

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 1, 2019 - 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 September 17, 2019

2) CONSENT:

- a) McAllen I.S.D. Ag Farm Subdivision; 2901 Auburn Avenue- McAllen I.S.D. **(Final)** **(SUB2019-0037)** JHE
- b) Sorrento Trail on Northgate Lane Subdivision; 801 Northgate Lane- Fortis Land Company, LLC **(Final)** **(SUB2019-0080)** RDE

3) SUBDIVISIONS:

- a) Balboa Acres, The East 1/2 of Lot 25, Block 27 Subdivision; 3306 Elmira Avenue- Horacio Navarro and Johnathan Aguirre **(Preliminary)** **(SUB2019-0075)** AC
- b) Balboa Acres, The West 1/2 of Lot 25, Block 27 Subdivision; 3308 Elmira Avenue- Horacio Navarro and Johnathan Aguirre **(Preliminary)** **(SUB2019-0076)** AC
- c) The Crossings Commercial Plaza Subdivision; 10101 North 23rd Street- BOBY, LLC **(Preliminary)** **(SUB2019-0074)** QHA
- d) Avanti at Emerald Point Subdivision; 3303 North Jackson Road- Ruben P. Fonseca **(Revised Preliminary)** **(SUB2019-0048)** CE

4) PUBLIC HEARING (to be conducted at 3:30 p.m.)

a) REZONING:

- 1. 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. **(REZ2019-0046)** **(TABLED: 9/17/2019)**

2. Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lot 12, Block 3, Milmor Addition, Hidalgo County, Texas; 1718 Maple Avenue. **(REZ2019-0047)**
3. Rezone from R-2 (duplex-fourplex residential) District to C-1 (office building) District: Lot 13, Block 3, Milmor Addition, Hidalgo County, Texas; 1720 Maple Avenue. **(REZ2019-0048)**

b) CONDITIONAL USE PERMITS:

1. Request of David L. Solis, for a Conditional Use Permit, for a year, for a lounge at Lot 1, Martin Plaza Subdivision, Hidalgo County, Texas, 6401 North 10th Street, Suite 125. **(CUP2019-0150)**
2. Request of City of McAllen for a Conditional Use Permit, for life of use, for an institutional use (Transit/ Parks & Recreation Facility) at a 23.745 acre tract of land out of Lots 18 and 19, Block 1, C.E. Hammond's Subdivision, Hidalgo County, Texas, 4600 North 23rd Street. **(CUP2019-0153)**
3. Simon Gonzalez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable food concession stand at Lots 21-24, Block 4, South McAllen Subdivision, Hidalgo County, Texas; 800 South 16th ½ Street. **(CUP2019-0154)**

5) INFORMATION ONLY:

- a) City Commission Actions: September 23, 2019

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, October 1, 2019

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 September, 2019 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 September, 2019

Carmen White, Secretary