

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, AUGUST 4, 2020 - 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](https://zoom.us/join)

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 July 7, 2020

2) PUBLIC HEARING

a) REZONING:

1. Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouse) District: 1.23-acre tract of land out of Lot 1, Section 11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 201 Dove Avenue. **(REZ2020-0016)**

b) CONDITIONAL USE PERMITS:

1. Request of Joaquin E. Zamudio, for a Conditional Use Permit, for one year, for a Home Occupation (hair salon), at Lot 15 and the North 12½ ft. of Lot 16, Block 3, Louise Addition, Hidalgo County, Texas; 313 North 8th Street. **(CUP2020-0070)**
2. Request of Miguel A. Rivera on behalf of Casa de Oracion Rey de Reyes, for a Conditional Use Permit, for one year, for an Institutional Use (church), at Lots 1-8 and Lots 9-16, Block 6, Bonnie- View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue. **(CUP2020-0064)**
3. Request of Benjamin Hill, for a Conditional Use Permit, for one year, for a Home Occupation (stringed instrument repair), at the South ½ of the West 89 ft. of Lot 11 and the West 89 ft. of Lot 12, Block 17, North McAllen Addition, Hidalgo County, Texas; 502 North 11th Street. **(CUP2020-0062)**
4. Request of Miguel A. Vargas Jr. for a Conditional Use Permit, for one year, for a bar and lounge at Lots 1 and 2, Mejia Subdivision Unit No. I, Hidalgo County, Texas, 2000 Nolana Avenue. **(CUP2020-0065)**
5. Request of Guillermo A. Tijerina Jr. for a Conditional Use Permit, for one year, for an automotive service and repair shop, Lots 5 through 8, South 23rd Business Park, Hidalgo County, Texas, 4910 South 23rd Street. **(CUP2020-0019)**

6. Request of Dwight H. Jander, on behalf of South Texas Electric Cooperative, Inc., for a Conditional Use Permit, for life of the use, for Railroad Facilities or Utilities Holding a Franchise (electric substation) at 12.23 acres of land out of Lot 482, John H. Shary Subdivision, Hidalgo County, Texas; 6801 Mile 7 Road. **(CUP2020-0072)**
7. Request of Jared W. Doxey, on behalf of the Church of Jesus Christ of Latter-Day Saints for a Conditional Use Permit, for Life of the Use, for an Institutional Use (Church) at a 10.615-Acre tract of land out of lot 16, section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7301 North 2nd Street. **(CUP2020-0057) (Tabled: 06/16/2020) (Remained: 07/07/2020) WITHDRAWN**
8. Request of Melissa West on behalf of Villas Jardin Homeowners Association, for a Conditional Use Permit, for life of the use, for a Planned Unit Development (residential use) at Lot 34, Amended Map of Villas Jardin Subdivision, Hidalgo County, Texas; 301 Byron Nelson Drive. **(CUP2020-0071)**

3) CONSENT:

- a) Primrose Terrace, Unit 11 Lot 12A thru 12D Subdivision; 5001 North Main Street- Linda Emmons Gale **(Revised Final) (SUB2017-0040) BDE - WITHDRAWN**
- b) NACCU Subdivision; 9100 North 10th Street - Alberto, Adrian and Antonio III Salinas **(Revised Final) (SUB2017-0087) SEC**

4) SUBDIVISIONS:

- a) Lots 1A, 1B, 1C & 1D Morales Subdivision; 7301 Mile 7 Road - Diana Morales & Madalyn E. Morales - **(Preliminary) (SUB2020-0046) M&H**
- b) Campo de Suenos; 8600 North Ware Road - Riverside Development Services, LLC. **(Revised Preliminary) (SUB2020-0080) M&H**
- c) Shary Manor Subdivision; 7000 North Shary Road - Shary 80 Phase I, LLC **(Revised Preliminary) (SUB2020-0025) JHE**
- d) Villatorre Estates at Almon Subdivision; 3308 Yellowhammer Avenue - Riverside Development Services, LLC. **(Preliminary) (SUB2020-0044) JHE**
- e) Esmeralda Heights Subdivision; 201 North 8th Street - Sergio Todaro **(Preliminary) (SUB2020-0045) SEA**
- f) North Via Cantera Subdivision; 7321 Mile 7 1/2 Road- Falcon International Bank **(Revised Preliminary) (SUB2018-0052) SEA**
- g) Olvera Subdivision; 4509 Buddy Owens Boulevard- Jose Tellez Olvera **(Revised Preliminary) (SUB2020-0022) (Tabled: 06/02/2020) (Remained Tabled: 06/16/2020) (Remained Tabled: 07/07/2020) SEA**

5) INFORMATION ONLY:

- a) City Commission Actions: July 13, 2020
- b) City Commission Actions: July 27, 2020

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, August 4, 2020

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 31st day of July, 2020 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 31st day of July, 2020

Jessica Cavazos, Administrative Supervisor