

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 18, 2015 – 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 August 4, 2015

2) CONSENT:

- a) The Shops at Solana Subdivision; 1300 S. 10th Street – Provident Realty Advisors, Inc. **(Final) (SUB2015-0019) (TABLED:04/21/2015) (REMAINED TABLED:05/05/2015, 05/19/2015, 06/02/2015, 06/16/2015, 07/07/2015, 07/21/2015, 08/04/2015) PDE**

3) SUBDIVISIONS:

- a) Taylor Villas Subdivision; 2020 S. Taylor Road - John Shin **(Revised Preliminary) (SUB2015-0028)(TABLED: 07/21/2015)(REMAINED TABLED: 08/04/2015) MASE**
- b) Vida Buena Subdivision; 1100 E. Redbud & 4224 N. McColl Road –McAllen Heart Surgeons Bldg, LLC **(Revised Final)(SUB2012-0019) M & H**

4) SITE PLANS:

- a) Proposed Lot 1, Vida Buena Subdivision; 1100 E. Redbud & 4224 N. McColl Road – McAllen Heart Surgeons Bldg, LLC **(SPR2015-0024) M & H**
- b) Proposed Lot 1, SSFCU E. Pecan at N. McColl Subdivision; 621 E. Pecan Boulevard - Security Service Federal Credit Union **(SPR2015-0032) PDE**
- c) Proposed Lot 1, Sky Sports Subdivision; 4801 Cobath Road - John Shin **(SPR2015-0031) MASE**
- d) Revised Site Plan Lot 3, Industrial Medical Plaza Subdivision Phase I -1201 E. Fern Avenue –First Christian Church **(SPR2015-0011) BSG**
- e) Lot 2, Robin Subdivision; 6700 N. 10th Street – RKMS McAllen, LLC. **(SPR2015-0030) BRA**

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

a) ORDINANCES:

1. An Ordinance of the City of McAllen, Texas, creating A Planned Unit Development (PUD) on certain property described as a 13.66 acre tract of land bound by 1-2 access road, South 12th Street, Lindberg Avenue, and South 10th Street and approving the concept plan and development standards for the PUD. **(TABLED:04/21/2015)(REMAINED TABLED: 05/05/2015, 05/19/2015, 06/02/2015, 06/16/2015, 07/07/201, 07/21/2015 08/04/2015)**

b) CONDITIONAL USE PERMITS:

1. Request of Provident Realty Advisors, Inc., for a Conditional Use Permit, for life of the use, for a planned unit development, at the 13.661 acres coming out of Lots 9 and 16 in the Northwest Quarter (¼) of Section 7, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1300 South 10th Street. **(CUP2015-0003)(TABLED:02/03/2015)(REMAINED TABLED: 02/17/2015, 03/03/2015, 04/07/2015, 04/21/2015, 05/05/2015, 05/19/2015, 06/02/2015, 06/16/2015, 07/07/2015, 07/21/2015, 08/04/2015)**
2. Request of Tracy L. Bluhm for a Conditional Use Permit, For Life of the Use, for a guest house at Lot 7, Block 8, Primrose Terrace Unit #4 Subdivision; 1719 Redbud Avenue. **(CUP2015-0008)**
3. Request of Jamie Sanchez, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 1, Block 2, Young's Subdivision, Hidalgo County, Texas; 2401 Highway 83. **(CUP2015-0101)(TABLED: 08/04/2015)**
4. Request of Hector S. Mendoza, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 13, Block 45, Hammond Addition Subdivision, Hidalgo County, Texas; 321 South 23rd Street. **(CUP2015-0104)**
5. Request of Esaul Padilla, for a Conditional Use Permit, for one year, for an automotive service and repair (installation) at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2241 Dallas Avenue.**(CUP2015-0110)**
6. 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. **(CUP2015-0095)**
7. Request of Jorge A. Richaud, for a Conditional Use Permit, for one year, for an event center at the 9.08 acres out of the South 40 feet of Lot 74 and Lot 91, C.E. Hammond Subdivision, Hidalgo County, Texas; 3116 Ash Avenue. **(CUP2015-0111)**

8. Request of Raul N. Garcia, for a Conditional Use Permit, for one year, for a bar/barbershop at Lots 1, 2, 3 and 4 , The District at McAllen Subdivision, Hidalgo County, Texas; 3300 North McColl Road Suites I & J. **(CUP2015-0112)**

c) REZONINGS:

