

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, JULY 21, 2015 – 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 July 7, 2015

#### **2) SITE PLAN:**

- a) Proposed, Lot 1, McAllen SH 107 Subdivision; 7129 State Highway 107 – AEC Engineering **(SPR2015-0028)** AEC
- b) Lot 19, Lots 13 & 19 Citrus Grove Plaza Subdivision; 4313 Expressway 83 – Nueva Vista, LLC – **(SPR2015-0027)** TE

#### **3) CONSENT:**

- a) The Shops at Solana Subdivision; 1300 S. 10<sup>th</sup> Street – Provident Realty Advisors, Inc. **(Final) (SUB2015-0019) (TABLED:04/21/2015) (REMAINED TABLED:05/05/2015, 05/19/2015, 06/02/2015, 06/16/2015, 07/07/2015)** PDE
- b) McAllen SH 107 Subdivision; 7129 State Highway 107 - Isidro Quintero – **(Final)(SUB2015-0043)** AEC
- c) Sky Sports Subdivision; 4801 Cobath Road - John Shin **(Final)(SUB2015-0044)** MASE

#### **4) SUBDIVISIONS:**

- a) Taylor Villas Subdivision; 2020 S. Taylor Road - John Shin **(Revised Preliminary) (SUB2015-0028)** MASE

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

##### **a) SUBDIVISION:**

1. Vida Buena Subdivision; 1100 E. Redbud & 4224 N. McColl Road –McAllen Heart Surgeons Bldg, LLC **(Final)(SUB2012-0019)** M & H

**b) ORDINANCES:**

1. An Ordinance of the City of McAllen, Texas, creating A Planned Unit Development (PUD) on certain property described as a 13.66 acre tract of land bound by 1-2 access road, South 12th Street, Lindberg Avenue, and South 10th Street and approving the concept plan and development standards for the PUD. **(TABLED:04/21/2015)(REMAINED TABLED: 05/05/2015, 05/19/2015, 06/02/2015, 06/16/2015, 07/07/2015)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Provident Realty Advisors, Inc., for a Conditional Use Permit, for life of the use, for a planned unit development, at the 13.661 acres coming out of Lots 9 and 16 in the Northwest Quarter (¼) of Section 7, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1300 South 10<sup>th</sup> Street. **(CUP2015-0003)(TABLED:02/03/2015)(REMAINED TABLED: 02/17/2015, 03/03/2015, 04/07/2015, 04/21/2015, 05/05/2015, 05/19/2015, 06/02/2015, 06/16/2015, 07/07/2015)**
2. Request of Brandon R. Garcia, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 12, Sycamore Heights Subdivision, Hidalgo County, Texas; 1500 Sycamore Avenue. **(CUP2015-0089)**
3. Request of Guillermo Rangel, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot F-3, McAllen Produce Terminal Market Subdivision, Hidalgo County, Texas; 2517 Military Highway. **(CUP2015-0084)**
4. Request of Fidel Lopez, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Retiree Haven #1 assessors tract out of unnumbered lot, Unit 1, also known as the 0.32 acres out of lot 6, Block 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 6416 South 10<sup>th</sup> Street. **(CUP2015-0085)**
5. 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. **(CUP2015-0088)**
6. Request of Nohemi Cavazos, for a Conditional Use Permit, for one year, for an event center at Lots 1, 2, and 3, Tex - Mex #2 Subdivision, Hidalgo County, Texas; 3321 Expressway 83. **(CUP2015-0090)**

**d) REZONINGS:**

1. Rezone from R-2 (duplex- fourplex residential) District to R-3A (multifamily residential Apartment) District: Lots 20 & 21, Block 20, Hammond Addition, Hidalgo County, Texas; 2234 Cedar Avenue. **(REZ2015-0083)**

2. Rezone from R-1 (single family residential) District to C-4 (commercial-industrial) District: Lot 1, Ruben Rodriguez Subdivision, Hidalgo County, Texas; 7523 Mile 7 Road. **(REZ2015-0084)**
3. Initial zoning to R-2 (duplex- fourplex residential) District: 12.27 acres out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2101 South Taylor Road. **(REZ2015-0085)**
4. Initial zoning to R-3C (multifamily residential condominium) District: 0.242 acres out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(REZ2015-0086)**
5. Rezone from C-1 (office building) District to R-3A (multifamily residential apartments) District: 4.038 acres out of Block 3A, of Blocks 3A, 4A, and 5A, Lakes Business Park Phase 2 Subdivision, Hidalgo County, Texas; 901 East Redbud Avenue. **(REZ2015-0079)(TABLED:06/16/2015)(REMAINED TABLED: 07/07/2015)**

**6) DISCUSSION:**

**7) INFORMATION ONLY:**

- a) City Commission Actions: July 13, 2015

**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 OR FOR PARTICULAR ACTION AT A FUTURE DATE.