

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, JUNE 3, 2021 - 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: 672 423 1883

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 May 18, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Armando R. Aleman, for a Conditional Use Permit, for one year for a smoke shop at Lot 21-A, Northeast Industrial Subdivision, Hidalgo County, Texas; 2101 North Jackson Road, Suite 10. **(CUP2021-0050)**
2. Request of Gloria S. Jaramillo, for a Conditional Use Permit, for one year, for a home occupation (office/storage), at Lot 129, Ensenada at Tres Lagos Phase II Subdivision, Hidalgo County, Texas; 14212 Amistad Circle. **(CUP 2021-0048)**
3. Request of Juan A. Ludwig, on behalf of AEP Texas Inc., for a Conditional Use Permit, for life of the use, for a Railroad Facility or Utilities Holding a Franchise (Electric Substation) at an irregular shaped 3.04-acre tract of land out of Lot 5, Block 2, C.E. Hammond Subdivision, Hidalgo County, Texas 3800 Pecan Boulevard. **(CUP2021-0051)**

b) REZONING:

1. Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: 14.615 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4128 North Taylor Road. **(REZ2021-0026)**
2. Initial zoning to R-1 (single-family residential) District: 2.2 acres out of Lot 386, John H. Shary Subdivision, Hidalgo County, Texas; 7017 North Taylor Road. **(REZ2021-0029)**

3. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: Lots 4 and 5, Gartman's Subdivision, Hidalgo County, Texas; 2101 and 2105 North 12th Street. **(REZ2021-0032)**
4. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot 104, Valley Gardens Subdivision, Hidalgo County, Texas; 3616 North 23rd Street. **(REZ2021-0025)**
5. Initial zoning to C-3 (general business) District: 3.41 acre tract of land out of the west 10.0 acres of north 20.0 acres of Lot 405, John H. Shary Subdivision, Hidalgo County, Texas; 5961 Mile 5 Road. **(REZ2021-0027)**
6. Initial zoning to R-3A (multifamily residential apartments) District: 4.85 acre tract of land out of the west 10.0 acres of the north 20.0 acres of Lot 405, John H. Shary Subdivision, Hidalgo County, Texas; 5899 Mile 5 Road. **(REZ2021-0028)**

3) SITE PLAN:

- a) Revised site plan approval for Lot 1, TOYS-R-U Subdivision, Hidalgo County, Texas; 1101 EXPRESSWAY 83**(SPR2021-0013)**.

4) SUBDIVISIONS:

- a) Villa Torre at North Bentsen Estates Subdivision, 7500 North Bentsen Road - Antonio M. Aguirre Jr. **(SUB2021-0048)** (PRELIMINARY) RDE
- b) El Dorado at Thousand Oaks I, II, and III, 12712 North Ware Road. - Red Rock Real Estate Development **(SUB2021-0049)** (FINAL) QHA
- c) Villanueva Estates at Trinity Oaks Lots 26A &28A-30A & 34A-41A & 43A-47A & 49A-54A, 3100 Arroyo Avenue- Villanueva Properties & Investments (SUB2019-0038) (REVISED FINAL)M&H
- d) De La Torre Subdivision, 8th Street Approx. 300Ft. North of Houston Avenue., Rafael De la Torre- **(SUB2020-0066)** (REVISED PRELIMINARY)MAS
- e) Garcia Estates; 2901 Gumwood Avenue - Sonia Garcia-**(SUB2020-0048)**(REVISED PRELIMINARY) M&H

5) INFORMATION ONLY:

- a) City Commission Action for May 24th Meeting

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: Thursday, June 3, 2021

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 28th day of May, 2021 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 28th day of May, 2021

Jessica Cavazos, Administrative Supervisor