

**CORRECTED  
AGENDA**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
THURSDAY, DECEMBER 3, 2020 - 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 for Regular Meeting held on November 17, 2020

**2) PUBLIC HEARING**

a) **CONDITIONAL USE PERMITS:**

1. Request of Esaul Padilla, for a Conditional Use Permit, for one year, for an automotive service and repair (truck accessories) at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2241 Dallas Avenue, STE. A. **(CUP2020-0115)**
2. Request of William C. Smith, for a Conditional Use Permit, for one year, for a bar at Lot A- Phase I & Lot B- Phase II Town & Country Subdivision, Hidalgo County, Texas; 5001 N. 10th Street. **(CUP2020-0116)**
3. Request of Karla P. Macias, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 2, Fire-Check Subdivision Phase I, Hidalgo County, Texas, 3750 Gardenia Avenue, Suite B. **(CUP2020-0117)**
4. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, for a bar at Lot A2, Lots A2 and A3 Wichita Commercial Park, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2020-0118)**
5. Request of Shawn M. Mendiola for a Conditional Use Permit, for one year, for a bar at, Lot 25 and the West ½ of Lot 26, Gartman's Subdivision Hidalgo County, Texas; 1113 Upas Avenue. **(CUP2020-0119)**

### 3) CONSENT:

- a) Shary Manor Subdivision; 7000 North Shary Road- Shary 80 Phase I, LLC (Final) **(SUB2020-0079)** JHE
- b) McAllen Temple Subdivision; 300 Trenton Road- The Church Of Jesus Christ LDS (Final) **(SUB2020-0093)** M&H
- c) Palms Community Center No. 2 Lot 15A Subdivision; 3713 North 10th Street- Emilia G. Luebbert (Final) **(SUB2020-0082)** M&H

### 4) SUBDIVISIONS:

- a) McAllen Bus Transfer Subdivision; 4600 North 23rd Street- City Of McAllen (Final) **(SUB2020-0085)** HAI
- b) McAllen Palms Business Park Subdivision; 4900 South Old 10th Street - Megaware Corp., A Texas Corporation (Preliminary) **(SUB2020-0089)** JHE
- c) MFTWS LLC Subdivision; 401 East Yuma Avenue- MFTWS, LLC (Preliminary) **(SUB2020-0090)** RDE
- d) Taylor Grove Subdivision; 701 South Taylor Road- MDM Land Company, LLC (Preliminary) **(SUB2020-0087)** RDE
- e) Twin Subdivision; 1500 North Bentsen Road- Maria Dolores Fernandez de Jauregui Pozo (Preliminary) **(SUB2020-0091)** AEC
- f) Bella Vista Ranch Subdivision; 7017 North Taylor Road- Jorge A. Bautista (Preliminary) **(SUB2020-0088)** SEA

### 5) DISCUSSION:

- a) Consideration and possible action on ordinance amending C-3 and C-3L Zoning Districts

### 6) INFORMATION ONLY:

- a) City Commission Actions: November 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:** Thursday, December 3, 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 30<sup>th</sup> day of November, 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 30<sup>th</sup> day of November, 2020.

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**Jessica Cavazos, Administrative Supervisor**