

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 20, 2019 - 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 August 6, 2019

2) SITE PLAN:

- a) Lots 59 and 60, Block 2, International Center Subdivision; 4509 North 22nd Street- AEC Engineering, LLC. **(SPR2019-0006)** AEC
- b) Lot 6, Shops at 29 Subdivision; 2600 U.S. Expressway 83- Halff Associates Inc. **(SPR2019-0013)** HA
- c) Lot 1B, La Plaza Phase 1A; 2200 South 10th Street- Halff Associates **(SPR2019-0014)** HA

3) CONSENT:

- a) B.B.E. Ranchette Subdivision; 909 East Whalen Road- Cynthia E. Molina **(Final)** **(SUB2019-0058)** SEA
- b) Macias-Torres Subdivision; 4220 South Ware Road- Felicitas Macias **(Final)** **(SUB2019-0059)** SEA

4) SUBDIVISIONS:

- a) Taylor Valley Estates Subdivision; 1300 North Taylor Road- Alvaro T. Gonzalez and RTE Investments **(Final)** **(SUB2019-0060)** M & H
- b) Eduardo's No. 18 Subdivision; 10101 North Troster Road- Aniceto Izaguirre **(Revised Preliminary)** **(SUB2019-0026)** IEG
- c) The Tree Apartments Subdivision; 1001 South Taylor Road- Majima, LLC. and Majima V, LLC. **(Revised Preliminary)** **(SUB2017-0055)** TE

- d) Bentsen Village Subdivision; 420 South Bentsen Road - Arnaldo R. Gonzalez **(Preliminary) (SUB2019-0052)** NAIN
- e) McAllen Convention Center, Lots 7C and 7D Subdivision; 801 South Ware Road- Tri Wanis Ventures, LLC. **(Preliminary) (SUB2019-0053)** MGE
- f) Highland Oaks Subdivision; 4900 North 29th Street- RBY Reynolds Estates, LLC. **(Preliminary) (SUB2019-0054)** M & H
- g) Magnolia Plaza Subdivision; 2330 La Vista Avenue- ZMS Consulting, LLC. **(Preliminary) (SUB2019-0057)** CLS

5) PUBLIC HEARING (to be conducted at 3:30 p.m.)

a) REZONING:

1. Rezone from C-3 (general business) District to R-3T (multifamily residential townhouse) District: 2.17-acre tract of land out of Lot 97, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4901 North 23rd Street (Rear). **(REZ2019-0044)**

b) CONDITIONAL USE PERMITS:

1. Request of Lilia G. Mina, for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 114, Gardenia Terrace No. 10 Subdivision, Hidalgo County, Texas; 3208 Hummingbird Avenue **(CUP2019-0128)**
2. Request of Javier Hinojosa Engineering on behalf of McAllen I.S.D. for a Conditional Use Permit, for life of use, for an institutional use (School District Agricultural Facility) at a 9.00 acre tract of land out of Lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, 2901 Auburn Avenue **(CUP2019-0133)**
3. Request of Restituto A. Ascano III, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 55, Locksley Phase I Subdivision, Hidalgo County, Texas; 3804 Nightingale Avenue **(CUP2019-0134)**
4. Request of Enrique Martinez Jr. for a Conditional Use Permit, for one year, for a nightclub at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10th Street **(CUP2019-0135)**

6) INFORMATION ONLY:

- a) City Commission Actions: August 12, 2019

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, August 20, 2019

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 16th day of August, 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 16th day of August, 2019

Carmen White, Administrative Secretary