

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 19, 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 November 5, 2019.

2) CONSENT:

- a) Cobblestone Subdivision; 7517 North Taylor Road- WW Escondido, LP **(Final)**
(SUB2019-0093) QHA

3) SUBDIVISIONS:

- a) Los Vecinos Subdivision; 2801 South Bentsen Road- Mark Vincent Richards and Rubert C. Richards, III **(Preliminary)** **(SUB2019-0088)** HALFF
- b) Fabian Vela Subdivision; 1701 Northgate Lane- Maria De Lourdes Vela and Luis Fabian Vela **(Preliminary)** **(SUB2019-0090)** RDE
- c) 2621 South 23rd Street Subdivision; 2621 S. 23rd Street- Joel Deleon **(Revised Preliminary)** **(SUB2019-0041)** SEA
- d) Avanti at Emerald Point, 2 Lots, 1 Block Subdivision; 3303 North Jackson Road- Ruben P. Fonseca **(Final)** **(SUB2019-0085)** CE

4) PUBLIC HEARING

a) RESUBDIVISION:

- 1. Magnolia Plaza Subdivision; 2330 La Vista Avenue- ZMS Consulting, Inc. **(Final)**
(SUB2019-0092) CLS

b) REZONING:

- 1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District at the South 245 ft. of the East 275 ft. of the South 14.61 Acres of Lot 178, John H. Shary Subdivision, Hidalgo County, Texas; 1820 South Bentsen Road **(REZ2019-0050)**

c) CONDITIONAL USE PERMITS:

1. Magdiel Perez 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, Faith Christian Center Subdivision, Hidalgo County, Texas; 432 South 33rd Street. **(CUP2019-0172)**
2. Jorge E. Guajardo has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable building greater than 10'x12 (office) at Lots 1 and 2, Quincy Subdivision, Hidalgo County, Texas; 1601 U.S. Expressway 83. **(CUP2019-0173)**
3. Request of Jorge A. Acosta, for a Conditional Use Permit, for a year, for a bar at Lot 1, Michelle's Plaza Subdivision, Hidalgo County, Texas, 2104 Nolana Avenue. **(CUP2019-0174)**
4. Request of Alma Y. Salinas, for a Conditional Use Permit, for a year, for a bar (event center) at Lot 3, Block 46, McAllen Addition Subdivision, Hidalgo County, Texas, 512 South 12th Street. **(CUP2019-0175)**
5. Request of Hilda G. Sewell, for a Conditional Use Permit, for a year, for a bar (nightclub) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas, 2200 Nolana Avenue, Suites 2232-2234. **(CUP2019-0176)**
6. Request of Arath R. Selpulveda, for a Conditional Use Permit, for a year, for a bar (event center) at Lot 1, Bentsen Road Plaza Subdivision, Hidalgo County, Texas, 4401 U.S. Expressway 83. **(CUP2019-0178)**
7. Request of James A. McAllen for a Conditional Use Permit, for life of use, for a railroad facilities or utilities holding a franchise (Solar Energy) at a 38.872-acre tract of land consisting of 5.136 acres out of Lots 6 and 7, E.M. Card Survey No. 1 Subdivision and 33.736 acres out of Lots 12-14, Section 279, Texas-Mexican Railway Company Survey Subdivision, Hidalgo County, Texas, 2400 Oxford Avenue. **(CUP2019-0179)**
8. Request of Alberto Dominguez for a Conditional Use Permit, for life of use, for an institutional use (church) at the West 275.4 feet of the South 269 feet of the North 610 feet of Lot 129, La Lomita (HOIT) Subdivision, Hidalgo County, Texas, 2900 North Ware Road. **(CUP2019-0163) (TABLED: 11/5/2019)**
9. Erika Medina 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 Lot 2, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2605 U.S. Highway 83. **(CUP2019-0168) (TABLED: 11/5/2019)**
10. Simon Gonzalez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable food concession stand at Lots 21-24, Block 4, South McAllen Subdivision, Hidalgo County, Texas; 800 South 16th ½ Street. **(CUP2019-0154) (TABLED: 10/01/2019) (TABLED:10/16/2019) (REMAIN TABLED: 11/05/2019)**

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, November 19, 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 15th day of November, 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 15th day of November, 2019

Jessica Cavazos, Administrative Supervisor