

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 17, 2024 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD 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 of minutes for the October 8, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of James Glover on behalf of Jose & Maritza Escandon, for a Conditional Use Permit, for life of use , for a Guest House at the North 444.2 feet, South 1,038.4 feet, of Lot 418, John H. Shary Subdivision, Hidalgo County, Texas; 8109 North Bentsen Road. **(CUP2024-0136)**
2. Request of Melisa Medina (Sevilla Events, LLC) on behalf of Trenton Palms LLC, for a Conditional Use Permit and an adoption of an ordinance, for one year, for an Event Center (Sevilla Events LLC) at Lot 1, Trenton View Subdivision, Hidalgo County, Texas; 7007 North 10th Street. **(CUP2024-0139)**
3. Request of Javier A. Zuazua on behalf of IDC Properties, LP., for a Conditional Use Permit, for one year, for an Institutional Use (Vocational School) at Lot 1, Industrial Distribution Center Subdivision, Hidalgo County, Texas; 223 North McColl Road. **(CUP2024-0141)**
4. Request of Ashwin George on behalf of Galvan Gonzalo Beltran, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar and Social Club at 83 Citrus Plaza Condominium Suite 170 Subdivision, Hidalgo County, Texas; 4037 Expressway 83. **(CUP2024-0142)**
5. Request of Melden and Hunt Inc., on behalf of Synergy a Real Estate Alliance LLC., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for Planned Unit Development (Taylor Villas) at a 12.51 acre tract of land out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(CUP2024-0132)(TABLED ON 12/3/2024)**

b) REZONING:

1. Rezone from A-O (agricultural and open space) District to R-1 (single family residential) District: 9.67 acres tract of land more or less, out of Lot 53, La Lomita

Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 8017 North Ware Road. **(REZ2024-0060)**

2. Rezone from R-1 (Single Family Residential) District to R-3T (Multifamily Residential Townhomes) District: 3.312 Acres, Out of Lot 10, Block 1, C.E. Hammond Subdivision, Hidalgo County, Texas; 2121 Trenton Road. **(REZ2024-0063)**
3. Rezone from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouses) District: 3.062 acres out of Section 232, Texas-Mexican Railway Company's Survey, (proposed Villas at Tres Lagos Phase I-A Subdivision), Hidalgo County, Texas; 5300 Tres Lagos Boulevard (Tract 1). **(REZ2024-0064)**
4. Rezone from C-4 (commercial industrial) District to R-3T (multifamily residential townhouses) District: 1.399 acres out of Section 232, Texas-Mexican Railway Company's Survey, (proposed Villas at Tres Lagos Phase I-A Subdivision), Hidalgo County, Texas; 5300 Tres Lagos Boulevard (Tract 2). **(REZ2024-0065)**

3) SITE PLAN:

- a) Site plan approval for LOT 37, IGOA Business Campus Phase 1 Subdivision, Hidalgo County, Texas; 1325 East Nolana Avenue. **(SPR2024-0038)**

4) CONSENT:

- a) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2024-0109) (FINAL) TUE**

5) SUBDIVISIONS:

- a) 29th Subdivision, 8516 North 29th Street, Real Estate Team Holdings LP **(SUB2024-0097) (REVISED PRELIMINARY) M&H**
- b) FYN Subdivision, 10600 North Bentsen Road, Jose Francisco Hernandez and Elva N. Hernandez **(SUB2024-0129) (PRELIMINARY) SEA**
- c) Haven Hill Subdivision, 8017 North Ware Road, Fortis Land Company, LLC **(SUB2024-0127) (PRELIMINARY) RDE**
- d) Hidden Grove Estates Subdivision, 8601 North 2nd Street, J&D Produce Inc. **(SUB2024-0131) (PRELIMINARY) M&H**
- e) Los Encinos on Taylor Subdivision, 3324 North Taylor Road, Jorge Guerra **(SUB2024-0130) (PRELIMINARY) BRE**

6) INFORMATION:

- a) Update on the adoption of the Unified Development Code

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, December 17, 2024

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 13th day of December 2024 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 13th day of December 2024,

Jessica Cavazos, Administrative Supervisor