

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 21, 2017 - 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 November 7, 2017

2) CONSENT:

- a) NACCU Subdivision; 9100 North 10th Street- Alberto Salinas, Adrian Salinas and Antonio Salinas III **(Final) (SUB2017-0087) SEC**

3) SUBDIVISIONS:

- a) Emily Sasser No. 2 Subdivision; 701 East U.S. Expressway 83- Rio Bank **(Revised Preliminary) (SUB2017-0044) SEC**
- b) J. Villarreal Subdivision, Lots 17A and 18A; 305 East Westway Avenue- Oscar Villarreal and Noelia V. Koop **(Preliminary) (SUB2017-0073) UIG**
- c) McAllen I.S.D. Ag Farm Subdivision; 2901 Auburn Avenue- McAllen I.S.D. **(Preliminary) (SUB2017-0074) JHE**
- d) Estancia at Tres Lagos Phase II Subdivision; 4660 Estancia Parkway- Rhodes Enterprises, Inc. **(Preliminary) (SUB2017-0079) M & H**
- e) The Family Church at Tres Lagos Subdivision; 5901 Tres Lagos Boulevard - Rhodes Enterprises, Inc. **(Preliminary) (SUB2017-0080) M & H**
- f) Ensenada at Tres Lagos Phase II Subdivision; 4700 Ensenada Avenue - Rhodes Enterprises, Inc. **(Preliminary) (SUB2017-0081) M & H**
- g) Little Paradise Academy Subdivision; 5516 North McColl Road- Lo Mar Investment Group, LLC. **(Preliminary) (SUB2017-0083) M & H**
- h) O.L.S. Parish Hall Subdivision; 917 North 12th Street- Our Lady of Sorrows Catholic Church **(Preliminary) (SUB2017-0082) PCE**

- i) E & K Subdivision; 4321 Lark Avenue- Leonardo Longoria **(Preliminary) (SUB2017-0084)**
STIG
- j) Villas del Angel Subdivision; 10413 North Glasscock Road- Gilbert Ramirez **(Preliminary)**
(SUB2017-0085) STIG

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

a) REZONING:

- 1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: Lot 7 & 7A, Block 18, Altamira Subdivision, Hidalgo County, Texas; 2512 Beaumont Avenue. **(REZ2017-0029) (TABLED: 11/7/2017)**

b) CONDITIONAL USE PERMITS:

- 1. Request of Rodolfo R. Molina on behalf of the City of McAllen, for a Conditional Use Permit, for life of the use, for an institutional use (fire station) at the Southeast .7 acres of Lot 10, South 1/2 of Section 10, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 2811 North Main Street. **(CUP2017-0162)**
- 2. Request of Cedrick Britton on behalf of 3911 Retro Lounge, Inc., for a Conditional Use Permit, for one year, for a lounge at Lots 4-6, Palms Community Center No. 2 Subdivision, Hidalgo County, Texas; 3911 North 10th Street, Suites B & C. **(CUP2017-0163)**
- 3. Request of Juana B. Mendez, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 1, Alonzo Barrera Subdivision, Hidalgo County, Texas; 2711 South 23rd Street. **(CUP2017-0165)**
- 4. Request of Victor Hernandez, for a Conditional Use Permit, for one year, for an automotive service and repair at Lots 18 through 21, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1723 North 23rd Street, Suite #7 **(CUP2017-0161)**
- 5. Request of Danny H. Villasana, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' at Lots 17 and 18, Northeast Industrial Subdivision, Hidalgo County, Texas; 1309 East Upas Avenue. **(CUP2017-0159)**

5) DISCUSSION:

6) INFORMATION ONLY:

- a) City Commission Actions: November 13, 2017.

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.