

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 1, 2016 - 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 - PEPE CABEZA DE VACA- CHAIRPERSON PLEDGE OF ALLEGIANCE INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on October 18, 2016

2) SITE PLAN:

- a) Proposed Lots 1-4, Community Center at Tres Lagos; 5100 Tres Lagos Boulevard- Heffner Design Team, PLLC (**SPR2016-0031**) HDT
- b) Lot A, Jackson Gardens Subdivision; 800 South Jackson Road (**SPR2016-0032**)
- c) Revised Site Plan Approval for La Plaza Phase 1A Subdivision; 2200 South 10th Street- Simon Property Group (Texas), L.P., A Texas Limited Partnership and La Plaza Mall, LLC, A Delaware Limited Liability Company (**SPR2015-0051**) HA

3) SUBDIVISIONS:

- a) The Villas at La Vista Subdivision; 100 East La Vista Avenue- Affordable Homes of South Texas (**Revised Preliminary**)(**SUB2016-0057**) CHC
- b) Kshatriya Subdivision; 4000 Neuhaus Drive- KVS Family Limited Partnership (**Preliminary**)(**SUB2016-0078**) RDE

4) CONSENT:

- a) Community Center at Tres Lagos Subdivision; 5100 Tres Lagos Boulevard- Mike Rhodes (**Final**)(**SUB2016-0075**) M & H

5) 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)**
2. Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lot 10, Block 45, Hammond's Addition, Hidalgo County, Texas; 2237 Chicago Avenue. **(REZ2016-0036)(TABLED: 10/18/2016)**

b) CONDITIONAL USE PERMITS:

1. Request of Javier Quintanilla for a Conditional Use Permit, for life of the use, for a planned unit development, at the north 3.956 acres out of the south 10 acres of Lot 267, John H. Shary Subdivision, Hidalgo County, Texas; 1820 North Taylor Road. **(CUP2016-0133)(TABLED:10/04/2016)(REMAINED TABLED:10/18/2016)**
2. Request of Norma Melhart, for a Conditional Use Permit, for life of the use, for a guest house at Lot 21, Arthur Terrace Subdivision, Hidalgo County, Texas; 3601 Hawk Court. **(CUP2016-0143)(TABLED: 10/18/2016)**
3. Request of Gricelda Castro for a Conditional Use Permit, for one year, for a home occupation (daycare) at the north 18 ft. of Lot 56 and the south 47 ft. of Lot 57, Block 2 Golden Acres Retirement #4 Subdivision, Hidalgo County, Texas; 400 North 41st Street. **(CUP2016-0106)**
4. Request of Melanie R. Ramirez for a Conditional Use Permit, for one year, for an event center at Lot 1, Nightingale Commerce Subdivision, Hidalgo County, Texas; 6601 North 10th Street, Suite A1. **(CUP2016-0149)**
5. Request of Rachel Pena for a Conditional Use Permit, for one year, for an event center at the East 20 Feet of Lot 1, and All of Lots 2-4, Whalen Acres Subdivision, Hidalgo County, Texas; 1314 East Business 83. **(CUP2016-0150)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Action of October 24, 2016

**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.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, November 1, 2016

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 28th of October, 2016 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 28th of October, 2016

Gardenia Perez, Administrative Supervisor