

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 20, 2018 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 6, 2018

#### 2) ELECTION OF OFFICERS:

- a) Chairperson
- b) Vice Chairperson

#### 3) SITE PLAN:

- a) Site Plan Approval for Westbury Commercial Lot 2; 7824 North 23rd Street - Jose O. Rios  
(**SPR2017-0024**) NAIN

#### 4) SUBDIVISIONS:

- a) Maple Subdivision, Lots 8, 9 and the West 2 feet of Lot 10 Subdivision; 700 Maple Avenue-Daniel J. Guerra (**Preliminary**) (**SUB2018-0021**) RE
- b) Fuentes II Subdivision; 3001 South "H" Street- Sonia Mireles (**Preliminary**) (**SUB2018-0022**) MASE
- c) Sharyland Business Park, Lot 7 Subdivision; 5100 Honduras Avenue- Hunt Valley Industrial I LP. (**Preliminary**) (**SUB2018-0023**) HA
- d) Mama Chedes Cold Storage Subdivision; 4700 South Old 10th Street - Chedes Cold Storage, LLC (**Final**) (**SUB2017-0089**) (**TABLED: 12/19/2017**) (**REMAIN TABLED: 1/2/2018, 1/16/2018, 2/6/2018,02/20/2018, 03/06/2018**) SAMES

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

##### a) REZONING:

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 0.349 acres out of Lot 375, John H. Shary Subdivision, Hidalgo County, Texas; 6500 North Shary Road. (**REZ2018-0004**)

**b) CONDITIONAL USE PERMITS:**

1. Request of Alfred Ragusin Jr., for a Conditional Use Permit, for one year, for a bar at the 1.24 acres out of Lot 2, Block 11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 5524 North 10th Street. **(CUP2018-0027)**
2. Request of Raul E. Ramos, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 1, Block 2, Youngs Subdivision; 2401 U.S. Highway 83, Suite 60. **(CUP2018-0028)**

**7) DISCUSSION:**

**8) INFORMATION ONLY:**

- a) City Commission Actions: March 12, 2018.
- b) Public Hearing for proposed amendment to Section 138-118(a)4 of the Zoning Ordinance; Requirements of Conditional Use.

**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 20, 2018

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 16<sup>th</sup> day of March, 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 16<sup>th</sup> day of March, 2018

---

Iris Alvarado, Administrative Supervisor