

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 4, 2023 - 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) Approval/disapproval of minutes for the March 21, 2023 meeting

#### 2) PUBLIC HEARING

##### a) REZONING:

1. Rezone from C-3 (general commercial) District to R-3A (multifamily residential apartment) District: Lot 4, Block 54, McAllen Addition Subdivision, Hidalgo County, Texas; 608 South 15th Street. **(REZ2023-0010)**
2. Rezone from C-3 (general commercial) District to R-3A (multifamily residential apartment) District: Lot 5, Block 50, McAllen Addition Subdivision, Hidalgo County, Texas; 604 South 11th Street. **(REZ2023-0015)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: Lot 2, Pride O' Texas "A", Hidalgo County, Texas; 3500 Mile 6 ½ Road. **(REZ2023-0011)**
4. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lot 92, La Lomita (HOIT) 1.6208 AC-S7.93AC-N19.42AC, Hidalgo County, Texas; 5301 North Ware Road. **(REZ2023-0012)**

#### 3) SITE PLAN:

- a) Site plan approval for UNITS 1 through 8, The Warehouse Kingdom Condominium Building M Subdivision; 2101 Military Highway, Suites M1 TO M8. **(SPR2023-0010)**

#### 4) CONSENT:

- a) Hacienda Los Cantu Subdivision, 2000 South Jackson Road, Blanca Cantu **(SUB2023-0030) (FINAL)SEA**

- b) Gosmar Subdivision, 201 North 22nd Street, Gosmar, LLC. Luis Carlos Gonzalez  
**(SUB2021-0139) (REVISED FINAL) CHLH**

**5) SUBDIVISIONS:**

- a) Suarez Subdivision, 2624 North 24th Street, Suarez Brothers, LLC. **(SUB2022-0022) (REVISED PRELIMINARY) JHE**
- b) Silver Oak Subdivision, 9229 North Bicentennial Boulevard, RD Silver Oak, LLC. **(SUB2023-0028) (PRELIMINARY) JHE**
- c) Ware Hotel Group LP Subdivision, 401 South Ware Road, Ware Hotel Group LP **(SUB2023-0027) (PRELIMINARY) M&H**
- d) Fenix Estates Subdivision, 1000 East El Rancho Road, Mata G. Construction Inc. **(SUB2023-0023) (PRELIMINARY) OIME**
- e) Wellness on Wheelz Subdivision, 901 North Ware Road, Wow Assets, LLC. **(SUB2023-0026) (PRELIMINARY) M2E**

**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, April 4, 2023

**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 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

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**Jessica Cavazos, Administrative Supervisor**