

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 3, 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 Regular Meeting held on March 20, 2018.

2) ABANDONMENT:

- a) Request to abandon 40 ft. Flamingo Avenue ROW being 0.786 of one acre out of Lot 15, block 1, C.E. Hammonds Subdivision; 5609 North Bicentennial Boulevard **(ABD2017-0009)**
- b) Request to abandon 2.03 acres out of North 66th Lane and part of Wesleyan Avenue, Sharyland ISD Pioneer High School Subdivision; 10001 North Shary Road **(ABD2017-0011)**

3) SUBDIVISIONS:

- a) Fir Heights Subdivision; 621 North Bentsen Road - Miguel Garcia Family Trust **(Preliminary) (SUB2018-0024) SEC**
- b) Sunny Meadows Subdivision; 4320 Kingdom Avenue - Jose Gonzalez, Trustee **(Preliminary) (SUB2018-0025) SE**
- c) Triple "G" Ranchette Subdivision; 12820 North Shary Road - Jose Pablo Garza **(Preliminary) (SUB2018-0026) SE**
- d) Villa Encanto Subdivision; 5000 North Bentsen Road - Samuel M. Rodio, Sr. **(Revised Preliminary) (SUB2018-0012) M&H**
- e) Mama Chedes Cold Storage Subdivision; 4700 South Old 10th Street - Chedes Cold Storage, LLC **(Final) (SUB2017-0089) (TABLED: 12/19/2017) (REMAIN TABLED: 1/2/2018, 1/16/2018, 2/6/2018, 02/20/2018, 03/06/2018, 03/20/2018) SAMES**

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

a) REZONING:

1. Rezone from R-3A (multifamily residential apartments) District to C-3L (light commercial) District: Lot 7, Block 50, South McAllen Addition, Hidalgo County, Texas; 601 South 12th Street. **(REZ2018-0005)**

b) CONDITIONAL USE PERMITS:

1. Clifford Hillin on behalf of X8 Environmental has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable building greater 10'x12' at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company Subdivision and Lots 1-6, excluding the West 175 ft. of Lot 1, Funnville Subdivision; 1801 South 10th Street. **(CUP2018-0036)**
2. Request of Karla G. Villarreal Chapa, for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2016 and 2018. **(CUP2018-0038)**
3. Request of Wyatt J. Truscheit on behalf of Idea Public Schools, Inc., for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lots 1, Idea Quest Subdivision, Hidalgo County, Texas; 14001 North 29th Road. **(CUP2018-0039)**

5) INFORMATION ONLY:

- a) City Commission Actions: March 26, 2018.

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, April 3, 2018

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 29th day of March, 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 29th day of March, 2018.

Iris Alvarado, Administrative Supervisor