

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, SEPTEMBER 1, 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 August 18, 2020

#### 2) CONSENT:

- a) Primrose Terrace, Unit 11 Lot 12A thru 12D Subdivision; 5001 North Main Street- Linda Emmons Gale **(Revised Final) (SUB2017-0040) BDE**
- b) La Contessa Subdivision; 609 South Bentsen Road- Gabriel Sosa & Blanca L. Garza **(Final) (SUB2020-0054) SEA**

#### 3) SUBDIVISIONS:

- a) Highland Oaks Subdivision; 4900 North 29th Street- RBY Reynolds Estates, LLC **(Revised Final) (SUB2020-0008) M&H**
- b) Trenton Pecan Subdivision Phase I Lot 1A; 1705 Umar Avenue- Valmor Service Corp. **(Preliminary) (SUB2020-0050) SEC**
- c) McAllen South Industrial Park Subdivision; 1501 Military Highway- T5, Inc. A Texas Corporation **(Preliminary) (SUB2020-0051) SEC**
- d) Balboa Acres, The West ½ of Lot 22, Block 25, Subdivision; 3410 Covina Avenue- Irma Perez and Rodolfo Perez **(Preliminary) (SUB2020-0053) MF**
- e) Balboa Acres, The East ½ of Lot 22, Block 25, Subdivision; 3408 Covina Avenue- Irma Perez and Rodolfo Perez **(Preliminary) (SUB2020-0052) MF**

#### 4) PUBLIC HEARING

##### a) REZONING:

1. Rezone from C-3 (general business) District to R-3C (multifamily residential condominiums) District: Lot 7, Rio Grande Securities Co. Inc. Subdivision No. 3, Hidalgo County, Texas; 822 Chicago Avenue. **(REZ2020-0021) WITHDRAWN**

**b) CONDITIONAL USE PERMITS:**

1. Request of Vincent G. Huebinger on behalf of Verizon Wireless, for a Conditional Use Permit, for life of the use, for a personal wireless service facilities at the west 900 sq. ft. lease area and a 30 ft. wide access out of a called 4.74 acre tract out of Lot 61, La Lomita (HOIT), Hidalgo County, Texas; 2560 Trenton Rd. **(CUP2020-0080)**
2. Request of Cesar P. Cal Camarillo, for a Conditional Use Permit, for one year, for a Home Occupation (virtual teaching room), at Lot 21, Trinity Oaks Phase I Subdivision, Hidalgo County, Texas; 3209 Guadalupe Avenue. **(CUP2020-0084)**

**5) INFORMATION ONLY:**

- a) City Commission Actions: August 24, 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, September 1, 2020

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> Floor  
McAllen, Texas 78501  
Web: <https://zoom.us/join> or phone: [\(346\) 248-7799](tel:3462487799)  
Meeting ID: 672 423 1883

***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 28<sup>th</sup> of August, 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 28<sup>th</sup> of August, 2020.

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**Jessica Cavazos, Administrative Supervisor**