

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, DECEMBER 16, 2015 – 3:30 PM  
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3RD FLOOR**

### **CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON**

#### **1) MINUTES:**

- a) Minutes for Regular Meeting held on December 1, 2015

#### **2) ABANDONMENTS:**

- a) Request to abandon a 5.0 ft. by 351.0 ft. tract of E. Dallas Avenue Lying South of Lot 1, Burns Motors Subdivision, Hidalgo County, Texas; 1201 E. Dallas Avenue **(ABD2015-0006)**

#### **3) SITE PLANS:**

- a) Proposed Lot 1, Ponderosa Business Park Subdivision; 3101 U.S. Expressway 83 **(SPR2015-0034)** SEA
- b) Lot 2, Nolana Town Center Phase III Subdivision; 3904 N. McColl Road **(SPR2015-0050)** MGE

#### **4) CONSENT:**

- a) Taylor Villas Phase 1A Subdivision; 2020 S. Taylor Road – John Shin **(Final)** **(SUB2015-0098)** MASE

#### **5) SUBDIVISIONS:**

- a) The Estates @ Orangewood North Subdivision; 8601 N. Col. Rowe Boulevard - Joe V. Corso & Tony J. Corso **(Final)****(SUB2015-0099)** M & H
- b) Las Palmas Industrial Park Subdivision; 7701 S. 10<sup>th</sup> Street–RTE Investments **(Revised Preliminary)** **(SUB2015-0046)** MASE
- c) M.K. Subdivision; 3101 N. 11<sup>th</sup> Street – Jesus Jorge Melhem **(Revised Preliminary)** **(SUB2015-0087)** NE
- d) La Plaza Subdivision, Lots 1B, 2B, 3C, 4A & 6B; 2200 S. 10<sup>th</sup> Street –Simon Property Group (Texas), L.P., A Texas limited partnership and La Plaza Mall, LLC, a Delaware Limited Liability Company **(Preliminary)****(SUB2015-0096)** HA
- e) Ensenada @ Tres Lagos Subdivision; 4401 Tres Lagos Boulevard – Rhodes Enterprises, Inc. **(Preliminary)****(SUB2015-0092)** M & H

- f) Estancia @ Tres Lagos Subdivision; 4400 Tres Lagos Boulevard – Rhodes Enterprises, Inc. **(Preliminary)(SUB2015-0091)** M & H
- g) Escondido @ Tres Lagos Subdivision; 5101 Tres Lagos Boulevard – Rhodes Enterprises, Inc. **(Preliminary)(SUB2015-0093)** M & H
- h) Auburn Hill Subdivision; 2300 Auburn Avenue – Carl, Roger, Kimberly Wiesehan **(Preliminary)(SUB2015-0094)** RDE
- i) Falcon Perch Subdivision; 901 E. Yuma Avenue – Falcon International Bank **(Preliminary) SUB2015-0095)** SEA

**6) PUBLIC HEARING (to be conducted at 4:00 p.m.)**

**a) CONDITIONAL USE PERMITS:**

1. Request of Alan Weber on behalf of Church of the Good Shepherd of McAllen, for a Conditional Use Permit, for life of the use, for an institutional use (parking lot) at 0.97 acre tract of land out a certain 7.21 acre tract of land out of the South (½) of Lot 6, Block 9, Steele & Pershing Subdivision, Hidalgo County, Texas; 801 East La Vista Avenue. **(CUP2015-0172)**
2. Request of Diana T. Garcia on behalf of Templo El Calvario, for a Conditional Use Permit, for life of the use, for an institutional use (church), at Lot A, Templo Calvario Subdivision and the East 132 feet out of Lot 74, Block 2, C.E. Hammonds Subdivision, Hidalgo County, Texas; 3115 Gumwood Avenue. **(CUP2015-0174)**
3. Request of Sergio Haro, for a Conditional Use Permit, for life of the use, for an automotive service and repair at Lot A, Sal-Eli Subdivision, Hidalgo County, Texas; 900 East Hackberry Avenue. **(CUP2015-0175)**
4. Request of Carlos A. Aranda for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 1, Block 47, McAllen Addition Subdivision, Hidalgo County, Texas; 522 South 11<sup>th</sup> Street. **(CUP2015-0177)**
5. Request of Alim U. Ansari for a Conditional Use Permit, for one year, for an institutional use (school), at Lots 5 through 12, Block 36, North McAllen Townsite Subdivision, Hidalgo County, Texas; 320 North Main Street. **(CUP2015-0176)**
6. Request of Jesus Henry Saenz, for a Conditional Use Permit, for one year, for an portable building greater than 10'x12'(office), at Lots 2 and 3, Block 55, McAllen Addition Subdivision, Hidalgo County, Texas; 616 South 16th Street. **(CUP2015-0159) (TABLED: 11/17/2015) (TABLED: 12/1/2015)**
7. Request of Samuel Avila, for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suite 2216 and 2218. **(CUP2015-0163) (TABLED: 12/1/2015)**

**b) REZONINGS:**

1. Rezone from A-O (agriculture-open space) District to R-1 (single family residential) District: 4.0 acres out of Lot 418, John H. Shary Subdivision, Hidalgo County, Texas; 8005 North Bentsen Road. **(REZ2015-0270)**
2. Rezone from C-2 (neighborhood commercial) District to R-3A (multifamily residential apartments) District: the West 2/3 of Lots 7, 8, and 9, Block 20, Ewing's Addition, Hidalgo County, Texas; 1718 Ivy Avenue. **(REZ2015-0271)**
3. Rezone from C-1 (office building) District to A-O (agriculture-open space) District: 6.712 acres out of Lot 4, Block 3, McColl Tract, Hidalgo County, Texas; 1200 East Zinnia Avenue. **(REZ2015-0272)**
4. Rezone from A-O (agriculture-open space) District to C-3 (general business) District: 3.397 acres out of Lot 73, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 6401 North 23<sup>rd</sup> Street. **(REZ2015-0168)**

**6) DISCUSSION:**

**7) INFORMATION ONLY:**

**8) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071  
(CONSULTATION WITH ATTORNEY)**

**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 OR FOR PARTICULAR ACTION AT A FUTURE DATE.

**NOTICE OF REGULAR MEETING TO BE HELD BY  
THE MCALLEN PLANNING & ZONING COMMISSION**

**DATE:** Wednesday, December 16, 2015  
**TIME:** 3:30 p.m.  
**PLACE:** McAllen Municipal Building  
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 of 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 11<sup>th</sup> day of December, 2015 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 11<sup>th</sup> of December 2015

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**Carmen White, Secretary**