

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 02, 2016 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – SONIA FALCON – VICEPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on January 19, 2016

2) CONSENT:

- a) Beech Commerce Subdivision; 111 N. 23rd Street – Absolute Premium Denim, LLC. **(Final)(SUB2016-0006) SEC**
- b) Garcia-Ballesteros Subdivision; 2121 S. Bentsen Road – Sergio H. Garcia - **(Final)(SUB2016-0005) PCE**
- c) Taylor Villas Phase 1 Subdivision; 2020 S. Taylor Road – John Shin **(Final) (SUB2015-0098)(TABLED:12/16/2015)(REMAINED TABLED:01/05/2016 & 01/19/2016) MASE**

3) SUBDIVISIONS:

- a) Coronado Estates Phase I Subdivision; 4301 Yuma Avenue – Hector Rodriguez **(SUB2016-0002) (Preliminary) SEA**
- b) Palm Heights Addition, Lots 7A & 9A Subdivision; - 105 N. 9th Street - Store Master Funding, LLC. **(SUB2016-0003)(Preliminary) SEA**

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

a) SUBDIVISION:

- 1. La Plaza Phase 1A Subdivision, 2200 S. 10th Street –Simon Property Group (Texas), L.P., A Texas limited partnership and La Plaza Mall, LLC, a Delaware Limited Liability Company **(Revised Preliminary/ Final) (SUB2015-0096) HA**

b) CONDITIONAL USE PERMITS:

- 1. Request of Vital Church, for a Conditional Use Permit, for life of the use, for an institutional use (church), at the 1.671 acre being part portion out of Lot 5, Block 12, Steele and Pershing Subdivision, Hidalgo County, Texas; 516 Beech Avenue.**(CUP2015-0187)**

2. Request of Leticia Uribe, for a Conditional Use Permit, for one year, for a portable food concession stand at Lots 37 and 38, Block 2, Balboa Acres Subdivision, Hidalgo County, Texas; 4518 South 23rd Street. **(CUP2015-0188)**
3. Request of Adriana M. Navarro-Peña, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 2, Block 1, West Highland Addition Subdivision, Hidalgo County, Texas; 1509 Harvey Avenue. **(CUP2016-0004)**
4. Request of Esperanza Chandler, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 2, Block 35, North McAllen Subdivision, Hidalgo County, Texas; 317 North 12th Street. **(CUP2015-0190)**
5. Request of Marleen's Hall, for a Conditional Use Permit, for one year, for an event center at Lot A, Marleen's Centre Subdivision, Hidalgo County, Texas; 124 South Ware Road. **(CUP2015-0191)**
6. Request of Alma Y. Salinas, for a Conditional Use Permit, for one year, for a banquet hall at Lots 2 and 3, Block 46, McAllen Addition Subdivision, Hidalgo County, Texas; 512 South 12th Street. **(CUP2015-0194)**
7. Request of Jose M. Rojas, for a Conditional Use Permit, for one year, for a nightclub at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite A3. **(CUP2015-0195)**
8. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, for a lounge at Lot 2-A, Valram Heights Subdivision, Hidalgo County, Texas; 2801 Expressway 83, Building 200, Suites 280 through 290. **(CUP2016-0001)**
9. Request of Mario Gutiérrez, for a Conditional Use Permit, for one year, for an event center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 900. **(CUP2016-0005)**
10. Request of Mario Gutiérrez, for one year, for an event center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 1000. **(CUP2016-0006)**
11. Request of Eduardo Cantu, for one year, for a banquet hall at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2016-0003)**
12. Request of Eduardo Cantu, for a Conditional Use Permit, for one year, for two portable buildings greater than 10'x12'(storage), at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2015-0002)**
13. Request of Raul Fong Jr., for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2220 Nolana Avenue, Suite 2216 and 2218. **(CUP2015-00186)**

c) REZONING:

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: Lot 1, Starry Subdivision, Hidalgo County, Texas; 900 Northgate Lane. **(REZ2015-0278)**

5) DISCUSSION:

6) INFORMATION ONLY: City Commission Actions: 01/25/2016

7) 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.