

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 18, 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 4, 2016

2) SITE PLAN:

- a) Lot 2, South Texas Buick GMC Subdivision; 4100 Expressway 83 (SPR2016-0028) HEI

3) SUBDIVISIONS:

- a) Las Cañadas, Lots 29A & 29B Subdivision; 3013 South "L" Street-Araceli N. Duhart **(Preliminary)(SUB2016-0072) PE**
- b) Vendome Subdivision; 3500 El Pacifico Avenue- Kenneth Johnson **(Final)(SUB2016-0077) IEG**
- c) La Herencia Estates Subdivision; 9412 SH 107 - Vela Development, LLC (Lorenzo & Rosalinda Vela), Ramona Vela and Maria Marcelina Vela & Eliza Vela and Sylvia Vela **(Revised Preliminary)(SUB2016-0036)(TABLED:08/02/2016)(REMAINED TABLED:08/16/2016, 09/14/2016, 09/20/2016, 10/04/2016) M & H**
- d) Gaeli Subdivision; 1813 North Jackson Road - Lone Star National Bank **(Revised Preliminary)(SUB2016-0053)(TABLED:09/14/2016)(REMAINED TABLED:09/20/2016, 10/04/2016) NAIN**

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

a) SUBDIVISION:

1. Renaissance Center, Lots 10A - 15A Subdivision; 1300 East Dove Avenue- City of McAllen **(Preliminary/Final)(SUB2016-0074)** JHE
2. The Centre Subdivision; 500 North Cynthia Street- Aaron Garza and James Anthony Reyna **(Final)(SUB2016-0076)** AGES

b) CONDITIONAL USE PERMITS:

1. 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)**
2. Request of Ruben Ruiz Jr., for a Conditional Use Permit, for life of the use, for a guest house at Lot 20, Spanish Oaks Estates Subdivision, Hidalgo County, Texas; 1712 North 49th Street. **(CUP2016-0144)**
3. Request of Mario Chicas, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 2, Redbud Unit No. 2 Subdivision, Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2016-0142)**
4. Request of Jose Martinez, for a Conditional Use Permit, for one year, for an institutional use (church), west 3.61 acres out of Lots 7, 8 and 9, Espensen Industrial Park Unit No. 2 Subdivision, Hidalgo County, Texas; 2601 Zinnia Avenue. **(CUP2016-0147)**
5. Request of David C. Shutter, for a Conditional Use Permit, for one year, for an portable building greater than 10'x12' at Lots 17 and 18, Northeast Industrial Subdivision, Hidalgo County, Texas; 1309 East Upas Avenue. **(CUP2016-0146)**
6. Request of Jose A. Navarrete on behalf of Stripes #9641, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3618 Pecan Boulevard, Suite A. **(CUP2016-0129)(TABLED: 10/04/2016)**
7. Request of Cesar Quintanilla on behalf of Stripes #7304, for a Conditional Use Permit, for one year, for a portable building (storage) at the North 110.0 feet of the East 150.0 feet of Lot 25, Block 2, C. E. Hammonds Subdivision; Hidalgo County, Texas; 1225 North 23rd Street. **(CUP2016-0130)(TABLED:10/04/2016)**

8. Request of Cesar Quintanilla on behalf of Stripes # 9632, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at the East 200 feet of Lots 1 & 2, and the East 200 feet of the North 12 feet of Lot 3, Block 2, T.H.E. ENTERPRISE Subdivision, Hidalgo County, Texas; 4839 North 10th Street. **(CUP2016-0131)(TABLED: 10/04/2016)**
9. Request of Victor Barrera, for a Conditional Use Permit, for one year, for a banquet hall at Lot 1, Michelle's Banquet Hall Subdivision, Hidalgo County, Texas; 2100 Nolana Avenue. **(CUP2016-0145)**
10. 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)**

c) REZONING:

1. 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)**
2. Rezone from R-2 (duplex-fourplex residential) District to C-1 (office building) District: Lot 19, Block 3, Metz Subdivision No.'s 1, 2, and 3, Hidalgo County, Texas; 2233 Ivy Avenue. **(REZ2016-0038)**

5) DISCUSSION:

6) INFORMATION ONLY:

- a) City Commission Actions of October 10, 2016.

**7) 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.