

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 04, 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 July 21, 2015

2) SITE PLANS:

- a) Lot 1, Nolana Crossing Subdivision; 2709 Nolana Avenue – Bury-San, Inc.
(SPR2015-0026)
- b) Lot 1, El Cedro Subdivision; 1100 E. Cedar Avenue – Beind Investments
(SPR2015-0021)

3) CONSENT:

- a) The Shops at Solana Subdivision; 1300 S. 10th Street – Provident Realty Advisors, Inc.
**(Final) (SUB2015-0019) (TABLED:04/21/2015) (REMAINED TABLED:05/05/2015,
05/19/2015, 06/02/2015, 06/16/2015, 07/07/2015, 07/21/2015) PDE**

4) SUBDIVISIONS:

- a) Taylor Villas Subdivision; 2020 S. Taylor Road - John Shin **(Revised Preliminary)**
(SUB2015-0028)(TABLED: 07/21/2015) MASE
- b) SSFCU E. PECAN AT N. MCCOLL Subdivision 621 E. Pecan Boulevard - Robert W.
Williamson **(Preliminary/Final)(SUB2015-0048) SEC**
- c) Las Palmas Industrial Park Subdivision; 7701 S. 10th Street - RTE Investments, LLC.
(Preliminary)(SUB2015-0046) MASE
- d) Beech Commerce Subdivision; 111 N. 23rd Street – Absolute Premium Denim, LLC.
(Preliminary)(SUB2015-0045) SEC
- e) Las Villas Del Rio Subdivision; 2000 S. Taylor Road - Las Villas Del Rio Development,
CO, LLC. **(Preliminary)(SUB2015-0047) M & H**

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

a) AMENDMENT:

1. Amendment to Foresight McAllen Comprehensive Plan: Figure 4.2 Thoroughfare Plan; Changing Mile 9 Road from Ware Road to Shary Road from a Minor Arterial with 100 feet of Right-of-Way to a Minor Collector with 60 Feet of Right-of-Way.

b) ORDINANCES:

1. An Ordinance of the City of McAllen, Texas, creating A Planned Unit Development (PUD) on certain property described as a 13.66 acre tract of land bound by 1-2 access road, South 12th Street, Lindberg Avenue, and South 10th Street and approving the concept plan and development standards for the PUD. **(TABLED:04/21/2015)(REMAINED TABLED: 05/05/2015, 05/19/2015, 06/02/2015, 06/16/2015, 07/07/201, 07/21/2015)**

c) CONDITIONAL USE PERMITS:

1. Request of Provident Realty Advisors, Inc., for a Conditional Use Permit, for life of the use, for a planned unit development, at the 13.661 acres coming out of Lots 9 and 16 in the Northwest Quarter (¼) of Section 7, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1300 South 10th Street. **(CUP2015-0003)(TABLED:02/03/2015)(REMAINED TABLED: 02/17/2015, 03/03/2015, 04/07/2015, 04/21/2015, 05/05/2015, 05/19/2015, 06/02/2015, 06/16/2015, 07/07/2015,07/21/2015)**
2. Request of Adriana Fox, for a Conditional Use Permit, for life of the use, for a guest house at Lot 73, Fairway Grande #2 Subdivision, Hidalgo County, Texas; 408 East Nassau Avenue. **(CUP2015-0096)**
3. Request of Julio A. Ortiz, for a Conditional Use Permit, for one year, for a guest house at Lot A, Tito's Subdivision, Hidalgo County, Texas; 4721 North Bentsen Road. **(CUP2015-0098)**
4. Request of Luis E. Flores, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 1, Plaza Del Norte Subdivision, Hidalgo County, Texas; 3420 North 10th Street. **(CUP2015-0099)**
5. Request of Jamie Sanchez, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 1, Block 2, Young's Subdivision, Hidalgo County, Texas; 2401 Highway 83. **(CUP2015-0101)**

d) REZONINGS:

