

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING & PUBLIC HEARING TUESDAY, DECEMBER 4, 2018 - 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 November 20, 2018

2) ABANDONMENTS:

- a) Request to abandon the 0.02 acres of a 20 ft. alley on the east side of Lot 1, Jonquil Heights Subdivision, Hidalgo County, Texas; 3600 North 6th Street. **(ABD2018-0009)**
(TABLED:11/06/18) (REMAINED TABLED: 11/20/18)

3) SUBDIVISIONS:

- a) Bicentennial Crossing Lots 2A & 2B; 3701 North Bicentennial Boulevard- Bicentennial Crossing, Ltd. **(Preliminary) (SUB2018-0081) SEC**
- b) Owens Commercial Park; 3501 Buddy Owens Boulevard- Oscar Sotelo, MD **(Preliminary)**
(SUB2018-0083) SEC

4) PUBLIC HEARING

a) SUBDIVISION:

- 1. Santa Ana Plaza, Lots 2A & 2B; 721 East Nolana Avenue- Rio Bank **(Final)**
(SUB2018-0055) MHI

b) REZONING:

- 1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 1.84 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 4501 Pecan Boulevard. **(REZ2018-0026)**
- 2. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 0.55 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 4701 Pecan Boulevard. **(REZ2018-0027)**

3. Rezone from R-3A (multifamily residential apartments) District to C-3 (general business) District: 0.39 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 4401 Pecan Boulevard (rear). **(REZ2018-0028)**
4. Rezone from R-1 (single family residential) District to C-1 (office building) District: Lots 4 & 5, Block 2, Maple Heights Subdivision, Hidalgo County, Texas; 1301 N. 8th Street. **(REZ2018-0029)**
5. Rezone from C-2 (neighborhood-commercial) District to C-3 (general business) District: 0.75 acres out of Lot 7, J. H. Beatty Subdivision, Hidalgo County, Texas; 3808 Buddy Owens Boulevard. **(REZ2018-0031)**

c) CONDITIONAL USE PERMITS:

1. Karina De Anda has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable food concession stand at the 9.64 acres out of Lot 10, Section 280; Texas Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2113 State Highway 107. **(CUP2018-0136)**
2. Request of Jovanna Cantu, for a Conditional Use Permit, for a year, for an event center at all of Block 4, North Center Subdivision, Hidalgo County, Texas, 1700 North 10th Street, Suite K. **(CUP2018-0143)**
3. Request of Alim U. Ansari, for a Conditional Use Permit, for a life of the use, for an institutional uses (school) at Lot 1 through 6, Block 44 and Lots 7 and 8, Block 45; North McAllen Townsite Subdivision, Hidalgo County, Texas, 221 North Main Street. **(CUP2018-0144)**
4. Request of Alim U. Ansari, for a Conditional Use Permit, for a life of the use, for an institutional uses (school) at Lot 5 through 12, Block 36; North McAllen Subdivision, Hidalgo County, Texas, 320 North Main Street. **(CUP2018-0145)**

5) DISCUSSION:

a) Board meeting schedules:

- Tuesday, December 18, 2018.
- Tuesday, January 1, 2019- **Canceled**
- Wednesday, January 16, 2019.

6) INFORMATION ONLY:

- a) City Commission Actions:** November 26, 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.