

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JUNE 16, 2020 - 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: [508-755-3077](https://zoom.us/join) Meeting Password: [878576](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 for Regular Meeting held on June 2, 2020

2) ABANDONMENT:

- a) Request to Abandon a 20ft X 1926.16 Right-Of-Way out of Lot 11 and 12, Section 5, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 4900 South Old 10th Street **(ABD2019-0004)**

3) SITE PLAN:

- a) Site Plan Approval for Lot 6B, Valencia Marketplace, Lot 6A, 6B, and 6C Subdivision; 1300 Trenton Road. **(SPR2020-0008)**

4) CONSENT:

- a) Nolana Retail Subdivision; 1300 East Nolana Avenue- South Padre Retail Center LTD **(Final) (SUB2020-0036)** AEC
- b) McAllen Townsite Subdivision; 500 South 11th Street- Lucas Castillo Jr. **(Final) (SUB2020-0037)** AC

5) SUBDIVISIONS:

- a) The Tree Apartments Subdivision; 1001 South Taylor Road- Majima, LLC **(Revised Preliminary) (SUB2017-0055)** TE
- b) Villas Jardin Lot 34A & 34B; 2800 South 2nd Street- Villas Jardin Homeowner's Association **(Preliminary) (SUB2020-0035)** SEC
- c) LB Montecristo Subdivision; 11001 Montecristo Road- Joaquin Garcia **(Preliminary) (SUB2020-0038)** MAS
- d) J. Leal Subdivision; 10800 7 Mile Road- Jesus Leal **(Preliminary) (SUB2018-0042)** QHA

- e) Olvera Subdivision; 4509 Buddy Owens Boulevard- Jose Tellez Olvera **(Revised Preliminary) (Tabled: 06/02/2020) (SUB2020-0022)** SEA

6) PUBLIC HEARING

a) REZONING:

1. Rezone from C-4 (commercial-industrial) District to R-3A (multifamily residential apartments) District: 14.355 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 14800 North Shary Road. **(REZ2019-0029)**
2. Rezone from C-4 (commercial-industrial) District to R-3T (multifamily residential townhouses) District: 2.908 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 15000 North Shary Road. **(REZ2020-0010)**
3. Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouses) District: 26.375 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 5600 Tres Lagos Boulevard. **(REZ2019-0027)**
4. Rezone from C-4 (commercial-industrial) District to R-3T (multifamily residential townhouses) District: 2.888 acres out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 5700 Tres Lagos Blvd. **(REZ2020-0011)**
5. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 0.645 acres out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 5750 Tres Lagos Blvd. **(REZ2020-0012)**
6. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: Lot 3, Block 54, McAllen Addition, Hidalgo County, Texas; 612 South 15th Street. **(REZ2020-0014)**
7. Rezone from R-1 (single-family residential) District to C-4 (commercial industrial) District: 12.23 acres tract of land out of Lot 482, John H. Shary Subdivision, Hidalgo County, Texas; 6801 Mile 7 Rd. **(REZ2020-0015)**

b) CONDITIONAL USE PERMITS:

1. Request of Mario Gutiérrez, for a Conditional Use Permit, for one year, for a Social Event Center, at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 1000. **(CUP2020-0049)**
2. Request of Mario Gutiérrez, for a Conditional Use Permit, for one year, for a Social Event Center, at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 900. **(CUP2020-0051)**
3. Request of Jared W. Doxey, on behalf of The Church of Jesus Christ of Latter- Day Saints for a Conditional Use Permit, for life of the use, for an Institutional Use (church) at a 10.615-acre tract of land out of Lot 16, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7301 North 2nd Street. **(CUP2020-0057)**

4. Request of Jacqueline Diaz Gonzalez, for a Conditional Use Permit, for one year, for an Institutional Use (beauty school) at the South 119 ft. of the North 235 ft. of the West 150 ft. of Lot 11, a resubdivision of Lot 6, Block 12, Rancho de la Fruta #2 Subdivision, Hidalgo County, Texas; 112 North McColl Road, Suite A. **(CUP2020-0055)**
5. Request of Jorge A. Briones, for a Conditional Use Permit, for one year, for an automotive service and repair (body shop), at Lots 11 & 12, Block 2, West Addition to McAllen, Hidalgo County, Texas; 2241 Dallas Avenue, Suite B. **(CUP2020-0054)**

7) INFORMATION ONLY:

- a) City Commission Actions: June 8, 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, June 16, 2020
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 12th of June, 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 12th of June, 2020

Jessica Cavazos, Administrative Supervisor