

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 19, 2019 - 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 February 5, 2019.

#### 2) ELECTION OF OFFICERS (TABLED:02/05/2019)

- a) Chairperson
- b) Vice-chairperson

#### 3) SUBDIVISIONS:

- a) UPS McAllen Expansion Subdivision; 1201 East Upas Avenue- BT-OH, LLC. **(Final)**  
**(SUB2019-0007)** HALFF
- b) Hammond Development Subdivision; 7501 South 23rd Street- Madiam L.P. **(Revised Preliminary)** **(SUB2017-0091)** RDE
- c) Cobblestone Subdivision; 7517 North Taylor Road- WW Escondido, LP. **(Revised Preliminary)** **(SUB2018-0017)** QHA
- d) Trade Zone Substation Subdivision; 6000 South 26th Street- AEP Texas Inc.  
**(Preliminary)** **(SUB2019-0004)** CDS
- e) JR Frontera Subdivision; 1701 Frontera Road- John Rodriguez **(Preliminary)** **(SUB2019-0006)** UIG

#### 4) PUBLIC HEARING (to be conducted at 3:30 p.m.)

##### a) REZONING:

- 1. Rezone from R-1 (single family residential) District to C-1 (office building) District: a 0.15 acre tract out of Lot 8, Southeast Quarter of Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 700 South 2nd Street. **(REZ2019-0001)** **(TABLED:02/05/2019)** **(WITHDRAWN)**

2. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouse) District: Block 5, North Main Place Townhouses Subdivision, Hidalgo County, Texas; 4321 North 12th Street. **(REZ2019-0003)**
3. Rezone from R-1 (single family residential) District to C-1 (office building) District: Lots 3 and 4, Block 4, Blocks 3 & 4 South Main Street Subdivision, Hidalgo County, Texas; 1711 Savannah Avenue. **(REZ2019-0004)**
4. Rezone from R-1 (single family residential) District to C-1 (office building) District: 0.998 acres out of Lot 3, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2205 North Jackson Road. **(REZ2019-0005)**

**b) CONDITIONAL USE PERMITS:**

1. Request of Ana L. Altamirano, for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 3, 29th Village Subdivision, Hidalgo County, Texas; 2820 Grayson Avenue. **(CUP2019-0004)**
2. Request Jorge A. Briones, for for a Conditional Use Permit, for one year, for an institutional use (church) at Lots 9 and 10, Rancho de la Fruta No. 2 Subdivision, Hidalgo County, Texas; 1005 East Highway 83, Suite C. **(CUP2019-0005)**

**c) Ordinance No. 2019- \_\_\_\_\_**

An Ordinance Amending the Code of Ordinances of the City of McAllen at Chapter 138 (“Zoning”), Articles I and IV (“in general” and “conditional use permits”) by defining assisted living residences and creating a conditional use permit for said residences; providing for severability, and ordaining other provisions related to the subject matter hereof. **(TABLED: 02/05/2019)**

**d) Ordinance No. 2019- \_\_\_\_\_**

An Ordinance Amending the Code of Ordinances of the City of McAllen at Chapter 138 (“Zoning”), Article VII (“off-street parking and loading”), by amending requirements for retail home improvement stores and buildings over 5,000 square feet; adding requirements for self storage; providing for publication; providing for severability, and ordaining other provisions related to the subject matter hereof. **(TABLED: 02/05/2019)**

**5) DISCUSSION:**

**6) INFORMATION ONLY:**

- a) City Commission Actions: February 11, 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.