

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 2, 2021 - 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 from the meeting on October 21, 2021

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Rene Solano for a Conditional Use Permit, for one year, for a bar service at office, at Lot 2, Block 24, Ewing's Addition Subdivision, Hidalgo County, Texas; 813 North Main Street, Suite 213. **(CUP2021-0140)**
2. Request of T. Lynn Tompkins Jr. for a Conditional Use Permit, for life of the use, for a grade-school playground, at Lot 1, S.T.V.T #1 Subdivision, Hidalgo County, Texas; 2400 Daffodil Avenue. **(CUP2021-0151)**
3. Request of Joe Averill Jr. for a Conditional Use Permit, for life of the use, for a guest house, at Lot 10, Block 14, Broadlawn Terrace No. 3 Subdivision, Hidalgo County, Texas; 1712 Iris Avenue. **(CUP2021-0153)**
4. Request of Jessica Aguilar for a Conditional Use Permit, for one year, for a bar and grill, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite N-1 and N-2. **(CUP2021-0154)**
5. Request of Captain Adolph Aguirre for a Conditional Use Permit, for life of the use, for a multi-purpose warehouse, at Lot "H", Stroud-Hunter Subdivision, Hidalgo County, Texas; 2220 Pecan Boulevard. **(CUP2021-0156)**
6. Request of Monica Alvarez on behalf of Iglesia Tierra Fertil, for a Conditional Use Permit, for one year, for an Institutional Use (Church) at Lot 18, Ivory Palm Estates Subdivision, Hidalgo County, Texas; 3511 North Ware Road. **(CUP2021-0142)**

7. Request of Jorge Barrera, for one year, for an Institutional Use (Church) at Lot 2, Fire-Check Subdivision Phase I, Hidalgo County, Texas, 3750 Gardenia Avenue, Suite B. **(CUP2020-0149)**
8. Request of Jhossep J Gil Martinez for a Conditional Use Permit, for one year, for a Bar at Lot 3, North Park Village Phase II Subdivision, Hidalgo County, Texas, 1200 Wisconsin Road, Suite 360. **(CUP2021-0152) WITHDRAWN**
9. Request of Mark Denton Corbitt, for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at the 10 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2401 Russell Road. **(CUP2021-0155)**

**b) REZONING:**

1. Rezone from C-4 (commercial industrial) District to R-1 (single-family residential) District: 5.0 acres out of Lot 482, John H. Shary Subdivision, Hidalgo County, Texas; 7031 Mile 7 Road. **(REZ2021-0063)**
2. Initial zoning to R-1 (single-family residential) District: the West 10 acres of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7100 Mile 6 Road. **(REZ2021-0060)**
3. Initial zoning to R-3T (multifamily residential townhouse) District: the North 5 acres of Lot 209, Pride O' Texas Subdivision, Hidalgo County, Texas; 8804 North Ware Road. **(REZ2021-0061)**
4. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: 0.544 acres out of Lot 1, Resubdivision of Lots 15 and 16, Block 2, Hammond's Subdivision, Hidalgo County, Texas; 1500 North Bentsen Road. **(REZ2021-0062)**
5. Initial zoning to R-3A (multifamily residential apartment) District: 26.97 acres out of Lot 45-11, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 9600 North Bryan Road. **(REZ2021-0064)**
6. Rezone from R-1 (single family) District to R-3A (multifamily apartments) District: 19.137 acres consisting of 2.476 acres out of Lot 7 E.M Card Survey No.1 Subdivision and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2400 Oxford Avenue. **(REZ2021-0051)(TABLED ON 9/21/2021 & REMAINED TABLED ON 10/5/2021 and 10/21/2021)**

**3) SUBDIVISIONS:**

- a) AEP James Rowe Substation Subdivision Lot 1(Non-Habitable), 1621 North Ware Road, P. Todd Ireland **(SUB2021-0085)(REVISED PRELIMINARY)STP**

**4) INFORMATION ONLY:**

a) City Commission Actions: October 25, 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, November 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 29<sup>th</sup> day of October 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 29<sup>th</sup> day of October 2021

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**Jessica Cavazos, Administrative Supervisor**