

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 1, 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 August 18, 2015

2) SITE PLANS:

- a) Proposed Lot 1, 500 MAC Subdivision; 500 E. Hackberry Avenue – 500 MAC, LLC.
(SPR2015-0029)

3) CONSENT:

- a) Kamary Subdivision; 4000 S.H. 107 – Adolfo E. Gutierrez **(Final)(SUB2013-0033)** SEA
- b) Las Villas Del Rio Subdivision; 2000 S. Taylor Road - Las Villas Del Rio Development, CO, LLC. **(Final)(SUB2015-0051)** M & H

4) SUBDIVISIONS:

- a) Taylor Villas Subdivision; 2020 S. Taylor Road - John Shin **(Revised Preliminary)(SUB2015-0028)(TABLED: 07/21/2015)(REMAINED TABLED: 08/04/2015, 08/18/2015)** MASE
- b) Jucar Apartments Subdivision; 3804 Pecan Boulevard – Jucar Apartments, LLC. Severino Sala **(Revised Preliminary)(SUB2014-0008)** MASE

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

a) SUBDIVISIONS:

1. McAllen Convention Center, Lots 9A & 10A Subdivision; 525 S. Ware Road – City of McAllen **(Preliminary/Final)(SUB2015-0049)** COM

b) CONDITIONAL USE PERMITS:

1. Request of Raquel Martinez, for a Conditional Use Permit, for one year, for an institutional use (pre-school), at Lot 1, Trinity Methodist Subdivision, Hidalgo County, Texas; 1801 Trenton Road. **(CUP2015-0109)**
2. Request of Eray Akcoban, for a Conditional Use Permit, for one year, for a home occupation (office/ mobile carwash) at Lot A-1, Heartstone Subdivision, Hidalgo County, Texas; 1000 East Vermont Avenue, Unit 7206. **(CUP2015-0015)**
3. Request of Maria G. Veliz, for a Conditional Use Permit, for one year, for a home occupation (office/ mobile windshield repair) at Lot 7, Block 7, Colonia McAllen #7 Subdivision, Hidalgo County, Texas; 2004 South 30th ½ Street. **(CUP2015-0117)**
4. Request of CKC Nolana Investments, LLC, for a Conditional Use Permit, for one year, for a children event center at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, and K. **(CUP2015-0113)**

c) REZONINGS:

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: Lots 4 and 5, Gartman's Subdivision, Hidalgo County, Texas; 2101 and 2105 North 12th Street. **(REZ2015-0149)**
2. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 2, Block 1, McRill Subdivision, Hidalgo County, Texas; 605 South 9th Street. **(REZ2015-0150)**

d) A-O REZONINGS PROJECT:

1. City Initiated rezoning from A-O (agricultural-open space) District for **District 2 Tracts 24- 37A:**
 - A) TRACT 24:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 59.17 acres out of Lot 337, 347, John H. Shary Subdivision, Hidalgo County, Texas; 4900 - 5016 Buddy Owens Blvd, 4700 – 5200 North Taylor Road. **(REZ2015-0129)**
 - B) TRACT 25A:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 4.938 acres out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas; 6320 North Taylor Road. **(REZ2015-0130)**
 - C) TRACT 25B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 11.25 acres out of Lot 368, John H. Shary Subdivision, Hidalgo County, Texas; 4701 – 4725 Lark Avenue, 6001 – 6301 North Well Springs Road. **(REZ2015-0131)**

- D) TRACT 27A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 200.90 Acres out of Lot 377, 378, 387, 397, 407, 408 John H. Shary Subdivision, Lot A Union Christiana, Hidalgo County, Texas; 6617, 6801, 7601 – 7721 North Bentson Road, 4500 – 5000 Lark Avenue, 4800-5101 Selinda Drive, 6636 – 7400, 7616 – 7720 North Taylor Road, 4601 – 4913 Auburn Avenue, 6416 – 6721 North 46th Street. **(REZ2015-0132)**
- E) TRACT 27B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 1.691 acres out of Lot 407, John H. Shary Subdivision, Hidalgo County, Texas; 5109 Auburn Avenue, 7724 North Taylor Road. **(REZ2015-0133)**
- F) TRACT 27C:** Rezone from A-O (agricultural-open space) District to R-3A (multifamily apartments) District: 1.232 acres out of Lot 407, John H. Shary Subdivision, Hidalgo County, Texas; 5025 Auburn Avenue. **(REZ2015-0134)**
- G) TRACT 28A1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 13.09 acres out of Lot 418, John H. Shary Subdivision, Hidalgo County, Texas; 4400-4716, 4724 Auburn Avenue. **(REZ2015-0135)**
- H) TRACT 28A2:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.80 acres out of Lot 187, Pride O' Texas Subdivision, Hidalgo County, Texas; 4300-4316 Auburn Avenue. **(REZ2015-0136)**
- I) TRACT 28A3:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 2.526 acres out of Lot 187, Pride O' Texas Subdivision, Hidalgo County, Texas; 4100-4220 Auburn Avenue. **(REZ2015-0137)**
- J) TRACT 28B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.009 acres out of Lot 211, Pride O' Texas Subdivision, Hidalgo County, Texas; 4101 Auburn Avenue. **(REZ2015-0138)**
- K) TRACT 28C:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.015 acres out of Lot 211, Pride O' Texas Subdivision, Hidalgo County, Texas; 7824 North Bentsen Road. **(REZ2015-0139)**
- L) TRACT 28D:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 62.68 acres out of Lots 212-215. 217-220 Pride O' Texas Subdivision, Lot 78 John H. Shary Subdivision, Hidalgo County, Texas; 4200-4216 Lark Avenue, 6717-7032, 7220-7700 North Bentsen Road. **(REZ2015-0140)**

- M) TRACT 29:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 10.65 acres out of Lots 53 & 54, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 3920-4016 Auburn Avenue. **(REZ2015-0141)**
- N) TRACT 31A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 0.667 acres out of Lot 56, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 7813 North Ware Road. **(REZ2015-0143)**
- O) TRACT 31B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 34.835 acres out of Lots 55 & 56, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 3901 Auburn Avenue, 7625-7809 North Ware Road. **(REZ2015-0144)**
- P) TRACT 32:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 2.019 acres out of Lot 226, Pride O' Texas Subdivision, Hidalgo County, Texas; 7421 North Ware Road. **(REZ2015-0145)**
- Q) TRACT 33:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.629 acres out of Lot 77, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 6601 North Ware Road. **(REZ2015-0146)**
- R) TRACT 34B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 7.591 acres out of Lot 76, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 6608 – 6700 North Ware Road **(REZ2015-0148)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: August 24, 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.