

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, JULY 16, 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 July 2, 2013.

#### 2) ABANDONMENT:

- a) Request to abandon the following street and alley right of ways: 1) alley north of East Beaumont Avenue and east of South “K” Center Street, 2) East Beaumont Avenue east of South “K” Center Street, 3) alley east of South “K” Center Street and south of Beaumont Avenue and north of Chicago Avenue, but retaining a 20 ft. utility easement over the tract of land being abandoned, 4) an “L” shaped utility easement out of Lot 1, Burns Motor Subdivision, south of Beaumont Avenue touching the corner of Chicago Avenue and entirely north of the southern boundary of Chicago Avenue, 5) a 0.43 acre tract of land out of Lot “A”, Boggus Subdivision II and out of Lot 1, Burn Motor Subdivision, and out of Lots 8 through 17, Whalens Acres, but retaining a utility easement over the tract of land being abandoned; 1300 E. Business Highway 83 and 1225 E. Dallas Avenue. **(ABD2013-0005)**

#### 3) SITE PLANS:

- a) Lot 1, Proposed Popeye’s No. 1 Subdivision; 221 S. 10<sup>th</sup> Street - Popeye’s Development Services **(SPR2013-0013)** VE
- b) Lot 66A, Proposed Jackson Meadows, Lots 66A & 66B Subdivision; 2600 S. Jackson Road – Esponjas Development, LTD **(SPR2013-0003)**

#### 4) CONSENT:

- a) Main Street Commerce Subdivision; 1300 U.S. Expressway 83 – Rigin Inc., a Texas Corporation (Revised Final)**(SUB2012-0072)** SEC

#### 5) SUBDIVISION PLATS:

- a) Las Villas de Camila Subdivision; 5101 Daffodil Avenue – Esponjas Development, LTD (Revised Preliminary)**(SUB2013-0034)** QHA
- b) Northpark Estates, Lot A-1 Subdivision; 1700 Dove Avenue – Felix Chavez (Preliminary)**(SUB2013-0046)** RGA
- c) Plaza De Las Carites Subdivision; 5400 N. Ware Road - Coco and Coco Inmobiliary, LLC. (Preliminary)**(SUB2013-0048)** BIG

- d) 1515 Houston Subdivision; 1515 Houston Avenue – Madiam, L.P. (Preliminary)(**SUB2013-0052**) RDE
- e) Hutton McAllen No. 2 Subdivision; 4701 S. 23<sup>rd</sup> Street - Dura Construction, Inc. (Preliminary)(**SUB2013-0051**) AEC

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

**a) SUBDIVISION PLATS:**

- 1. Popeye's #1 Subdivision; 221 S. 10th Street – Popeye's Development Services (Final)(**SUB 2013-0038**) VE

**b) REZONING:**

- 1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: Lot 5, Block 42, McAllen Addition Subdivision, Hidalgo County, Texas; 504 South 16th Street (**REZ2013-0018**)
- 2. Rezone from A-O (agricultural-open space) District to C-4 (commercial industrial) District: a 30' x 110' tract of land out of Lot 25, Block 3, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4601 South 23rd Street (**REZ2013-0019**)

**c) CONDITIONAL USE PERMITS:**

- 1. Request of Caleb J. Garcia, for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 10 and 11, The District At McAllen Phase II Subdivision, Hidalgo County, Texas; 3400 North McColl Road Suite D. (**CUP2013-0110**)
- 2. Request of Elida Moreno, for a Conditional Use Permit, for one year, for a banquet hall at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas; 601 East Nolana Avenue. (**CUP2013-0112**)

**7) DISCUSSION AND POSSIBLE ACTION:**

**8) INFORMATION ONLY:**

- a) City Commission Actions July 8, 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 July 16, 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 12th day of July, 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 12th of July, 2013

\_\_\_\_\_  
Gardenia Perez, Administrative Supervisor