

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 1, 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 April 17, 2018

2) SUBDIVISIONS:

- a) IDEA Public Schools- South McAllen Subdivision; 4200 Sarah Avenue- IDEA Public Schools **(Preliminary) (SUB2018-0029)** MGE
- b) Coin D'or Subdivision; 10901 North 10th Street-Grupo Tierra y Financiero **(Preliminary) (SUB2018-0030)** M&H
- c) Hinojosa Commercial Plaza Subdivision; 2413 North 23rd Street- Aleyda Enterprises, LLC **(Preliminary) (SUB2018-0031)** SEA
- 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, 03/20/2018, 04/03/2018)** SAMES

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

a) REZONING:

- 1. Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 0.449 acres out of Lot 241, Pride O' Texas Subdivision, Hidalgo County, Texas; 5000 North Bentsen Road (rear). **(REZ2018-0007)**

b) CONDITIONAL USE PERMITS:

- 1. Request of Yusleidy Diaz and Geovanny Garcia for a Conditional Use Permit, for one year, for a portable food concession stand at Building O, The Warehouse Kingdom Condominiums Subdivision-Amended; Hidalgo County, Texas; 2101 Military Highway. **(CUP2018-0049)**

2. Request of Dagoberto Quintanilla, for a Conditional Use Permit, for one 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. **(CUP2018-0051)**
3. Request of Sergio Javier Luna on behalf of D'Luna Partnership LTD, for a Conditional Use Permit, for one year, for an event center (bingo hall), being all of Lot 1, Martinez Subdivision, Unit 2, Hidalgo County, Texas; 1900 South 23rd Street, Suite 300. **(CUP2018-0054)**
4. Request of Wyatt J. Truscheit on behalf of Idea Public Schools, Inc., for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lots 1, Idea Quest Subdivision, Hidalgo County, Texas; 14001 North 29th Road. **(CUP2018-0039) (TABLED: 4/3/2018, 4/17/2018)**

c) ORDINANCE:

1. An Ordinance Amending the Code of Ordinances of McAllen, Chapter 138 Zoning, Article IV. Conditional Use Permits; Section 138-118 requirements of conditional use (A)(4) bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, disco or nightclubs; providing for an effective date; providing for publication; providing for severability; and Ordaining other provisions related to the subject matter thereof. **(TABLED: 4/17/2018)**

4) INFORMATION ONLY:

- a) City Commission Actions: April 23, 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.

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

DATE: Tuesday, May 1, 2018

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 27th day of April, 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 27th day of April, 2018.

Iris Alvarado, Administrative Supervisor