

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, APRIL 21, 2020 - 3:30 PM**  
**MCALLEN CITY HALL, 1300 HOUSTON AVENUE**  
**CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

The 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=m14d2a34cfa73de1c101c7f1144624b49>

**Password:** Zoning

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

**Access code:** 262 295 882

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 April 7, 2020

**2) PUBLIC HEARING:**

**a) REZONING:**

- 1. 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) (Tabled 04/07/2020)**

**b) CONDITIONAL USE PERMITS:**

- 1. Request of David A. Lisauckis for a Conditional Use Permit, for one year, for a Bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite H-1. **(CUP2020-0026)**
- 2. Request of Estanislada Chimeo Palmero, for a Conditional Use Permit, for one year, for a Home Occupation (Office/Massage) at Lot 73, Rowland Addition #2, Hidalgo County, Texas; 901 S. 26th Street **(CUP2020-0024)**
- 3. Request of John A. Simon, for a Conditional Use Permit, for one year, for a Bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue. **(CUP2020-0025)**
- 4. Request of Olga A. Ramirez, for a Conditional Use Permit, for one year, for a Home Occupation (Daycare) at Lot 21, Lark Crossing Subdivision, Hidalgo County, Texas; 6300 North 20th Street. **(CUP2020-0028)**
- 5. 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) (Tabled 04/07/2020)**

6. Request of Nancy Gomez, for a Conditional Use Permit, for one year, for a Bar at Lots 1 and 2, Shary Gateway Subdivision, Hidalgo County, Texas; 4901 Expressway 83, Suite 150. **(CUP2020-0027)**
7. Request of Alberto Dominguez, for a Conditional Use Permit, for life of the use, for an institutional use (church) at the West 275.4 ft. of the South 269 ft. of the North 610 ft. of Lot 129, La Lomita (HOIT) Subdivision, Hidalgo County, Texas, 2900 North Ware Road. **(CUP2019-0163)**
8. 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) (Tabled 04/07/2020)**
9. 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) (Tabled 04/07/2020)**

### 3) SUBDIVISIONS:

- a) Krane Subdivision; 12820 North Shary Road - Jose Pablo Garza **(Final) (SUB2020-0016)** SEA
- b) El Dorado at Thousand Oaks Subdivision; 12500 North Ware Road - Red Rock Real Estate Development, LTD. **(Preliminary) (SUB2020-0019)** QHA
- c) Vacate and resubdivision of Lots 73, 74, 75 Spanish Oaks at Frontera Subdivision to Spanish Oaks at Frontera Lot 73A Subdivision; 8412 North 10th Street - 8400/8500 N. 10th Development, LLC **(Preliminary) (SUB2020-0020)** JHE
- d) Just A Closet #1 Subdivision Phase II; 5700 Mile 4 Road- Shary 80 Phase I, LLC- **(Preliminary) (SUB2020-0015)** JHE
- e) The Villas on Freddy Phase II Subdivision; 1500 Freddy Gonzalez Road- The Villas on Freddy, LLC **(Preliminary) (SUB2020-0021)** M&H
- f) Los Vecinos Subdivision; 2801 South Bentsen Road - Tres Vecinos, LLC **(Revised Preliminary) (SUB2019-0088) (Tabled 04/07/2020)** HA

### 4) INFORMATION ONLY:

- a) City Commission Actions: April 13, 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 21, 2020  
**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 17<sup>th</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 17<sup>th</sup> day of April, 2020

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Jessica Cavazos, Administrative Supervisor