

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 03, 2015 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

[P&Z – 11/03/15](#)

1) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)

- a) Request of McAllen Flea Market, LLC., for a Conditional Use Permit, for life of the use, for a Flea Market at the 6.97 acres out of the North 603.20 feet of the South 841.5 feet of Lot 180, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2400 South 23rd Street. **(CUP2015-0152)**

2) MINUTES:

- a) Minutes for Regular Meeting held on October 20, 2015

3) CONSENT:

- a) Colgate Crossing Subdivision; 8101 North 23rd Street - Sergio Ornelas **(Final)**
(SUB2015-0082) SEC
- b) McAllen Northwest at Conway and Mile 7 Road Subdivision; 10109 Mile 7 Road – Stripes LLC, Successor by merger to SSP Partners and Shuck Farms LLC. **(Revised Final)(SUB2014-0061)** KHA
- c) Citrus Grove Plaza, Lots 14, 15 & 16 Subdivision; 4201 U.S. Expressway 83 - Solloa & Associates, LLC. **(Final)(SUB2015-0078)** MASE

4) SUBDIVISIONS:

- a) La Hacienda Estates, Lot 3-A Subdivision; 2916 N. 29th Lane – Adam Quarish – **(Preliminary)(SUB2015-0076)** MASE
- b) Shops at 29, LTD Subdivision; 2600 U.S Expressway 83 – TMM Trust; Exp 29th Properties LTD Cook Memorial Trust. **(Revised Preliminary)(SUB2015-0056)** M & H

- c) San Pietro Plaza Subdivision; 3713 N. 10th Street - Emilia Luebbert – **(Preliminary)**
(SUB2015-0073) IEG
- d) EGOG Subdivision; 6212 S. 23rd Street - San-Rey Produce, Inc. – **(Preliminary)**
(SUB2015-0077) JHE

5) SITE PLANS:

- a) Proposed Colgate Crossing, Lot 5 Subdivision; 8101 North 23rd Street - Sergio Ornelas **(SPR2013-0033) SEC**

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

a) LANDMARK DESIGNATION:

- 1. Request of City of McAllen for a designation of a McAllen City Landmark at Lot 1, Block 5, B. T. Washington Subdivision, Hidalgo County, Texas; 1322 South 16th Street. **(HIS2015-0001)**

b) SUBDIVISIONS:

- 1. Sharyland Business Park, Lots 23A & 25 Subdivision; 6901 S. International Parkway - Hunt Valley Development, Argent McAllen Realty **(Final)**
(SUB2015-0071) HA

c) CONDITIONAL USE PERMITS:

- 1. 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)(TABLED: 10/20/2015)**
- 2. Request of Rudy Tijerina on behalf of Tierra Santa Worship, for a Conditional Use Permit, for five years, for an institutional use (church), at Lot 8, Block 18, Hammond Addition Subdivision, Hidalgo County, Texas; 2029 Date Palm Avenue. **(CUP2015-0151)**
- 3. Request of McAllen Flea Market, LLC., for a Conditional Use Permit, for life of the use, for a Flea Market at the 6.97 acres out of the North 603.20 feet of the South 841.5 feet of Lot 180, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2400 South 23rd Street. **(CUP2015-0152)**

4. Request of Glafira Villarreal, for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 49, Emerald Valley at Perez Point Subdivision, Hidalgo County, Texas; 4921 Walnut Avenue. **(CUP2015-0154)**
5. Request of Hector Espino, for a Conditional Use Permit, for one year, for an automotive service and repair (installation) at Lot 2A, Valram Heights Subdivision, Hidalgo County, Texas; 2801 Expressway 83. **(CUP2015-0156)**
6. Request of Jesus A. Leal, for a Conditional Use Permit, for one year, for a bar at Lots 6 and 7, 21st Place Subdivision, Hidalgo County, Texas; 2013 Nolana Avenue. **(CUP2015-0148)**
7. Request of Edmundo C. Torres on behalf of Mariscos El Culichi, LLC., for a Conditional Use Permit, for one year, for a bar at the 1.29 acres out of Lot 166, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2901 Expressway 83, Suite 200. **(CUP2015-0150)**
8. Request of Mayerling Redondo, for a Conditional Use Permit, for one year, for a nightclub at Lots 7 and 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4037 Expressway 83, Suites 100, 105, and 110. **(CUP2015-0155)**

d) REZONINGS:

