

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, OCTOBER 20, 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 October 6, 2015

#### **2) SITE PLANS:**

- a) Proposed Lots 1 and 3, La Vista Crossing Subdivision: 2500 N. McColl Road – Jorge Gonzalez **(SPR2015-0013)** SEC

#### **3) CONSENT:**

- a) Elizondo Acres Subdivision; 1130 N. Bentsen Road – Jesus Eloy Elizondo **(Final)(SUB2015-0075)** SEA

#### **4) SUBDIVISIONS:**

- a) Sanchez Residence Subdivision; 500 Martin Avenue – Sergio J. Sanchez – **(Preliminary/Final)(SUB2015-0074)** PPE
- b) The Heights at McColl Subdivision; 2701 S. McColl Road - Meyerhoff Family Trust - **(Revised Preliminary)(SUB2015-0057)** QH & A
- c) Sharyland Business Park, Lots 23A & 25; 6901 S. International Parkway – Hunt Valley Development, Argent McAllen Realty **(Preliminary)(SUB2015-0071)** HA

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

##### **a) Ordinance Amendment:**

1. An Ordinance Amending the Code of Ordinances of the City of McAllen by Amending Division 13 ("Heart of the City Overlay Districts") to Article V ("Districts") of Chapter 138 ("Zoning") to revise restrictions pertaining to the "Entertainment and Cultural Overlay District" and to eliminate the "Downtown Retail Overlay District" providing for publication; providing for severability, and ordaining other provisions related to the subject matter hereof.

## **b) CONDITIONAL USE PERMITS:**

1. Request of Jamie S. Ortiz on behalf of Nations for Christ Church, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lots 3, 4 and the West 30 feet- East 525 feet of Lots 42 and 43, R/S Continental Trade Center Subdivision, Hidalgo County, Texas; 2032 Orchid Avenue. **(CUP2015-0139)**
2. Request of Ricardo De Luna, for a Conditional Use Permit, for one year, for a home occupation (office/ tours) at Lot 10, Block 2, Bryan Younger Subdivision, Hidalgo County, Texas; 208 Beech Avenue. **(CUP2015-0145)**
3. Request of Bradley A. Denno, for a Conditional Use Permit, for one year, for a home occupation (office/ sporting goods mail order) at Lot 53, Tiffany Estates Subdivision, Hidalgo County, Texas; 6002 North 44th Lane. **(CUP2015-0138)**
4. Request of Alim U. Ansari on behalf of South Texas Educational Technologies, Inc., for a Conditional Use Permit, for one year, for an institutional use (school) at Lots 1 through 6, Block 44 and Lots 7 and 8, Block 45, North McAllen Townsite Subdivision, Hidalgo County, Texas; 221 North Main Street. **(CUP2015-0144)**
5. Request of Raul Hernandez on behalf of Linda Calderon, for a Conditional Use Permit, for one year, for a guest house at Lot 1, Graham Subdivision, Hidalgo County, Texas; 1119 South "E" Street. **(CUP2015-0141)**
6. Request of Victor Barrera on behalf of D' Gala, for a Conditional Use Permit, for one year, for a banquet hall at Lot 1, Michelle's Banquet Hall Subdivision, Hidalgo County, Texas; 2100 Nolana Avenue. **(CUP2015-0137)**
7. Request of Jose R. Aguilar, for a Conditional Use Permit, for one year, for a bar at Lots 1, 2 and 3A, Sue's Place Subdivision, Hidalgo County, Texas; 6500 North 10<sup>th</sup> Street, Suites I and J. **(CUP2015-0047)**
8. Request of Samantha Salas, for a Conditional Use Permit, for one year, for a children's event center at the North 100 feet of Block 8, Broadlawn Terrace No. 2, Hidalgo County, Texas; 3515 North 10<sup>th</sup> Street. **(CUP2015-0142)**

## **c) REZONINGS:**

1. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot A, Sal- Eli Subdivision, Hidalgo County, Texas; 900 East Hackberry Avenue. **(REZ2015-0173)**
2. Rezone from A-O ( agricultural- open space) District to C-3 (general business) District: 30.54 acre tract of land out of Lots 71 and 73, R.E. Horn Addition and Lot 162, la Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4100 Expressway 83 and 1101 South Bentsen Road. **(REZ2015-0174)**

