

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, MARCH 2, 2021 - 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 February 16, 2021.

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of David Salinas on behalf of Upbring Lutheran Social Services of South Inc., for a Conditional Use Permit, for life of the use, for an institutional use (immigrant youth facility) at 2.72 acres coming out of Lot 6, Block 11, Steel and Pershing Subdivision, Hidalgo County, Texas; 1000 North McColl Road. **(CUP2021-0016)**
2. Request of Austin Price Tull, for a Conditional Use Permit, for life of the use, for an institutional use at Lot 1, S.T.V.T. #1 Subdivision, Hidalgo County, Texas; 2400 Daffodil Avenue. **(CUP2021-0015)**
3. Jose G. Morin, for a Conditional Use Permit, for one year, for a home occupation (office), at Lot 91, Ponderosa Park Phase II Subdivision, Hidalgo County, Texas; 3500 North 32nd Street. **(CUP 2021-0013)**
4. Request of Erika V. Medina, for a Conditional Use Permit, for an Automotive Service and Repair (tire shop), for one year at Lot 2, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2605 U.S. Highway 83. **(CUP2021-0014)**

##### b) REZONING:

1. Rezone from R-1 (single-family residential) District to A-O (agricultural and open space) District: Mumford Trail Estates Subdivision and 1.52 acres out of Lot 214, Pride O' Texas Subdivision, Hidalgo County, Texas; 7404 and 7424 North Bentsen Road. **(REZ2021-0004)**
2. Rezone from R-1 (single-family residential) District to C-3L (light commercial) District: 0.87-acre tract of land out of Lot 10, Eureka Park Subdivision, Hidalgo County, Texas; 211 North Ware Road. **(REZ2021-0003)**
3. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: the north 8 feet of Lot 1 and all of Lot 2, Amended Map of a

Resubdivision of Blocks 2 & 3 of A.D. Leavell's Addition to McAllen, Hidalgo County, Texas; 214 South 5th 1/2 Street. **(REZ2021-0002)**

**c) DISCUSSION:**

1. Consideration of an Amendment to the Foresight McAllen Comprehensive Plan: Figure 4.2 Thoroughfare Plan, removing Yuma Avenue from Thoroughfare Plan from S. 2nd St to Jackson Road

**3) SITE PLAN:**

- a) Revised Site Plan Approval for Lot 1, HEB #2 Subdivision, 901 Trenton Road (SPR2021-0009)

**4) SUBDIVISIONS:**

- a) Acre II Subdivision; 201 East Expressway 83- Acre Construction **(SUB2021-0010)** (Preliminary) MAS
- b) Fullerton Place Subdivision; 2717 Fullerton Avenue- Jose and Glendy Esquivel **(SUB2021-0008)** (Preliminary) SEC
- c) Lakehurst Subdivision Lots 6A, 7A, & 8A; 5101 8 Mile Line **(SUB2021-0019)** (Preliminary) M&H
- d) World of 4 Subdivision; 615 Dallas Avenue- Aguirre Family Limited Partnership LP **(SUB2021-0013)** (Preliminary) CLH
- e) Rubi Plaza Subdivision; 201 North Ware Road- Valhe Real Est. Holdings Family LTD Partnership **(SUB2021-0014)** (Preliminary) SEC
- f) Silver Valley Subdivision; 1920 North Taylor Road- Delicias Catering, LLC **(SUB2021-0018)** (Preliminary) M2E
- g) Donald Wade Best Subdivision; 4601 Mile 8 Road- Donald Wade Best **(SUB2021-0009)** (Preliminary) SEA
- h) Hilda's Ropa Usada Subdivision; 2512 Beaumont Avenue- Hilda O. Juarez **(SUB2021-0007)** (Preliminary) ATLAS
- i) Cedar Place Subdivision; 1001 East Cedar Avenue- Habitat Developers, LLC **(SUB2021-0015)** (Preliminary) SEC
- j) NACCU Lot 1A and 2A Subdivision; 9100 North 10th Street- Nacu Army Community Credit Union **(SUB2021-0016)** (Preliminary) SEC
- k) Park Terrace Subdivision; 3601 North Jackson Road- Domain Development Corp. **(SUB2021-0017)** (Preliminary) M&H

**5) INFORMATION ONLY:**

- a) City Commission Actions: February 22, 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, March 2, 2021  
**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 26<sup>th</sup> day of February, 2021 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 26<sup>th</sup> day of February, 2021.

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**Jessica Cavazos, Administrative Supervisor**