

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JUNE 4, 2013 – 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 May 21, 2013.

2) SITE PLAN:

- a) North McAllen Shopping Center, Lots 4A & 4B Subdivision; 700 Trenton Road – Tex-Mex Real Estate, Inc. **(SPR2013-0001)**

3) CONSENT:

- a) Monte Vista Subdivision; 2500 N. Taylor Road - Esponjas Development, Ltd. **(Revised Final)(SUB2013-0027)** QHA

4) SUBDIVISION PLATS:

- a) Bicentennial Crossing Subdivision; 1901 Nolana Avenue – ALFEZ (Texas) Corporation **(Revised Preliminary)(SUB2012-0024)** SEC
- b) Harry's Hill Subdivision; 1901 Dove Avenue – G. Twan Tjoa **(Preliminary)(SUB2013-0042)** ASE
- c) Palms Industrial Park Subdivision; 5800 South 10th Street – Santiago and Thelma Santos **(Preliminary)(SUB2013-0039)** PCE
- d) Sun Gate Subdivision; 2812 N. Ware Road – P&G Homes, LTD. and Fabian Casas **(Preliminary)(SUB2013-0041)** RDE

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

a) SUBDIVISIONS:

1. Jackson Meadows, Lot 66A & Lot 66B Subdivision; 2600 S. Jackson Rd.– Esponjas Development, LTD. **(Final)(SUB2013-0012)** QHA
2. North McAllen Shopping Center, Lots 4A & 4B Subdivision; 700 Trenton Road – Tex-Mex Real Estate, Inc. **(Final)(SUB2013-0016)** B & P

3. Lakes Business Park Phase 1, Block 2A Subdivision; 4400 N. McColl Road – refer to application **(Final)(SUB2013-0028) SEC**
4. Zinnia Plaza Subdivision; 5113 North 23rd Street – Nancy Mireles **(Final) (SUB2012-0060) NAIN**
5. Sunset Vista Subdivision; 2520 South 2nd Street- Monica Grunberger and Leilah Burillo Grunberger **(Revised Preliminary) (SUB2013-0026)(TABLED:4/16/13) (REMAINED TABLED: 5/7/13) (REMAINED TABLED: 5/21/13) M&H**

b) REZONINGS:

1. Rezone from C-1 (office building) District to C-3 (general business) District: Lot 7, Lazy-A Ranch Addition Subdivision, Hidalgo County, Texas; 2400 Maple Avenue. **(REZ2013-0012)**
2. Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 19.19 acres out of Lot 178, John H. Shary Subdivision, Hidalgo County, Texas; 4701 Expressway 83. **(REZ2013-0013)**

c) CONDITIONAL USE PERMITS:

1. Request of Veronica Vela Whitacre, for a Conditional Use Permit, for one year, for a home occupation (office/swimming lessons) at Lot 12, The Legends Subdivision, Hidalgo County, Texas; 717 South "H" Street. **(CUP2013-0076)(TABLED 5/7/13)(REMAINED TABLED 5/21/13)**
2. Request of Philip A. Corzine on behalf of Christian Fellowship Church, for a Conditional Use Permit, for life of the use, for an institutional use (church and related activities) at Lot A, Christian Fellowship Church Subdivision, and the 3.13 acres out of Lot 10, Block 1, Hammond Subdivision, Hidalgo County, Texas; 2201 Trenton Road. **(CUP2013-0090).**
3. Request of Raquel Martinez, for a Conditional Use Permit, for one year, for an institutional use (school) at Lot 1, Trinity Methodist Subdivision, Hidalgo County, Texas; 1801 Trenton Avenue. **(CUP2013-0094)**
4. Request of Monte Zion Congregacion Saltillo A.R., for a Conditional Use Permit, for one year, for an institutional use (church) at Lots 1 and 2, Jackson Heights Subdivision, Hidalgo County, Texas; 1006 South 10th Street, Suite 4. **(CUP2013-0095)**
5. Request of Ministerio de Restauracion, for a Conditional Use Permit, for one year, for an institutional use at Lot 14, Colonia McAllen #5, Hidalgo County, Texas; 2801 Colbath Road. **(CUP2013-0096)**
6. Request of Selene Ortega, for a Conditional Use Permit, for one year, for a portable food concession stand (snowcone) at Lots 22 & 23, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1719 N. 23rd Street. **(CUP2013-0097)**

7. Request of Raul Villarreal on behalf of Oasis de Gracia, for a Conditional Use Permit, for one year, for an institutional use (church) at Lindberg Terrace Condominiums Unit 1-L and 2-L, Hidalgo County, Texas; 821 Lindberg Avenue. **(CUP2013-0072)(TABLE: 6/4/13)**

6) DISCUSSION AND POSSIBLE ACTION:

7) INFORMATION ONLY:

- a) City Commission Actions May 28, 2013.

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 OR TIME.