

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 17, 2015 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

[P&Z- 11/17/15](#)

1) MINUTES:

- a) Minutes for Regular Meeting held on November 3, 2015

2) SITE PLANS:

- a) Proposed Sharyland Business Park Subdivision; Lot 23A & 25; 6901 S. International Pkwy, **(SPR2015-0041)** HA
- b) Citrus Grove Plaza Phase 1A Subdivision; Lot 10; 4129 Expressway 83 **(SPR2015-0045)** MASE
- c) Proposed Lot 1, Austin Sophia Caden Olivia Bianca Subdivision; 5300 N. “G” Street – **(SPR2015-0036)** EG

3) CONSENT:

- a) Colgate Crossing Subdivision; 8101 N. 23RD Street – Sergio Ornelas **(Preliminary/Final)(SUB2015-0082)** SEA

4) SUBDIVISIONS:

- a) Home Sweet Home Subdivision; 16601 N. Eubanks Road – Eliborio Rodriguez **(Preliminary/Final) (SUB2015-0086)** SEA
- b) South Texas Buick GMC Subdivision; 4100 Expressway 83 – Lonnie Gegenheimer– **(Preliminary)(SUB2015-0079)** RHE
- c) Texas A & M Tres Lagos Subdivision; 6200 Tres Lagos Boulevard – Rhodes Enterprises, Inc. **(Preliminary) (SUB2015-0084)** M & H
- d) Idea Tres Lagos Subdivision; 5200 Tres Lagos Boulevard - Rhodes Enterprises, Inc. **(Preliminary) (SUB2015-0085)** M &H
- e) The Estates @ Orangewood North Subdivision; - Joe V. Corso & Tony J. Corso **(Preliminary) (SUB2015-0083)** M & H

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

a) SUBDIVISIONS:

1. La Hacienda Estates, Lot 3-A Subdivision; 2916 N. 29th Lane – Adam Quarish
(Final)(SUB2015-0076) MASE

b) CONDITIONAL USE PERMITS:

1. Request of Rosalia De Leon, for a Conditional Use Permit, for one year, for a bar at Lot 1, Las Arboledas Office park Subdivision, Hidalgo County, Texas; 6400 North 10th Street. **(CUP2015-0157)**
2. Request of Maria C. Hernandez, for a Conditional Use Permit, for one year, for a nightclub at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2232 and 2234. **(CUP2015-0158)**
3. Request of Jesus Henry Saenz, for a Conditional Use Permit, for one year, for an portable building greater than 10'x12'(office), at Lots 2 and 3, Block 55, McAllen Addition Subdivision, Hidalgo County, Texas; 616 South 16th Street. **(CUP2015-0159)**

c) REZONINGS:

1. Rezone from A-O (agriculture-open space) District to I-1 (light industrial) District: 9.17 acres out of Lot 48-11, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 8221 State Highway 107. **(REZ2015-0237)**
2. **Tract 1:** Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartments) District: 6.44 acres out of Lot 1, Block 16, Steele & Pershing Subdivision, Hidalgo County, Texas; 2701 South McColl Road. **(REZ2015-0238)**
Tract 2: Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 5.61 acres out of Lot 1, Block 16, Steele & Pershing Subdivision, Hidalgo County, Texas; 2821 South McColl Road. **(REZ2015-0239)**
Tract 3: Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: 11.18 acres out of Lot 1, Block 16, Steele & Pershing Subdivision, Hidalgo County, Texas; 2701 South McColl Road (rear). **(REZ2015-0240)**
3. **Tract 1:** Rezone from R-2 (duplex-fourplex residential) District to R-1 (single family residential) District: 14.97 acres out of Lot 1, Block 16, Steele & Pershing Subdivision, Hidalgo County, Texas; 900 East Yuma Avenue. **(REZ2015-0241)**

Tract 2: Rezone from C-3L (light commercial) District to R-1 (single family residential) District: 5.77 acres out of Lot 1, Block 16, Steele & Pershing Subdivision, Hidalgo County, Texas; 2601 South McColl Road. **(REZ2015-0242)**

4. Initial zoning to C-4 (commercial-industrial) District: 3.52 acres out of Lot 12, Block 4, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 6212 South 23rd Street (rear). **(REZ2015-0243)**
5. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: 0.454 acres out of Lot 1, Unicorn Acres Subdivision, Hidalgo County, Texas; 2901 Gumwood Avenue. **(REZ2015-0235)(TABLED: 11/03/2015)**

d) A-O REZONINGS PROJECT:

