

**AGENDA**  
**PLANNING & ZONING COMMISSION SPECIAL MEETING**  
**MONDAY, JULY 29, 2024 - 10:00AM**  
**MCALLEN DEVELOPMENT CENTER, 311 N. 15<sup>TH</sup> STREET, EXECUTIVE CONFERENCE ROOM #3**

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 -**

**1) MINUTES:**

- a) Approval of Minutes for the May 21, 2024 meeting
- b) Approval of Minutes for the June 4, 2024 meeting

**2) SUBDIVISIONS:**

- a) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082)**  
**(REVISED PRELIMINARY) TUE**
- b) Taylor Valley Estates Subdivision, 1300 North Taylor Road, GOTU Development, LLC  
**(SUB2024-0004) (REVISED PRELIMINARY) M&H**
- c) The District Phase II Subdivision, 1201 Wisconsin Road, Auriel Investments **(SUB2024-0010) (REVISED FINAL) M&H**
- d) Pioneer Estates Subdivision, 9400 North Shary Road, Aldape Development LLC  
**(SUB2023-0040) (REVISED FINAL) MAS**
- e) The Heights on Wisconsin Subdivision Phase 1, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0025) (REVISED PRELIMINARY) S2E**
- f) Vacating a Portion of Racquet Club Subdivision and Replat to Villages at Park West Subdivision, 1400 Sprague Road, Domain Development, Corp. **(SUB2024-0075) (PRELIMINARY) M&H**
- g) Pecan Bentsen Retail Subdivision, 4401 Pecan Boulevard, Pecan Bentsen Retail Partners **(SUB2024-0074) (PRELIMINARY) BOW**
- h) D' Costa Subdivision, 801 North 23rd Street, D'Costa Inc. **(SUB2023-0138) (FINAL) SE**
- i) Northgate Estates Subdivision, 1900 Northgate Lane, Marco Lopez **(SUB2024-0049) (REVISED FINAL) TUE**

**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 SPECIAL MEETING TO BE HELD BY  
THE MCALLEN PLANNING & ZONING COMMISSION**

**DATE:** Monday, July 29, 2024

**TIME:** 10:00 AM

**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 25<sup>th</sup> day of July 2024 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 25<sup>th</sup> day of July 2024,

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Jessica Cavazos, Administrative Supervisor