

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 1, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD 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 from the meeting held on October 18, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jaime A. Salazar for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for a guest house, at Lot 1, Oranewood North Subdivision, Hidalgo County, Texas; 8408 North 4th Street. **(CUP2022-0160)**
2. Request of Fernando Cruz on behalf of Journey Church RGV for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for an institutional use (church), at a 1.10 acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6917 and 6925 State Highway 107. **(CUP2022-0163)**
3. Request of Emigdio Salinas on behalf of M2 Engineering, PLLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision (Proposed Sunset Valley Subdivision), Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2022-0165)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. **(REZ2022-0032)(TABLED ON 10/4/2022 & 10/18/2022) TO REMAIN TABLED**

2. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 10.201 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9400 North Shary Road. **(REZ2022-0038)**
3. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lot 7, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 404 South 28th Street. **(REZ2022-0039)**

3) SUBDIVISIONS:

- a) Kalo Subdivision, 2609 Monte Cristo Road, Gerardo & Yolanda Ordenez **(SUB2021-0065)(PRELIMINARY EXTENSION)REGA**
- b) A-A-A Apartments Subdivision, 5900 Mile 5 Road, Anissa Izel Vela-Sanchez **(SUB2022-0122)(PRELIMINARY)REGA**
- c) Just a Closet Oxford Subdivision, 2300 Oxford Avenue, Domain Development Corp. **(SUB2022-0112)(FINAL)RDE**
- d) Felix Subdivision, 3024 South 1st Street, Patricia Salazar **(SUB2022-0120)(PRELIMINARY)SE**
- e) 521 Subdivision, 3401 South 10th Street, MDM Land Company, LLC **(SUB2022-0123)(PRELIMINARY)RDE**

4) INFORMATION ONLY:

- a) City Commission Actions: October 24, 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, November 1, 2022

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd 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 28th day of October 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 28th day of October 2022,

Jessica Cavazos, Administrative Supervisor