

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 2, 2020 - 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

Web: <https://zoom.us/join> or phone: [\(346\) 248-7799](tel:3462487799)  
Meeting ID: [508-755-3077](https://zoom.us/join) Meeting Password: [878576](https://zoom.us/join)

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### INVOCATION

#### 1) MINUTES:

- a) Minutes for Regular Meeting held on May 19, 2020

#### 2) ABANDONMENT:

- a) Request to Abandon A 20 FT. X 1846.16 Right-Of-Way out of Lot 11 and 12, Section 5, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 4900 South Old 10th Street **(ABD2019-0004)**

#### 3) SITE PLAN:

- a) Site Plan approval for Lot 1, Church of the King McAllen Subdivision; 7401 North Ware Road. **(SPR2020-0012)** DP
- b) Revised Site Plan approval for Lot 4, The Warehouse Kingdom Subdivision; 2101 Military Highway **(SPR2020-0010)** HA

#### 4) CONSENT:

- a) Comar Subdivision; 4000 Expressway 83- Frisco Corp/ Jesus Calderon **(Revised Final)** **(SUB2017-0016)** SEA

#### 5) SUBDIVISIONS:

- a) Vacate and resubdivision of Lots 73, 74, 75 Spanish Oaks at Frontera Subdivision to Spanish Oaks at Frontera Lot 73A Subdivision; 8412 North 10th Street - 8400/8500 N. 10th Development, LLC **(Final)** **(SUB2020-0020)** JHE
- b) Just A Closet #1 Subdivision Phase II; 5700 Mile 4 Road- Shary 80 Phase I, LLC- **(Final)** **(SUB2020-0015)** JHE
- c) Olvera Subdivision; 4509 Buddy Owens Boulevard- Jose Tellez Olvera **(Revised Preliminary)** **(SUB2020-0022)** SEA

- d) Stonebriar at Trinity Oaks Subdivision; 11200 North La Lomita Road- Affordable Homes of South Texas, Inc. **(Preliminary) (SUB2020-0029)** CHC
- e) Surprise Subdivision; 901 Dallas Avenue- Ron Surprise **(Preliminary) (SUB2020-0033)** SEA
- f) Barcelona Subdivision; 1800 South Bentsen Road- New Millenium L Investments, Inc. **(Preliminary) (SUB2020-0034)** SE

**6) PUBLIC HEARING:**

**a) REZONING:**

- 1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 38.27 acres of land out of Lot 385, John H. Shary Subdivision, Hidalgo County, Texas; 7000 North Shary Road. **(REZ2020-0009)**

**b) CONDITIONAL USE PERMITS:**

- 1. Request of South Texas Vo-Tech, for a Conditional Use Permit, for one year, for an Institutional Use (school), at Lot 1, Main Place Subdivision, Hidalgo County, Texas; 1800 South Main Street. **(CUP2020-0046)**
- 2. Request of Juan A. Ludwig, for a Conditional Use Permit, for life of the use, for a Railroad Facility or Utilities Holding a Franchise (Electric Substation) at a 3.248-acre tract of land of Lot 141, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 3600 Quince Avenue & 1700 North Ware Road. **(CUP2020-0047)**
- 3. Request of Miguel A. Peña, for a Conditional Use Permit, for one year, for a Social Club, at Lots 7 & 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas, 4037 U. S. Expressway 83, Suite 120. **(CUP2020-0040)**
- 4. Request of David Padilla on behalf of Church of the King, for an amendment to the Conditional Use Permit, for life of the use, for an Institutional Use (church and related uses), at Lot 1, Church of the King Subdivision, Hidalgo County, Texas, 7401 North Ware Road. **(CUP2020-0039)**
- 5. Request of Guillermo Cruz, for a Conditional Use Permit, for one year, for an automotive service and repair shop, at Lots 17, 18 and the West 25 ft. of Lot 19, Block 7, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2226 & 2228 Houston Avenue. **(CUP2020-0042)**
- 6. Request of Melissa Burton for a Conditional Use Permit, for life of the use, for a dog kennel at a 1.00 acre tract of land out of the South 19.39 acres of Lot 387, John H. Shary Subdivision, Hidalgo County, Texas, 6820 North Taylor Road. **(CUP2020-0008)(Tabled 04/07/2020) (Remained Tabled 04/21/2020) (Remained Tabled 05/05/2020) (Remained Tabled 05/19/2020)**

**7) INFORMATION ONLY:**

- a) City Commission Actions: May 26, 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.