

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 16, 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 the Regular Meeting held on October 2, 2018.

2) SUBDIVISIONS:

- a) Sky Plaza McAllen Subdivision; 3420 Ash Avenue- Jose Pedraza **(Preliminary) (SUB2018-0070)** JRE
- b) Lot 1A & 2A, Replat of Lot 1, I & A Subdivision, and Lot 2 of Valencia Marketplace; 7317 North 10th Street- Plains Capital Bank **(Preliminary) (SUB2018-0072)** SEA
- c) Shary Estates Subdivision; 4700 Pecan Boulevard- Esponjas Development, Ltd. **(Preliminary) (SUB2018-0073)** QHA
- d) Ruben Valdez Subdivision; 8000 North Taylor Road- Ruben Valdez & Velma Valdez **(Preliminary) (SUB2018-0074)** RDE
- e) Sunny Meadows Subdivision; 4320 Kingdom Avenue- Jose Gonzalez, Trustee **(REVISED PRELIMINARY/FINAL) (SUB2018-0025)(SUB2018-0075)** SEA

3) PUBLIC HEARING

a) REZONING:

1. 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)**
2. 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)**
3. 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)**

4. 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)**

b) CONDITIONAL USE PERMITS:

1. Request of Circle K Stores, Inc., for a Conditional Use Permit, for a life of the use for a gasoline service station at the 1.951 acre more or less, tract of land out of Lot 104, La Lomita Irrigation Construction Company's Subdivision, Hidalgo County, Texas; 4525 North Ware Road. **(CUP2018-0125)**
2. 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 120 and 125. **(CUP2018-0127)**
3. Request of Mark E. Wilkins, for a Conditional Use Permit, for a year, for a banquet hall/event center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas; 601 East Nolana Avenue. **(CUP2018-0128)**

4) DISCUSSION:

5) INFORMATION ONLY:

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 16, 2018

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 12th day of October, 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 12th day of October, 2018.

Iris Alvarado, Administrative Supervisor