

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, NOVEMBER 16, 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 from the meeting held on November 1, 2022

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of David Sanchez on behalf of de Sanchez Spa & Salon for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet, at Lot 1 & 2, De Sanchez Subdivision, Hidalgo County, Texas; 1308 North 15th Street. **(CUP2022-0170)**
2. Request of Miguel A. Martinez for a Conditional Use Permit, for one year, for a home occupation for swimming lessons, at Lot 1, Duarte Subdivision, Hidalgo County, Texas; 4724 Buddy Owens Boulevard. **(CUP2022-0171)**
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)(TABLED ON 11/1/2022)**

##### b) REZONING:

1. Rezone from A-O (agricultural and open space) District to C-4 (commercial-industrial) District: 0.394 acres out of Lot 1, Block 6, Steele & Pershing Subdivision, Hidalgo County, Texas; 5520 North McColl Road. **(REZ2022-0042)**

2. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 4.681 acres out of Lot 241, save and except 0.184 acres, Pride O' Texas Subdivision, Hidalgo County, Texas; 5000 North Bentsen Road. **(REZ2022-0043)**
3. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multi-family residential apartment) District: 12.51 acres out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(REZ2022-0040)**
4. Rezone from R-1 (single family residential) District to C-1 (office building) District: Lot 33, Palm Estates Subdivision, Hidalgo County, Texas; 1104 Freddy Gonzalez Road. **(REZ2022-0041)**
5. 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, 10/18, AND 11/1/22) WITHDRAWN**

c) SUBDIVISION:

1. Plaza Las Fuentes Fortis Subdivision, 5700 North 10th Street, Fortis Land Holdings, LLC and El Pitalon, LLP **(SUB2022-0093)(FINAL)RDE**
2. Summit Park North Lots 11A & 13A Subdivision, 821 East Esperanza Avenue, Summit Park Properties, LLC and Jaime Gonzalez, Jr **(SUB2022-0108)(FINAL)SEC**
3. Toy-R-Us Lot 1A Subdivision, 1105 Expressway 83, 1101 McAllen Retail Partners, LP **(SUB2022-0078)(FINAL)M&H**

3) CONSENT:

- a) RMZ Development Subdivision, 2901 Colbath Road, RMZ Investments, LLC **(SUB2022-0129)(FINAL)RDE**
- b) Imperio Estates Subdivision, 8700 North 29th Street, Hollywood Development & Construction, LLC **(SUB2022-0128)(FINAL)RDE**
- c) Sharyland Business Park No. 11 Subdivision, 7201 South Shary Road, Cascade Real Estate Operating, L.P. **(SUB2022-0133)(FINAL)ME**
- d) Uvalde Villas Subdivision, 701 Uvalde Avenue, Texas Grey Oaks, LLC **(SUB2022-0124)(FINAL)M&H**
- e) San Felipe on Northgate Lane Subdivision, 400 Northgate Lane, Fortis Land Holdings, LLC **(SUB2022-0137)(FINAL)RDE**

4) SUBDIVISIONS:

- a) Neuhaus Estates Subdivision, 4229 Neuhaus Drive, Isaac & Lois Kim, Alfredo Perez Garza & Elena Ramirez, and Bada Real Estate, LLC **(SUB2021-0148)(REVISED FINAL)MAS**

- b) Andara Apartment at Ware Subdivision, 8200 North Ware Road, Gloria B. Brady (SUB2022-0090)(FINAL)BIG**
- c) Vargas III Subdivision, 2725 South 29th Street, Juan Vargas (SUB2021-0106)(PRELIMINARY EXTENSION)MAS**
- d) Olive Grove Estates Subdivision, 3900 Lark Avenue, Mouayad Development, LLC(SUB2022-0131)(PRELIMINARY)JHE**
- e) Harvest Creek at Ware Phase I Subdivision, 2301 North Ware Road, Escanaba, LLC (SUB2022-0127)(PRELIMINARY)M&H**
- f) North Via Cantera Subdivision, 7321 Mile 7 ½ Road, North Via Cantera, LLC (SUB2022-0134)(PRELIMINARY)M&H**
- g) The Villas at Crossroads Subdivision, 3925 North Bentsen Road, Four Stones Assets, LLC (SUB2022-0132)(PRELIMINARY)JHE**
- h) North Ridge Estates Subdivision, 9501 North 23rd Street, Domain Development Corp. (SUB2022-0125)(PRELIMINARY)M&H**
- i) Austin 495 Plaza Subdivision, 4101 Pecan Boulevard, Jinguo Liu (SUB2022-0126)(PRELIMINARY)TE**

**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:** Wednesday, November 16, 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 11<sup>th</sup> day of November 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 11<sup>th</sup> day of November 2022

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**Jessica Cavazos, Administrative Supervisor**