

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, AUGUST 16, 2016 - 3:30 PM  
MCALLEN MUNICIPAL BUILDING, 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.

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**CALL TO ORDER -PEPE CABEZA DE VACA, CHAIRPERSON**

**1) MINUTES:**

- a) Minutes for Regular Meeting held on August 2, 2016

**2) SUBDIVISIONS:**

- a) Gaeli Subdivision; 1813 North Jackson Road - Lone Star National Bank **(Preliminary) SUB2016-0053)** NE
- b) Ensenada @ Tres Lagos Subdivision; 4401 Tres Lagos Boulevard – Rhodes Enterprises, Inc. **(Final)(SUB2016-0047)** M & H
- c) Escondido @ Tres Lagos Subdivision; 5101 Tres Lagos Boulevard – Rhodes Enterprises, Inc. **(Final)(SUB2016-0049)** M & H
- d) La Herencia Subdivision; 9412 SH 107 – Vela Development, LLC (Lorenzo & Rosalinda Vela), Ramona Vela and Maria Marcelina Vela & Eliza Vela and Sylvia Vela **(Revised Preliminary)(SUB2016-0036)(TABLED:08/02/2016)** M & H

**3) PUBLIC HEARING (to be conducted at 4:00 p.m.)**

- a) REZONING:

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: 0.90 acres out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 301 South Taylor Road. **(REZ2016-0032)(TABLED:08/02/2016)**
2. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartment) District: 4.30 acres out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas; 6320 North Taylor Road. **(REZ2016-0029)(TABLED:07/19/2016)**  
**(REMAINED TABLED:08/02/2016)**

**b) CONDITIONAL USE PERMITS:**

1. Request of Melden & Hunt, Inc., on behalf of Texas A & M, for a Conditional Use Permit, for life of the use, for an institutional use (school) at the 100.849 acres consisting of 100.531 acres out of Section 227 and 0.318 of 1 acre out of Section 232, Texas- Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 6200 Tres Lagos Boulevard. **(CUP2016-0105)**
2. Request of Gricelda Castro, for a Conditional Use Permit, for one year, for a home occupation (daycare) at the north 18 ft. of lot 56 & the south 47 ft. of Lot 57, Block 2, Golden Acres Retirement #4 Subdivision, Hidalgo County, Texas; 400 North 41st Street. **(CUP2016-00106)**

**4) DISCUSSION:**

**5) INFORMATION ONLY:**

- a) City Commission Action of August 8, 2016

**6) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071  
(CONSULTATION WITH ATTORNEY)**

**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, August 16, 2016  
**TIME:** 3:30 PM  
**PLACE:** McAllen Municipal Building  
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 12th day of August 2016. 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 day of August 2016.

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**Gardenia Perez, Administrative Supervisor**