

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 4, 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 May 21, 2018

2) SITE PLAN:

- a) Site Plan Approval for Lot 1 Eagle Auto Plaza Subdivision; 11400 N 23rd Street
(**SPR2013-0018**)

3) CONSENT:

- a) Just A Closet #1 Subdivision, Phase I; 5700 Mile 4 Road- Shary 80 Phase I, LLC. (**Revised Final**) (**SUB2019-0005**) JHE

4) SUBDIVISIONS:

- a) Old Pecan Grove Subdivision; 401 Pecan Boulevard- JULCAR, LLC (**Preliminary**) (**SUB2019-0032**) SWG
- b) Beauregard Phase I Subdivision; 2700 Russell Road- Beauregard Groves, Inc. (**Preliminary**) (**SUB2019-0034**) QHA
- c) Beauregard Phase II Subdivision; 2400 Russell Road- Beauregard Groves, Inc. (**Preliminary**) (**SUB2019-0035**) QHA
- d) Jackson Apartments Subdivision; 3701 North Jackson Road- TIG Holdings, Inc. (**Preliminary**) (**SUB2019-0036**) M & H

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

a) CONDITIONAL USE PERMITS:

1. Request of Dagoberto Quintanilla for a Conditional Use Permit, for a year, for a nightclub at the 0.66 acres out of Lot 16, Block 3, C.E Hammond Subdivision, Hidalgo County, Texas, 2203 South 23rd Street. (**CUP2019-0086**)

2. Request of Harry Chilingirian DBA Snakehead, for a Conditional Use Permit, for a year, for a bar (restaurant) at Lot 2, Mejia #1 Subdivision, Hidalgo County, Texas, 2002 Nolana Avenue. **(CUP2019-0087)**
3. Juan A. Alvarez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (day care) at the 1.07 acres coming out of Lot 408; John H. Shary Subdivision, Hidalgo County, Texas; 4709 Auburn Avenue. **(CUP2019-0088)**
4. Maricela Rios has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable building greater than 10'x12 at Lots 13 and 14, Block 7; West Addition McAllen Subdivision, Hidalgo County, Texas; 717 South 23rd Street. **(CUP2019-0089)**
5. Request of Chris A. Freels for a Conditional Use Permit, for life of the use, for a guest house at the East .77 acres out of Lot 1, Block 2, Highland Drive Addition Subdivision, Hidalgo County, Texas, 1200 Highland Avenue. **(CUP2019-0091)**
6. Victoria A. Rios has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 1, Block 14; Youngs Subdivision, Hidalgo County, Texas; 2401 Beaumont Avenue. **(CUP2019-0092)**
7. Request of McAllen Baptist Temple d/b/a BT Church, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot 14 through 16; Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4229 Expressway 83, Suite 50. **(CUP2019-0093)**
8. Alphonzo E. Gatling has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional use (church) at Hacienda Plaza Condominiums Subdivision Phase 1, Building C2, Hidalgo County, Texas; 2508 Buddy Owens Boulevard. **(CUP2019-0094)**

6) INFORMATION ONLY:

- a) City Commission Actions: May 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.

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

DATE: Tuesday, June 4, 2019

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 31 of May 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 31st day of May, 2019.

Iris Alvarado, Administrative Supervisor