

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 7, 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 April 16, 2019

2) CONSENT:

- a) Valencia Marketplace, Lots 1A & 2A Subdivision- 7317 North 10th Street- Plains Capital Bank **(Revised Final) (SUB2018-0072)** SEA

3) SUBDIVISIONS:

- a) Sun Gate Subdivision; 2812 North Ware Road- Peruvian Alliance, LLC. **(Final) (SUB2019-0030)** HLG
- b) Castle Bridge Estates Subdivision; 9309 North Ware Road- Magda A. Rangel **(Preliminary) (SUB2019-0023)** MASE
- c) Eduardo's No. 18 Subdivision; 10101 North Trospen Road- Aniceto Izaguirre **(Preliminary) (SUB2019-0026)** IEG
- d) Nolana Villas Subdivision; 1316 East Nolana Avenue- South Padre Retail Center, LTD. **(Preliminary) (SUB2019-0024)** M & H
- e) Garlop Plaza Subdivision; 10601 North 10th Street- TCM Flores, LLC. **(Preliminary) (SUB2019-0025)** M & H
- f) Loma Prieta Subdivision; 3420 North Mile 6 1/2 Road - Andres L. Kalifa & Andres L. Kalifa Jr. **(Revised Preliminary) (SUB2016-0044)** PE
- g) The Villas on Freddy Subdivision; 1400 Freddy Gonzalez Road- Richard T. Kiesler, Malinda Magel, and Margaret McCord **(Revised Preliminary) (SUB2019-0020) (TABLED)** M & H

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

a) RESUBDIVISION:

1. Balboa Acres, the West 1/2 of Lot 22, Block 27 Subdivision; 3406 Elmira Avenue-Ramiro A. Resendez **(SUB2019-0028) (Final) WM**
2. Balboa Acres, the East 1/2 of Lot 22, Block 27 Subdivision; 3402 Elmira Avenue-Ramiro A. Resendez **(Final) (SUB2019-0029) WM**

b) REZONING:

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: 0.41 acre parcel out of Lot 10, Eureka Park Subdivision, Hidalgo County, Texas; 221 North Ware Road. **(REZ2019-0018)**
2. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: The West ½ of the South 0.67 acre of Lot 45, Block 1, Hammond Subdivision, Hidalgo County, Texas; 2118 Kendlewood Avenue. **(REZ2019-0019)**
3. 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)**

c) CONDITIONAL USE PERMITS:

1. Thao A.T Dang has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (nail salon) at Lot 10, Block 3; South McAllen Subdivision, Hidalgo County, Texas; 916 South 16th ½ Street. **(CUP2019-0055)**
2. Request of Eliseo Arreguin, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot 14; Colonia McAllen Unit 5 Subdivision, Hidalgo County, Texas; 1901 South 29th Street, Suite 220. **(CUP2019-0058)**
3. Request of Jessica Aguilar for a Conditional Use Permit, for a year, for a bar & grill at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suite N-1. **(CUP2019-0065)**
4. Jorge Barrera has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional use (church), at Lots 9 and 10, Rancho De La Fruta No. 2 Subdivision, Hidalgo County, Texas; 1005 East Highway 83 "Unit E". **(CUP2019-0069)**

5) INFORMATION ONLY:

- a) City Commission Actions: April 22, 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 7, 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 3rd 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 3rd day of May, 2019

Iris Alvarado, Administrative Supervisor