

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 18, 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 May 7, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Yahaira Sepulveda on behalf of Salvador Gonzalez, for a Conditional Use Permit, for one year, for an Institutional Use (beauty school) at Lot 7, Block 30, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Chicago Avenue. **(CUP2024-0061)**
2. Request of Melden and Hunt Inc. on behalf of Rhodes Enterprises Inc., for an Amendment Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 9.333-acre tract out of Lot 100, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road. **(CUP2024-0062)**

b) REZONING:

1. Rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartments) District: A 0.56 acre tract of land out of the East five acres of the East ten acres of Lot 9, Section two hundred eighty (280), Texas-Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 11601 North Bicentennial Boulevard. **(REZ2024-0030)**
2. Rezone from C-3 (business general) District to C-4 (commercial industrial) District: A 3.220 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road. **(REZ2024-0034)**
3. Rezone from R-2 (Duplex-Fourplex Residential) District to C-3L (light commercial) District: A tract of land (14,223.44 square feet) out of Lots 2 and 3, Block 1, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas; 401 North Ware Road. **(REZ2024-0032)**

4. Rezone from R-3A (Multifamily Residential Apartments) District to R-3T (Multifamily Residential Townhomes) District: A 12.33 Acres tract, out of Lot 1, Block 7, Steel and Pershings Subdivision, Hidalgo County, Texas; 900 East Violet Avenue. **(REZ2024-0033)**

3) SUBDIVISIONS:

- a) Mediterranean Subdivision, 13931 N. Ware Road, Ancer Properties, LLC **(SUB2023-0110) (REVISED PRELIMINARY) TRE**
- b) Freedom South McAllen Subdivision, 100 Expressway 83, ML Rhodes LTD **(SUB2024-0066) (PRELIMINARY) M&H**
- c) 2nd & Trenton Plaza Subdivision, 120 Trenton Road, A.I.M.Z Development LLC **(SUB2024-0065) (PRELIMINARY) M&H**
- d) Palm Villas Subdivision, 109 S. 29th Street, JRMV Property Investments LLC **(SUB2024-0064) (PRELIMINARY) IEG**
- e) Tex-Best at Tres Lagos Subdivision, 15601 N. Shary Road, ML Rhodes LTD **(SUB2024-0067) (PRELIMINARY) M&H**
- f) Valdes Commercial Subdivision, 2804 N. Ware Road, Blanca E. Valdes **(SUB2024-0062) (PRELIMINARY) M2E**

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 18, 2024

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
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 14th day of June 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 14th day of June 2024,

Jessica Cavazos, Administrative Supervisor