

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 20, 2021 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD 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 from the meeting held on July 8, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Carlos and Arely Fuentes on behalf of Centro De Alabanza Comunidad Cristiana, Inc., for a Conditional Use Permit, for one year, for an Institutional Use (Church) at Lot 2, Shasta Commercial Plaza Phase II Subdivision, Hidalgo County, Texas; 2519 Buddy Owens Boulevard. **(CUP2021-0067)**

b) REZONING:

- 1. Rezone from A-O (agricultural and open space) District to C-3 (general business) District: 2.781 acre tract of land out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 Highway 83 (Rear). **(REZ2021-0031)**
- 2. Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: 16.28 acres out of the west one-half (1/2) of Lot 11, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2433 State Highway 107 (Rear). **(REZ2021-0034)**
- 3. Rezone from C-3 (general business) District to R-1 (single-family residential) District: 1.96 acres out of the west one-half (1/2) of Lot 11, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2433 State Highway 107. **(REZ2021-0035)**
- 4. Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential townhouse) District: 4.79 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 701 South Taylor Road (Rear). **(REZ2021-0036)**

3) SUBDIVISIONS:

- a) Stonebriar At Trinity Oaks Subdivision, 11200 North La Lomita Road, Affordable Homes of South Texas, Inc. **(SUB2021-0057)**(FINAL)CHC
- b) BEJ Subdivision, 4701 North McColl Road, Taryn Santos, Violet Investments **(SUB2021-0054)**(Revised Preliminary)CHC
- c) Habitat Village, 2700 Trenton Road, Tina(Wychopen) Hoff, **(SUB2021-0074)** (Preliminary)SEC
- d) Villa Torre At North Bentsen Estates, 7500 North Bentsen Road, Riverside Development Services, LLC. **(SUB2021-0048)**(Revised Preliminary)RDE
- e) Castillo Estates Subdivision, 9705 Mile 10 1/3, Jesus and Susana Castillo **(SUB2021-0073)**(Preliminary Review) ROE
- f) Garcia Estates, 2901 Gumwood, Sonia Garcia/Erik J. Mora **(SUB2020-0048)**(Revised Preliminary)**(TABLED on 6/3/2021)**M&H

4) INFORMATION ONLY:

- a) City Commission Actions: July 12, 2021

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, July 20, 2021

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 16th day of July, 2021 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 16th of July, 2021.

Jessica Cavazos, Administrative Supervisor