

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MAY 16, 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 - JOHN MILLIN, CHAIRPERSON

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on May 2, 2017

2) SITE PLAN:

- a) Lot 1A, The Warehouse Kingdom Subdivision; 2101 Military Highway **(SPR2016-0027)**
JHE
- b) Lot 5, The District at McAllen Subdivision; 3200 North McColl Road **(SPR2017-0066)** SEC

3) CONSENT:

- a) Redwood No. 1 Subdivision - 301 U.S. Expressway 83 - Redwood Corp. **(Final)(SUB2017-0030)** SEC

4) SUBDIVISIONS:

- a) Zinnia Crossing Subdivision; 5217 North 10th Street - Nanak, LTD **(Revised Final)(SUB2016-0094)** SEC
- b) Comar Subdivision; 4000 U.S. Expressway 83 - Frisco Corporation/ Jesus Calderon **(Revised Final)(SUB2017-0016)** SEA

- c) Twin Subdivision; 1500 North Bentsen Road - Maria Dolores Fernandez de Jauregui **(Preliminary)(SUB2017-0027)** AC
- d) Nerea Estates, Lot 77A Subdivision; 321 Jay Avenue - Eduardo Castro Martinez **(Preliminary)(SUB2017-0028)** BIG
- e) The Heights at McColl, Lots 21A, 22A & 23A Subdivision; 2501 South "J" Street and 1505 South "J" Street - Esponjas Development **(Revised Preliminary)(SUB2017-0023)** QHA
- f) Las Estrellas Phase V Subdivision; 4700 Mile 7 Road - EIA Properties, LTD **(Revised Preliminary)(SUB2017-0006)(TABLED:04/18/2017, 05/02/2017)** QHA

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: 2.0 acres out of Lot 1, Block 9, Steele and Pershing Subdivision, Hidalgo County, Texas; 2800 North McColl Road. **(REZ2017-0002)(TABLED: 04/18/2017,05/02/2017)**

b) CONDITIONAL USE PERMITS:

- 1. Request of Rolando Garza for a Conditional Use Permit, for life of the use, for automotive service and repair at the north 100.02 ft. of Lot 1, and the west 16.51 ft. of the north 100.02 ft. of Lot 2 out of Best Courts Subdivision & 7.30 inches of the north 100.02 of Lot 9 of East McAllen Business District Subdivision, Hidalgo County, Texas; 411 U.S. Business 83. **(CUP2017-0042)**
- 2. Request of Victoria A. Rios, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 2, La Lomita Estates, Hidalgo County, Texas; 2424 North 29th Lane. **(CUP2017-0023)**
- 3. Request of Carlos A. Alvarez, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop), all of Lot 5 and the west half of Lot 6, Block 13, Young's Subdivision, Hidalgo County, Texas; 218 South 23rd Street. **(CUP2017-0026)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: May 8, 2017

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, May 16, 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 12th day of May 2017 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 12th day of May 2017

Gardenia Perez, Administrative Supervisor