

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, JUNE 21, 2016 - 3:30 PM  
MCALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 7, 2016

**2) ABANDONMENT**

- a) Request to abandon 0.07 acre being road Right of Way out of Lot 15, Section 279 Texas Railway Company, Hidalgo County, Texas; 11402 North 23rd Street

**3) SITE PLAN:**

- a) Lot 13, Citrus Grove Plaza Lots 13 & 19 Subdivision; 4315 Expressway 83 - Solloa & Associates, LLC. **(SPR2016-0010)** MASE
- b) Lot 2, VMAT Subdivision; 3800 Howard Drive - Ornelas Builders **(SPR2016-0014)**
- c) Lot 1, South Texas College West Nursing Campus Subdivision; 1901 S. McColl Road – R. Gutierrez Engineering **(SPR2016-0005)(TABLED:06/07/2016)**

#### 4) SUBDIVISIONS:

- a) La Herencia Subdivision; 9412 SH 107 – Vela Development, LLC (Lorenzo & Rosalinda Vela), Ramona Vela and Maria Marcelina Vela & Eliza Vela and Sylvia Vela **(Preliminary) (SUB2016-0036)** M & H
- b) Villas De Santiago Subdivision; 1112 Nightingale Avenue – Carmen Adame **(Preliminary)(SUB2016-0031)** MASE
- c) Quinta Real Subdivision; 1820 North Taylor Road – Quintanillas Construction **(Preliminary) (SUB2016-0029)** MASE
- d) M Center Subdivision; 101 East Expressway 83 – M Center, LLC. **(Preliminary)(SUB2016-0032)** MASE
- e) Montemayor Apartments Subdivision; 1007 South Bicentennial Boulevard - Normalinda Montemayor **(Revised Preliminary) (SUB2016-0017)** MASE
- f) Carlina Subdivision; 200 Northgate Lane – Carlina Family L.P. **(Preliminary)(SUB2016-0028)** BIG
- g) El Pacifico Phase III Subdivision; 3500 El Pacifico Avenue – Kenneth Johnson **(Preliminary)(SUB2016-0037)** IE
- h) M & A Paints Subdivision; 4506 South 23rd Street – Alberta Adames **(Preliminary)(SUB2016-0035)** TE
- i) The Centre Subdivision; 500 North Cynthia Street - Aaron Garza and James Anthony Reyna **(Revised Preliminary) (SUB2016-0021)** AGES
- j) The Warehouse Kingdom, Lot 1A Subdivision; 6401 South 23rd Street – Megawaze Corporation **(Preliminary)(SUB2016-0038)** JHE
- k) Westchester Plaza Shopping Center, Lots 6D & 6E Subdivision; 2212 Fern Avenue – Albert Suarez **(Preliminary)(SUB2016-0030)** NAIN
- l) BRI Subdivision; 2220 Sprague Road - Manuel De Jesus Barba **(Revised Preliminary)(SUB2016-0022)** SEA
- m) Ad Astra View Subdivision; 9601 N. Taylor Road - Alfonso Puente Rodriguez - **(Revised Preliminary)(SUB2016-0004)/TABLED:5/17/2016)(REMAINED TABLED: 06/07/2016)** SEC

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

**a) 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)**

**b) REZONING:**

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: .857 acres out of Lot 105, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4400 North Ware Road. **(REZ2016-0027)**
2. Rezone from C-1 (office building) District to C-2 (neighborhood commercial) District: 1.60 acres out of Lot 2, Southeast ¼, Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard. **(REZ2016-0026)(TABLED:06/07/2016)**
3. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouse) District: 2.40 acres out of Lot 2, Southeast ¼, Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard (rear). **(REZ2016-0025)(TABLED:06/07/2016)**

**6) DISCUSSION:**

- a) City Commission Actions: June 13, 2016

**7) INFORMATION ONLY:**

**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.