

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 5, 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 Regular Meeting held on November 21, 2017

2) SUBDIVISIONS:

- a) Barrio Antiguo, Lots 18A & 21A Subdivision; 404-414 Cottonwood Avenue- Yrma Hernandez Benavides and Maria C. Hernandez **(Preliminary) (SUB2017-0086) CE**
- b) Escondido at Tres Lagos Phase II Subdivision; 5312 Escondido Pass- Rhodes Enterprises, Inc. **(Preliminary) (SUB2017-0088) M & H**

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

a) REZONING:

1. Rezone from R-3A (multifamily residential apartments) District to C-2 (neighborhood commercial) District: 0.32 acres out of the West two thirds of Lots 7, 8 and 9, Block 20, Ewing's Addition, Hidalgo County, Texas; 1718 Ivy Avenue. **(REZ2017-0043)**

b) CONDITIONAL USE PERMITS:

1. Edgar Nevares has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 5, Block 3; Cathay Courts Subdivision, Hidalgo County, Texas; 201 South Cynthia Street. **(CUP2017-0167)**
2. Request of Jorge D. Perez, PE on behalf of Our Lady of Sorrows Catholic Church, for a Conditional Use Permit, for life of the use, for an institutional use (parish hall) at the 1.41 Acre Tract of land being the West 100 ft. of Lots 1-4 and all of lots 5 and 6, Van Ramshorst Subdivision, Hidalgo County, Texas; 917 North 12th Street. **(CUP2017-0170)**

3. Request of Victor Barrera for a Conditional Use Permit, for one year, for a banquet hall at Lot 1, Michelle's Banquet Hall 2 Subdivision, Hidalgo County, Texas; 2100 Nolana Avenue. **(CUP2017-0173)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: November 27, 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.