

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 3, 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 - PEPE CABEZA DE VACA, CHAIRPERSON

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on December 6, 2016

2) SITE PLAN:

- a) Proposed Lot 1, Pyxis Heights Subdivision; 901 East Yuma Avenue - Oscar A.Tamez Guerra **(SPR2016-0022) PC (TABLED: 12/06/2016)**
- b) Proposed Lot 1, Sky Plaza Subdivision; 3420 Ash Avenue - JP Lynx Capital Developments, LLC. **(SPR2016-0024) JRE**

3) CONSENT:

- a) Zinnia Crossing Subdivision; 5217 North 10th Street - Nanak, LTD **(Final)(SUB2016-0094) SEC**
- b) North Park Village Phase I Subdivision; 8001 North 10th Street - James C. Harrod Revocable Trust & Janet Harrod Carr Revocable Trust **(Final)(SUB2016-0093) M & H**
- c) LYM Subdivision; 6700 North Bentsen Road- Erica Guerra **(Final)(SUB2016-0095) MASE**

4) SUBDIVISIONS:

- a) Trenton Cypress Subdivision; 1521 Trenton Avenue - Erlin and Maria Cruz Madrigal **(Preliminary)(SUB2016-0091)** SEC
- b) The Reserve at Lark Avenue Subdivision; 6320 North Taylor Road - Lourdes Lerma **(Preliminary)(SUB2016-0090)** SEA
- c) McAllen Foreign Trade Zone Intermodal Subdivision; 6800 South 23rd Street - Keith Patridge **(Preliminary)(SUB2016-0092)** HA

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

a) REZONING:

- 1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 1.70 acres out of Lot 6, Block 9, Steele & Pershing Subdivision, Hidalgo County, Texas; 2724 North McColl Road. **(REZ2016-0054)**
- 2. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 0.29 acres out of Lot 1, M & T Plaza Subdivision and .30 acres out of Lot 96, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2317 Zinnia Avenue. **(REZ2016-0055)**
- 3. Rezone from C-2 (neighborhood commercial) District to C-1 (office building) District: Lot 1-A, Coddington Addition, Hidalgo County, Texas; 721 North 2nd Street. **(REZ2016-0056)**
- 4. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: Lots 4, 5, & 6, Asian Valley Subdivision, Hidalgo County, Texas; 2817, 2809, and 2734 Nolana Avenue. **(REZ2016-0053)(TABLED: 12/06/2016)**

b) CONDITIONAL USE PERMITS:

- 1. Request of Michael Lane, 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. **(CUP2016-0171)**
- 2. Request of Isidro Arredondo on behalf of Iglesia Apostolica de la Fe en Cristo, for a Conditional Use Permit, for one year, for an institutional use (church), at Lots 3 and 4, Frontier Development Company Subdivision, Hidalgo County, Texas; 2612 Pecan Avenue, Suite B. **(CUP2016-0176)**

3. Request of Jesus A. Leal, for a Conditional Use Permit, for one year, for a bar at Lots 6 and 7, 21st Place Subdivision, Hidalgo County, Texas; 2013 Nolana Avenue. **(CUP2016-0172)**

4. Request of Javier Quintanilla for a Conditional Use Permit, for life of the use, for a planned unit development, at the north 3.956 acres out of the south 10 acres of Lot 267, John H. Shary Subdivision, Hidalgo County, Texas; 1820 North Taylor Road. **(CUP2016-0133)(TABLED:10/04/2016)(REMAINEDTABLED:10/18/2016, 11/01/2016, 11/16/2016, 12/06/2016)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission actions of December 12, 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.

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

DATE: Tuesday, January 3, 2017

TIME: 3:30 PM

PLACE: McAllen City Hall
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 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 30th of December, 2016 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 30th of December, 2016

Gardenia Perez, Administrative Supervisor