

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 6, 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 February 20, 2018.

2) SITE PLAN:

- a) Proposed Emily Sasser No. 2 Subdivision; 701 East Expressway 83 - Rio Bank **(SPR2018-0001) SEC**

3) SUBDIVISIONS:

- a) Quinta Real; Subdivision; 1820 Taylor Road- Quintanilla Construction **(Final) (SUB2016-0018) MAS**
- b) Las Palomas Subdivision; 5609 North Bicentennial Boulevard- Lockard McAllen Holdings **(Preliminary) (SUB2018-0020) M&H**
- c) Cobblestone Phase I Subdivision; 7517 North Taylor Road - WW Escondido, LP **(Preliminary) (SUB2018-0017) QHA**
- d) Falling Water Lots 21A & 22A Subdivision; 2319 & 2327 South 42nd Lane - Blanco Enterprises, Ltd. & Enrique A. Blanco **(Preliminary) (SUB2018-0015) BIG**
- e) Kiani Medical Park; 5121 North Jackson Road - Kayvon Kiani, Ltd., a Texas Limited Partnership **(Preliminary) (SUB2018-0016) SEC**
- f) Taylor View Subdivision; 1600 North Taylor Road - DG & GG Investments **(Preliminary) (SUB2018-0019) SEC**
- g) 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) SAMES**

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

a) SUBDIVISION:

1. Emily Sasser No. 2; 701 East Expressway 83 - Rio Bank **(Final) (SUB2017-0044) (TABLED: 2/6/2018, 02/20/2018) SEC**
2. O.L.S. Parish Hall Subdivision; 917 North 12th Street - Our Lady of Sorrows **(Revised Preliminary) (SUB2017-0082) (TABLED: 1/16/2018) (REMAIN TABLED: 2/6/2018, 02/20/2018) PCE**

b) REZONING:

1. Rezone from C-3L (light commercial) District to R-1 (single family residential) District: 0.241 acres out of Lot 241, Pride O' Texas Subdivision, Hidalgo County, Texas; 5000 North Bentsen Road. **(REZ2018-0002)**
2. Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lots 10, 11, and 12, Block 1, South McAllen Addition, Hidalgo County, Texas; 821 South Bicentennial Boulevard and 1716 Ithaca Avenue. **(REZ2018-0001)**
3. Rezone from R-3T (multifamily residential townhouse) District to R-3A (multifamily residential apartments) District: 11.076 acres out of Lot 375, John H. Shary Subdivision, Hidalgo County, Texas; 6500 North Shary Road. **(REZ2018-0003)**

c) CONDITIONAL USE PERMITS:

1. Request of Eduardo Mendoza on behalf of the City of McAllen, for a Conditional Use Permit, for life of the use, for an institutional use (softball field) at Lots B-M, Beck Industrial Area Subdivision, Hidalgo County, Texas; 1921 North Bicentennial Boulevard. **(CUP2018-0013)**
2. Guillermo A. Tijerina has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an automotive service and repair (shop) at Lots 11 & 12, Block 48; Original Townsite of McAllen Subdivision, Hidalgo County, Texas; 521 South 11th Street. **(CUP2018-0015)**
3. Request of Arcadio Peña Jr., on behalf of Apostolic Assembly, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot 1, Apostolic Church Subdivision, Hidalgo County, Texas; 801 East Cedar Avenue. **(CUP2018-0018)**
4. Eli Lara has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional use (church) at Lots 13 and 14; Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 Nolana Avenue. **(CUP2018-0022)**
5. Request of Raul N. Garcia for a Conditional Use Permit, for one year, for a bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite H-1. **(CUP2018-0023)**

5) DISCUSSION:

6) INFORMATION ONLY:

a) City Commission Actions: February 26, 2018

b) Election of Officers, March 20, 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.