

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 6, 2022 - 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) Approval of Minutes for the November 16, 2022 meeting

#### 2) PUBLIC HEARING

##### a) REZONING:

1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 2.818 acres out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 Highway 83 (Rear) **(REZ2022-0044)**
2. Rezone from R-1 (single-family residential) District to R-3C (multifamily residential condominium) District: The East One acre of the North Five acres of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 3925 North Bentsen Road. **(REZ2022-0045)**
3. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 0.97 acres out of Lot 11, Section 12, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1009 Jay Avenue. **(REZ2022-0046)**
4. Rezone from R-1 (single-family residential) District to R-3A (multi-family residential apartment) District: All of Lot 1 and North one-half of Lot 2, Block 2, Bryan's Addition Subdivision, Hidalgo County, Texas; 324 North 4th Street. **(REZ2022-0047)**
5. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lot 1, Texan Terrace Subdivision, Hidalgo County, Texas; 1421 North 21st Street. **(REZ2022-0048)**

**b) SUBDIVISION:**

1. Amigo Park Subdivision Unit No. 3, Lots 12A& 12B, 3113 North 46th Street, Johnny Rodriguez **(SUB2022-0068)(REVISED PRELIMINARY)SEC**

**3) SITE PLAN:**

- a) Site plan approval for Lot 19, Sharyland Business Park No. 2 Subdivision; 5800 George McVay Drive. **(SPR2022-0034)**

**4) CONSENT:**

- a) Chaises De Jardin Subdivision, 2501 Rusell Road, Lawn Chair Adventures, LLC **(SUB2022-0099)(REVISED FINAL)MDCE**
- b) Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A,2B,2C and 2D Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC **(SUB2022-0061)(REVISED FINAL)STIG**
- c) Mendoza Acre Subdivision, 11128 North Trospers Road, Luige & Belen Mendoza **(SUB2022-0143)(FINAL)SOTEX**
- d) SMT McAllen II Land LLC Subdivision, 4801 North 23rd Street, SMT McAllen II, LLC **(SUB2022-0141)(FINAL)M&H**

**5) SUBDIVISIONS:**

- a) Alaniz Subdivision Lots 25A, 25B, 25C, 25D, 26A, and 26B, 201 North 28th Street, Habitat Developers, LLC **(SUB2022-0009)(REVISED FINAL)SEC**
- b) Habitat Village Subdivision, 2700 Trenton Road, Tina Hoff **(SUB2022-0130)(REVISED PRELIMINARY)SEC**
- c) Vargas Patrimony Subdivision, 307 South 29th Street, Miguel Angel Vargas and Johana Vargas **(SUB2022-0142)(PRELIMINARY)MAS**
- d) Rancho Valencia Subdivision, 1200 East El Rancho Road, Francisco Pons Ballesteros **(SUB2022-0140)(PRELIMINARY)MGE**

**6) INFORMATION ONLY:**

- a) City Commission Actions: November 28, 2022

**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, December 6, 2022

**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 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

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Jessica Cavazos, Administrative Supervisor