

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 20, 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 February 6, 2018

2) SITE PLAN:

- a) Site Plan Approval for Lot 5, Del Pedregal Phase III Subdivision; 5401 North "G" Street - Luis Lopez (**SPR2017-0025**) STI

3) CONSENT:

- a) D Castilla Subdivision; 1809 South 23rd Street - Denise McClelland (**Revised Final**) (**SUB2017-0062**) QHA

4) SUBDIVISIONS:

- a) Villa Encanto Subdivision; 5000 North Bentsen Road - Samuel M. Rodio, Sr. (**Preliminary**)(**SUB2018-0012**) M&H
- b) JG5RANCH SUBDIVISION; 12200 North Bryan Road - Javier & Jennifer Garcia (**Preliminary**) (**SUB2018-0013**) M&H
- c) Catalon Subdivision; 2724 North McColl Road - Terry, Michael and Harold Stout (**Final**)(**SUB2018-0014**) SEC
- d) Las Villitas at the Groves on Shary; 6500 North Shary Road - Shary 80 Phase I, LLC (**Revised Preliminary**) (**SUB2017-0043**) 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**) SAMES

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

- a) SUBDIVISION:

1. Emily Sasser No. 2; 701 East Expressway 83 - Rio Bank **(Final) (SUB2017-0044) (TABLED: 2/6/2018) SEC**
2. O.L.S. Parish Hall Subdivision; 917 North 12th Street - Our Lady of Sorrows **(Revised Preliminary) (SUB2017-0082) (TABLED: 1/16/2018) (REMAIN TABLED: 2/6/2018) PCE**

b) CONDITIONAL USE PERMITS:

1. Request of Jorge D. Perez, PE on behalf of Our Lady of Sorrows Catholic Church, for a Conditional Use Permit, for life of the use, for an institutional use (parish hall) at the 1.41 Acre Tract of land being the West 100 ft. of Lots 1-4 and all of lots 5 and 6, Van Ramshorst Subdivision, Hidalgo County, Texas; 917 North 12th Street. **(CUP2017-0170)**
2. Request of Mario Gutierrez for a Conditional Use Permit, for one year, for a social events center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 1000. **(CUP2018-0002)**
3. Request of Mario Gutierrez for a Conditional Use Permit, for one year, for a social events center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 900. **(CUP2018-0003)**
4. Carolina S. Vallejo has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 69, Units 1 & 2; Regency Park Subdivision, Phase 1, Hidalgo County, Texas; 7205 North 30th Street. **(CUP2018-0004)**
5. Request of Cisco and Damada LLC., for a Conditional Use Permit, for one year, for a bar at Lots 1 & 2, Mejia #1 Subdivision, Hidalgo County, Texas; 2000 Nolana Avenue. **(CUP2018-0009)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: February 12, 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, February 20, 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 16th day of February 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 16th day of February 2018

Carmen White, Secretary