 6001 North Well Springs Road. **(REZ2020-0004)**
2. Rezone from R-3A (multifamily residential apartments) District to C-3 (general business) District: the South 230 ft. (0.58 acres) out of Lot 1, Block 1, Coddington Addition, Hidalgo County, Texas; 601 North 2nd Street. **(REZ2020-0005)**
3. Rezone from C-1 (office building) District to R-3A (multifamily residential apartments) District: the North ½ of Lot 18 and all of Lots 19 & 20, Waldron's Subdivision, Hidalgo County, Texas; 408 South 9th Street. **(REZ2020-0006)**
4. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Phase One Office Park Subdivision, Hidalgo County, Texas; 201,205,209,213,217,225,229,233,and 221 South 2nd Street. **(REZ2020-0003)**

5. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 39.83 acres out of Lots 13, 14, 16, 17, and 18, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 12512 North Ware Road **(REZ2020-0008)**
6. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: 0.862 acre tract of land out of Lot 151, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 609 South Bentsen Road. **(REZ2020-0001)(TABLED)(03/03/2020)**

**b) CONDITIONAL USE PERMITS:**

1. Request of Roel Buentello Jr., for a Conditional Use Permit, for one year, for a bar at Lot A - Phase I and Lot B – Phase II , Town & Country Subdivision, Hidalgo County, Texas; 5021 North 10th Street. **(CUP2020-0022)**
2. Request of Melissa Burton for a Conditional Use Permit, for life of the use, for a Dog Kennel at a 1.00 acre tract of land out of the South 19.39 acres of Lot 387, John H. Shary Subdivision, Hidalgo County, Texas; 6820 North Taylor Road. **(CUP2020-0008)**
3. Request of Miguel Carlos Macias Padilla for a Conditional Use Permit, for one year, for an Institutional Use (Beauty School) at a 0.12 acre tract of land out of Lot 5, Block 9, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1214 North 10th Street. **(CUP2020-0013)**
4. Request of Antonio Ybarra for a Conditional Use Permit, for life of use, for an Institutional Use (Church) at a 1.87-acre tract of land of Lot 257, John H. Shary Subdivision, Hidalgo County, Texas, 4902 Pecan Boulevard. **(CUP2020-0018)**
5. Request of Sarahi Cardoza, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 1, All in One Subdivision No. 4, Hidalgo County, Texas; 6101 North 23rd Street. **(CUP2020-0020)**
6. Request of Claudia J. Gonzalez for a Conditional Use Permit, for one year, for a Home Occupation (Daycare) at Lot 25, Regency Park Estates Subdivision, Unit 4, Hidalgo County, Texas, 6600 North 32nd Street. **(CUP2020-0021)**
7. Request of Maria E. Garcia for a Conditional Use Permit, for one year, for a Home Occupation (Daycare) at Lot 50, Bedford Park Estates, Hidalgo County, Texas, 3929 Quail Avenue. **(CUP2020-0023)**
8. Request of Hershhal B. Patel for a Conditional Use Permit, for life of the use, for a Guest House at Lot 49, Via Cantera (Amended) Subdivision, Hidalgo County, Texas, 216 East Duke Avenue. **(CUP2020-0017)**

**c) DISCUSSION:**

1. Consideration and Possible Approval on Ordinance Exempting Restaurants From Certain ECOD Requirements

**3) SITE PLAN:**

- a) Site plan approval for Lot 4B, North McAllen Shopping Center Lots 4A & 4B Subdivision; 7301 North 7th Street. **(SPR2020-0005)**

**4) SUBDIVISIONS:**

- a) JR Frontera Subdivision; 1701 Frontera Road - John Rodriguez **(Tabled 02/18/2020)**  
**(Remained Tabled 03/03/2020) (SUB2020-0004)** UIG
- b) Zavi Estates Subdivision; 3601 South McColl Road- Zaida and Benigno Villarreal **(Final)**  
**(SUB2020- 0017)** MAS
- c) Loma Prieta Subdivision; 3420 North Mile 6 1/2 Road - Andres L. Kalifa Sr. and Andres L. Kalifa Jr. **(Final) (SUB2017-0001)** PE
- d) Los Vecinos Subdivision; 2801 South Bentsen Road- Tres Vecinos, LLC **(Revised Preliminary) (SUB2019-0088)** HA

**5) INFORMATION ONLY:**

- a) City Commission Actions: March 23, 2020

**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, April 7, 2020  
**TIME:** 3:30 PM  
**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> Floor  
McAllen, Texas 78501

Planning and Zoning Commission meeting will be held via video and teleconference due to COVID-19

**Video:**  
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**Password:** Zoning

**Phone:** (408)-418-9388

***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 3<sup>rd</sup> day of April, 2020 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 3<sup>rd</sup> day of April, 2020

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Jessica Cavazos, Administrative Supervisor