

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 19, 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 September 5, 2017.

2) SITE PLAN:

- a) Site Plan Approval for Sharyland Business Park Phase 1, Lot 3, 6700 South Bentsen Road (SPR2017-0015)

3) CONSENT:

- a) Alyssa Marie Torres Subdivision; 8134 North Doffing Road- Eberardo N. Torres (Final) (SUB2017-0063) GC
- b) D Castilla Subdivision; 1809 South 23rd Street- Denise McClelland (Final) (SUB2017-0062) QHA

4) SUBDIVISIONS:

- a) A-A-A Apartments Subdivision; 5812 Mile 5 Road- Anissa Izel Sanchez (Preliminary) (SUB2017-0060) REG
- b) Balderas Ranch Subdivision; 18500 North Moorefield Road- Leandro Balderas (Revised Preliminary) (SUB2017-0046) REG
- c) Vine Ridge Estates Subdivision; 3501 Vine Avenue- Guadalupe R. Botello (Revised Preliminary) (SUB2017-0048) RDE
- d) Central Christian Church II Subdivision; 1320 Nolana Avenue- Central Christian Church (Revised Preliminary) (SUB2017-0049) UIG
- e) Loma Prieta Subdivision; 3420 North Mile 6 1/2 Road- Andres L. Kalifa, Dr. and Andres L. Kalifa, Jr. (Revised Preliminary) (SUB2017-0001) PE

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

a) SUBDIVISION:

- 1. Emily Sasser No. 2 Subdivision; 701 East U.S. Expressway 83- Rio Bank (Final) (SUB2017-0044) SEC

2. Hibiscus Village Subdivision; 2400-2504 Hibiscus Avenue- McAllen Housing Authority **(Final) (SUB2017-0038)** MGE
3. Ridge Plaza, Lots 10A and 11A; 2001 South "M" Street- Med- Point Investor Group, LTD **(Final) (SUB2017-0045)** JHE

b) REZONING:

1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 4.0 acres out of Lot 16, Block 1, C.E. Hammond Subdivision, Hidalgo County, Texas; 5400 North 21st Street. **(REZ2017-0009) (TABLED: 9/5/2017)**

c) CONDITIONAL USE PERMITS:

1. Request of Ford Sasser on behalf of CAMP University, for a Conditional Use Permit, for life of the use, for an institutional use (school) at the North 297.54 ft. of Lot 1, Central Christian Church Subdivision, and portion of Lot 14, Section 11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1320 Nolana Avenue. **(CUP2017-0134)**
2. Refugia S. Velez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (home office) at Lot 15, Block 2, Hammond Addition Subdivision, Hidalgo County, Texas; 2004 Gumwood Avenue **(CUP2017-0133)**
3. Request of Jorge A. Gonzalez for a Conditional Use Permit, for one year, for a lounge at Lot 2A, Valram Heights Subdivision, Hidalgo County, Texas; 2801 Expressway 83, Building 200, Suite 280 through 290. **(CUP2017-0132)**
4. Request of Eddie Cantu on behalf of OC Development, LTD., for a Conditional Use Permit, for one year, for an event center at Lot 7, Las Cañadas Subdivision, Hidalgo County, Texas; 2914 South Jackson Road. **(CUP2017-0129)**
5. Jose Luis Melendez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at the North 50 ft. of Lot 13, Block 36, Hammond Addition Subdivision; 213 South 23rd Street and the North 50 ft. of Lot 14, Block 36, Hammond Addition Subdivision; Hidalgo County, Texas; 2240 (rear) Chicago Avenue **(CUP2017-0135)**
6. Rene Martinez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an portable building greater than 10'x12' (office) at Lot 4, all of that part lying West of 10th Street, comprising of 0.88 acres, Ford's Subdivision, Hidalgo County, Texas; 3000 South 10th Street **(CUP2017-0131)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: September 11, 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, September 19, 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 15 day of September 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 15 day of September 2017

Carmen White, Secretary