

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, FEBRUARY 16, 2022 - 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 for the meeting held on February 1, 2022

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Mauricio De La Vega on behalf of De La Vega Autoplex LLC, for a Conditional Use Permit, for one year, for a parking facility associated with uses permitted in a C-3 Zoning District at Lot 5, Quincy Subdivision, Hidalgo County, Texas; 1613 Quebec Avenue. **(CUP2022-0009)**
2. Request of Elizabeth Buentello for a Conditional Use Permit, for one year, for an Event Center at Lot 1, Uptown Plaza Subdivision, Hidalgo County, Texas; 4500 North 10th Street Suite 90. **(CUP2022-0002)**
3. Request of Jorge G. Martinez for a Conditional Use Permit, for one year, for an Event Center at Lot 5A, Kingwood Estates Subdivision Phase II, Hidalgo County, Texas; 5245 North 23rd Street. **(CUP2022-0005)**
4. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, for a bar at Lot 2A, Valram Heights Subdivision, Hidalgo County, Texas; 2801 Expressway 83, Building 200, Suites 280 & 290. **(CUP2022-0003)**
5. Request of Sebastian Barron, for a Conditional Use Permit, for one year, for a bar (social club) at Lot 10-A, Block 4A, Market Center Subdivision, Hidalgo County, Texas; 1335 East Jasmine Avenue. **(CUP2022-0007)**
6. Request of Kevin Pagan on behalf of McAllen Baptist Temple Church for a Conditional Use Permit, for life of the use, for a church, at the Amended Map of Lot "A", Baptist Temple Subdivision, Hidalgo County, Texas, 2001 Trenton Road. **(CUP2022-0004)**
7. Request of Juan Guerrero for a Conditional Use Permit, for one year, for a bar, at 3.66 net acres out of Lot 16, Block 3, C.E Hammond Subdivision, Hidalgo County, Texas; 2203 South 23rd Street. **(CUP2022-0006)**

### 3) CONSENT:

- a) The Medici Subdivision, 5801 North Bentsen Road; Sharyland I.S.D. **(SUB2021-0056) (FINAL) M&H**
- b) The Villas on Freddy Phase III Subdivision, 10320 North 13th Street; The Villas on Freddy, LLC **(SUB2021-0147) (FINAL) M&H**
- c) Up North on Ware Road Apartments & Business Center Subdivision, 9500 North Ware Road; Ware Road Holding, LLC **(SUB02021-0096) (REVISED FINAL) HE**

### 4) SUBDIVISIONS:

- a) Barton Subdivision, 8501 North Main Street; Antonio Esparza **(SUB2022-0016) (PRELIMINARY) TE**
- b) North McAllen Lot 7A Block 16 Subdivision, 612 North 11th Street; Daniel Olivarez **(SUB2022-0018) (PRELIMINARY) SE**
- c) TNB 3 Lot 1A Subdivision, 6901 North 10th Street; Texas National Bank **(SUB2022-0015) (PRELIMINARY) QHA**
- d) Oak Valley Subdivision, 9600 North Bryan Road; Raymundo P. Platas/Oak Valley LLP **(SUB2021-0087) (REVISED PRELIMINARY) RB (TABLED: 2/1/2022)**

### 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:** Wednesday, February 16, 2022

**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 11<sup>th</sup> day of February, 2022 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 11<sup>th</sup> day of February, 2022.

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**Jessica Cavazos, Administrative Supervisor**