

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JUNE 18, 2013 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on June 4, 2013.

2) ABANDONMENT:

- a) Request to abandon a tract of land consisting of 0.3076 acres of land, being the west 20 ft. of the south 669.96 ft. of Lot 13, Section 278, Texas-Mexican Railway Company Survey; 1121 Providence Avenue. **(ABD2013-0006)**

3) SITE PLANS:

- a) Proposed Lot 1, First Cash Pawn #358 Subdivision; 4820 S. 23rd Street - First Cash Financial Services **(SPR2013-0010)**
- b) Almon Estates, Lot 27 Subdivision; 7701 N. 29th Street – Zebra Construction, Inc. **(SPR2012-0006)**

4) SUBDIVISION PLATS:

- a) City Center Subdivision; 3621 U.S. Business Highway 83 - Solloa Kuri Investments, LLC (Revised Preliminary) **(SUB2011-0044)** GGE
- b) Citrus Grove Plaza Lot 12 Subdivision; 4317 U.S. Expressway 83 - Solloa & Associates, LLC (Preliminary)**(SUB2013-0043)** VE

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

a) SUBDIVISION PLATS:

- 1. Sunset Vista Subdivision; 2520 South 2nd Street- Monica Grunberger and Leilah Burillo Grunberger (Revised Preliminary)**(SUB2013-0026)(TABLED:4/16/13)** **(REMAINED TABLED: 5/7/13)** **(REMAINED TABLED: 5/21/13)** **(REMAINED TABLED: 6/4/13)** M&H

b) REZONING:

- 1. Rezone from A-O (agricultural-open space) District to C-2 (neighborhood commercial) District: 3.865 acres out of Lot 15, Block 1, C.E. Hammonds Subdivision, Hidalgo County, Texas; 1901 Dove Avenue. **(REZ2013-0015)**

2. Rezone from A-O (agricultural-open space) District to C-2 (neighborhood commercial) District: 4.00 acres out of Lot 2, Block 18, Steele & Pershing Subdivision, Hidalgo County, Texas; 4200 South McColl Road. **(REZ2013-0014)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: 5.98 acres out of Lot 1, Block 17, Steele & Pershing Subdivision, Hidalgo County, Texas; 3601 South McColl Road. **(REZ2013-0016)**

c) CONDITIONAL USE PERMITS:

1. Request of Veronica Vela Whitacre, for a Conditional Use Permit, for one year, for a home occupation (office/swimming lessons) at Lot 12, The Legends Subdivision, Hidalgo County, Texas; 717 South "H" Street. **(CUP2013-0076)(TABLED 5/7/13)(REMAINED TABLED 5/21/13)(REMAINED TABLED 6/4/13)**
2. Request of Raul Villarreal on behalf of Oasis de Gracia, for a Conditional Use Permit, for one year, for an institutional use (church) at Lindberg Terrace Condominiums Unit 1-L and 2-L, Hidalgo County, Texas; 821 Lindberg Avenue. **(CUP2013-0072)(TABLED: 6/4/13)**
3. Request of Samuel Avila & Roberto Urbina has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suite 2212 **(CUP2013-0098)**
4. Request of Alma Y. Salinas, for a Conditional Use Permit, for one year, for a banquet hall at Lots 2 and 3, Block 46, McAllen Addition Subdivision, Hidalgo County, Texas; 512 South 12th Street. **(CUP2013-0104)**
5. Request of Victor Hugo Guerra, for one year, for a billard hall at Lots 1 and 2, Shary Gateway Subdivision, Hidalgo County, Texas; 4901 Expressway 83. **(CUP2013-0102)**

6) DISCUSSION AND POSSIBLE ACTION:

7) INFORMATION ONLY:

- a) City Commission Actions June 10, 2013

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 OR FOR PARTICULAR ACTION AT A FUTURE DATE OR TIME.

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

DATE: Tuesday June 18, 2013

TIME: 3:30 p.m.

PLACE: McAllen Municipal Building
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 of 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 14th day of June, 2013 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 14th of June, 2013

Gardenia Perez, Administrative Supervisor