

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 3, 2020 - 3:00 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 February 18, 2020.

2) SUBDIVISIONS:

- a) JR Frontera Subdivision; 1701 Frontera Road- John Rodriguez **(SUB2020-0004)**
(Tabled) (Final) UIG
- b) DLG Acres Subdivision; 4501 8 1/2 Mile Road- Rafael De La Garza- **(SUB2019-0097)**
(Final) UIG
- c) Cantabria Subdivision; 315 Wisconsin Road- Troyo Construction LLC **(SUB2019-0062)**
(Final) SAMES
- d) The Villas on Freddy Phase I Subdivision; 1400 Freddy Gonzalez Road- Rhodes
Enterprises Inc. **(SUB2020-0012) (Final)** M&H
- e) McAllen Temple Subdivision; 300 Trenton Road- The Church of Jesus Christ Latter Day
Saints **(SUB2020-0010) (Preliminary)** M&H
- f) Bentsen Park Subdivision; 5200 North Bentsen Road - So TX Partners, LLC **(SUB2020-0009) (Preliminary)** SDI

3) PUBLIC HEARING

a) REZONING:

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 0.862-acre tract of land out of Lot 151, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 609 South Bentsen Road. **(REZ2020-0001)**
2. Rezone from C-3 (general business) District to R-2 (duplex-fourplex residential) District: Lot 6, Block 3, Cathay Courts Subdivision, Hidalgo County, Texas; 205 South Cynthia Street. **(REZ2020-0002)**

b) CONDITIONAL USE PERMITS:

1. Request of Alim U. Ansari, for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lots 5 through 12, Block 36; North McAllen Subdivision, Hidalgo County, Texas, 320 North Main Street. **(CUP2020-0002)**
2. Request of Guillermo Vazquez, for a Conditional Use Permit, for one year, for a bar/night club at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite A-3. **(CUP2020-0003)**
3. Request of Richard S. Nares, for a Conditional Use Permit, for one year, for a bar at the 1.10-acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6925 State Highway 107. **(CUP2020-0004)**
4. Request of Upbring Lutheran Social Services of the South Inc., for a Conditional Use Permit, for life of the use, for an institutional use (immigrant youth facility) at the 2.72 acres coming out of Lot 6, Block 11, Steele and Pershing Subdivision, Hidalgo County, Texas; 1000 North McColl Road. **(CUP2020-0005)**
5. Request of Ricardo Manzo, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Tract 13 out of an unnumbered Lot, Unit 1; Retiree Haven #1 Assessors Subdivision, Hidalgo County, Texas; 6416 South 10th Street. **(CUP2020-0006)**

4) INFORMATION ONLY:

- a) City Commission Actions: February 24, 2020

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 3, 2020
TIME: 3:00 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 28th day of February, 2020 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 28th day of February, 2020.

Jessica Cavazos, Administrative Supervisor