

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MAY 17, 2016 - 3:30 PM
MCALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

PLEDGE OF ALLEGIANCE –

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

INVOCATION -

1) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)

- a) Consultation with City Attorney regarding legal issues related to Cause No. C-6255-15-F; JACR, LLC D/B/A Gamehaus Gastropub v. City of McAllen. (Section 551.071, T.G.C.).”

2) MINUTES:

- a) Minutes for Regular Meeting held on May 3, 2016

3) SITE PLAN:

- a) Lot 5A, Lots 4A & 5A Savannah Park Subdivision; 1800 South 6th Street - Resaca Investments, LTD. **(SPR2016-0001)** RDE
- b) Lot 1, Proposed Beech Commerce Subdivision; 111 North 23rd Street - Absolute Premium Denim **(SPR2016-0003)** SEC
- c) Units 1A, 1B, 2A, 2B,9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, Lakes Condominium Association of Owners situated out of Block 3, Lakes Business Park Phase 2, Hidalgo County, Texas; 901 East Redbud Avenue.**(SPR2016-0013)** M & H

- d) Lot 1, Block 7, McAllen Addition Subdivision; 1601 Business Highway 83 - Granchelli Construction(**SPR2016-0011**) (**TABLED:04/19/2016**) (**TABLED 05/03/2016**)

4) SUBDIVISIONS:

- a) Amended Map of Citrus Grove Plaza Lots 14, 15 & 16 Subdivision; 4201 U.S. Expressway 83 - Solloa & Associates, LLC. (**Preliminary/ Final**)(**SUB2016-0025**) MASE
- b) Ad Astra View Subdivision; 9601 N. Taylor Road - Alfonso Puente Rodriguez - (**Revised Preliminary**)(**SUB2016-0004**) SEC
- c) Zinnia Crossing Subdivision; 5217 N. 10th Street - Nanak, Ltd. - (**Preliminary**)(**SUB2016-0024**) SEC
- d) Villas Bentsen Lake Subdivision; 1940 S. Bentsen Road - Francisco De La Fuente (**Preliminary**)(**SUB2016-0027**) NAIN
- e) Spanish Oaks at Frontera Subdivision; 8400 N. 10th Street - Niko Iluminacion de Mexico (**Preliminary**)(**SUB2016-026**) M & H

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

a) SUBDIVISION:

1. Copperfield Estates Phase 1A Subdivision; 4201 Pecan Boulevard- Inmobiliaria Del Valle, LLC. (**Final**)(**SUB2016-0013**) BIG

b) REZONING:

1. Rezone from R-3A (multifamily residential apartments) District to R-3C (multifamily residential condominium) District: 6.44 acres out of Lot 6, Block 15, Steele and Pershing Subdivision, Hidalgo County, Texas; 901 East Yuma Avenue. (**REZ2016-0013**)
2. Rezone from R-3A (multifamily residential apartments) District to R-3C (multifamily residential condominium) District: All of units 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 6A, 6B, 7A, 7B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, Lakes Condominium Association of Owners situated out of Block 3, Lakes Business Park Phase 2, Hidalgo County, Texas; 901 East Redbud Avenue. (**REZ2016-0014**)

3. Rezone from C-3 (general business) District to R-1 (single family residential) District: 5.867 acres out of Lot 2, Block 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 8400 North 10th Street. **(REZ2016-0015)**
4. Rezone from R-1 (single family residential) District to C-3 (general business) District: 0.454 acres out of Lot 1, Unicorn Acres Subdivision, Hidalgo County, Texas; 2901 Gumwood Avenue. **(REZ2016-0016)**

c) **CONDITIONAL USE PERMITS:**

1. Request of Melissa A. Aguirre, for a Conditional Use Permit, for one year, for a home occupation (office/ party rentals) at Lot 23B, Block 30, Balboa Acres Subdivision, Hidalgo County, Texas; 3400 Helena Avenue. **(CUP2016-0060)**
2. Request of Courtney A. Miller, for a Conditional Use Permit, for one year, for a home occupation (office/ construction) at Lots 8 and 9, Window Rock Estates Subdivision, Hidalgo County, Texas; 3617 Walnut Avenue. **(CUP2016-0059)**
3. Request of Armando Rios, for a Conditional Use Permit, for one year, for a portable food concession stand at the 96.53 feet East of the North 127.55 feet North of Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 2309 Galveston Avenue. **(CUP2016-0064)**
4. Request of Yvette Villa, for a Conditional Use Permit, for one year, for a bar at Lots 1 and 2, Mejia #1 Subdivision, Hidalgo County, Texas; 2000 Nolana Avenue. **(CUP2016-0058)**
5. Request of Enrique Martinez, Jr., for a Conditional Use Permit, for one year, for a nightclub at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10th Street. **(CUP2016-0063)**
6. Request of Cesar Valdez, for a Conditional Use Permit, for one year, for a bar at Lot 3, Bentsen Road Plaza Subdivision, Hidalgo County, Texas; 4501 Expressway 83. **(CUP2016-0065)**
7. Request of Solani, LLC, for a Conditional Use Permit, for one year, for a bar at the North 150 feet of Lot 1, Gateway Plaza Shopping City Subdivision, Hidalgo County, Texas; 925 Lindberg Avenue. **(CUP2016-0057)**

8. 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)(TABLED: 04/19/2016)(REMAINED TABLED:05/03/2016)**

6) DISCUSSION:

7) 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.