

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 5, 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 January 16, 2019

2) ELECTION OF OFFICERS:

- a) Chairperson
- b) Vice-chairperson

3) CONSENT:

- a) Circle K #4586 Subdivision; 4525 North Ware Road- San Simeon Properties **(Final)** **(SUB2019-0002)** PDE
- b) Just a Closet #1 Subdivision; 5700 Mile 4 Road- Shary 8- Phase I, LLC **(Final)** **(SUB2019-0005)** JHE

4) SUBDIVISIONS:

- a) Shary Estates Subdivision; 4700 Pecan Boulevard- Esponjas Development, LTD. **(Revised Preliminary)** **(SUB2018-0073)** QHA
- b) Mission Valley Estates Subdivision; 7321 Mile 7 1/2 Road- Falcon International Bank **(Revised Preliminary)** **(SUB2018-0052)** SEA

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

a) RESUBDIVISIONS:

1. Valencia Marketplace, Lots 6A, 6B, and 6C Subdivision; 1300 Trenton Road- Plain's Capital Bank **(Final)** **(SUB2018-0045)** CLH
2. Jonquil Heights, Lot 1A Subdivision; 3520 North 6th Street- Jim and Mary Kay Moffitt Family, LTD. **(Final)** **(SUB2018-0058)** SEC

b) 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)**
2. Rezone from C-1 (office building) District to C-3 (general business) District: 2.0 acres out of Lot 257, John H. Shary Subdivision, Hidalgo County, Texas; 5000 Pecan Boulevard. **(REZ2019-0002)**

c) CONDITIONAL USE PERMITS:

1. Request of Nancy Gomez, for a Conditional Use Permit, for a year, for a bar at Lots 1 and 2, Shary Gateway Subdivision, Hidalgo County, Texas, 4901 Expressway 83, Suite 150. **(CUP2018-0165)**
2. Request of Eliazar Fernandez, on behalf of Catholic Charities Humanitarian Respite Center, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot 2, Block 1, Coodington Subdivision, Hidalgo County, Texas; 209 Hackberry Avenue. **(CUP2018-0142) (Tabled 1/16/2019)**

d) 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.

e) 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.

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: January 28, 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.