

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 3, 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 November 19, 2019

2) CONSENT:

- a) 2621 South 23rd Street Subdivision; 2621 South 23rd Street - Joel Deleon **(Final)** **(SUB2019-0096)** SEA

3) SUBDIVISIONS:

- a) Comar Subdivision; 4000 U.S. Expressway 83 - Frisco Corporation **(Final)** **(SUB2017-0016)** SEA
- b) Stone Ridge Estates Subdivision; 8800 North 29th Street - True Builders, LLC. **(Final)** **(SUB2019-0095)** JHE
- c) Josefina Sanchez Subdivision; 11425 North Conway Avenue - Josefina Sanchez, Inc. **(Preliminary)** **(SUB2019-0091)** MGE

4) PUBLIC HEARING

a) REZONING:

1. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District; Lot 65, Fairway Grande Village Unit No. 2 Subdivision, Hidalgo County, Texas; 601 East Nassau Avenue. **(REZ2019-0051)**
2. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District; Lots 8, 9, and 10, Block 49, McAllen Addition, Hidalgo County, Texas; 605, 611 and 613 South 11th Street. **(REZ2019-0052)**

b) CONDITIONAL USE PERMITS:

1. Request of Alberto Dominguez for a Conditional Use Permit, for life of use, for an institutional use (church) at the West 275.4 feet of the South 269 feet of the North 610 feet of Lot 129, La Lomita (HOIT) Subdivision, Hidalgo County, Texas, 2900 North Ware Road. **(CUP2019-0163)**

2. Request of Yanitza A. Martinez, for a Conditional Use Permit, for one year, for a bar (event center) at Lots 1 and 2, Block 24, Young's Subdivision, Hidalgo County, Texas; 300 South 23rd Street, Suite B. **(CUP2019-0183)**
3. Request of Rigoberto Yopez, for a Conditional Use Permit, for one year, for a bar (event center) at an irregular tract of land consisting of the East 211.29' of Lot 507, John H. Shary Subdivision, Hidalgo County, Texas; 4801 State Highway 107. **(CUP2019-0181)**
4. Request of Samuel Avila, for a Conditional Use Permit, for one year for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212-2214. **(CUP2019-0186)**
5. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, for a bar at Lot 24, Valram Heights Subdivision, Hidalgo County, Texas; 2801 U.S. Expressway 83, Building 200, Suites 280-290. **(CUP2019-0180)**
6. Juan A. Garza has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a gasoline service station or retail outlet where gasoline products are sold (propane filling station) at an irregular tract of land consisting of the North 284.95' of the South 858.25' of the West 140' of the East 350' of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6825 West State Highway 107. **(CUP2019-0185)**

5) INFORMATION ONLY:

- a) City Commission Actions: November 25, 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, December 3, 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 29th day of November, 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 29th day of November, 2019.

Jessica Cavazos, Administrative Supervisor