

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, JANUARY 17, 2017 - 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, CHAIRPERSON**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**1) MINUTES:**

- a) Minutes for Regular Meeting held on January 3, 2017
- b) Minutes for Special Meeting held on December 14, 2016.

**2) ELECTION OF OFFICERS**

- a) Chairperson
- b) Vice-Chairperson

**3) SITE PLAN:**

- a) Proposed Lot 1, McAllen Foreign Trade Zone Intermodel Subdivision; 6800 South 23rd Street - Keith Patridge **(SPR2016-0038)** HA
- b) Revised Lot 1A, McAllen Convention Center; 3400 Expressway 83 - Washington Prime Group **(SPR2016-0037)** HA
- c) Lot 2, Nolana Town Center Phase 3A Subdivision; 3908 North McColl Road - Cielo Property Group **(SPR2016-0039)** CME

- d) Proposed Lot 1, Kerria Center Subdivision; 3800 North 23rd Street - Jim and Mary K. Moffit **(SPR2016-0006)** SE
- e) Lot F2, McAllen Produce Terminal Market Subdivision; 2521 Military Highway - Abasto Corporation **(SPR2017-0003)**

**4) CONSENT:**

- a) Loma Prieta Subdivision; 3420 North Mile 6 1/2 Road - Andres L. Kalifa, Sr. & Andres L. Kalifa, Jr. **(Final)(SUB2017-0001)** PE

**5) SUBDIVISIONS:**

- a) Dove Town Square Phase II Subdivision; 2100 Dove Avenue - Lockard McAllen Holdings, LLC. **(Revised Preliminary)(SUB2015-0070)** DA
- b) McAllen Foreign Trade Zone Intermodal Subdivision; 6800 South 23rd Street - Keith Patridge **(Final)(SUB2017-0002)** HA
- c) The Villas at La Vista Subdivision; 100 East La Vista Avenue- Affordable Homes of South Texas **(Revised Final)(SUB2016-0085)** CHC

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

a) **CONDITIONAL USE PERMITS:**

1. Request of Mario Gutierrez, for a Conditional Use Permit, for one year, for a social events center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 900. **(CUP2016-0193)**
2. Request of Mario Gutierrez, for a Conditional Use Permit, for one year, for a social events center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 1000. **(CUP2016-0194)**
3. Request of Maria C. Hernandez, for a Conditional Use Permit, for one year, for a nightclub at Lot 1, Nolana West Subdivision; 2200 Nolana Avenue, Suites 2232 and 2234. **(CUP2016-0195)**
4. Request of Jaime H. Dominguez for a Conditional Use Permit, for life of the use, for a planned unit development, at the 9.70 acres coming out of Lot 1, Block 1, Golden Grapefruit Gardens Subdivision, Hidalgo County, Texas; 8100 North 23rd Street. **(CUP2016-0198)**

5. Request of Jose L. Aguirre, for a Conditional Use Permit, for one year, for an institutional use (church), at 2.77 acres out of Lot 11, La Lomita Subdivision, Hidalgo County, Texas; 3501 West State Highway 107. **(CUP2016-0197)**
  
6. 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, 11/16/2016, 12/06/2016, 1/3/2017)**

**7) DISCUSSION:**

**8) INFORMATION ONLY:**

- a) City Commission Actions of January 9, 2017.

**9) 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, January 17, 2017

**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**

**CERTIFICATION**

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 13th day of January, 2017 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 13th day of January, 2017

*Gardenia Perez*  
Gardenia Perez, Administrative Supervisor