

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 6, 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 July 16, 2019.

2) SITE PLAN:

- a) Site Plan Approval for Lots 27-29, IGOA Business Campus Phase I; 1401, 1403, 1405 North Jackson Road **(SPR2019-0011)**

3) CONSENT:

- a) Ruben Valdez Subdivision; 8000 North Taylor Road- Ruben Valdez and Velma Valdez **(Final) (SUB2019-0055)** RDE

4) SUBDIVISIONS:

- a) Primrose Terrace, Unit No. 11, Lots 12A- 12D Subdivision; 5001 North Main Street- Linda Emmons Gale **(Final) (SUB2017-0040)** BDE
- b) Old Pecan Grove Subdivision; 401 Pecan Boulevard- JULCAR, LLC. **(SUB2019-0032) (Revised Preliminary)** SWG
- c) Kamary II Subdivision; 4200 State Highway 107- Kamary Investments, LTD. **(Revised Preliminary) (SUB2018-0089)** SEA
- d) Comar Subdivision; 4000 U.S. Expressway 83- Frisco Corporation **(Revised Preliminary) (SUB2016-0084)** SEA
- e) Kendlewood Pointe Subdivision; 2118 Kendlewood Avenue- La Plaza Apartments, LLC. **(Preliminary) (SUB2019-0047)** SEA
- f) Sorrento Trail on Northgate Lane Subdivision; 801 Northgate Lane- Fortis Land Company, LLC. **(Preliminary) (SUB2019-0045)** RDE
- g) Avanti at Emerald Point Subdivision; 3303 North Jackson Road- Ruben P. Fonseca **(Preliminary) (SUB2019-0048)** CE

- h) Rocket Car Wash Subdivision; 4801 North Ware Road- Carl B. Rowland **(Preliminary) (SUB2019-0051)** JHE
- i) Plantation Gap Phase II, Lots 21A and 22A Subdivision; 7018 and 7022 North 44th Lane- Westwind Development GP RGV, LLC. and Angel R. Perales **(Preliminary) (SUB2019-0049)** M & H
- j) The Shops at Tres Lagos Subdivision; 4401 Tres Lagos Boulevard- Rhodes Enterprises, Inc. **(Preliminary) (SUB2019-0050)** M & H

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

a) SUBDIVISION:

- 1. Villanueva Estates at Trinity Oaks, Lots 26A, 28A-55A Subdivision; 3100-3136 Arroyo Avenue; 10303-10419 North 32nd Lane- Villanueva Properties and Investments, LLC. **(Revised Preliminary) (SUB2019-0038)** M & H

b) REZONING:

- 1. Rezone from R-3A (multifamily residential apartments) District to C-4 (commercial industrial) District: Lot 2, Catalon Subdivision, Hidalgo County, Texas; 2724 North "J" Street. **(REZ2019-0041)**
- 2. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 4.94 acres out of Lot 149, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 500 South Ware Road. **(REZ2019-0042)**
- 3. Rezone from C-1 (office building) District to C-3 L (light commercial) District: 1.98 acres out of Lot 141, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2100 North Ware Road. **(REZ2019-0043)**

c) CONDITIONAL USE PERMITS:

- 1. Homer Jasso DBA Don Pepe's Restaurant has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' at Lots 3-5; Rancho de La Fruta #2 Subdivision, Hidalgo County, Texas; 306 North McColl Road. **(CUP2019-0019)**
- 2. Jonathan Rodriguez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a bar at Lot 10, 21st Place Subdivision, Hidalgo County, Texas; 2005 Nolana Avenue. **(CUP2019-0121)**
- 3. Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for life of use, for an institutional use (respite center) at the West 90' of Lots 13 and 14 and all of Lots 15 and 16, Block 12, McAllen Addition Subdivision, Hidalgo County; 111 South 15th Street. **(CUP2019-0124)**

6) DISCUSSION:

- a) Consideration and possible approval of an ordinance amending sign restrictions.

7) INFORMATION ONLY:

a) City Commission Actions: July 22, 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 6, 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 2nd 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 2nd day of August, 2019

Iris Alvarado, Administrative Supervisor