

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 20, 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 August 16, 2016
- b) Minutes for Special Meeting held on September 14, 2016

2) SITE PLAN:

- a) Lot 1, South Texas College Technology Campus Subdivision; 3900 Military Highway **(SPR2016-0029)** HEI
- b) McAllen Youth Baseball Complex; 8201 North 29th Street **(SPR2016-0023)** COM

3) CONSENT:

- a) Spanish Oaks at Frontera Subdivision; 8400 North 10th Street - Verturo Intrests, LLC. **(Final) SUB2016-0070)** M&H

4) SUBDIVISIONS:

- a) The Villas at La Vista Subdivision; 100 East La Vista Avenue - Affordable Homes of South Texas **(Preliminary)(SUB2016-0057)** CHC
- b) Villanueva Estates at Trinity Oaks Subdivision; 10520 North 31st Street - Martin Villanueva Construction and Rosendo and Stephanie Benitez **(Preliminary)(SUB2016-0066)** M&H

- c) Parkway Estates No. 3; 2401 Trenton Road - Valmor Service Corp. **(Preliminary) (SUB2016-0065) SEC**
- d) Gaeli Subdivision; 1813 North Jackson Road - Lone Star National Bank **(Revised Preliminary)(SUB2016-0053)(TABLED:09/14/2016) NE**
- 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) M & H**

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

a) 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)**
2. 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:07/19/2016) (REMAINED TABLED:08/02/2016)(REMAINED TABLED: 08/16/2016)**
4. Rezone from R-2 (duplex-fourplex residential) District to C-1 (office building) District: Lot 19, Block 3, Metz Subdivision No.'s 1, 2, and 3, Hidalgo County, Texas; 2233 Ivy Avenue. **(REZ2016-0034)**
5. Rezone from R-1 (single family residential) District to C-2 (neighborhood commercial) District: 2.34 acres out of Lot 59, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 2801 Auburn Avenue. **(REZ2016-0035)**

b) CONDITIONAL USE PERMITS:

1. Request of John A. Simon, for a Conditional Use Permit, for one year, for a bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue. **(CUP2016-0111)**
2. 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, Suites 2212 and 2214. **(CUP2016-0114)**
3. Request of Miguel A. Gonzalez on behalf of MNC Entertainment, LLC. for a Conditional Use Permit, for one year, for a bar at the 1.24 acres out of Lot 2, Block

11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 5524 North 10th Street. **(CUP2016-0117)**

4. Request of Rhodes Enterprises, Inc., for a Conditional Use Permit, for life of the use, for an associated recreation at the 40.882 acres consisting of a 35.454 acres tract and a 5.428 acres tract out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 5100 Tres Lagos Boulevard. **(CUP2016-0119)**
5. Request of Pastor Enrique Miranda on behalf of Iglesia Sinai Alianza, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lots 5 & 6, Block 1, Athel Subdivision and Lots 5, 6 and 7 Block 1, Hackberry Homesites Subdivision, Hidalgo County, Texas; 819 North 19th Street. **(CUP2016-0121)**
6. Request of Raul Garza, for a Conditional Use Permit for a for one year, for a portable building greater than 10'x12' (wood pallet treatment), at the 21.90 acres out of the North 415.60 ft. of Lot 19 and the South 108.62 ft. of Lot 18, Block 1, C.E. Hammond Subdivision, Hidalgo County, Texas; 1919 Trophy Drive. **(CUP2016-0116)**
7. Request of Jorge Calleja Barrett on behalf of Barrett Auto Gallery, for a Conditional Use Permit, for one year, for an portable building greater than 10'x12' (office), at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 Expressway 83. **(CUP2016-0125)**
8. Request of San Juanita Quintanilla, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 128, Ponderosa Park Phase 2 Subdivision, Hidalgo County, Texas; 3220 Kerria Avenue. **(CUP2016-0126)**
9. Request of Ivette A. Garza, for a Conditional Use Permit, for one year, for a portable food concession stand at Lots 14 & 15, Block 2, Balboa Acres Subdivision, Hidalgo County, Texas; 4310 South 23rd Street. **(CUP2016-0122)**
10. Request of Alma Torres, 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. **(CUP2016-0128)**
11. Request of Elida Moreno, for a Conditional Use Permit, for one year, for a banquet hall at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas; 601 East Nolana Avenue. **(CUP2016-0123)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Action of September 12, 2016
- b) American Planning Association – Texas Chapter Conference – San Antonio, TX
November 2-4, 2016 – Registration may be done at: <http://www.txplanning.org/>

**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, September 20, 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 16th 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 16th of September, 2016

Gardenia Perez, Administrative Supervisor