

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 5, 2019 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 19, 2019

#### 2) ELECTION OF OFFICERS (TABLED:02/05/2019):

- a) Chairperson
- b) Vice-chairperson

#### 3) CONSENT:

- a) Dake Subdivision; 5301 North Ware Road- Dake, LLC. **(SUB2019-0012) (Final) MASE**
- b) Gumwood Commerce Subdivision; 705 North 23rd Street- DG & GG Investments, LLC. **(SUB2019-0015) (Final) SEC**

#### 4) SUBDIVISIONS:

- a) Hilda's Ropa Usada Subdivision; 10 South 25th Street- Hilda O. Juarez **(SUB2017-0067) (Revised Preliminary) AGES**
- b) North Park Village Phase II Subdivision; 1100 Wisconsin Road- Auriel Investments, LLC. **(SUB2019-0016) (Revised Preliminary) M & H**
- c) Balboa Acres, the West 1/2 of Lot 22, Block 27 Subdivision; 3406 Elmira Avenue- Ramiro A. Resendez **(SUB2019-0008) (Preliminary) WM**
- d) Balboa Acres, the East 1/2 of Lot 22, Block 27 Subdivision; 3402 Elmira Avenue- Ramiro A. Resendez **(SUB2019-0009) (Preliminary) WM**
- e) Evernew Plaza Subdivision; 3100 North Ware Road- Evernew Plaza, LLC. **(SUB2019-0010) (Preliminary) SEA**

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

**a) RE-SUBDIVISION:**

1. Bicentennial Crossing, Lots 2A & 2B Subdivision; 3701 North Bicentennial Boulevard- Bicentennial Crossing, LTD. **(SUB2018-0081) (Final) SEC**

**b) REZONING:**

1. Rezone from C-1 (office building) District to C-3 (general business) District: 0.46 acres out of Lot 57, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 7708 North Ware Road. **(REZ2019-0006)**
2. Rezone from C-3 (general business) District to R-3A (multi-family residential apartments) District: Lot 6 & the North ½ of Lot 7, Block 8, Milmor Addition, Hidalgo County, Texas; 1211 North Main Street. **(REZ2019-0007)**
3. Rezone from C-3 (general business) District to R-3A (multi-family residential apartments) District: 7.446 acres out of Lot 2, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 4201 North Jackson Road. **(REZ2019-0008) (WITHDRAWN)**
4. Rezone from C-4 (commercial-industrial) District to R-3A (multi-family residential apartments) District: 10.548 acres out of Lot 25, Block 3, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4601 South 23rd Street. **(REZ2019-0009)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Isidro Arredondo on behalf of Iglesia Apostolica de la Fe en Cristo 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 3 and 4, Frontier Development Company Subdivision, Hidalgo County, Texas; 2612 Pecan Boulevard, Suite B. **(CUP2019-0014)**
2. Request of Laura L. Garza, for a Conditional Use Permit, for a year, for a banquet hall at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas, 3012 South Jackson Road. **(CUP2019-0017)**
3. Request of Guillermo A. Tijerina Jr. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for automotive service and repair at Lots 5 through 8; South 23rd Business Park Subdivision, Hidalgo County, Texas; 4910 South 23rd Street. **(CUP2019-0018)**
4. Request of Jahaziel Rosales on behalf of Iglesia del Dios Vivo, for a Conditional Use Permit, for life of the use, for an institutional use (church) at La Lomita (Hoit) Subdivision W275.4'-S269'-N610' Lot 129, 1.70 AC GR 1.08 AC NET, Hidalgo County, Texas; 2900 North Ware Road. **(CUP2019-0019)**
5. Request of Robert Wilson, for a Conditional Use Permit, for a year, for a bar at Lot A-1, Nolana Towers Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suite "G". **(CUP2019-0020)**
6. Request of Eli Lara, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lots 13 and 14, Nolana Terrace Subdivision, Hidalgo

County, Texas; 2109 Nolana Avenue. **(CUP2019-0021)**

7. Request of Claudia P. Galindo, for a Conditional Use Permit, for life of the use, for an outdoor commercial recreation (soccer fields) at the 1.41 acre tract out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2019-0022)**

**6) DISCUSSION:**

**7) INFORMATION ONLY:**

- a) City Commision Actions: February 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.