

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 7, 2022 - 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 Meeting held on 5/17/2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Blanca I. Cantu, for a Conditional Use Permit, for one year, for an event center, at Trevino's Acre Subdivision and the south 60.62 ft., the north 355.78 ft. out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. **(CUP2022-0067)**
2. Request of Reverend Andres E. Gutierrez, on behalf of the Catholic Diocese of Brownsville, for an amended Conditional Use Permit, for life of the use, for an institutional use (church), at Lot 1, Candle Flower Unit I Subdivision, Hidalgo County, Texas; 2201 Martin Avenue. **(CUP2022-0069)**
3. Request of Journey Church RGV for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an institutional use (church), at a 1.10 acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas, 6925 State Highway 107. **(CUP2022-0068).**

b) REZONING:

1. Rezone from C-3L (light commercial) District to R-1 (single-family residential) District: 3.78 acres out of Lot 2, Block 16, Steele and Pershing Subdivision, Hidalgo County, Texas; 2800 South McColl Road. **(REZ2022-0016)**
2. Rezone from C-3L (light commercial) District to R-1 (single-family residential) District: 2.32 acres out of Lot 2, Block 16, Steele and Pershing Subdivision, Hidalgo County, Texas; 2700 South McColl Road. **(REZ2022-0017)**

3. Rezone from C-3 (general business) District to I-1 (light industrial) District: 2.683 acres out of Lot 97, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4801 North 23rd Street. **(REZ2022-0018)**

c) SUBDIVISION:

1. Penitas Lots 1A & 1B Subdivision, 7108 North 23rd Street, Martmore Real Estate LLC. **(SUB2020-0006)(FINAL)HLG**

3) CONSENT:

- a) Versailles Estates Subdivision, 7018 Mile 6 Road, La Flor Del Valle Enterprises, LP. **(SUB2022-0058)(FINAL)SAMES**

4) SUBDIVISIONS:

- a) Dake Subdivision, 5301 North Ware Road, Dake, LLC., **(SUB2022-0056)(PRELIMINARY)MAS**
- b) Florencia Subdivision, 2700 South McColl Road, Patricia Lorenzo **(SUB2022-0020)(REVISED PRELIMINARY)SEC**
- c) Brier Village Subdivision, 3901 North Bentsen Road, Loretta Williams & Daniel E. Prukop, and Elsie Wall **(SUB2022-0007)(REVISED PRELIMINARY)M&H**

5) INFORMATION ONLY:

- a) City Commission Actions: May 23, 2022

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 7, 2022

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 3rd Day of June 2022 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 3rd day of June 2022

Jessica Cavazos, Administrative Supervisor