

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 17, 2019 - 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 Regular Meeting held on December 3, 2019

2) SITE PLAN:

- a) Site Plan Approval for Units 3A, 3B, 4A, 4B, 6A, 6B, 7A, 7B out of Block 3A, Blocks 3A, 4A & 5A Lakes Business Park Phase 2 Subdivision; 901 East Redbud Avenue (**SPR2019-0022**)
- b) Site Plan Approval for Lot 2A, Austin, Sophia, Caden, Olivia, Bianca, Lots 2A, 2B, 2C Subdivision; 5201 North "G" Street (**SPR2019-0020**)

3) SUBDIVISIONS:

- a) Auburn Estates Phase II Subdivision; 2635 Auburn Avenue- Monzer H. Yazji (**Final**) (**SUB2019-0098**)
- b) Kendlewood Pointe Subdivision; 2118 Kendlewood Avenue - La Plaza Apartments, LLC (**Final**) (**SUB2019-0099**)
- c) Kamary II Subdivision; 4200 State Highway 107- Kamary Investments LTD (Final) (**SUB2019-0094**)

4) PUBLIC HEARING

a) REZONING:

1. Rezone from R-1 (single family residential) District to C-1 (office building) District; West ½ of Lot 12 and all of Lot 13, Block 5, Thomas Terrace Subdivision, Hidalgo County, Texas; 410 Pecan Boulevard. (**REZ2019-0053**)
2. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District; Lot 65, Fairway Grande Village Unit No. 2 Subdivision, Hidalgo County, Texas; 601 East Nassau Avenue. (**REZ2019-0051**) (**TABLED: 12/3/2019**)
WITHDRAWN

b) CONDITIONAL USE PERMITS:

1. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, for a bar at Lot 2A, Valram Heights Subdivision, Hidalgo County, Texas; 2801 U.S. Expressway 83, Building 200, Suites 280-290. **(CUP2019-0180)**
2. Request of Rigoberto Yepez, for a Conditional Use Permit, for one year, for a bar (event center) at an irregular tract of land consisting of the East 211.29' of Lot 507, John H. Shary Subdivision, Hidalgo County, Texas; 4801 State Highway 107. **(CUP2019-0181) (TABLED: 12/03/2019)**

5) INFORMATION ONLY:

- a) City Commission Actions; December 9, 2019

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, December 17, 2019

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 13th day of December, 2019 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 13th day of December, 2019.

Jessica Cavazos, Administrative Supervisor