1. City Initiated rezoning from A-O (agricultural-open space) District for District 3 Tracts 20A - 2812:

- A) TRACT 20A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 36.97 acres out of Lot 12, Sec 277, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 11525 – 11629 North 10th Street, 1301 – 1425 Sh 107. **(REZ2015-0244)**
- B) TRACT 21A:** Rezone from A-O (agricultural-open space) District to C-4 (commercial industrial) District: 12.511 acres out of Lot 9, Sec 280, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 1501 - 1701 Sh 107. **(REZ2015-0245)**
- C) TRACT 21B:** Rezone from A-O (agricultural-open space) District to C-4 (commercial industrial) District: 29.57 acres out of Lots 9, 10, Sec 280, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 1721 – 2119 Sh 107. **(REZ2015-0246)**
- D) TRACT 21G:** Rezone from A-O (Agricultural-Open Space) District to R-1 (single family residential) District: 0.819 acres out of Lot 10, Sec 280, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 11420 North 23rd Street. **(REZ2015-0247)**
- E) TRACT 21H:** Rezone from A-O (agricultural-open space) District to C-4 (commercial industrial) District: 10.62 acres out of Lot 15, Sec 280, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 11000 – 11220 North 23rd Street, 2112 Sprague Road. **(REZ2015-0248)**

- F) TRACT 21I:** Rezone from A-O (agricultural-open space) District to I-1 (light commercial) District: 23.260 acres out of Lot 15, Sec 280, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 1900 – 2100 Sprague Road. **(REZ2015-0249)**
- G) TRACT 22A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 31.33 acres out of Lot 12, Sec 280, Texas-Mexican Railway Company Subdivision, Lot 2, E.M. Card, Hidalgo County, Texas; 2601 – 2701 Sh 107, 11600 North 29th Street. **(REZ2015-0250)**
- H) TRACT 24A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 15.014 acres out of Lots 4-5, Pride O' Texas Subdivision A, Hidalgo County, Texas; 3901 – 3921 State Highway 107, 11600 North Ware Road. **(REZ2015-0251)**
- I) TRACT 24B:** Rezone from A-O (agricultural-open space) District to C-3 (General Business) District: 11.096 acres out of Lots 159 – 160, Pride O' Texas Subdivision, Hidalgo County, Texas; 11000 – 11204 North Ware Road. **(REZ2015-0252)**
- J) TRACT 25A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 6.590 acres out of Lot 124, Pride O' Texas Subdivision, Lot 11 La Lomita (Hoit), Hidalgo County, Texas; 3200 – 3400 State Highway 107. **(REZ2015-0253)**
- K) TRACT 25B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 17.32 acres out of Lot 4, La Lomita (Hoit), Hidalgo County, Texas; 12101 North 29th Street. **(REZ2015-0254) (WITHDRAWN)**
- L) TRACT 26:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 26.391 acres out of Lots 109 – 111 Pride O' Texas Subdivision, Hidalgo County, Texas; 11800 North Ware Road. **(REZ2015-0255)**
- M) TRACT 27A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 41.301 acres out of Lots 4, 5, Block 234, Texas – Mexican Railway Company Subdivision, Hidalgo County, Texas; 3701 – 3799 Russell Road. **(REZ2015-0256)**
- N) TRACT 27B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 218.054 acres out of Block 231, Texas – Mexican Railway Company Subdivision, Lots 1 – 11, Block 4, M & M, Hidalgo County, Texas; 14100 North Ware Road, 3400 Russell Road, 14500 – 14900 North 32nd Lane, 3217 – 3225 Valcosa Service Road. **(REZ2015-0257)**

- O) TRACT 28B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 24.129 acres out of Lots 507, 508, John H. Shary Subdivision, Hidalgo County, Texas; 4625 – 4901 State Highway 107. **(REZ2015-0258)**
- P) TRACT 28C:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 46.987 acres out of Lots 505, 506, John H. Shary Subdivision, Hidalgo County, Texas; 5201 – 5605 State Highway 107. **(REZ2015-0259)**
- Q) TRACT 28D:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 11.841 acres out of Lot 482, John H. Shary Subdivision, Hidalgo County, Texas; 6801 Mile 7 Road. **(REZ2015-0260)**
- R) TRACT 28E:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.239 acres out of Lot 481, John H. Shary Subdivision, Hidalgo County, Texas; 10900 North Stewart Road. **(REZ2015-0261)**
- S) TRACT 28F:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 5.760 acres out of Lot 48-12, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 10925 North Stewart Road. **(REZ2015-0262)**
- T) TRACT 28H1:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 7.835 acres out of Lots 48-9 and 48-10, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 8701 – 8801 State Highway 107. **(REZ2015-0264)**
- U) TRACT 28H2:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 20.49 acres out of Lots 48-9 and 48-10, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 8701 – 8801 State Highway 107 (Rear). **(REZ2015-0265)**
- V) TRACT 28I1:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 9.474 acres out of Lot 48-8, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 9401 State Highway 107. **(REZ2015-0266)**
- W) TRACT 28I2:** Rezone from A-O (agricultural-open space) District to R-3T (multifamily residential townhouse) District: 25.54 acres out of Lot 48-8, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 9401 State Highway 107 (Rear), 10701 North Mayberry Road. **(REZ2015-0267)**

6) DISCUSSION:

7) INFORMATION ONLY:

a) City Commission Action: November 9, 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.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, November 17, 2015
TIME: 3:30 p.m.
PLACE: McAllen Municipal Building
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 of 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 November, 2015 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 of November 2015

Carmen White, Secretary