

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 19, 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 March 5, 2019

2) CONSENT:

- a) Shary Estates Subdivision; 4700 Pecan Boulevard- Esponjas Development, LTD.
(SUB2019-0018) (Final) QHA

3) SUBDIVISIONS:

- a) Atlas Estate Subdivision; 500 South 11th Street- Lucas Castillo Jr. (Preliminary)
(SUB2019-0011) AC
- b) M2 Subdivision; 10401 North La Lomita Road- Lee Castro & Judith Castro (Preliminary)
(SUB2019-0014) CSJ
- c) Villa Torre Estates at Ware Road Subdivision; 8700 North Ware Road- Riverside
Development Services, LLC. (SUB2018-0080) (Revised Preliminary) M & H
- d) Portland Place Subdivision; 2001 Portland Avenue- J. Michael Moore (Revised
Preliminary) (SUB2018-0088) CLH

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

a) ANNEXATIONS:

1. Tract 1: 11.416 acres out of Lots 209 and 210, Pride O' Texas Subdivision, and all of
Lot 1, Ware Oaks Subdivision, Hidalgo County, Texas; 8700 North Ware Road.
(ANX2018-0001)
2. Tract 2: 4.28 acres out of 36.318 acres out of a portion of Lots 105, 106, 107 and
108, Pride O' Texas Subdivision, Hidalgo County, Texas; 4200 State Highway 107.
(ANX2019-0001)

b) REZONING:

1. Initial Zoning to R-1 (single family residential) District: 11.416 acres out of Lots 209 and 210, Pride O' Texas Subdivision, and all of Lot 1, Ware Oaks Subdivision, Hidalgo County, Texas; 8700 North Ware Road. **(REZ2018-0030)**
2. Initial Zoning to C-3 (general business) District: 4.28 acres out of 36.318 acres out of a portion of Lots 105, 106, 107, and 108, Pride O' Texas Subdivision, Hidalgo County, Texas; 4200 State Highway 107. **(REZ2019-0010)**
3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 3.18 acres out of Lot 6, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2301 Yale Avenue. **(REZ2019-0011)**
4. Rezone from R-4 (mobile home and modular home) District to R-2 (duplex-fourplex residential) District: 5.76 acres consisting of Lots 1-36, recreational areas, and Keyes Drive (private), and dedicated alley along the north line, Block 2, Keyes Subdivision, and consisting of Lot 8, and adjacent dedicated alleys, Mar-Bar Subdivision, Hidalgo County, Texas; 37 South 35th Street. **(REZ2019-0012)**
5. Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartments) District: 8.95 acres out of Lot 4, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 3307 North Jackson Road. **(REZ2019-0013)**
6. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 0.630 of one acre out of Lot 3, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 1300 East Nolana Avenue (rear). **(REZ2019-0015)**
7. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District; 3.189 acres out of Lot 3, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 3701 North Jackson Road. **(REZ2019-0016)**
8. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 0.096 of one acre out of Lot 3, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 3701 North Jackson Road (rear). **(REZ2019-0014)**

c) CONDITIONAL USE PERMITS:

1. Request of Mario Gutierrez, for a Conditional Use Permit, for a year, for a social events center at Lot A, Arapaho Subdivision, Hidalgo County, Texas, 4108 North 10th Street, Suite 900. **(CUP2019-0025)**
2. Request of Mario Gutierrez, for a Conditional Use Permit, for a year, for a social events center at Lot A, Arapaho Subdivision, Hidalgo County, Texas, 4108 North 10th Street, Suite 1000. **(CUP2019-0026)**
3. Request of Laura L. Garza, for a Conditional Use Permit, for a year, for a portable building greater than 10'x12' at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas, 3012 South Jackson Road. **(CUP2019-0027)**

4. Ricardo De Luna has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (office/tours) at Lot 10, Block 2; Tom Bryan & W.L. Youngers Subdivision, Hidalgo County, Texas; 208 Beech Avenue. **(CUP2019-0028)**
5. Request of Sandra Gomez, for a Conditional Use Permit, for a year, for a bar at Lot A, Jose G. Ortegon Subdivision, Hidalgo County, Texas, 6328 South 23rd Street. **(CUP2019-0035)**
6. Request of Rogelio Salazar, for a Conditional Use Permit, for life of the use, for an automotive service and repair (mechanic shop) at Lot 1, La Trinidad Subdivision, Hidalgo County, Texas; 5700 North Ware Road. **(CUP2019-0037)**

5) DISCUSSION:

6) INFORMATION ONLY:

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, March 19, 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 15th day of March 2019 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 15th day of March 2019

Iris Alvarado, Administrative Supervisor