

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 3, 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) Minutes for the meeting held on 4/19/2022

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Alejandra A. Morales, for a Conditional Use Permit, for one year, for a home occupation (office), at Lot 1, Santa Yesenia Subdivision, Hidalgo County, Texas; 4624 Westway Avenue. **(CUP2022-0051)**.
2. Request of Robert Espericueta on behalf of The House Club LLC, for a Conditional Use Permit, for one year, for a Bar (Social Club) at Lot "1-A", Lot "1-A" & Lot "1-B", The Courtyard, Amended, Hidalgo County, Texas, 5401 North 10th Street, Suite 203. **(CUP2022-0057)**
3. Request of Maria D. Acuna, for a Conditional Use Permit, for one year, for an Outdoor Commercial Recreation (Soccer Fields) at 1.405 acre tract (deed) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2022-0058)**
4. Request of Francisco B. Quintanilla for a Conditional Use Permit, for more than 1 year (3 years), for an Institutional Use (cosmetology school) at Lot 14, Colonia McAllen Unit No. 5 Subdivision, Hidalgo County, Texas; 2823 Colbath Road. **(CUP2022-0055)**
5. Request of Andre Sutiono on behalf of Take 5 Oil Change for a Conditional Use Permit, for life of the use, for automotive service and repair at Lot 1, Asian Valley Subdivision, Hidalgo County, Texas; 2825 Nolana Avenue. **(CUP2022-0056)**

**WITHDRAWN**

##### b) REZONING:

1. Rezone from C-3 (general business) District to I-1 (light industrial) District: 4.939 acres out of Lot 97, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4801 North 23rd Street. **(REZ2022-0011)**
2. Initial Zoning to R-1 (single-family residential) District: 10 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. of Pride o' Texas, Hidalgo County, Texas; 3420 La Lomita Road. **(REZ2022-0013) WITHDRAWN**
3. Rezone from C-1 (office building) District to C-3L (light commercial) District: Lot 1, Ramali Subdivision Phase III, Hidalgo County, Texas; 2020 North McColl Road. **(REZ2022-0008)**
4. Rezone from C-3 (general business) District to R-1 (single family residential) District: Lot 4-A, North Bryan Estates Subdivision, Hidalgo County, Texas; 8401 State Highway 107. **(REZ2022-0010)**

### 3) SITE PLAN:

- a) Site Plan Approval for Lots 4&5, D Plaza Subdivision; 5008 Expressway 83**(SPR2022-0017)**

### 4) CONSENT:

- a) Jackson Street Apartments Subdivision, 2200 S. Jackson Road, Isosceles, Inc. **(SUB2022-0049)(FINAL)GMES**

### 5) SUBDIVISIONS:

- a) The Hills at Sharyland Subdivision, 9200 North. Shary Road, Aldape Development, LLC. **(SUB2022-0050)(FINAL)MAS**
- b) Chaises De Jardin Subdivision, 2501 Russell Road, Jane Cross **(SUB2022-0046)(PRELIMINARY)MDCE**
- c) RMZ Development Subdivision, 2901 Colbath Road, RMZ Investments, LLC. **(SUB2022-0044)(PRELIMINARY)RDE**
- d) Aqualina at Tres Lagos Phase II Subdivision, 6609 Tres Lagos Blvd., Rhodes Development, Inc. **(SUB2022-0041)(PRELIMINARY)M&H**
- e) Aqualina at Tres Lagos Phase III Subdivision, 6617 Tres Lagos Blvd., Rhodes Development, Inc. **(SUB2022-0039)(PRELIMINARY)M&H**
- f) Cascada at Tres Lagos Phase III Subdivision, 7001 Tres Lagos Blvd., Rhodes Development, Inc. **(SUB2022-0043)(PRELIMINARY)M&H**
- g) Casa Paraiso Subdivision, 5521 Mile 6 Road, Nancy Cindy Rodriguez **(SUB2022-0040)(PRELIMINARY)SAMES**

h) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Andres L. Kalifa Jr. and Sr. **(SUB2022-0037)(PRELIMINARY)M&H**

i) Brier Village Subdivision, 3901 North. Bentsen Road, Loretta Williams & Daniel E. Prukop, and Elsie Wall **(SUB2022-0007)(REVISED PRELIMINARY)M&H**

**6) INFORMATION ONLY:**

a) City Commission Actions: April 11, 2022 & April 25, 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, May 3, 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 29<sup>th</sup> day of April 2022 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 April 2022

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**Jessica Cavazos, Administrative Supervisor**