

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, JULY 8, 2021 - 3:30 PM
MCALLEN PUBLIC LIBRARY, ROOMS A&B, 4100 NORTH 23RD STREET
Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: [672 423 1883](https://zoom.us/join)

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 June 16, 2021 and Special Meeting held on June 25, 2021.

2) ELECTION OFFICERS

- a) Chairperson
- b) Vice-Chairperson

3) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Tony De La Tejera on behalf of Bada Real Estate LLC, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12', at Lot 1, Millard Warehouse Subdivision No. 2, Hidalgo County, Texas; 2100 Trophy Drive. **(CUP2021-0063)**
- 2. Request of Juana M. Mendez, for a Conditional Use Permit, for one year, for a home occupation (daycare), at Lot 9, Block 6, Balboa Acres Subdivision, Hidalgo County, Texas; 2405 Elmira Avenue. **(CUP 2021-0060)**
- 3. Request of Andrea G. Ruiz, for a Conditional Use Permit, for one year, for a home occupation (Notary Office), at Lot 51, Arthur Terrace Subdivision, Hidalgo County, Texas; 6208 North 36th Street. **(CUP 2021-0061)**

b) REZONING:

- 1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 4.112 acres of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4200 North Ware Road. **(REZ2021-0033) (TABLED: 6/16/2021)**

4) CONSENT:

- a) Oxford Homes Subdivision, 2417 Oxford Avenue, Subhash & Sarojini Bose LP, **(SUB2021-00055) (FINAL) RDE**
- b) The Grove Subdivision, 500 South Ware Road, Tomas Gutierrez Jr., **(SUB2019-0027) (FINAL) IG**
- c) Cascada At Tres Lagos Phase II, No Address at this time, Rhodes Development, INC. **(SUB2021-0023) (FINAL) M&H**

- d) 495 Commerce Center Phase XIII, 1101 East Laurel Avenue, 495 Lakeview Properties LTD, **(SUB2020-0003)(FINAL)SEC**

5) SITE PLAN:

- a) Revised site plan approval for Lot 2, Bicentennial Crossing Subdivision, Hidalgo County, Texas; 3601 N. Bicentennial Blvd. **(SPR2021-0026)**

6) SUBDIVISIONS:

- a) 4700 Ware Subdivision, 4920 North Ware Road, Rhodes Development, INC.**(SUB2021-0041) (REVISED PRELIMINARY) M&H (TABLED 6/16/2021)**
- b) Villa Torre At North Bentsen Estates, 7500 North Bentsen Road, Antonio M. Aguirre Jr. **(SUB2021-0048) (REVISED PRELIMINARY) RDE**
- c) Pioneer Estates Subdivision, 9400 North Shary Road, JoAnn Schoening Leibowitz **(SUB2021-0066) (PRELIMINARY) MAS**
- d) Avanti Legacy Violet Parc, 4601 North McColl Road, Roberto Aura Salazar, **(SUB2021-0068) (PRELIMINARY) CE**
- e) The Hills At Sharyland, 9200 North Shary Road, JoAnn Schoening Leibowitz, **(SUB2021-0067) (PRELIMINARY) MAS**
- f) Just A Closet #8, 4200 North Ware Road, Just A Closet #8, LLC **(SUB2021 0069) (PRELIMINARY) IG**

7) INFORMATION ONLY:

- a) City Commission Actions: June 28, 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: Thursday, July 8, 2021

TIME: 3:30 PM

PLACE: McAllen Public Library
4100 North 23rd Street
Rooms A&B
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 2nd 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 2ND day of July, 2021.

Jessica Cavazos, Administrative Supervisor