

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, AUGUST 16, 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

### PLEDGE OF ALLEGIANCE

### INVOCATION

#### 1) MINUTES:

- a) Minutes for Regular Meeting held on August 1, 2017

#### 2) SITE PLAN:

- a) Revised Site Plan Approval for HEB #2, Lot 1, 901 Trenton Road **(SPR2017-0011)**
- b) Site Plan Approval for Proposed Lot 1, EGOG Subdivision, 6212 South 23rd Street **(SPR2017-0052)**

#### 3) CONSENT:

- a) Parkway Estates No. 4 Subdivision; 2401 Trenton Road- Valmor Service Corporation - **(Final) (SUB2017- 0051) SEC**
- b) STHS McAllen No. 1 Subdivision; 3700 Nolana Avenue- Jose L. Garcia et. al. - **(Final) (SUB2017-0052) PCE**
- c) Villanueva Estates at Trinity Oaks Subdivision; 10520 North 31st Street- Martin Villanueva Costruction and Rosendo and Stephanie Benitez **(Final) (SUB2017-0054) M & H**

#### 4) SUBDIVISIONS:

- a) Park Circle Subdivision; 9800 North 29th Street- John R. Willis Management Partnership, LTD. **(Revised Preliminary) (SUB2017-0033) M & H**
- b) Alyssa Marie Torres Subdivision; 8134 North Doffing Road- Eberardo N. Torres **(Revised Preliminary) (SUB2017-0022) GC**
- c) Ridge Plaza, Lots 10A & 11A Subdivision; 2001 South "M" Street- Med- Point Investor Group, LTD. **(Preliminary) (SUB2017-0045) JHE**

- d) Balderas Ranch Subdivision; 18500 North Moorefield Road- Leandro Balderas  
**(Preliminary) (SUB2017-0046)** REGA
- e) El Santuario Townhomes Subdivision; 4101 Neuhaus Drive- Gertrude F. Richards Welch  
**(Preliminary) (SUB2017-0047)** MASE
- f) Vine Ridge Estates Subdivision; 3501 Vine Avenue- Guadalupe R. Botello **(Preliminary)**  
**(SUB2017-0048)** RDE
- g) Central Christian Church II Subdivision; 1320 Nolana Avenue- Central Christian Church  
**(Preliminary) (SUB2017-0049)** UIG

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

**a) SUBDIVISION:**

- 1. Primrose Terrace Unit No. 11, Lots 12A-12D Subdivision; 5001 North Main Street-  
Linda Emmons Gale **(Revised Preliminary) (SUB2017-0040)** BDE

**b) REZONING:**

- 1. Rezone from C-1 (office building) District to C-3 (general business) District: 0.48  
acres out of Lot 1, Block 14, Steele and Pershing Subdivision, Hidalgo County,  
Texas; 1111 South McColl Road. **(REZ2017-0019)**
- 2. Rezone from C-1 (office building) District to C-3 (general business) District: Lot 1,  
Emily Sasser Subdivision, Hidalgo County, Texas; 720 East Jackson Avenue.  
**(REZ2017-0020)**
- 3. Rezone from R-1 (single family residential) District to R-3T (multifamily residential  
townhouse) District: 9.18 acres out of Lot 1, Block 17, Steele and Pershing  
Subdivision and out of Lot 1, Block 9, A.J. McColl Subdivision, Hidalgo County,  
Texas; 1100 East El Rancho Road. **(REZ2017-0021)**

**c) CONDITIONAL USE PERMITS:**

- 1. Elliot J. Wickboldt has filed with the Planning and Zoning Commission a request for  
a Conditional Use Permit, for one year, for an institutional use (church) at all that  
part of the North 428.3 ft. of Lot 20, Southeast ½ of Section 10, Hidalgo Canal  
Company's Subdivision, Lots 4-6, inclusive and Lot 9, Nixon Subdivision, and Lots 7  
and 8, Nixon Subdivision, Hidalgo County, Texas; 2700 North 10th Street.  
**(CUP2017-0113)**
- 2. Request of Steve Spoor on behalf of The Door Christian Church of McAllen, Texas  
Inc., for a Conditional Use Permit, for life of the use, for an institutional use (church)  
at the North 221.10 ft. of the West 330.0 ft. of Lot 6, Block 9, Steele & Pershing  
Subdivision, Hidalgo County, Texas; 2724 North McColl Road. **(CUP2017-0109)**
- 3. Request of Lisa Salinas, for a Conditional Use Permit, for life of the use, for a  
portable building greater than 10'x12' (office) at Lots 8-10, Block 33, McAllen  
Addition Subdivision, Hidalgo County, Texas; 405 South 11th Street. **(CUP2017-  
0115)**

4. Armando Rios has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable food concession stand at the East 96.53 ft. the North 127.55 ft. of Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 2309 Galveston Avenue. **(CUP2017-0114)**
5. Request of Guillermo R. Pechero on behalf of GAP Pechero Family, LP, for a Conditional Use Permit, for life of the use, for an institutional use (youth church camp) at the 16.97 acres out of Lots 12 & 13, Section 279 Tex-Mex Railroad Company Survey and Lots 5 & 6, E.M. Card Survey No.1, Hidalgo County, Texas; 9800 North 29th Street **(CUP2017-0088) (TABLED: 7/5/2017, 7/18/2017)**
6. Request of Christian M. Diaz, for a Conditional Use Permit, for life of the use, for an outdoor commercial recreation (recreational complex) at 9.62 acres out of Lot 88, Block 2, C.E Hammonds Subdivision, Hidalgo County, Texas; 3418 Ash Avenue. **(CUP2017-0105) (TABLED: 8/1/2017)**

**6) DISCUSSION:**

**7) INFORMATION ONLY:**

**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:** Wednesday, August 16, 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***

**C E R T I F I C A T I O N**

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 11th day of August 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 11th day of August 2017

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Carmen White, Secretary