

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 1, 2017 - 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 Regular Meeting held on July 18, 2017

2) SITE PLAN:

- a) Revised Site Plan Approval for HEB #2 Lot 1, 901 Trenton Road – **(SPR2017-0011)**
- b) Site Plan Approval for COMAR S/D, 4000 Expressway 83 – **(SPR2017-0008)**
- c) Revised Site Plan Approval for Lot 4, Sharyland Service Center No. 2 - 6001 South International Parkway - **(SPR2017-0017)**

3) SUBDIVISIONS:

- a) Las Villitas at Shary Subdivision; 6500 North Shary Road - Sharest, LTD. **(Preliminary)**
(SUB2017-0043) M & H
- b) Emily Sasser No. 2 Subdivision; 701 East U.S. Expressway 83 - Rio Bank **(Preliminary)**
(SUB2017-0044) SEC

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

a) REZONING:

- 1. Rezone from A-O (agriculture-open space) District to R-1 (single-family residential) District: 5.60 acres out of Lots 1, 2, and 3, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4201 and 4225 Neuhaus Drive. **(REZ2017-0018) (TABLED: 7/18/2017)**

b) CONDITIONAL USE PERMITS:

- 1. Request of Enrique S. Sanchez, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot B, Eagle Place Subdivision, Hidalgo County, Texas; 400 East Pecan Boulevard, Suites A-C. **(CUP2017-0098)**

2. Request of Christian M. Diaz, for a Conditional Use Permit, for life of the use, for an outdoor commercial recreation (recreational complex) at 9.62 acres out of Lot 88, Block 2, C.E Hammonds Subdivision, Hidalgo County, Texas; 3418 Ash Avenue. **(CUP2017-0105)**
3. Carlo E. Hernandez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (office storage) at Lot 8, Block 10, Bonita Heights Subdivision, Hidalgo County, Texas; 1712 Daffodil Avenue. **(CUP2017-106)**
4. Request of Marco A. De Leon, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lots 1-6, Block 12, North McAllen Addition, Hidalgo County, Texas; 601 North Main Street. **(CUP2017-0108)**
5. Request of Guillermo R. Pechero on behalf of GAP Pechero Family, LP, for a Conditional Use Permit, for life of the use, for an institutional use (youth church camp) at the 16.97 acres out of Lots 12 & 13, Section 279 Tex-Mex Railroad Company Survey and Lots 5 & 6, E.M. Card Survey No.1, Hidalgo County, Texas; 9800 North 29th Street **(CUP2017-0088) (TABLED: 7/5/2017, 7/18/2017)**

5) DISCUSSION:

6) INFORMATION ONLY:

- a) City Commission Actions: July 24, 2017

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.