

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, NOVEMBER 16, 2016 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD 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 - PEPE CABEZA DE VACA- CHAIRPERSON

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on November 1, 2016

2) ABANDONMENT:

- a) Request to abandon a 0.385 of an acre tract of land, more or less being a 30 ft. strip of road at Lot 12, Eureka Park Subdivision; 3420 Ash Avenue.

3) SUBDIVISIONS:

- a) Home Sweet Home Subdivision; 16601 North Eubanks Road-Elaborio Rodriguez **(Final Extension)(SUB2015-0086)** SEA
- b) Coronado Estates Phase I Subdivision; 4301 Yuma Avenue- Ana Carolina Bueno Flores **(Preliminary)(SUB2016-0079)** SEA
- c) The Villas at La Vista Subdivision; 100 East La Vista Avenue- Affordable Homes of South Texas **(Revised Preliminary)(SUB2016-0057)(TABLED:11/01/2016)** CHC

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

a) REZONING:

- 1. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartment) District: 4.30 acres out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas; 6320 North Taylor Road. **(REZ2016-0029)(TABLED: 11/01/2016)**

2. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: 0.33 acres out of Lot 16, Stewart's Addition, Hidalgo County, Texas; 809 Fresno Avenue. **(REZ2016-0052)**
3. Initial zoning to R-1 (single family residential) District: 27.48 acres out of Lots 6-9 Resubdivision of Lots 167-171, Pride 'O Texas Subdivision and Lot 1, Attwood Subdivision, Hidalgo County, Texas; 10501 North 29th Street, 2900-3220 La Lomita Road (Mile 6 ½ Road). **(REZ2016-0039)**
4. Initial zoning to R-1 (single family residential) District: 48.03 acres out of Lot 28, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 9901 North 29th Street, 3221 La Lomita Road (Mile 6 ½ Road). **(REZ2016-0040)**
5. Initial zoning to R-1 (single family residential) District: 156.20 acres out of Lots 11-14, Section 279, Texas-Mexican Railway Company Survey, and Lots 5-7, E. M. Card Survey No. 1, Hidalgo County, Texas; 9801 North 23rd Street. **(REZ2016-0041)**
6. Initial zoning to R-1 (single family residential) District: 1.01 acres out of Lot 38, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2601 Oxford Avenue. **(REZ2016-0042)**
7. Initial zoning to A-O (agricultural-open space) District: 27.57 acres out of Lots 37 and 48, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8523 North 23rd Street. **(REZ2016-0043)**
8. Initial zoning to R-1 (single family residential) District: 23.71 acres out of Lot 37, La Lomita Irrigation and Construction Company Subdivision, and Lot 1, Tonatico Subdivision, Hidalgo County, Texas; 9025-9101 North 23rd Street, 2409-2501 Oxford Avenue. **(REZ2016-0044)**
9. Initial zoning to C-3 (general business) District: 4.64 acres out of Lot 37, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8701-8901 North 23rd Street. **(REZ2016-0045)**
10. Initial zoning to R-1 (single family residential) District: 4.95 acres out of Lots 37 and 48, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8521-8621 North 23rd Street. **(REZ2016-0046)**
11. Initial zoning to C-3 (general business) District: 4.50 acres out of Lot 14, Section 280, Texas-Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 11121 North 23rd Street. **(REZ2016-0047)**

12. Initial zoning to R-1 (single family residential) District: 4.85 acres out of Lot 14, Section 280, Texas-Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 10917 North 23rd Street. **(REZ2016-0048)**
13. Initial zoning to C-3L (light commercial) District: 0.90 acres out of Lot 14, Section 280, Texas-Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 10901 North 23rd Street. **(REZ2016-0049)**
14. Initial zoning to R-1 (single family residential) District: 3.63 acres out of Lots 1-4, Gardenia Manor Subdivision and Lot 3, E. M. Card Survey No. 1 Subdivision, Hidalgo County, Texas; 11000-11212 North 29th Street. **(REZ2016-0050)**
15. Initial zoning to R-3A (multifamily residential apartment) District: 2.35 acres out of Lot 3, E. M. Card Survey No. 1, Hidalgo County, Texas; 10900 North 29th Street. **(REZ2016-0051)**

b) CONDITIONAL USE PERMITS:

1. Request of Javier Quintanilla for a Conditional Use Permit, for life of the use, for a planned unit development, at the north 3.956 acres out of the south 10 acres of Lot 267, John H. Shary Subdivision, Hidalgo County, Texas; 1820 North Taylor Road. **(CUP2016-0133) (TABLED:10/04/2016) (REMAINED TABLED: 10/18/2016, 11/01/2016)**
2. Request of Rachel Pena for a Conditional Use Permit, for one year, for an event center at the East 20 Feet of Lot 1, and All of Lots 2-4, Whalen Acres Subdivision, Hidalgo County, Texas; 1314 East Business 83. **(CUP2016-0150)(TABLED: 11/01/2016)**
3. Request of Jacklyn Alvarez for a Conditional Use Permit, for one year, for a home occupation (office/ bookkeeping) at Lot 43, Vine Terrace Unit No. 3 Subdivision, Hidalgo County, Texas; 2704 Highland Avenue. **(CUP2016-0162)**
4. Request of Cesar Valdez for a Conditional Use Permit, for one year, for a bar at Lot 3, Bentsen Road Plaza Subdivision, Hidalgo County, Texas; 4501 Expressway 83. **(CUP2016-0155)**
5. Request of Robert Wilson for a Conditional Use Permit, for one year, for a bar at Lot A-1, Nolana Towers Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite "G". **(CUP2016-0161)**

5) DISCUSSION:

- a) Holiday Dates for Meetings

6) INFORMATION ONLY:

**7) 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 FOR PARTICULAR ACTION AT A FUTURE DATE.

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

DATE: Wednesday, November 16, 2016

TIME: 3:30 PM

PLACE: McAllen City Hall
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 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 11th of November, 2016 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 11th of November, 2016

Gardenia Perez, Administrative Supervisor