

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MARCH 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 -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes for Regular Meeting held on March 7, 2017

2) CONSENT:

- a) Concord Phase 1A Subdivision; 700 East U.S. Expressway 83 - Expressway- McColl, LTD. **(Final Extension)(SUB2016-0019)** M & H
- b) Comar Subdivision; 4000 U.S. Expressway 83 - Frisco Corporation/ Jesus Calderon **(Final)(SUB2017-0016)** SEA

3) SUBDIVISIONS:

- a) Trenton Cypress Subdivision; 1521 Trenton Avenue - Erlin and Maria Cruz Madrigal **(Revised Preliminary)(SUB2016-0091)** SEC
- b) Jackson Meadows Subdivision, Lots 66C, 66D & 66E - 2600 S. Jackson Road - Esponjas Development, LTD **(Preliminary)(SUB2017-0012)** QHA
- c) A and J Ranches Subdivision; 10536 N. Mayberry Road - Juan Gonzalez **(Preliminary)(SUB2017-0014)** QHA
- d) Silver Creek Estates Subdivision; 5001 N. Ware Road - Bobby G. Burrows **(Preliminary)(SUB2017-0013)** M & H

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

a) SUBDIVISION:

1. Palms Community Center No. 2., Lot 14B Subdivision; 3713 N. 10th Street - Emilia Luebbert **(Final)(SUB2015-0073)** IES
2. Fairfield Place Unit No. 2, Lots A1, A2 & A3 Subdivision; 901 South 10th Street - Jackson-Houshon East, LTD **(Final)(SUB2016-0032)** SE

b) REZONING:

1. Rezone from C-2 (neighborhood commercial) District to C-3L (light commercial) District: 1.58 acres out of Lot 113, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3700 Nolana Avenue. **(REZ2017-0005)**
2. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 5.031 acres out of Lot 15, Block 1, C.E. Hammonds Subdivision, Hidalgo County, Texas; 5609 North Bicentennial Boulevard. **(REZ2017-0007)**

c) CONDITIONAL USE PERMITS:

1. Request of Eduardo Cantu, for a Conditional Use Permit, for one year, for a banquet hall at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2017-0039)**
2. Request of Juan A. Cantu, Jr., for a Conditional Use Permit, for one year, for an event center at Lot 64, Copperfield Estates Subdivision, Hidalgo County, Texas; 4115 Pecan Boulevard, Suite A **(CUP2017-0040)**
3. Request of Carlos A. Alvarez, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Lot 5, Block 13, Young's Subdivision, Hidalgo County, Texas; 218 South 23rd Street. **(TABLED:03/07/2017)(CUP2017-0026)**

5) DISCUSSION:

6) INFORMATION ONLY:

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.