

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 17, 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 September 3, 2019.

#### 2) CONSENT:

- a) Trade Zone Substation Subdivision; 6000 South 26th Street- AEP Texas Inc. **(Final)** **(SUB2019-0061)** CDS
- b) Plantation Gap Phase II, Lots 21A and 22A Subdivision; 7018 and 7022 North 44th Lane **(Final)** **(SUB2019-0049)** M & H

#### 3) SUBDIVISIONS:

- a) Eduardo's No. 18 Subdivision; 10101 North Trospen Road- Aniceto Izaguirre **(Final)** **(SUB2019-0068)** IEG
- b) Auburn Estates Phase II Subdivision; 2635 Auburn Avenue- Monzer H. Yazji **(Revised Preliminary)** **(SUB2019-0063)** M & H
- c) Stoneridge Estates Subdivision; 8800 North 29th Street- True Builders, LLC. **(Preliminary)** **(SUB2019-0066)** JHE
- d) Monette Estates Subdivision; 6320 North Taylor Road- Lourdes Lerma **(Preliminary)** **(SUB2019-0073)** SEA

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

##### a) REZONING:

- 1. Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lots 10, 11, and 12, Block 1, South McAllen Addition, Hidalgo County, Texas; 821 South Bicentennial Boulevard and 1716 Ithaca Avenue. **(REZ2019-0046)**

**b) CONDITIONAL USE PERMITS:**

1. Roberto J. Saenz has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 16, Palm Estates Subdivision, Hidalgo County, Texas; 10321 North 12th Street. **(CUP2019-0146)**

**5) DISCUSSION:**

- a) Consideration and possible action of ordinance amending off-premise sign restrictions.

**6) INFORMATION ONLY:**

- a) City Commission Actions: September 9, 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, September 17, 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 13th day of September, 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 13th day of September, 2019

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Carmen White, Secretary