

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 6, 2018 - 3:30 PM MCALLEN PUBLIC LIBRARY, 4001 NORTH 23RD STREET MEETING ROOM B, ROOM 12

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 January 16, 2018.

2) SITE PLAN:

- a) Lone Star National Bank Subdivision No. 2; 3605 Buddy Owens Boulevard - Cantu Construction **(SPR2017-0029)** CLH
- b) Jackson Meadows Lot 66B Subdivision; 2600 South Jackson Road **(SPR2018-0002)** Sikes Group Inc.

3) CONSENT:

- a) Estancia at Tres Lagos Phase II Subdivision; 4660 Estancia Parkway - Rhodes Enterprises, Inc. **(FINAL) (SUB2018-0002)** M&H
- b) Escondido at Tres Lagos Phase II Subdivision; 5313 Escondido Pass - Rhodes Enterprises, Inc. **(FINAL) (SUB2018-0004)** M&H
- c) Ensenada at Tres Lagos Phase II; 4700 Ensenada Avenue - Rhodes Enterprises, Inc. **(FINAL)(SUB2017-0093)** M&H
- d) J. Villarreal Subdivision, Lots 17A & 18A; 305 East Westway Avenue - Oscar Villarreal & Noelia V. Koop **(FINAL) (SUB2017-0073)** UIG

4) SUBDIVISIONS:

- a) Acre Phase II Subdivision; 201 East Expressway 83 - Jose F. Aldape & Javier Aldape **(Preliminary) (SUB2018-0010)** MAS
- b) Las Palmas Industrial Park Phase II; 7709 South 10th Street - RTE Investments/Robert Tudor **(Preliminary) (SUB2018-0011)** MAS
- c) Balboa Acres Subdivision, the West 1/2 of Lot 12, Block 8; 2512 Daytona Avenue - Javier De Los Santos **(Preliminary) (SUB2018-0006)** SEA
- d) Balboa Acres Subdivision, the East 1/2 of Lot 12, Block 8; 2510 Daytona Avenue - Javier De Los Santos **(Preliminary) (SUB2018-0007)** SEA

- e) Balboa Acres Subdivision, the West 1/2 of Lot 2, Block 9; 2809 Covina Avenue - Javier De Los Santos **(Preliminary) (SUB2018-0008)** SEA
- f) Balboa Acres Subdivision, the East 1/2 of Lot 2, Block 9; 2807 Covina Avenue - Javier De Los Santos **(Preliminary) (SUB2018-0009)** SEA
- g) 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)** SAMES

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

a) SUBDIVISION:

- 1. 4500 Pecan Subdivision; 4500 Pecan Boulevard - Benito Martinez **(FINAL) (SUB2017-0066)** SEA
- 2. Emily Sasser No. 2; 701 East Expressway 83 - Rio Bank **(FINAL) (SUB2017-0044)** SEC
- 3. O.L.S. Parish; 917 North 12th Street - Our Lady of Sorrows **(FINAL) (SUB2017-0082) (TABLED: 1/16/2018)** PCE

b) CONDITIONAL USE PERMITS:

- 1. Request of Robert Wilson for a Conditional Use Permit, for one year, for a bar at Lot A-1, Nolana Towers Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite "G". **(CUP2017-0188)**
- 2. Request of Brenda Y. Rodriguez for a Conditional Use Permit, for one year, for a bar at the 1.10-acre tract of land of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6925 Highway 107. **(CUP2017-0183) (TABLED: 1/16/2018)**
- 3. Request of Rolando Reyna for a Conditional Use Permit, for one year, for a social poker club at all of Lots 1, 2, 3, 4 and 5, Main Place Subdivision and addition of the City of McAllen, Hidalgo County, Texas; 1800 South Main Street. **(CUP2017-0187) (TABLED: 1/16/2018) - WITHDRAWN**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: January 22, 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.