

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JULY 2, 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 Special Meeting held on June 25, 2019.
- b) Corrected Minutes for Regular Meeting held on March 6, 2018 on Item 4a2.

2) SITE PLAN:

- a) Lot 1A, Nolana Town Center Phase 3A Subdivision; 900 East Nolana Avenue- Ocean Bleu Group **(SPR2018-0013)**
- b) Lot 6A, Valencia Marketplace, Lots 6A, 6B and 6C Subdivision; 1300 Trenton Road - Chapa Blue LTD. **(SPR2019-0003)**

3) CONSENT:

- a) North Park Village Phase II Subdivision; 1100 Wisconsin Road- Auriel Investments, LLC. **(Final) (SUB2019-0016) M & H**
- b) O.L.S. Parish Hall Subdivision; 917 North 12th Street- Diocese of Brownsville **(Final) (SUB2017-0082) PCE**

4) SUBDIVISIONS:

- a) Zavi Estates Subdivision; 3601 South McColl Road- Benigno and Zaida Villarreal **(Preliminary) (SUB2019-0039) MASE**
- b) 2621 S. 23rd Street Subdivision; 2621 South 23rd Street- Joel Deleon **(Preliminary) (SUB2019-0041) SEA**
- c) Jay Plaza Subdivision; 6101 North 10th Street- Alberto Alejandro Outon Cid **(Preliminary) (SUB2019-0042) M & H**

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

a) RESUBDIVISION:

1. Fernwood Phase IA Subdivision; 3101 North 11th Street- Jesus Jorge Melhem **(Final) (SUB2018-0064) TE**

b) REZONING:

1. Rezone from A-O (agricultural open space) District to R-1 (single family residential) District: 0.50 acre of land out of the North ½ of the South 9.39 acres of the North 19.39 acres of Lot 377, John H. Shary Subdivision, Hidalgo County, Texas; 5100 Selinda Drive. **(REZ2019-0023)**
2. Rezone from A-O (agricultural open space) District to R-3A (multifamily residential apartments) District: 25.7255 acres out of Section 231, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 3901 Monte Cristo Road. **(REZ2019-0024)**
3. Rezone from C-4 (commercial industrial) District to R-3A (multifamily residential apartments) District: 20.0 acres out of Section 232, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 15400 N. Shary Road. **(REZ2019-0026)**
4. Rezone from R-1 (single family residential) District to C-4 (commercial industrial) District: 20.0 acres out of Section 232, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 5200 Tres Lagos Boulevard. **(REZ2019-0028)**
5. Rezone from C-4 (commercial industrial) District to R-2 (duplex-fourplex residential) District: 20.0 acres out of Section 227, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 14301 N. Shary Road **(REZ2019-0033)**
6. Rezone from R-3A (multifamily residential apartments) District to R-1 (single family residential) District: 27.0 acres out of Section 227, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 14700 N. Glasscock Road. **(REZ2019-0036)**
7. Rezone from R-3A (multifamily residential apartments) District to R-1 (single family residential) District: 44.0289 acres out of Section 227, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 14400 N. Glasscock Road. **(REZ2019-0037)**
8. Rezone from C-4 (commercial industrial) District to R-1 (single family residential) District: 41.7396 acres out of Sections 223 & 230, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 13600 N. Glasscock Road **(REZ2019-0039)**

c) CONDITIONAL USE PERMITS:

1. Emma Reyna Esparza 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, Block 29, McAllen Addition Subdivision, Hidalgo County, Texas; 1306 Dallas Avenue. **(CUP2019-0096)**
2. Juan C. Hernandez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for automotive service and repair at the North 50 ft. of Lot 13 and 14, Block 36, Hammond Addition Subdivision, Hidalgo County, Texas; 213 South 23rd Street. **(CUP2019-0097)**
3. Raul and Belinda Cantu on behalf of Kaleidoscope Early Childhood Learning Knowledge Center II has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional use (Educational Learning Center Facility) at Lot 1, Padre de Vida Subdivision, Hidalgo County,

Texas; 3900 South Ware Road. **(CUP2019-0098)**

4. Request of Maria I. Ewens for a Conditional Use Permit, for a year, for an event center at the 2.77 acres out of Lot 11, La Lomita (HOIT) Subdivision, Hidalgo County, Texas, 3501 State Highway 107. **(CUP2019-0100)**
5. Dora A. Jaime 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 48, Marbella Subdivision, Hidalgo County, Texas; 4913 Maple Avenue. **(CUP2019-0105)**
6. Request of Virgilio Gonzalez Jr., for a Conditional Use Permit, for a year, for a bar at Lots 28, 29, 30, and 31, Continental Trade Subdivision, Hidalgo County, Texas, 2021 Orchid Avenue. **(CUP2019-0108)**
7. Request of Virgilio Gonzalez Jr., for a Conditional Use Permit, for a year, for a bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue. **(CUP2019-0109)**

6) INFORMATION ONLY:

a) City Commission Actions: June 24, 2019

b) 2019 Planning Commissioners Workshop - July 26, 2019 - Edinburg City Hall

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 2, 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 28th day of June, 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 28th day of June, 2019.

Carmen White, Administrative Secretary