

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JULY 16, 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 2, 2019.

2) CONSENT:

- a) Portland Place Subdivision; 2001 Portland Avenue- J. Michael Moore **(Final) (SUB2019-0046)** CLH

3) SUBDIVISIONS:

- a) Ware Commercial Subdivision; 1421 North Ware Road- Tom Wilkins **(Preliminary) (SUB2019-0043)** SEC
- b) Escondido at Tres Lagos Phase III Subdivision; 14200 North Shary Road- Rhodes Enterprises, Inc. **(Preliminary) (SUB2019-0044)** M & H

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

a) REZONING:

- 1. Rezone from C-3 (general business) District to R-3T (multifamily residential townhouse) District: 10.99 acres of land out of Lot 2, Block 8, Steele and Pershing Subdivision, Hidalgo County, Texas; 3901 N. McColl Road. **(REZ2019-0040)**

b) CONDITIONAL USE PERMITS:

- 1. Marlene Peña has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at the Lots 1 & 2; Wardlow Subdivision, Hidalgo County, Texas; 23 South 26th Street. **(CUP2019-0095)**
- 2. Juan Tovias has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 1, Angela Subdivision, Hidalgo County, Texas; 2313 Harvey Drive, Suites 6 and 7. **(CUP2019-116)**

5) DISCUSSION:

- a) Consideration and possible approval of an ordinance amending the parking requirements for restaurants.

6) INFORMATION ONLY:

- a) City Commission Actions: July 8, 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, July 16, 2019

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 12th day of July, 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 12th day of July, 2019.

Iris Alvarado, Administrative Supervisor