

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 6, 2016 - 3:30 PM
MCALLEN MUNICIPAL BUILDING, 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 August 16, 2016

2) SITE PLAN:

- a) Lots 6 & 7, Renaissance Center; 1100 East Dove Avenue **(SPR2016-0012)** TWG
- b) Lot 1A, La Plaza Lots 1-A, 2-A, 3-A & 3-B Subdivision; 2200 South 10th Street **(SPR2016-0025)** BE
- c) Lot 1, B.R.I Subdivision; 2220 Sprague Road. **(SPR2016-0018)** SEA

3) CONSENT:

- a) McAllen Youth Baseball Complex Subdivision; 8201 North 29th Street - City of McAllen **(Final)(SUB2016-0061)** COM
- b) Estancia @ Tres Lagos Subdivision; 4400 Tres Lagos Boulevard - Rhodes Enterprises, Inc. **(Final)(SUB2016-0048)** M & H

4) SUBDIVISIONS:

- a) Texas A & M Tres Lagos Subdivision; 6200 Tres Lagos Boulevard - Rhodes Enterprises, Inc. **(Final)(SUB2016-0063)** M & H
- b) B.R.I. Subdivision; 2220 Sprague Road - Manuel De Jesus Barba **(Final)(SUB2016-0062)** SEA
- c) Gaeli Subdivision; 1813 North Jackson Road - Lone Star National Bank **(Revised Preliminary)(SUB2016-0053)** NE

- d) Vendome Subdivision; 3500 El Pacifico Avenue - Kenneth Johnson **(Revised Preliminary)(SUB2016-0037)** IE
- e) Kshatriya Subdivision; 4000 Newhaus Drive - KVS Family Limited Partnership **(Preliminary)(SUB2016-0054)** REGG
- f) Balderas Ranch Subdivision; 18500 North Moorefield Road - Leandro Balderas **(Preliminary)(SUB2016-0055)** REGG
- g) North Park Village Subdivision; 8001 North 10th Street - James C. Harrod Revocable Trust & Janet Harrod Carr Revocable Trust **(Preliminary)(SUB2016-0056)** M & H
- h) La Herencia 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)** M & H

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

a) SUBDIVISION:

- 1. Westchester Plaza Shopping Center, Lots 6D & 6E Subdivision; 2212 Fern Avenue - Albert Suarez **(Final)(SUB2016-0030)** NE

b) REZONING:

- 1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 0.90 acres out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 301 South Taylor Road. **(REZ2016-0032) (TABLED: 08/02/2016) (REMAINED TABLED: 08/16/2016)**
- 2. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartments) District: 4.30 acres out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas; 6320 North Taylor Road. **(REZ2016-0029) (TABLED: 07/19/2016)(REMAINED TABLED: 08/02/2016) (REMAINED TABLED: 08/16/2016)**

c) CONDITIONAL USE PERMITS:

- 1. Request of John A. Simon, for a Conditional Use Permit, for one year, for a bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue. **(CUP2016-0111)**
- 2. Request of Samuel Avila, for a Conditional Use Permit, for one year for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 and 2214. **(CUP2016-0114)**

3. Request of Miguel A. Gonzalez on behalf of MNC Entertainment, LLC. for a Conditional Use Permit, for one year, for a bar at the 1.24 acres out of Lot 2, Block 11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 5524 North 10th Street. **(CUP2016-0117)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Action of August 22, 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.