

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**WEDNESDAY, DECEMBER 16, 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
- b) Minutes for Regular Meeting held on December 3 , 2020

**2) PUBLIC HEARING**

**a) CONDITIONAL USE PERMITS:**

- 1. Request of Kathleen G. Azufra on behalf of Brighter Horizons, Multi-Services LLC, for a Conditional Use Permit, for one year, for a Home Occupation (Face and Body Contouring Office) at Lot 142, La Floresta Subdivision Phase I, Hidalgo County, Texas; 1901 Queens Avenue. **(CUP2020-0120)**

**b) REZONING:**

- 1. Rezone from C-1 (office building) District to R-1 (single-family residential) District: 1.68 acres out of Lot 5, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 501 East Yuma Avenue. **(REZ2020-0045)**
- 2. Rezone from A-O (agricultural & open space) District to R-1 (single-family residential) District: 0.68 acres out of Lot 377, John H. Shary Subdivision, Hidalgo County, Texas; 5001 Selinda Drive. **(REZ2020-0044)**
- 3. Rezone from R-3A (multifamily residential apartment) District to R-1 (single-family residential) District: 3.87 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 701 South Taylor Road. **(REZ2020-0042)**
- 4. Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential townhouse) District: 3.61 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 701 South Taylor Road (MID). **(REZ2020-0043)**

5. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 24.95 acres out of Lots 27 and 28, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3421 La Lomita Road. **(REZ2020-0046)**

**3) CONSENT:**

- a) 495 Commerce Center Phase XV Subdivision; 1100 North McColl Road- 495 Commerce Center Partners, LTD. (Final) **(SUB2020-0095)** PCE
- b) Just-A-Closet #4 Subdivision; 2500 South McColl Road- Just-A-Closet #4, LLC (Final) **(SUB2020-0094)** RDE

**4) SUBDIVISIONS:**

- a) Barcelona Subdivision; 1800 South Bentsen Road- New Millenium L. Investments, Inc. (Final) **(SUB2020-0092)** SE
- b) The Grove Subdivision; 500 South Ware Road- MDM Land Company, LLC (Preliminary) **(SUB2020-0057)** RDE
- c) Verdin Heights Subdivision; 7401 North Bentsen Road- Sergio Guzman (Revised Preliminary) **(SUB2020-0057)** SEC
- d) Nemont Estates 1 Subdivision; 13800 North 29th Street- Nemont Estates Limited Partnership (Revised Preliminary) **(SUB2020-0064)** MAS

**5) INFORMATION ONLY:**

**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:** Wednesday, December 16, 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 11<sup>th</sup> day of December, 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 11<sup>th</sup> day of December, 2020

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Jessica Cavazos, Administrative Supervisor