

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 2, 2016 - 3:30 PM MCALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD 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 July 19, 2016

2) ABANDONMENT:

- a) Consideration to abandon an alley that lies East of Lots 7 and 8, Block 5, Cathay Court Subdivision and the West of Lot 140, Betty Rose Subdivision, and runs North of Dallas Avenue, but retain a utility easement in place, Hidalgo County, Texas; 315 East Dallas Avenue.

3) SITE PLAN:

- a) Lot 1, STC Pecan Campus North Expansion Subdivision; 3200 Pecan Boulevard - South Texas College **(SPR2016-0019)** PCE
- b) Revised Site Plan Approval for KMART Shopping Center Lot 1, 3701 N. 23rd Street – Benderson Development -Stephen Scalione

4) SUBDIVISIONS:

- a) DG & GG Investments Subdivision; 803 North 23rd Street - DG & GG Investments, LLC. **(Preliminary)(SUB2016-0045)** BIG
- b) Saldivar Subdivision; 16805 & 16809 North Eubanks Road - Aida Saldivar Lujan, Nicolas Saldivar, and Flor Pulido Saldivar **(Final)(SUB2016-0050)** UIG

- c) La Herencia Subdivision; 9412 SH 107 – Vela Development, LLC (Lorenzo & Rosalinda Vela), Ramona Vela and Maria Marcelina Vela & Eliza Vela and Sylvia Vela
(Revised Preliminary) (SUB2016-0036) M & H

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

a) SUBDIVISION:

1. The Warehouse Kingdom, Lot 1A Subdivision; 6401 South 23rd Street – Megawaze Corporation **(Final)(SUB2016-0052) JHE**

b) REZONING:

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: Lot 10, Block 4, Nelson Addition Subdivision, Hidalgo County, Texas; 900 South 15th Street. **(REZ2016-0030)**
2. Rezone from R-1 (single family residential) District to C-3 (general business) District: 2.36 acres of land out of Lot 6, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 8001 North 10th Street. **(REZ2016-0031)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: 0.90 acres out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 301 South Taylor Road. **(REZ2016-0032)**
4. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartment) District: 4.30 acres out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas; 6320 North Taylor Road. **(REZ2016-0029)(TABLED:07/19/2016)**

c) CONDITIONAL USE PERMITS:

1. Request of Raquel Martinez on behalf of Harvey Church of Christ, for a Conditional Use Permit, for one year, for an institutional use (pre-school/related activities), west 3.61 acres out of Lot 25, Wayne Courts Subdivision and part of Lot A, Daffodil Gardens Unit No. 1 Subdivision, Hidalgo County, Texas; 508 Harvey Drive. **(CUP2016-0097)**
2. Request of Rebeca Acosta, for a Conditional Use Permit, for one year, for single family dwelling at Lot 9, Block 30, Hammond Addition Subdivision, Hidalgo County, Texas; 2030 Austin Avenue. **(CUP2016-0094)**

3. Request of Blanca Perez, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 1, Block 2, Young's Subdivision, Hidalgo County, Texas; 2401 Highway 83. **(CUP2016-0101)**

4. Request of Steve Ahlenius, for a Conditional Use Permit, for life of the use, for an institutional use at Lots 11 and 12, Block 4, North McAllen Subdivision, Hidalgo County, Texas; 700 North Main Street. **(CUP2016-0086)(TABLED:07/19/2016)**

5. Request of JACR, LLC dba Gamehaus Gastropub, for a Conditional Use Permit, for five years, for a bar, at Lots 13 and 14, Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 Nolana Avenue. **(CUP2016-0042)(TABLED:07/19/2016)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: July 25, 2016

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 FOR PARTICULAR ACTION AT A FUTURE DATE.