

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 3, 2019 - 3:30 PM MCALLEN PUBLIC LIBRARY, 4001 N. 23RD STREET MEETING ROOM B

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 August 20, 2019

2) CONSENT:

- a) Villanueva Estates at Trinity Oaks, Lots 26A and 28A-55A Subdivision; 3100-3136 Arroyo Avenue; 10303-10419 North 32nd Lane **(Final) (SUB2019-0038)** M & H
- b) Escondido at Tres Lagos Phase III Subdivision; 14200 North Shary Road- Rhodes Enterprises, Inc. **(Final) (SUB2019-0067)** M & H
- c) Jackson Apartments Subdivision; 3701 North Jackson Road- TIG Holdings, Inc. **(Final) (SUB2019-0070)** M & H
- d) Nolana Villas Subdivision; 1316 East Nolana Avenue- South Padre Retail Center, LTD. **(Final) (SUB2019-0071)** M & H
- e) Hammond Development Subdivision; 7501 South 23rd Street- Madiam L.P. **(Final) (SUB2019-0069)** RDE
- f) Ware Commercial Subdivision; 1421 North Ware Road- Tom Wilkins **(Final) (SUB2019-0072)** SEC

3) SUBDIVISIONS:

- a) Cantabria Estates Subdivision; 315 Wisconsin Road- Troyo Construction, LLC. **(Preliminary) (SUB2019-0062)** SAMES
- b) Vendome Phase II Subdivision; 3400 El Pacifico Avenue- Kenneth Johnson **(Preliminary) (SUB2019-0065)** IE
- c) Auburn Estates Phase II Subdivision; 2635 Auburn Avenue- Monzer H. Yazji **(Preliminary) (SUB2019-0063)** M & H

- d) Cascada at Tres Lagos Phase I Subdivision; 6500 Tres Lagos Boulevard- Rhodes Enterprises, Inc. **(Preliminary) (SUB2019-0064) M & H**

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

a) SUBDIVISION:

- 1. Plantation Gap Phase II, Lots 21A & 22A Subdivision; 7018 and 7022 North 44th Lane- Westwind Development GP RGV, LLC and Angel R. Perales **(Revised Preliminary) (SUB2019-0049) M & H**

b) REZONING:

- 1. Rezone from A-O (agricultural-open space) District to C-1 (office) District: 1.08 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 1421 North Bentsen Road. **(REZ2019-0045)**

c) CONDITIONAL USE PERMITS:

- 1. Flor Solis 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; Associates Seven Subdivision, Hidalgo County, Texas; 4411 U.S. Highway 83. **(CUP2019-0137)**
- 2. Jorge J. Mena Pineiro 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 an .67 irregular tract at the southeast corner of Block 29; Hammond Addition Subdivision, Hidalgo County, Texas; 24 S. 21st Street. **(CUP2019-0143)**
- 3. Jorge Mena Pineiro 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 at an .67 irregular tract at the southeast corner of Block 29; Hammond Addition Subdivision, Hidalgo County, Texas; 24 South 21st Street. **(CUP2019-0144)**

5) INFORMATION ONLY:

- a) City Commission Actions: August 26, 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 3, 2019

TIME: 3:30 PM

PLACE: McAllen Public Library
4001 N. 23rd Street
Meeting Room B
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 30th day of August, 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 30th day of August, 2019

Carmen White, Administrative Secretary