1. Initial zoning to R-2 (duplex-fourplex residential) District: 12.51 acres out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(REZ2015-0085)**
2. Rezone from C-1 (office building) District to R-3A (multifamily residential apartments) District: The east 130 feet of Lot 2, Hamilton Place Subdivision, Hidalgo County, Texas; 1408 North 1st Street (rear).**(REZ2015-0107)**

d) A-O REZONINGS PROJECT:

1. City Initiated rezoning from A-O (agricultural-open space) District for **District 2 Tracts 12B - 23C:**
 - A) TRACT 12B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 2.212 acres out of Lot 100, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 4920 North Ware Road. **(REZ2015-0108)**
 - B) Tract 13A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 4.0782 acres out of Lot 93, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 5308 North Ware Road (Rear). **(REZ2015-0109)**
 - C) TRACT 13B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 1.009 acres out of Lot 93, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 5308 North Ware Road. **(REZ2015-0110)**
 - D) TRACT 14B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 0.907 acres out of Lot 2, J.H. Betty Subdivision, Hidalgo County, Texas; 5111 North Ware Road. **(REZ2015-0111)**
 - E) TRACT 15:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 1.460 acres out of Lot 92, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 5301 – 5309 North Ware Road. **(REZ2015-0112)**
 - F) TRACT 16:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 4.462 acres out of Lot 89, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 5507 - 5509 North Ware Road. **(REZ2015-0113)**

- G) TRACT 17:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 2.131 acres out of Lot 89, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 5721 – 5813 North Ware Road. **(REZ2015-0114)**
- H) TRACT 18:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 18.987 acres out of Lot 80, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 6117 – 6217 North Ware Road. **(REZ2015-0115)**
- I) TRACT 19A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.626 acres out of Lot 232, Pride O' Texas Subdivision, Hidalgo County, Texas; 4103-4109 Lark Avenue. **(REZ2015-0116)**
- J) TRACT 19C:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 0.744 acres out of Lot 232, Pride O' Texas Subdivision, Hidalgo County, Texas; 4207-4209 Lark Avenue. **(REZ2015-0117)**
- K) TRACT 19D:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 0.654 acres out of Lot 232, Pride O' Texas Subdivision, Hidalgo County, Texas; 6308 North Bentsen Road. **(REZ2015-0118)**
- L) TRACT 20:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 17.851 acres out of Lots 234-236, Pride O' Texas Subdivision, Hidalgo County, Texas; 5828-6100 North Bentsen Road. **(REZ2015-0119)**
- M) TRACT 21A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 7.824 acres out of Lots 238-239, Pride O' Texas Subdivision, Hidalgo County, Texas; 5500 North Bentsen Road. **(REZ2015-0120)**
- N) TRACT 21B1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 13.47 acres out of Lots 239-243, Pride O' Texas Subdivision, Hidalgo County, Texas; 5000-5200 North Bentsen Road, 4300-4336 Kingdom Avenue. **(REZ2015-0121)**
- O) TRACT 21B2:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 4.393 acres out of Lots 241-242, Pride O' Texas Subdivision, Hidalgo County, Texas; 4924 North Bentsen Road. **(REZ2015-0122)**
- P) TRACT 21C:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 2.212 acres out of Lots 243-244, Pride O' Texas Subdivision, Hidalgo County, Texas; 4800 North Bentsen Road, 4301-4329 Kingdom Avenue. **(REZ2015-0123)**

- Q) TRACT 22:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.979 acres out of Lot 244, Pride O' Texas Subdivision, Hidalgo County, Texas; 4700-4716 North Bentsen Road. **(REZ2015-0124)**
- R) TRACT 23A1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 7.649 acres out of Lot 348, John H. Shary Subdivision, Hidalgo County, Texas; 5509-5517 North Bentsen Road Rear. **(REZ2015-0125)**
- S) TRACT 23A2:** Rezone from A-O (agricultural-open space) District to C-2 (neighborhood commercial) District: 2.168 acres out of Lot 348, John H. Shary Subdivision, Hidalgo County, Texas; 5509-5517 North Bentsen Road. **(REZ2015-0126)**
- T) TRACT 23B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 0.651 acres out of Lot 348, John H. Shary Subdivision, Hidalgo County, Texas; 5001 North Bentsen Road. **(REZ2015-0127)**
- U) TRACT 23C:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 4.815 acres out of Lot 338, John H. Shary Subdivision, Hidalgo County, Texas; 4809 North Bentsen Road. **(REZ2015-0128)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: August 10, 2015

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 OR FOR PARTICULAR ACTION AT A FUTURE DATE.