

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING & PUBLIC HEARING TUESDAY, NOVEMBER 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 October 16, 2018

2) ABANDONMENTS:

- a) Request to abandon the 0.02 acres of a 20 ft. alley on the east side of Lot 1, Jonquil Heights Subdivision, Hidalgo County, Texas; 3600 North 6th Street. **(ABD2018-0009)**

3) CONSENT:

- a) Fir Heights Subdivision; 621 North Bentsen Road- Miguel Garcia Family Trust **(Final)** **(SUB2018-0078)** SEC

4) SUBDIVISIONS:

- a) Just A Closet #1 Subdivision; 5700 Mile 4 Road- Shary 80 Phase I, LLC **(Revised Preliminary)** **(SUB2018-0067)** JHE
- b) Las Villitas at the Groves on Shary Subdivision; 6500 North Shary Road- Shary 80 Phase I, LLC **(Revised Preliminary)** **(SUB2018-0068)** JHE
- c) B.B.E. Ranchette Subdivision; 909 East Whalen Road- Cynthia E. Molina **(Preliminary)** **(SUB2018-0076)** SEA
- d) Sun Gate Subdivision; 2812 North Ware Road- Peruvian Alliance, LLC. & Fabien & Elsa Casas **(Preliminary)** **(SUB2018-0077)** HLG

5) PUBLIC HEARING

a) REZONING:

- 1. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouse) District: 7.674 acres out of Lot 348, John H. Shary Subdivision, Hidalgo

County, Texas; 5509 North Bentsen Road. **(REZ2018-0015)(TABLED: 08/07/2018)(REMAINED TABLED:8/21/18,09/04/2018,09/18/2018,10/02/2018, 10/16/2018)**

2. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 29.70 acres out of Lots 11, 12, and 13, Section 233, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 12500 North Rooth Road. **(REZ2018-0017)(TABLED: 08/21/2018) (REMAINED TABLED: 09/04/2018,09/18/2018,10/02/2018, 10/16/2018)**
3. Rezone from R-2 (duplex-fourplex residential) District to C-2 (neighborhood commercial) District: Lot 7 Block 1, Monterrey Subdivision, Hidalgo County, Texas; 1214 South Main Street. **(REZ2018-0022) (TABLED:10/16/2018)**
4. Rezone from R-1 (single family residential) District to C-3 (general business) District: 0.769 acres out of Lot 75, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2900 Lark Avenue. **(REZ2018-0023)(TABLED:10/16/2018)**

b) CONDITIONAL USE PERMITS:

1. Request of Samuel Avila, for a Conditional Use Permit, for a year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas, 2200 Nolana Avenue, Suites 2212 and 2214. **(CUP2018-0130)**
2. Request of Alberto A. Outon Cid, for a Conditional Use Permit, for a life of the use, for a parking facility for C-1 to C-3 uses, at the 0.970 of one acre out of Lot 11, Section 12, Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 1009 Jay Avenue. **(CUP2018-0133)**

6) DISCUSSION:

7) INFORMATON ONLY:

- a) Remarks on Short Course for appointed and Elected Officials, Texas Chapter of the American Planning Association: Gabriel Kamel, Jose Gonzalez.

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, November 6, 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 2nd day of November the 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 2nd day of November, 2018.

Iris Alvarado, Administrative Supervisor