

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 4, 2016 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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

#### INVOCATION

#### PLEDGE OF ALLEGIANCE

#### 1) MINUTES:

- a) Minutes for Regular Meeting held on September 20, 2016

#### 2) SITE PLAN:

- a) STC West 20 Acre Subdivision; 3401 Pecan Boulevard **(SPR2016-0026)** PCE

#### 3) CONSENT:

- a) Villas Bensten Lake Subdivision; 1940 South Bentsen Road- Francisco De La Fuente **(Final)(SUB2016-0073)** NAIN

#### 4) SUBDIVISIONS:

- a) LYM Subdivision; 6700 North Bentsen Road- Erica Guerra **(Preliminary)(SUB2016-0068)** MASE
- b) Auburn Assisted Living Subdivision; 8100 North 23rd Street- Fred G. Karle **(Preliminary)(SUB2016-0071)** SAMES
- c) Bil Tex Industrial, Lot 1A Subdivision; 4301 North 23rd Street- Enrike Kalifa **(Preliminary)(SUB2016-0067)** NAIN

d) Gaeli Subdivision; 1813 North Jackson Road - Lone Star National Bank **(Revised Preliminary)(SUB2016-0053)(TABLED:09/14/2016)(REMAINED TABLED 09/20/2016)**  
NAIN

e) La Herencia Subdivision; 9412 SH 107 - Vela Development, LLC (Lorenzo & Rosalinda Vela), Ramona Vela and Maria Marcelina Vela & Eliza Vela and Sylvia Vela **(Revised Preliminary)(SUB2016-0036)(TABLED:08/02/2016)(REMAINED TABLED:08/16/2016, 09/14/2016, 09/20/2016)** M & H

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

**a) SUBDIVISION:**

1. Believe Subdivision; 2213 U. S. Expressway 83- Believe Investments, LLC.**(Final)(SUB2016-0069)** AGES

**b) REZONING:**

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: 0.90 acres out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 301 South Taylor Road. **(REZ2016-0032)(TABLED:08/02/2016)(REMAINED TABLED: 08/16/2016, 09/20/2016)**
2. Rezone from R-1 (single family residential) District to A-O (agricultural-open space) District: 35.59 acres out of Lot 347, John H. Shary Subdivision, Hidalgo County, Texas; 5200 North Taylor Road. **(REZ2016-0037)**

**c) 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)**
2. Request of Jose Ricardo Sobrevilla for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lots 4, 5 and 6, Lazy-A-Ranch Subdivision, Hidalgo County, Texas; 1311 North 24th Street. **(CUP2016-0136)**
3. Request of Jose A. Navarrete on behalf of Stripes #9641, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3618 Pecan Boulevard, Suite A. **(CUP2016-0129)**

4. Request of Cesar Quintanilla on behalf of Stripes #7304, for a Conditional Use Permit, for one year, for a portable building (storage) at the North 110.0 feet of the East 150.0 feet of Lot 25, Block 2, C. E. Hammonds Subdivision; Hidalgo County, Texas; 1225 North 23rd Street. **(CUP2016-0130)**
5. Request of Cesar Quintanilla on behalf of Stripes # 9632, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at the East 200 feet of Lots 1 & 2, and the East 200 feet of the North 12 feet of Lot 3, Block 2, T.H.E. ENTERPRISE Subdivision, Hidalgo County, Texas; 4839 North 10th Street. **(CUP2016-0131)**
6. Request of Stephan E. Manwell, for a Conditional Use Permit, for one year, for a home occupation (office/ online sporting good sales) at Lot 2, Block 1, The Village North Subdivision Unit 1, Hidalgo County, Texas; 5004 North 4th Street. **(CUP2016-0132)**
7. Request of Graciela Luna, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 38, Buena Vista Unit 1, Hidalgo County, Texas; 3016 Nyssa Avenue. **(CUP2016-0134)**
8. Request of Ernestina Garza, for a Conditional Use Permit, for one year, for an event center at Lot 7, Las Cañadas Subdivision, Hidalgo County, Texas; 2914 South Jackson Road. **(CUP2016-0138)**
9. Request of Cisco and Damanda, LLC., for a Conditional Use Permit, for one year, for a bar at Lots 1 and 2, Mejia #1 Subdivision, Hidalgo County, Texas; 2000 Nolana Avenue. **(CUP2016-0139)**
10. Request of Daniel R. Duran, for a Conditional Use Permit, for one year, for a bar at Lot all of Block 4, North Center Subdivision, Hidalgo County, Texas; 1700 North 10th Street, Suite K. **(CUP2016-0140)**

**6) DISCUSSION:**

**7) INFORMATION ONLY:**

a) City Commission Action of September 26, 2016

**b) Proclamation:** Community Planning Month – October 2016

Where: City Commission Chambers

When: October 10, 2016

Time: 5:00pm

**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 FOR PARTICULAR ACTION AT A FUTURE DATE.

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

**DATE:** Tuesday, October 4, 2016

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 30th of September, 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 30th of September, 2016

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**Gardenia Perez, Administrative Supervisor**