

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 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 October 16, 2019

#### 2) CONSENT:

- a) Vendome Phase II Subdivision; 3400 El Pacifico Avenue- Kenneth Johnson **(Final)**  
**(SUB2019-0089)** IEG

#### 3) SUBDIVISIONS:

- a) Balboa Acres, the West 1/2 of Lot 9, Block 20 Subdivision; 3009 Covina Avenue- Jesus Ramirez & Yesika Perez **(Preliminary)** **(SUB2019-0083)** PE
- b) Balboa Acres, the East 1/2 of Lot 9, Block 20 Subdivision; 3007 Covina Avenue- Jesus Ramirez and Yesika Perez **(Preliminary)** **(SUB2019-0084)** PE
- c) 495 Commerce Center Phase XV Subdivision; 1100 North McColl Road- 495 Commerce Center Partners, LTD. **(Preliminary)** **(SUB2019-0082)** PCE
- d) Eclipse Subdivision; 7201 North Taylor Road- New Millennium L. Investments, Inc. **(Preliminary)** **(SUB2019-0081)** BIG
- e) Neuhaus Estates Subdivision; 4201 Neuhaus Drive- Empire Investments, LLC **(Revised Preliminary)** **(SUB2017-0036)** MAS
- f) Zavi Estates Subdivision; 3601 South McColl Road- Zaida and Benigno Villarreal **(Revised Preliminary)** **(SUB2019-0039)** MAS
- g) Stone Ridge Estates Subdivision; 8800 North 29th Street- True Builders, LLC. **(Revised Preliminary)** **(SUB2019-0066)** JHE

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

##### a) RESUBDIVISION:

1. Balboa Acres, the West 1/2 of Lot 25, Block 27 Subdivision; 3308 Elmira Avenue-Horacio Navarro & Johnathan Aguirre **(Final) (SUB2019-0087) AC**
2. Balboa Acres, the East 1/2 of Lot 25, Block 27 Subdivision; 3306 Elmira Avenue-Horacio Navarro & Johnathan Aguirre **(Final) (SUB2019-0086) AC**

##### b) REZONING:

1. Rezone from I-2 (heavy industrial) District to R-1 (single family residential) District: 30.098 acres out of Lot 98, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4900 North 29th Street. **(REZ2019-0049)**

##### c) CONDITIONAL USE PERMITS:

1. Request of City of McAllen for a Conditional Use Permit, for life of use, for an institutional use (Transit/ Parks & Recreation Facility) at a 23.745 acre tract of land out of Lots 18 and 19, Block 1, C.E. Hammond's Subdivision, Hidalgo County, Texas, 4600 North 23rd Street. **(CUP2019-0153) (TABLED: 10/01/2019) (TABLED: 10/16/2019)**
2. 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 16 ½ Street. **(CUP2019-0154) (TABLED: 10/01/2019) (TABLED: 10/16/2019)**
3. 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)**
4. 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)**
5. Gerardo Rodriguez 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 Lot 7, Tanya Industrial Park Subdivision, Hidalgo County, Texas; 1909 Tanya Avenue. **(CUP2019-0169)**
6. Request of Juan Jimenez, for a Conditional Use Permit, for a year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas, 2200 Nolana Avenue. **(CUP2019-0170)**

**5) INFORMATION ONLY:**

a) City Commission Actions: October 28, 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 5, 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***

**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 1<sup>st</sup> day 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 1<sup>st</sup> day of November 2019

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Jessica Cavazos, Administrative Supervisor