**d) A-O REZONINGS PROJECT:**

**1. City Initiated rezoning from A-O (agricultural-open space) District for District 3 Tracts 1- 9F:**

- A) TRACT 1:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.089 acres out Of Lot 15, Block 11, Hidalgo Canal Company, Hidalgo County, Texas; 4012 – 4112 North 10th Street. **(REZ2015-0175)**
- B) TRACT 2:** Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartment) District: 2.009 acres out of Lot 2, Block 7, Steele & Pershing Subdivision, Hidalgo County, Texas; 516 – 524 East Violet Avenue. **(REZ2015-0176)**
- C) TRACT 3A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.451 acres out of Lot 6, Block 6, Steele & Pershing Subdivision, Hidalgo County, Texas; 4900 North McColl Road. **(REZ2015-0177)**
- D) TRACT 3B:** Rezone from A-O (agricultural-open space) District to C-4 (commercial industrial) District: .6083 acres out of Lot 1, Block 7, Steele & Pershing Subdivision, Hidalgo County, Texas; 816 East Violet Avenue. **(REZ2015-0178)**
- E) TRACT 3C:** Rezone from A-O (agricultural-open space) District To C-3 (General Business) District: 2.674 acres out of Lot 1, Block 7, Steele & Pershing Subdivision, Hidalgo County, Texas; 4500 North McColl Road. **(REZ2015-0179)**
- F) TRACT 3D:** Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartment) District: 12.031 acres out of Lot 1, Block 7, Steele & Pershing Subdivision, Hidalgo County, Texas; 900 – 1100 East Violet Avenue. **(REZ2015-0180)**
- G) TRACT 4A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 8.464 acres out of Lot 3, Block 3, McColl Tract, Hidalgo County, Texas; 5401 North Jackson Road. **(REZ2015-0181)**
- H) TRACT 4B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 7.938 acres out of Lot 4, Block 3, McColl Tract, Hidalgo County, Texas; 5001 North Jackson Road. **(REZ2015-0182)**
- I) TRACT 4C:** Rezone from A-O (agricultural-open space) District to R-3T (multifamily residential townhouse) District: 15.79 acres out of Lot 4, Block 3, McColl Tract, Hidalgo County, Texas; 1101 – 1401 East Violet Road, 5001 North Jackson Road. **(REZ2015-0183)**

- J) TRACT 4D:** Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 6.712 acres out of Lot 4, Block 3, McColl Tract, Hidalgo County, Texas; 1200 East Zinnia Avenue. **(REZ2015-0184)**
- K) TRACT 5:** Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 1.635 acres out of Lot 1, Block 11, Hidalgo Canal Company, Hidalgo County, Texas; 609 Dove Avenue. **(REZ2015-0185)**
- L) TRACT 7A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 5.464 acres out of Lot 4, Block 3, Steele & Pershing Subdivision, Hidalgo County, Texas; 120 Trenton Road. **(REZ2015-0187)**
- M) TRACT 7B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District 2.929 acres out of Lot 4, Block 3, Steele & Pershing Subdivision, Hidalgo County, Texas; 101 East Trenton Road. **(REZ2015-0188)**
- N) TRACT 8A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District 0.898 acres out of Lot 14, Block 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1316 Trenton Road. **(REZ2015-0189)**
- O) TRACT 8B:** Rezone from A-O (agricultural-open space) District to C-1 (office building) District 1.883 acres out of Lot 4, Block 12, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1701 Trenton Road. **(REZ2015-0190)**
- P) TRACT 9A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District 6.396 acres out of Lot 6, Block 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 8321, 8501, 8505 North 10th Street. **(REZ2015-0191)**
- Q) TRACT 9B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District 12.411 acres out of Lot 17, Block 1, Ebony Heights Citrus Groves & Lot 3, Block 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 8601 – 9017 North 10th Street. **(REZ2015-0192)**
- R) TRACT 9C1:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District 5.297 acres out of Lot 5, Block 1, Ebony Heights Citrus Groves Subdivision, Hidalgo County, Texas; 9301 North 10th Street. **(REZ2015-0193)**

- S) **TRACT 9C2:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District 6.791 acres out of Lot 5, Block 1 Ebony Heights Citrus Groves Subdivision & Lot 9, Card Strip, Hidalgo County, Texas; 9301 North 10th Street. **(REZ2015-0194)**
- T) **TRACT 9D:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District 5.173 acres out of Lots 1, 2, Northgate Estates Units 1, 2, Hidalgo County, Texas; 1201 – 1313 Northgate Lane. **(REZ2015-0195)**
- U) **TRACT 9E:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District 13.635 acres out of Lots 20, 21, Block 1, Ebony Heights Citrus Groves, Hidalgo County, Texas; 1609 – 1717 Northgate Lane. **(REZ2015-0196)**
- V) **TRACT 9F:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District 7.689 acres out of Lot 32, Block 2, Ebony Heights Citrus Groves, Hidalgo County, Texas; 1900 Northgate Lane. **(REZ2015-0197)**

**6) DISCUSSION:**

**7) INFORMATION ONLY:**

**a. Upcoming Holiday Schedule**

NOVEMBER 2015							DECEMBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7			1	2 HPC	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

**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.