

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 3, 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) Minutes for the October 8, 2024 meeting will be posted on the 12/17/2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Melden and Hunt Inc. on behalf of Escanaba, LLC., for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Amendment to a Planned Unit Development for Harvest Coves Phase I Subdivision, Hidalgo County, Texas; 2601 North Ware Road. **(CUP2024-0126)**
2. Request of Sara C. Lopez., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park at Lot 1, Lopez-Torres Subdivision, Hidalgo County, Texas; 4300 South Ware Road. **(CUP2024-0127)**
3. Request of Blanca Rodriguez, for a Conditional Use Permit, for one year, for a Home Occupation (beauty salon) at Lot 2, Block 3, Pecan Terrace Subdivision, Hidalgo County, Texas; 2209 Nyssa Avenue. **(CUP2024-0129)**
4. Request of Joseph L. Salinas on behalf of Mikada, LLC (Jose Chanin), for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (La Azotea Rooftop) at Lot 1, Mikada Subdivision, Hidalgo County, Texas; 5000 Pecan Boulevard, Building 100. **(CUP2024-0131)**
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)**
6. Request of Keaton Mai, on behalf of Justin Nowell, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a Gasoline Service Station at Lot 1, Block 2, Villa Hermosa Subdivision, Hidalgo County, Texas; 3400 South Jackson Road. **(CUP2024-0128)**

b) REZONING:

1. Rezone from R-1 (single family residential) District to A-O (agricultural and open space) District: 4.00 acres out of Lot 418, save and except 0.208 acres road row, John H. Shary Subdivision, Hidalgo County, Texas; 4700 Auburn Avenue. **(REZ2024-0059)**

c) ORDINANCE:

1. Consideration of ordinance adopting a Unified Development Code and repealing conflicting ordinances

3) SITE PLAN:

- a) Site Plan approval for Lot 1, Block 2, Villa Hermosa Subdivision, Hidalgo County, Texas; 3400 South Jackson Road. **(SPR2024-0041)**

4) SUBDIVISIONS:

- a) CXL Acres Subdivision, 11624 North 29th Street, Cesar Xavier Leal **(SUB2024-0125)**
(PRELIMINARY) SE
- b) Matias Estates Subdivision, 11600 North 29th Street, Matias Gonzalez **(SUB2024-0126)**
(PRELIMINARY) SE
- c) Trevino Subdivision, 4212 Lark Avenue, Maria S. Sandoval **(SUB2024-0124)**
(PRELIMINARY) RDE

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 3, 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 29th day of November 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 29th day of November 2024,

Jessica Cavazos, Administrative Supervisor