

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, OCTOBER 6, 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 September 16, 2020

#### 2) SUBDIVISIONS:

- a) Campo De Suenos II Subdivision; 8300 North Ware Road- Riverside Development Service, LLC (Preliminary) **(SUB2020-0060)** M&H
- b) Campo De Suenos III Subdivision; 8300 North Ware Road- Riverside Development Services, LLC (Preliminary) **(SUB2020-0061)** M&H
- c) Replat to Red Rose Subdivision; 13320 North Rooth Road- Ricardo R. Ramos and Dora I. Ramos (Preliminary) **(SUB2020-0063)** M&H
- d) Up North on Ware Road Apartments and Business Center Subdivision; 9500 North Ware Road- Ware Road Holding, LLC (Preliminary) **(SUB202-0059)** HEI
- e) 2nd and Dove Subdivision; 201 Dove Avenue Javier Perez (Preliminary) **(SUB2020-0062)** CLH
- f) Olvera Subdivision; 4509 Buddy Owens Boulevard- Jose Tellez Olvera (Revised Preliminary) **(SUB2020-0022)** SEA
- g) Barcelona Subdivision; 1800 South Bentsen Road- New Millenium L. Investments, Inc. (Preliminary) **(SUB2020-0034)** **(Tabled)** **(09/16/20)** SE

#### 3) PUBLIC HEARING

##### a) REZONING:

- 1. Rezone from A-O (agricultural and open space) District to R-1 (single family residential) District: 17 acres out of Lot 398, John H. Shary Subdivision, Hidalgo County, Texas; 7401 N. Bentsen Rd. **(REZ2020-0030)**

2. Rezone from R-1 (single family residential) District to C-3 (general business) District: 4.44 acres out of Lot 156, La Lomita Irrigation and Construction Subdivision, Hidalgo County, Texas; 520 South 23rd Street. **(REZ2020-0032)**
3. Rezone from A-O (agricultural and open space) District to C-4 (commercial-industrial) District: 24.934 acres out of Section 231, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 4101 Monte Cristo Road. **(REZ2019-0025)**
4. Rezone from R-3A (multifamily residential apartment) District to R-1 (single-family residential) District: 58.722 acres out of Section 227, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 6400 Tres Lagos Boulevard. **(REZ2020-0013)**
5. Rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartment) District: 26.107 acres out of Section 231, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 3901 Monte Cristo Road. **(REZ2020-0022)**
6. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 50.305 acres out of Section 230, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 13201 North Shary Road. **(REZ2020-0025)**
7. Rezone from C-3L (light commercial) District to C-3 (general business) District: 0.54 acres out of Lots 1 and 2, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas; 301 North Ware Road. **(REZ2020-0031)**
8. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: a 1.54 acre tract of land being 0.78 acres out of Lot 1, M & T Plaza Subdivision, and 0.76 acres out of Lot 96, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 5113 and 5101 North 23rd Street. **(REZ2020-0029)**
9. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lots 10, 11, and 12, Block 3, Club Addition Amended, Hidalgo County, Texas; 125 East Pecan Boulevard, 119 East Pecan Boulevard, 113 East Pecan Boulevard. **(REZ2020-0028) (Tabled) (09/16/20)**
10. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: 21.18 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11200 North La Lomita Road. **(REZ2020-0026) (Tabled) (09/16/20)**
11. Rezone from R-2 (duplex-fourplex residential) District to R-1 (single family residential) District: 18.82 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11300 North La Lomita Road. **(REZ2020-0027) (Tabled) (09/16/20)**

**b) CONDITIONAL USE PERMITS:**

1. Request of Kien Quoc Tran for a Conditional Use Permit, for one year, for a social club at Lot 1, Ginther Estates Subdivision, Hidalgo County, Texas, 5025 West Expressway 83, Suite 100. **(CUP2020-0098)**
2. Request of Erika Lopez, for a Conditional Use Permit, for one year, for a Portable Building Greater than 10 ft. by 12 ft. (Car Lot Office), at the South 134 ft. of the North 418 ft. and the West 208 ft. of Lot 1, Block 6, Steele & Pershing Subdivision, Hidalgo County, Texas; 5516 North McColl Road. **(CUP2020-0093)**
3. Request of Jared W. Doxey, on behalf of The Church of Jesus Christ of Latter- Day Saints for a Conditional Use Permit, for life of the use, for an Institutional Use (church) at a 10.615-acre tract of land out of Lot 16, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7301 North 2nd Street. **(CUP2020-0102)**
4. Request of Sharon B. Flores, on behalf of St. John's Episcopal Church & School, for a Conditional Use Permit, for Life of the Use, for an Institutional Use (school) at a 3.12-acre tract of land out of lot 29, Block 10, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas, 2410 N. 10th Street. **(CUP2020-0099)**
5. Request of Vincent G. Huebinger on behalf of Verizon Wireless, for a Conditional Use Permit, life of the use, for a personal wireless service facility, at the South 163.2 ft. of Lots 8 and 9, Block 5, Palm Heights Addition Subdivision, Hidalgo County, Texas, 665 Beech Avenue. **(CUP2020-0091) (Tabled) (09/16/20)**

#### **4) INFORMATION ONLY:**

- a) City Commission Actions: September 28, 2020

#### **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, October 6, 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 2<sup>nd</sup> day of October, 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 2<sup>nd</sup> day of October, 2020

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Jessica Cavazos, Administrative Supervisor