

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, OCTOBER 16, 2019 - 3:30 PM MCALLEN DEVELOPMENT CENTER, 311 NORTH 15TH STREET EXECUTIVE CONFERENCE ROOM

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 Special Meeting held on September 23, 2019.
- b) Minutes for Regular Meeting held on October 1, 2019.

2) CONSENT:

- a) Hinojosa Commercial Plaza Subdivision; 2413 North 23rd Street- Aleyda Enterprises, LLC. **(Final) (SUB2018-0031) SEA**

3) SUBDIVISIONS:

- a) Gepetto Meadows Subdivision; 16701 North Eubanks Road- Christopher Ross **(Preliminary) (SUB2019-0077) MASE**
- b) La Homa Crossing Phase II Subdivision; 8100 North La Homa Road- Red Rock Real Estate Development Group, LTD. **(Preliminary) (SUB2019-0079) QHA**
- c) Old Pecan Grove Subdivision; 401 Pecan Boulevard- JULCAR, LLC. **(Final) (SUB2019-0078) SWG**

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) (REMAINED TABLED:10/01/2019)**

b) CONDITIONAL USE PERMITS:

- 1. 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) (TABLED: 10/01/2019)**

2. 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) (TABLED: 10/01/2019)**
3. Request of Veronica Garza for a Condition Use Permit, for one year, for a home occupation (daycare) at Lot 14, Mira-Bella Park Phase II Subdivision, Hidalgo County, Texas 7926 North 28th Lane. **(CUP2019-0155)**
4. Request of Eddie Rodriguez, on behalf of Southwest Key Programs, for a Conditional Use Permit, for one year, for an institutional use (24-hr Child Care Facility) at Lot 1, Village Rehab Hospital Subdivision, Hidalgo County, Texas; 5101 North Jackson Road. **(CUP2019-0158)**
5. Request of Ricardo Gaytan on behalf of Manantial En El Desierto, for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 7, Frontier Development Company Subdivision, Hidalgo County, Texas; 2600 Pecan Boulevard **(CUP2019-0159)**
6. Request of Maria R. Gomez, for a Conditional Use Permit, for one year, for an event center at Lot 4, Michelle's Plaza Subdivision, Hidalgo County, Texas; 2116 Nolana Avenue. **(CUP2019-0161)**
7. Request of Hector Resendez, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 13A, Block 9, Trenton Park Estates Phase I Amended Subdivision, Hidalgo County, Texas; 7500 North 20th Street. **(CUP2019-0157)**

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: Wednesday, October 16, 2019

TIME: 3:30 PM

PLACE: McAllen Development Center
311 North 15th Street
Executive Conference Room
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 11th day of October, 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 11th day of October, 2019

Jessica Cavazos, Administrative Supervisor