

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 2, 2014 – 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 November 18, 2014

2) CONSENT:

- a) McAllen Northwest at Conway and Mile 7 Road Subdivision; 10109 Mile 7 Road – Stripes LLC, Successor by merger to SSP Partners and Shuck Farms LLC. **(Final)(SUB2014-0061) KHA**
- b) The District at McAllen No. 3 Subdivision; 3401 N. “K” Center Street – South McAllen Apartments **(Final)(SUB2014-0060) MASE**

3) SUBDIVISIONS:

- a) Citrus Grove Plaza, Lots 13 & 19 Subdivision; 4317 U.S. Expressway 83 – Solloa & Associates **(Preliminary)(SUB2014-0055) MASE**
- b) Mi Jardin Subdivision; 9301 N. Abram Road – Javier Perez **(Preliminary)(SUB2014-0058) JHE**

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

a) REZONINGS:

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: Lot 10 and the east 20 feet of Lot 11, Block 7, Fairfield Place Subdivision, Hidalgo County, Texas; 909 Kennedy Avenue. **(REZ2014-0120)**
2. Rezone from R-2 (duplex-fourplex residential) District to C-2 (neighborhood commercial) District: Lots 1 & 2, Block 2, College Heights Addition, Hidalgo County, Texas; 2001 Houston Avenue. **(REZ2014-0121)**

b) CONDITIONAL USE PERMITS:

1. Request of James Ost on behalf of Iglesia Biblica, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot 7, Griffin Leslie Subdivision, Hidalgo County, Texas; 306 South 26th Street. **(CUP2014-0166)**

2. Request of Isidro Arredondo on behalf of Iglesia Apostolica de la Fe en Cristo Jesus USA, for a Conditional Use Permit, for one year, for an institutional use (church), at Lots 8, 9 and 10, Block 20, Alta Mira Subdivision, Hidalgo County, Texas; 2511 Chicago Avenue. **(CUP2014-0165)**
3. Request of Ricardo Gaytan on behalf of Manantial en el Desierto for a Conditional Use Permit, for one year, for an institutional use (church), at Lot 7, Frontier Development Company Subdivision, Hidalgo County, Texas; 2600 Pecan Boulevard. **(CUP2014-0164)**
4. Request of Ricardo Gaytan, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage), at Lot 7, Frontier Development Company Subdivision, Hidalgo County, Texas; 2600 Pecan Boulevard. **(CUP2014-0163)**
5. Request of Juan M. Briones for a Conditional Use Permit, for one year, for a home occupation (office/mobile car wash), at Lot 22 Block 5, West Harvey Subdivision, Hidalgo County, Texas; 2200 Harvey Drive. **(CUP2014-0167)**
6. Request of Benito J. Garcia, for a Conditional Use Permit, for one year, for lounge, at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 700. **(CUP2014-0153)(TABLED:11/18/2014)**
7. Request of Blanca I. Cantu, for a Conditional Use Permit, for one year, for an event center, at Lot 1, Trevino's Acres Subdivision and 0.56 acres out of Lot 2, Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. **(CUP2014-0155)(TABLED:11/18/2014)**

5) DISCUSSION:

6) INFORMATION ONLY:

- a) City Commission Actions: November 24, 2014

**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 OR FOR PARTICULAR ACTION AT A FUTURE DATE.