

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 5, 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 May 16, 2018

2) SITE PLAN:

- a) Proposed Lots 1 and 2, Las Palomas Subdivision; 5609 North Bicentennial Boulevard **(SPR2018-0007)** M&H

3) CONSENT:

- a) Westwood One Subdivision; 7713 North Ware Road- GMJ Capital, LTD **(Final) (SUB2018-0040)** M & H
- b) Fuentes II Subdivision; 3001 South "H" Street- Sonia Mireles **(Final) (SUB2018-0041)** MASE

4) SUBDIVISIONS:

- a) Tucked Away Subdivision; 6013 North Springs Road- Enrique Palacios **(Preliminary) (SUB2018-0036)** SEA
- b) Las Palmas Industrial Park, Phase I, Lots 1, 5 & 9 Subdivision; 7701 South 10th Street- RTE Investments, LLC **(Preliminary) (SUB2018-0037)** MASE
- c) Kerria Center Subdivision; 3700 North 23rd Street- James M. Moffitt, Trust & James M. Moffitt, President **(Preliminary) (SUB2018-0038)** SEC
- d) Hilda's Ropa USADA Subdivision; 10 South 25th Street- Hilda O. Juarez **(Revised Preliminary) (SUB2017-0067)** AGES
- e) Las Palomas Village; 5609 North Bicentennial Boulevard- Lockard McAllen Holdings **(Final) (SUB2018-0039)** M&H

- f) Silverado Trail on Auburn Hill Subdivision; 5400 Mile 5 Road- Auburn Joint Venture **(Final)**
(SUB2017-0092) RDE

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

a) REZONING:

- 1. Rezone from R-1 (single family residential) District to A-O (agricultural-open space) District: All of Lot 6, Resubdivision of Lots 164-171, Pride O' Texas Subdivision, Hidalgo County, Texas; 10601 North 29th Street. **(REZ2018-0010)**

b) CONDITIONAL USE PERMITS:

- 1. Request of Alyssa M. Martinez, for a Conditional Use Permit, for one year, for a beer and wine lounge at the 3.15-acre tract of land, out of the West 9.16 acres of the South ½ of the Southeast ¼ of Section 9; Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 800 North Main Street, Suite 500. **(CUP2018-0057)**
(WITHDRAWN)
- 2. Request of Wyatt J. Truscheit, for a Conditional Use Permit, for life of the use, for an institutional use (school) at the 20 acres out of Lot 8, Block 3; Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 4200 Sarah Avenue. **(CUP2018-0063)**

6) DISCUSSION:

- a) Schedule date for Development Process Workshop

7) INFORMATION ONLY:

- a) City Commission Actions: May 29, 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.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, June 5, 2018

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 1st day of June 2018 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
1st day of June 2018

Iris Alvarado, Administrative Supervisor