

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, MAY 18, 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 May 4, 2021

#### 2) PUBLIC HEARING (to be conducted at 4:00 p.m.)

##### a) CONDITIONAL USE PERMITS:

1. Request of Guillermo Vazquez 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 A-3. **(CUP2021-0044)**
2. 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. **(CUP2021-0047)**
3. Request of Karla M. Rivera, for a Conditional Use Permit, for one year, for a night club at Lots 28-31, Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue. **(CUP2021-0045)**
4. Request of City Switch, for a Conditional Use Permit, for life of the use, for a personal wireless service facility, at a 3,362 sq. ft. lease area and a 25 ft. wide access and utility easement out of a 4.11-acre net irregular shaped tract North of and adjacent to Railway from 23rd St. westward out of C.E. Hammond Subdivision, Hidalgo County, Texas; 189 N 23rd Street. **(CUP2021-0046)**
5. Request of Edith Rubalcava for a Conditional Use Permit, for life of the use, for a single family dwelling, at Lots 1 and 2, Block 6, Fairfield Place Subdivision, Hidalgo County, Texas; 801 Jackson Avenue. **(CUP2021-0042)**

##### b) REZONING:

1. Rezone from R-3A (multifamily residential apartment) District to C-1 (office building) District: Lot 22, Gartman's Subdivision, Hidalgo County, Texas; 1105 Vine Avenue. **(REZ2021-0024)**

#### 3) SITE PLAN:

- a) Revised Site Plan Approval For Lot 2A, Nolana Wal-Mart Subdivision Lots 2A & 2B; 4017 N. 23rd Street. **(SPR2021-0015)**

**4) CONSENT:**

- a) Santoy Subdivision; 3321 West US Highway 83-Juan Santoy **(SUB2020-0041)** (Final)  
SEC

**5) SUBDIVISIONS:**

- a) Saltillo Plaza Phase III Subdivision; 5001 Pecan Boulevard – Juan Gaytan, Jr. **(SUB2021-0046)** (Preliminary) (M&H)
- b) Cedar Apartments Subdivision; 816 East Cedar Avenue – GGC Group, LLC. **(SUB2021-0047)** (Preliminary) (M&H)
- c) Salkinder Plaza Subdivision; 8909 North 10th Street - Sonia Salkinder **(SUB2021-0052)**  
(Preliminary) TE

**6) INFORMATION ONLY:**

- a) City Commission Actions: May 10, 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, May 18, 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 14<sup>th</sup> day of May, 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 14<sup>th</sup> day of May, 2021.

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**Jessica Cavazos, Administrative Supervisor**