

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 2, 2018 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 September 18, 2018

#### 2) SITE PLAN:

- a) Las Misiones Subdivision, Lot 1; 1328 S. Jackson Road **(SPR2010-0014)** OC
- b) SharyLand Business Park #9, Lot 27; 5125 Honduras Avenue **(SPR2018-0014)** ZIC

#### 3) CONSENT:

- a) Mama Chedes Cold Storage Subdivision; 4700 South Old 10th Street- Chedes Cold Storage, LLC. **(Final) (SUB2017-0089)** SAMES
- b) Solidaire Subdivision; 6901 North 26th Street- Omarian LTD. **(Final) (SUB2018-0071)** SAMES

#### 4) SUBDIVISIONS:

- a) Las Magnolias Subdivision; 2600 North 24th Street- Antonio M. Aguirre, Jr. **(Revised Preliminary) (SUB2018-0044)** QHA
- b) UPS McAllen Expansion Subdivision; 1201 East Upas Avenue- BT-OH, LLC. **(Revised Preliminary) (SUB2018-0054)** HALFF
- c) Circle K #4586 Subdivision; 4525 North Ware Road- San Simeon Properties **(Preliminary) (SUB2018-0065)** PDE
- d) Autozone #6371 Subdivision; 3808 Buddy Owens Boulevard- Carl B. Roland **(Preliminary) (SUB2018-0066)** AEC
- e) Las Villas Del Rio at the Groves Subdivision; 5700 Mile 5 Road- Shary 80 Phase I, LLC **(Preliminary) (SUB2018-0067)** JHE
- f) Las Villitas at the Groves on Shary Subdivision; 6500 North Shary Road- Shary 80 Phase I LLC. **(Preliminary) (SUB2018-0068)** JHE

- g) Gonzalez Corner No. 2 Subdivision; 6501 North Ware Road-Carmen M. Gonzalez  
(Preliminary) (SUB2018-0069) MASE

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

**a) REZONING:**

1. Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.76 acres out of Lot 377, Amended Map of John H. Shary Subdivision, Hidalgo County, Texas; 6416 N. Taylor Road. **(REZ2018-0020)**
2. Rezone from R-2 (duplex-fourplex residential) District to C-1 (office building) District: 0.369 acres out of Lot 4, Resubdivision of Lots 13 and 14, Block 3, C.E. Hammonds Subdivision, Hidalgo County, Texas; 2001, 2005 & 2007 Portland Avenue. **(REZ2018-0021)**
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)**
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)**

**b) CONDITIONAL USE PERMITS:**

1. Request of Bryan Schultz on behalf of Boggus MS Properties LLC. , for a Conditional Use Permit, for a life of the use, for an automotive service and repair at Lot 1A, Nolana Town Center Subdivision Phase 3A, Hidalgo County, Texas; 900 East Nolana Avenue. **(CUP2018-0121)**
2. Request of Laura Fernandez, for a Conditional Use Permit, for life of the use, for a parking facility for C-1 to C-3 uses (parking lot) at the South 70 ft. of Lot 18, Druscilla Subdivision, Hidalgo County, Texas; 1304 North 42nd Street. **(CUP2018-0103) (TABLED:09/04/2018)(WITHDRAWN)**

**6) INFORMATION ONLY:**

a) City Commission Actions: September 24, 2018.

b) City Commission Proclamation, Community Planning Month; Monday October 8, 2018 at 5:00 PM in the City Commission Chambers. Recognizing the McAllen Planning & Zoning Commission and professional planners.

**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 2, 2018

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 28th of September 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 28th of September 2018

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Iris Alvarado, Administrative Supervisor