

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 21, 2017 - 3:30 PM
MCALLEN CITY HALL, 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 - JOHN MILLIN, CHAIRPERSON

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes for Regular Meeting held on February 21, 2017

2) SITE PLAN:

- a) Lot 1, South Texas College Nursing Campus - 2100 South "K" Center Street - Broaddus Associates (**SPR2016-0035**)

3) CONSENT:

- a) Carlina Subdivision; 200 Northgate Lane – Carlina Family L.P. (**Final**)(**SUB2017-0010**)
BIG

4) SUBDIVISIONS:

- a) La Herencia Estates 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
- b) Hyatt Place Subdivision; 901 East Ridge Road - Subbarao Yarra and Carlos D. Mego (**Preliminary**)(**SUB2017-0007**) M & H

- c) Las Estrellas Phase V Subdivision; 4700 Mile 7 Road - EIA Properties, LTD
(Preliminary)(SUB2017-0006) QHA
- d) Auburn Hills, Lots 32A & 33A Subdivision; 2304 Cornell Avenue - Fortis Land Company, LLC
(Preliminary)(SUB2017-0005) RDE

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

a) SUBDIVISION:

- 1. Shops at 29, Lots 2A & 3A Subdivision; 2600 U.S. Expressway 83 - James Collins, Jr
(Final)(SUB2017-0004) M & H
- 2. Villas De Santiago Subdivision; 1112 Nightingale Avenue – Carmen Adame
(Final)(SUB2016-0031) MASE

b) CONDITIONAL USE PERMITS:

- 1. Request of Rolando M. Ortega, for a Conditional Use Permit, for one year, for a home occupation (office/taxi service) at Lot 17, Hidden Meadows Subdivision, Hidalgo County, Texas; 801 South 41st Street. **(CUP2017-0018)**
- 2. Request of Sarahi Chavez, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 18, Northwest Park Estates, Hidalgo County, Texas; 6100 North 29th Lane. **(CUP2017-0017)**
- 3. Request of Juan C. Rubio on behalf of Hi-Tech Welding Institute, for a Conditional Use Permit, for one year, for an institutional use (school), at Lot 8, Block 48, McAllen Addition, Subdivision, Hidalgo County, Texas; 503 South 11th Street. **(CUP2017-0021)**
- 4. Request of Rick Navarro on behalf of Hacienda Collision Center for a Conditional Use Permit, for life of the use, for automotive service and repair at Lots 2 & 3, Van Burkleo Subdivision, Hidalgo County, Texas; 1325 East Pecan Boulevard. **(CUP2017-0013)**
- 5. Request of Sandra Gomez, for a Conditional Use Permit, for one year, for a bar at Lot A, J.G. Orregon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. **(CUP2017-0022)**
- 6. 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)(TABLED:01/17/2017, 2/7/2017)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission actions of February 13, 2017

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.