- 1.** Rezone from C-1 (office building) District to R-3A (multifamily residential apartments) District: 4.038 acres out of Block 3A, of Blocks 3A, 4A, and 5A, Lakes Business Park Phase 2 Subdivision, Hidalgo County, Texas; 901 East Redbud Avenue. **(REZ2015-0079)(TABLED:06/16/2015)(REMAINED TABLED: 07/07/2015, 07/21/2015)**
- 2.** Rezone from R-2 (duplex-fourplex residential) District to C-3L (light commercial) District: Lots 10, 11, and 12, Block 1, South McAllen Addition, Hidalgo County, Texas; 819 South Bicentennial Boulevard and 1716 Ithaca Avenue. **(REZ2015-0087)**
- 3.** Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 2.121 acres out of Lot 5, Block 2, C. E. Hammonds Subdivision, Hidalgo County, Texas; 3804 Pecan Boulevard. **(REZ2015-0088)**

e) A-O REZONINGS PROJECT:

- 1.** City Initiated rezoning from A-O (agricultural-open space) District for **District 2 Tracts 1-12A:**
 - A) Tract 1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 6.635 acres out of Lot 298, John H. Shary Subdivision, Hidalgo County, Texas; 3309-3329 North Bentsen Road. **(REZ2015-0089)**
 - B) Tract 2:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 24.805 acres out of Lot 297, John H. Shary Subdivision, and Lots 1-3. Amigo Park #3 Hidalgo County, Texas; 3220-3320 North Taylor Road, 4816-4822 Daffodil Avenue, 3117 N 46th Street Rear. **(REZ2015-0090)**
 - C) Tract 3:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 1.827 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4000-4004 North Taylor Road. **(REZ2015-0091)**
 - D) Tract 4A1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 17.84 acres out of Lot 327, John H. Shary Subdivision, Hidalgo County, Texas; 4220-4400 North Taylor Road. **(REZ2015-0092)**
 - E) Tract 4B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 3.605 acres out of Lot 327, John H. Shary Subdivision, Hidalgo County, Texas; 4801a-D, 4805, 4809 Buddy Owens Blvd. **(REZ2015-0094)**

- F) Tract 4C:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.743 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4012-4016 North Taylor Road. **(REZ2015-0095)**
- G) Tract 5B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 5.00 acres out of Lot 103, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 4201 Buddy Owens Boulevard. **(REZ2015-0096)**
- H) Tract 6A:** Rezone from A-O (agricultural-open space) District: to C-4 (commercial industrial) District: 4.534 acres out of Lots 103 & 104, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 4021 Buddy Owens Boulevard & 4012 Primrose Avenue. **(REZ2015-0097)**
- I) Tract 6B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 9.745 acres out of Lot 104, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 3801-3909 Buddy Owens Boulevard. **(REZ2015-0098)**
- J) Tract 6C:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 16.525 acres out of Lot 113, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 4100 N 41st Street, 4101 N Ware Road. **(REZ2015-0099)**
- K) Tract 7:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 7.945 acres out of Lot 105, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 4200 N Ware Road. **(REZ2015-0100)**
- L) Tract 8:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 22.30 acres out of Lots 111 & 112, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 4101 North 29th Street, 3300 Nolana Avenue. **(REZ2015-0101)**
- M) Tract 9A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 2.56 acres out of Lot 107, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2801 Buddy Owens Boulevard. **(REZ2015-0102)**
- N) Tract 9B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 0.473 acres out of Lot 107, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2501 Buddy Owens Boulevard. **(REZ2015-0103)**

- O) Tract 10:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 8.26 acres out of Lot 16, Block 1, C.E. Hammond's Subdivision, Hidalgo County, Texas; 5400 North 21st Street. **(REZ2015-0104)**
- P) Tract 11:** Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 0.926 acres out of Lot 95, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 5404 North 29st Street. **(REZ2015-0105)**
- Q) Tract 12A:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 0.368 Acres out of Lot 100, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 3300 Buddy Owens Boulevard. **(REZ2015-0106)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: July 27, 2015

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.