

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 1, 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 November 17, 2015

2) SITE PLANS:

- a) Lot 3, Naila Subdivision; 4701 South 24th Street – Rudy Esquivel **(SPR2015-0044)** HE
- b) Lot 1, Proposed Shops at 29, LTD Subdivision; 2600 U.S Expressway 83 – TMM Trust; Exp 29th Properties LTD Cook Memorial Trust. **(SPR2015-0042)** M & H
- c) Lot 9A, Amended Lots 9A & 10A, McAllen Convention Center Subdivision; 525 South Ware Road – Milburn-Oberfeld Hospitality, LLC **(SPR2015-0047)** SEC

3) CONSENT:

- a) Jucar Apartments Subdivision; 3804 Pecan Boulevard – Jucar Apartments, LLC. Severino Sala **(Final) (SUB2015-0090)** MASE

4) SUBDIVISIONS:

- a) M.K. Subdivision; 3101 N. 11th Street – Jesus Jorge Melhem **(Preliminary) (SUB2015-0087)** NE
- b) Las Tiendas Subdivision; 700 East U.S. Expressway 83 – Expressway –McColl, LTD. **(Preliminary)(SUB2015-0088)** M & H

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

a) SUBDIVISIONS:

- 1. Shops at 29, LTD Subdivision; 2600 U.S Expressway 83 – TMM Trust; Exp 29th Properties LTD Cook Memorial Trust. **(Final)(SUB2015-0089)** M & H

b) CONDITIONAL USE PERMITS:

- 1. Request of Jesus Henry Saenz, for a Conditional Use Permit, for one year, for an portable building greater than 10'x12'(office), at Lots 2 and 3, Block 55, McAllen Addition Subdivision, Hidalgo County, Texas; 616 South 16th Street. **(CUP2015-0159) (TABLED: 11/17/2015)**

2. Request of Luis M. Munguia on behalf of Iglesia Del Cuerpo De Cristo, for a Conditional Use Permit, for one year, for an institutional use (church), at Lot 7 and 8, Block 24, McAllen Addition Subdivision, Hidalgo County, Texas; 1721 Beaumont Avenue. **(CUP2015-0165)**
3. Request of Aurelio Flores, for a Conditional Use Permit, for one year, for a children's event center at Lot 1, Shasta Commercial Plaza Phase 2 Subdivision, Hidalgo County, Texas; 2525 Buddy Owens Boulevard. **(CUP2015-0161)**
4. Request of Juan D. Alanis request for a Conditional Use Permit, for one year, for an automotive service and repair (audio installation) at Lots 5 and 6, Block 1, Renken Subdivision, Hidalgo County, Texas; 602 North 10th Street. **(CUP2015-0166)**
5. Request of Samuel Avila, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suite 2216 and 2218. **(CUP2015-0163)**
6. Request of Raul N. Garcia, for one year, for a bar at Lot 1, 2, 3 and 4, The District at McAllen Subdivision, Hidalgo County, Texas; 3300 North McColl Road, Suites I and J. **(CUP2015-0167)**

c) REZONINGS:

1. Rezone from R-3A (multifamily residential apartments) District to R-1 (single family residential) District: 31.0723 acres out of Section 232, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 14901 North Ware Road. **(REZ2015-0269)**
2. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouse) District: 3.956 acres out of Lot 267, John H. Shary Subdivision, Hidalgo County, Texas; 1820 North Taylor Road. **(REZ2015-0268)**

6) DISCUSSION:

7) INFORMATION ONLY:

a) City Commission Action: November 23, 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.