

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 7, 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 Regular Meeting held on July 17, 2018

#### 2) SITE PLAN:

- a) Balboa Acres, Block 2, Lot 33-A; 4506 South 23rd Street- M & A Paints **(SPR2018-0011)** OC
- b) IDEA Public Schools McAllen Subdivision, Lot 1; 201 North Bentsen Road- Gomez Mendez Saenz **(SPR2018-0009)** MGE

#### 3) SUBDIVISIONS:

- a) Idea Public Schools- South McAllen Subdivision; 4200 Sarah Avenue; IDEA Public Schools **(Final) (SUB2018-0050)** MGE
- b) Solidaire Subdivision; 6901 North 26th Street- Omarian LTD. **(Preliminary) (SUB2018-0051)** SAMES
- c) Mission Valley Estates Subdivision; 7321 Mile 7 1/2 Road- Falcon International Bank **(Preliminary) (SUB2018-0052)** SEA
- d) Paloma Estates Subdivision; 5517 North Bentsen Road- Osama B. Nahas **(Preliminary) (SUB2018-0053)** CE
- e) UPS McAllen Expansion Subdivision; 1201 East Upas Avenue- BT-OH, LLC **(Preliminary) (SUB2018-0054)** HALFF
- f) Santa Ana Plaza, Lots 2A and 2B Subdivision; 721 East Nolana Avenue- Rio Bank **(Preliminary) (SUB2018-0055)** M&H
- g) Southwest Centre, Lots 8A and 8B Subdivision; 3300 Military Highway- City of McAllen **(Preliminary) (SUB2018-0056)** M&H

- h) Grapefruit Grove Phase I Subdivision; 12700 North Rooth Road- Boralis, Inc.  
(Preliminary) (SUB2018-0057) QHA

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

**a) REZONING:**

1. 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)**
2. Rezone from R-1 (single family residential) District to I-1 (light industrial) District: 10.050 acres out of Lot 3, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 1200 East La Vista Avenue. **(REZ2018-0016)**
3. Rezone from C-3 (general business) District to R-3T (multifamily residential townhouse) District: 2.89 acres out of Block 1, Amended Whitewing Addition Unit No. 1 and out of Whitewing Addition Unit No. 2, Hidalgo County, Texas; 2600 North 24th Street. **(REZ2018-0014) (TABLED: 07/17/2018)**

**b) CONDITIONAL USE PERMITS:**

1. Request of Caribe Investments, L.P., for a Conditional Use Permit, for one year, for a bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas; 500 East Nolana Avenue. **(CUP2018-0083)**

**c) STREET NAME CHANGE:**

1. Street Name Change from Chapin Road to Cross Lane between N. 23rd Street and N. 29th Street. **(TABLED: 07/17/2018)**

**5) INFORMATION ONLY:**

- a) City Commission Actions: July 23, 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, August 7, 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 3<sup>rd</sup> of August, 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 3<sup>rd</sup> of August, 2018

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Iris Alvarado, Administrative Supervisor