

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MAY 5, 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: [508-755-3077](https://zoom.us/join) Meeting Password: [878576](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 April 21, 2020

2) PUBLIC HEARING

a) REZONING:

1. **WITHDRAWN** Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 0.862-Acre tract of land out of Lot 151, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 609 South Bentsen Road. **(REZ2020-0001) (Tabled) (03/03/2020) (04/07/2020) (04/21/2020)**

b) CONDITIONAL USE PERMITS:

1. Request of LT. Adolph Aguirre on behalf of the Salvation Army of McAllen for a Conditional Use Permit, for Life Of Use, for an Institutional Use at Lots E, F, G, and H, Stroud-Hunter Subdivision, Hidalgo County, Texas; 2220 Pecan Boulevard. **(CUP2020-0034)**
2. Request of Robert Wilson, for a Conditional Use Permit, for One Year, for a Bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G. **(CUP2020-0030)**
3. Request of Alberto Martinez Chontal, for a Conditional Use Permit, for One Year, for an Institutional Use (Church) at the North 120ft. of Lot 16, Alaniz Subdivision, Hidalgo County, Texas; 316 North 29th Street, Suite 60. **(CUP2020-0033)**
4. 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) (Tabled 04/21/2020)**

3) ABANDONMENT:

- a) Request to abandon a 20 ft. alley located at the rear of Lot 1, Sylvia's Business Center Subdivision, Hidalgo County, Texas; 3608 North McColl Road **(ABD2019-0001)**

4) CONSENT:

- a) 2621 South 23rd Street Subdivision; 2621 South 23rd Street - Joel De Leon **(Revised Final) (SUB2019-0096)** SEA

5) SUBDIVISIONS:

- a) Shops At Nolana Subdivision; 2901 Nolana Avenue- Ponderosa Retail, LTD. **(Final) (SUB2020-0018)** HA
- b) Genesis 2nd Subdivision; 4701 North Ware Road- Carl B and Sherri Rowland **(Final) (SUB2020-0026)** TE&MC
- c) 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 **(Revised Preliminary) (SUB2020-0020)** JHE
- d) Olvera Subdivision; 4509 Buddy Owens Boulevard - Jose Tellez Olvera **(Preliminary) (SUB2020-0022)** SEA
- e) Dale' Shine at Business 83 Subdivision; 2301 Highway 83 - The Fritts LP & Spurgeon W. Brown and Brown Oil Co. **(Preliminary) (SUB2020-0024)** M & H
- f) Dale' Shine at 10th Street Subdivision; 3713 North 10th Street- Emilia G. Luebert **(Preliminary) (SUB2020-0023)** M & H
- g) Renaissance Subdivision; 4901 North 23rd Street - Sonia Denise Ramirez **(Preliminary) (SUB2020-0027)** STIG
- h) Los Vecinos Subdivision; 2801 South Bentsen Road - Tres Vecinos, LLC **(Revised Preliminary) (SUB2019-0088) (Tabled: 04/07/2020) (Remained tabled: 04/21/2020)** HA

6) INFORMATION ONLY:

- a) City Commission Actions: April 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, May 5, 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 1st day of May, 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 1st day of May, 2020.

Jessica Cavazos, Administrative Supervisor