

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JULY 3, 2018 - 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 June 19, 2016

#### 2) SUBDIVISIONS:

- a) Valencia Marketplace, Lots 6A, 6B & 6C; 1300 Trenton Road- Plains Capital Bank **(Preliminary) (SUB2018-0045) CLH**
- b) Eduardo Rios Subdivision; 5301 North Ware Road- Dake, LLC. **(Preliminary) (SUB2018-0047) MASE**

#### 3) PUBLIC HEARING (to be conducted at 4:00 p.m.)

##### a) CONDITIONAL USE PERMITS:

1. Maria V. Meraz has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (taxi office) at Lot 97; Linda Vista Subdivision, Hidalgo County, Texas; 2401 Mobile Avenue. **(CUP2018-0071)**
2. Maricella G. Rodriguez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 11, Block 3; Primrose Terrace Subdivision, Hidalgo County, Texas; 1409 Zinnia Avenue. **(CUP2018-0072)**
3. Request of Enrique Martinez Jr., for a Conditional Use Permit, for one year, for a night club at Lots 1 and 2; Main international Subdivision, Hidalgo County, Texas; 6000 North 10<sup>th</sup> Street. **(CUP2018-0073)**
4. Request of Joseph Holand on behalf of Shary 80 Phase I, LLC., for a Conditional Use Permit, for life of the use, for an associated recreation (common area) at Lot 13, Las Villas del Rio at the Groves Subdivision, Hidalgo County, Texas; 5400 North Shary Road. **(CUP2018-0075)**

5. A. Duda & Sons, Inc., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable building greater than 10' x 12' at North 415.6' Block 1, Lot 19 and South 108.62', Lot 18, 23.74 AC. GR 21.90 AC NET, C.E Hammond Subdivision; 2205 Trophy Drive. **(CUP2018-0076)**
6. Request of Wyatt J. Truscheit, for a Conditional Use Permit, for life of the use, for an institutional use (school) at the 20 acres out of Lot 8, Block 3; Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 4200 Sarah Avenue. **(CUP2018-0063) (TABLED: 6/5/2018, 6/19/2018)**

**4) INFORMATION ONLY:**

- a) City Commission Actions: June 25, 2018.

**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, July 3, 2018

**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 29<sup>th</sup> day of June, 2018 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 29<sup>th</sup> day of June, 2018.

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Iris Alvarado, Administrative Supervisor