

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 21, 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 May 7, 2019

#### 2) SUBDIVISIONS:

- a) Villa Torre Estates at Ware Road Subdivision; 8700 North Ware Road- Riverside Development Services, LLC **(Final) (SUB2019-0033)** M & H
- b) Madiam LP Ware Subdivision; 500 South Ware Road- MDM Land Company, LLC **(Preliminary) (SUB2019-0027)** RDE
- c) Macias-Torres Subdivision; 4220 South Ware Road -Felicitas Macias **(Preliminary) (SUB2019-0031)** SEA

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

##### a) HISTORIC PRESERVATION:

- 1. Request of Rosie Wilkinson for a designation of a McAllen City Landmark at Lots 10, 11 and 12, Block 5, North McAllen Addition, Hidalgo County, Texas; 704 North 15th Street. **(HIS2019-0001)**

##### b) REZONINGS:

- 1. Rezone from C-1 (office building) District to C-3 (general business) District: 1.093 acres (Deed Record: 1.105 acre) out of Lot 30, Ebony Heights Citrus Groves Unit No. 2 Subdivision, Hidalgo County, Texas; 9120 North 23rd Street. **(REZ2019-0020) (TABLED:05/07/2019) (WITHDRAWN)**
- 2. Rezone from C-3 (general business) District to R-1 (single family residential) District: The East 5.21 acres of Lot 16, Ebony Heights Citrus Groves Unit No. 1 Subdivision, Hidalgo County, Texas; 801 Northgate Lane. **(REZ2019-0022)**

3. Rezone from C-3 (general business) District to C-4 (commercial industrial) District: The South 510.0 ft. of the West 105.0 ft. of Lot 2, Rancho De La Fruta Subdivision No. 2 of Lots 1 and 6, Block 12, Steele and Pershing Subdivision, Hidalgo County, Texas; 901 East Fir Avenue. **(REZ2019-0021)**

**c) CONDITIONAL USE PERMITS:**

1. Patricia Martinez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 31; Ivory Palms Subdivision, Hidalgo County, Texas; 3508 North 38th Street. **(CUP2019-0072)**
2. Request of Karla G. Villarreal Chapa for a Conditional Use Permit, for a year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas, 2200 Nolana Avenue, Suites 2016 & 2018. **(CUP2019-0076)**
3. Request of Trinidad Rocha on behalf of The Grand Social Club, LLC., for a Conditional Use Permit, for a year, for a bar (social club) at Lot A, Arapaho Subdivision, Hidalgo County, Texas, 4108 North 10th Street, Suite 700. **(CUP2019-0079)**
4. Felicitas Macias has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a single family dwelling at Lot 8, Block 2, W90'-E195'-S132'-N462' 27 Acres; Rio Bravo Tract Subdivision, Hidalgo County, Texas; 4220 South Ware Road. **(CUP2019-0082) (WITHDRAWN)**

**4) DISCUSSION:**

**5) INFORMATION ONLY:**

- a) City Commission Actions: May 13, 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, May 21, 2019

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 17<sup>th</sup> day of May, 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 17<sup>th</sup> day of May, 2019.

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Iris Alvarado, Administrative Supervisor