

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 21, 2014 – 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 January 7, 2014

2) SITE PLAN:

- a) Proposed Lot 1, 1515 Houston Subdivision; 1515 Houston Avenue – Madiam, L.P.- Blanca Gutierrez **(SPR2013-0026)RDE**
- b) Lot 1, Del Oro Subdivision Unit 2 ; 7113 N. 10th Street – Florin Capital **(SPR2013-0034) BIG**

3) CONSENT:

- a) Pecan Plaza Subdivision; 401 Pecan Boulevard – Leonel Cantu **(Preliminary)(SUB2013-0095) SAMES**

4) SUBDIVISION PLATS:

- a) La Hacienda Estates, Lot 3A Subdivision; 2916 and 2912 N. 29th Lane-Aadam Quraishi **(Final)(SUB2014-0002) MASE**

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

a) SUBDIVISION PLATS:

- 1. Skala Subdivision; 1017 East Dallas Avenue – Maset Group, LLC **(Revised Preliminary)(SUB2013-0083) BIG**

b) REZONING:

- 1. Rezone from R-1 (single family residential) District to C-1 (office building) District: 1.758 acres out of Lot 2, S. E. 1/4 of Section 9, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard. **(REZ2013-0041)**
- 2. Rezone from C-1 (office building) District to R-1 (single family residential) District: 0.17 acres out of Lot 1, Block 4, West Harvey Addition, Unit No. 1 & Unit No. 2, Hidalgo County, Texas; 2225 Daffodil Avenue. **(REZ2013-0035)(TABLED: 12/03/2013) (REMAINED TABLED: 12/17/2013)(REMAINED TABLED: 1/7/2014)**

c) CONDITIONAL USE PERMITS:

1. Request of Carmen Gonzalez, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 55B, Arthur Terrace Subdivision, Hidalgo County, Texas; 6300 North Ware Road. **(CUP2013-0231)(TABLED:1/7/2014)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions – January 13, 2014.

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.

REZ 2013-0041



JAMES E. DARLING, Mayor
 HILDA SALINAS, Mayor Pro-Tem and Commissioner District 3
 AIDA RAMIREZ, Mayor Pro-Tem and Commissioner District 4
 SCOTT C. CRANE, Commissioner District 1
 TREY PEBLEY, Commissioner District 2
 JOHN J. INGRAM, Commissioner District 5
 VERONICA VELA WHITACRE, Commissioner District 6
 MIKE R. PEREZ, City Manager

LEGAL NOTICE

You are hereby notified that two (2) public hearings will be held to consider the following:

Rezone from R-1 (single family residential) District to C-1 (office building) District: 1.758 acres out of Lot 2, S.E. ¼ of Section 9, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard. (REZ2013-0041)

All interested citizens are invited to appear and be heard. If any accommodations for a disability are required or if there are any questions regarding this notice, please notify the Planning Department at (956) 681-1250 prior to the date of the meetings.

- The first public hearing will be held before the Planning and Zoning Commission of the City of McAllen on **January 21, 2014**, at 4:00 p.m., at McAllen City Hall Commission Chambers, 1300 Houston Avenue, McAllen Texas.
- The second public hearing will be held before the Board of Commissioners of the City of McAllen on **February 10, 2014**, at 5:00 p.m., at McAllen City Hall Commission Chambers, 1300 Houston Avenue, McAllen, Texas.

WITNESS MY HAND this 1st day of January, 2014.

PLANNING DEPARTMENT

Rodrigo Sanchez

Rodrigo Sanchez, Planner II

CITY SECRETARY'S OFFICE

Annette Villarreal

Annette Villarreal, TRMC/CMC, CPM
 City Secretary

AVISO LEGAL

Por medio de este aviso queda usted notificado que habrá dos (2) audiencias públicas para considerar lo siguiente:

Rezonificación de distrito R-1 (residencial unifamiliar) a distrito C-1 (oficina): 1.758 acres fuera del Lote 2, la parte cuarta Sureste de la sección 9, de la Subdivisión "Hidalgo Canal Company", Condado de Hidalgo, Texas; 401 Bulevar Pecan. (REZ2013-0041)

- La Primera audiencia pública será ante la Comisión de Planeación y Zonificación de la ciudad de McAllen el día **21 de Enero de 2014** a las 4:00 p.m. en el salón de sesiones de la Comisión del Edificio Municipal, situado en la dirección 1300 de la Avenida Houston, McAllen, Texas.
- La segunda audiencia pública será ante la mesa de Comisionados de la ciudad de McAllen el día **10 de Febrero 2014** a las 5:00 p.m. en el salón de sesiones de la comisión del edificio 1300 de la Avenida Houston, McAllen, Texas.

Todos los interesados pueden presentarse para expresarse. Si alguna comodidad es necesaria por discapacidad o si hay preguntas sobre este aviso, favor de notificar al departamento de Planeación antes del día de la junta al (956) 681-1250.

Doy fe firmando por mi puño y letra este 1 de Enero de 2014.

