

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, SEPTEMBER 5, 2017 - 3:30 PM  
MCALLEN CITY HALL, 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

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### INVOCATION

#### 1) MINUTES:

- a) Minutes for Regular Meeting held on August 16, 2017

#### 2) SITE PLAN:

- a) Revised Site Plan Approval for HEB #2, Lot 1, 901 Trenton Road **(SPR2017-0011)**  
**(TABLED: 8/1/2017)(TABLED: 8/16/2017)**
- b) Revised Site Plan for Lot 1, U.S.A. Carriers Subdivision, 3101 West Military Highway  
**(SPR2017-0020)**

#### 3) CONSENT:

- a) Silver Creek Estates Subdivision; 5001 North Ware Road- Bobby G. Burrows **(Final)**  
**(SUB2017-0058)** M & H

#### 4) SUBDIVISIONS:

- a) Las Villas Del Rio at the Groves on Shary Subdivision; 6700 North Shary Road- Sharest, LTD. **(Final)** **(SUB2017-0059)** M & H
- b) NACCU Subdivision; 9100 North 10th Street- Alberto, Adrian, and Antonio III Salinas **(Preliminary)** **(SUB2017-0050)** SEC
- c) Taylor Road Apartments Subdivision; 1001 South Taylor Road- Majima, LLC. **(Preliminary)** **(SUB2017-0055)** TE
- d) Villa Odda Subdivision; 824 South Bentsen Road- Oscar Trevino Medrano **(Preliminary)** **(SUB2017-0056)** JHE
- e) G.R. Subdivision; 4617 Buddy Owens Boulevard- Irene G. Rivera **(Preliminary)** **(SUB2017-0057)** SEA

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

**a) REZONING:**

1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 4.0 acres out of Lot 16, Block 1, C.E. Hammond Subdivision, Hidalgo County, Texas; 5400 North 21st Street. **(REZ2017-0009)**
2. Rezone from C-1 (office building) District to R-1 (single family residential) District: 2.91 acres out of Lot 141, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3501 Vine Avenue. **(REZ2017-0022)**

**b) CONDITIONAL USE PERMITS:**

1. Deyanira Mendez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (beauty salon) at Lot 4, Block 9, Colonia McAllen Unit No. 7 Subdivision, Hidalgo County, Texas; 1956 South 33rd Street **(CUP2017-0126)**
2. Erica Castillo has filed a request for a Conditional Use Permit, for one year, for an event center at Lot A, McAllen State Bank Subdivision, Hidalgo County, Texas; 200 South 10<sup>th</sup> Street. **(CUP2017-0124)**
3. Alim Ansari has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional use (school) at Lots 5-12 , Block 36, North McAllen Subdivision, Hidalgo County, Texas; 320 North Main Street **(CUP2017-0127)**
4. Eli Fernandez on behalf of Catholic Charities of the RGV has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional use (church) at Lots 7 & 8 , Block 24, McAllen Addition Subdivision, Hidalgo County, Texas; 1721 Beaumont Avenue, Suite A **(CUP2017-0120)**

**6) DISCUSSION:**

**7) INFORMATION ONLY:**

- a) City Commission Actions: August 28, 2017**

**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, September 5, 2017

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
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 1st day of September 2017 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 1st day of September 2017

---

Carmen White, Secretary