

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 18, 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 September 4, 2018

2) SUBDIVISIONS:

- a) North Park Village Phase II Subdivision; 1100 Wisconsin Road- Auriel Investments, LLC
(Preliminary) (SUB2018-0059) M&H
- b) Valle de Lara Subdivision; 600 East Violet Avenue- Manrique Properties, LTD
(Preliminary) (SUB 2018-0061) CHC
- c) Taylor Grove Subdivision; 701 South Taylor Road- Madiam L.P. **(Preliminary) (SUB2018-0062) RDE**
- d) Austin, Sophia, Caden, Olivia, Bianca Lots, 2A, 2B, and 2C Subdivision; 5301 North 6th Street- ASCOB, LLC **(Preliminary) (SUB2018-0063) CLH**
- e) Fernwood Phase IA Subdivision; 3101 North 11th Street-Jesus Jorge Melhem
(Preliminary) (SUB2018-0064) TE

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

a) REZONING:

1. Rezone from R-1 (single family residential) District to C-3L (light commercial) District: 1.70 acres out of Lot 80, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 6117 North Ware Road. **(REZ2018-0019)**
2. 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)**

3. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: 3.594 acres out of Lots 103 & 104, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4101 Buddy Owens Boulevard. **(REZ2018-0018)(TABLED: 8/21/2018,09/04/2018,09/04/2018)**
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)**

b) CONDITIONAL USE PERMITS:

1. 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)**
2. Request of Eric H. Duarte, for a Conditional Use Permit, for one year, for a bar at the 1.10 acre tract of land of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6917 State Highway 107. **(CUP2018-0111)**
3. Request of Juan F. Jimenez, for a Conditional Use Permit, for one year, for a night club, at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue Space 2204C. **(CUP2018-0118)**

4) STREET NAME CHANGE:

- a) Street name change from Chapin Road to Cross Lane between N. 23rd Street and N. 29th Street. **(TABLED: 07/17/2018) (REMAINED TABLED 08/07/2018,08/21/2018, 09/04/2018)**

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, September 18, 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 14th 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 14th of September, 2018

Iris Alvarado, Administrative Supervisor