

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JULY 18, 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 July 5, 2017.

2) CONSENT:

- a) Acre Subdivision; 101 E. U.S. Expressway 83 - W.D. Moschell & J.M. Moffitt **(Final)**
(SUB2017-0042) MAS

3) SUBDIVISIONS:

- a) Primrose Terrace Unit No. 11, Lots 12A – 12D Subdivision; 5001 North Main Street-Linda Emmons Gale **(Preliminary)(SUB2017-0040)** BDE
- b) Bentsen Village Subdivision; 420 South Bentsen Road - Arnoldo R. Gonzalez - **(Preliminary)(SUB2017-0041)** NAIN
- c) Parkway Estates No. 4 Subdivision; 2401 Trenton Road - Valmor Service Corporation - **(Preliminary) (SUB2017-0039)** SEC
- d) Silver Creek Estates Subdivision; 5001 North Ware Road - Bobby G. Burrows **(Revised Preliminary) (SUB2017-0013)** M & H
- e) Taylor Villas Subdivision; 2021 South Taylor Road - John Shin **(Revised Final)(SUB2015-0098)** MAS
- f) Las Palmas Industrial Park Phase I Subdivision; 7701 South 10th Street - RTE Investments **(Revised Preliminary)(SUB2016-0008)** MAS

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

a) REZONING:

- 1. Rezone from A-O (agriculture-open space) District to R-3T (multifamily residential townhouse) District: 2.69 acres out of Lots 3 and 7, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4101 Neuhaus Drive. **(REZ2017-0017)**

2. Rezone from A-O (agriculture-open space) District to R-1 (single family residential) District: 5.60 acres out of Lots 1, 2, and 3, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4201 and 4225 Neuhaus Drive. **(REZ2017-0018)**

b) CONDITIONAL USE PERMITS:

1. Carlos A. Alvarez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at all of Lot 5 and the West half of Lot 6, Block 13, Young's Subdivision, Hidalgo County, Texas; 218 and 222 (rear) South 23rd Street. **(CUP2017-0026)**
2. George Boghs on behalf of Benchmark Construction has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a guest house at Lot 1, Red Leaf Estates , Hidalgo County, Texas; 1701 Wisteria Avenue. **(CUP2017-0086)**
3. Request of Juan F. Jimenez, for a Conditional Use Permit, for one year, for a night club, at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suite 2204C. **(CUP2017-0091)**
4. Javier O. Perez Hernandez 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 Lot 1, Block 24, Young's Addition Subdivision , Hidalgo County, Texas; 2401 U.S Highway 83, Suite 60 **(CUP2017-0093)**
5. Request of Oliver Van Der Graaff on behalf of Illumina/ Van Der Graaff Builders for a Conditional Use Permit, for a life of the use, for a guest house, at Lot 2, Kshatriya Subdivision, Hidalgo County, Texas; 4000 Neuhaus Drive. **(CUP2017-0096)**
6. Request of Guillermo R. Pechero on behalf of GAP Pechero Family, LP, for a Conditional Use Permit, for life of the use, for an institutional use (youth church camp) at the 16.97 acres out of Lots 12 & 13, Section 279 Tex-Mex Railroad Company Survey and Lots 5 & 6, E.M. Card Survey No.1, Hidalgo County, Texas; 9800 North 29th Street. **(CUP2017-0088) (TABLED: 7/5/2017)**

5) DISCUSSION:

6) INFORMATION ONLY:

- a) City Commission Actions: July 10, 2017
- b) Workshop August 1, 2017 at 2:30 p.m., Comprehensive Planning

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, July 18, 2017

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 14th day of July 2017 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 14th day of July 2017

Carmen White, Administrative Secretary