

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 19, 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 City 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

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on June 21, 2016
- b) Minutes for Regular Meeting held on July 5, 2016.

2) SUBDIVISIONS:

- a) Loma Prieta Subdivision; 3420 North Mile 6 1/2 Road - Andres L. Kalifa, Sr. & Andres L. Kalifa, Jr. **(Preliminary)(SUB2016-0044)** PE
- b) Kerria Square Subdivision; 3700 North 23rd Street - James M. Moffit, Trustee **(Final)(SUB2016-0046)** SEC
- c) Catalon Subdivision; 2724 North McColl Road - Terry Michael, and Harold Stout **(Preliminary) (SUB2016-0043)** SEC
- d) Ad Astra View Subdivision; 9601 N. Taylor Road - Alfonso Puente Rodriguez - **(Revised Prelim 06/07/2016) (REMAINED TABLED: 06/21/2016)** SEC

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

a) REZONING:

- 1. 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)**

b) CONDITIONAL USE PERMITS:

1. 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. **(CUP2016-0071) (TABLED:06/07/2016) (REMAINED TABLED: 6/21/2016) (REMAINED TABLED: 07/05/2016)**
2. Request of Leonela Chavez, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 7, Block 4, Orange Terrace No. 3 Subdivision, Hidalgo County, Texas; 1109 Pecan Boulevard. **(CUP2016-0089)**
3. 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)**
4. Request of Juha T. Tulla, for a Conditional Use Permit, for life of the use, for a guest house at Lot 6, Block 11, Primrose Terrace Unit No. 6 Subdivision, Hidalgo County, Texas; 1713 Tulip Avenue. **(CUP2016-0092)**
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)**

4) DISCUSSION:

5) INFORMATION ONLY:

- a) City Commission Actions: July 11, 2016.

6) 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.