1. **TRACT 1:** Initial zoning to A-O (agricultural-open space) District: Lot 1, Idea Quest Subdivision, Lot 1, E.C.I.S.D. Elementary No. 30 Subdivision, Lot 1, E.C.I.S.D. Middle School No. 50 Subdivision, 17.16 acres out of Hidalgo County Irrigation District #1 canal right-of-way and Hidalgo County Drainage District #1 drainage ditch right-of-way, Hidalgo County, Texas; 14000, 14001, 14101 North Rooth Road (29th Street), 3302, 3303 Russell Road **(REZ2015-0199)**

TRACT 2: Initial zoning to R-1 (single family residential) District: Lots 1-157, La Puerta Subdivision Phase 1, and 11.01 acres out of Lot 3, Section 234 Texas- Mexican Railway Company Subdivision, Hidalgo County, Texas; 13702-13818 North 29th Lane, 2901-3229 La Puerta Avenue, 2901-3221 Linva Avenue, 3101-3217 Trailblazer Ave, 3101-3213 Academy Avenue, 13701-13913 North 33rd Street, 3321 Russell Road. **(REZ2015-0200)**

2. **TRACT 1:** Initial zoning to C-4 (commercial industrial) District: 28.56 acres out of Lots 2 & 5, Block 21, Steele & Pershing Subdivision; 124.35 acres o/o Lots 1-3, Block 11 A. J. McColl Subdivision, Hidalgo County, Texas. 6700-7012 South McColl Road, 6600-7720 South Jackson Road **(REZ2015-0201)**

TRACT 2: Initial zoning to C-3 (general business) District: 13.81 acres out of Lots 2 & 3, Block 10, A. J. McColl Subdivision; 209.57 acres out of Lots 1, 2, 4-6, Block 22, Steele & Pershing Subdivision and Lot 4, Block 11 A. J. McColl Subdivision, Hidalgo County, Texas. 5600-5820 South Jackson Road, 7400-8121 South McColl Road, 100-116 Dicker Road, 101-1421 East Dicker Road. **(REZ2015-0202)**

TRACT 3: Initial zoning to R-3A (multifamily residential apartment) District: 7.95 acres out of Lot 5, Block 22 Steele & Pershing Subdivision, Hidalgo County, Texas. 321 East Dicker Road. **(REZ2015-0203)**

TRACT 4: Initial zoning to R-1 (single family residential) District: 255.72 acres out of Lot 4, Block 18, Lots 1-6, Block 19, Lots 1-3, Block 20, Steele & Pershing Subdivision and Lots 2 & 3, Block 10, A. J. McColl Subdivision; 205.40 acres out of Lots 1, 3-6, Block 21, Lots 3 & 4, Block 22, Steele & Pershing Subdivision, Hidalgo County, Texas. 5500-5921 South McColl Road, 6701-7320 South McColl Road, 100-117 Thomas Road and 100-221 East Thomas Road. **(REZ2015-0204)**

TRACT 5: Initial zoning to A-O (agricultural-open space) District: 237.36 acres out of Lots 4-6, Block 18, Lots 1, 2 & 5, 6 Block 19, Steele & Pershing Subdivision and Lot 4, Block 9 and Lot 1, Block 10 A. J. McColl Subdivision; 293.4 acres out of Lots 1-6, Block 20 and Lots 1-3, Block 21, Steele & Pershing Subdivision and Lots 3, 4 Block 10 and Lot 1, Block 11, A. J. McColl Subdivision; 31.40 acres out of Lot 4, Block 18 and Lots 3, 4 Blocks 19-22, Steele & Pershing Subdivision, Hidalgo County, Texas. 4600-5412 South McColl Road, 4600-5120 South Jackson Road, 6100-6621 South McColl Road, 5900-5520 South Jackson Road, 120 Dicker Road. **(REZ2015-0205)**

3. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: 0.33 acres out of Lot 16, Stewart's Addition, Hidalgo County, Texas; 612 South 8th Street. **(REZ2015-0198)**
4. Rezone from R-1 (single family residential) District to C-1 (office building) District: The West 180 feet of the South 215 feet out of Adobe Wells Mobile Park, Hidalgo County, Texas; 3000 North Taylor Road. **(REZ2015-0206)**
5. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: 0.454 acres out of Lot 1, Unicorn Acres Subdivision, Hidalgo County, Texas; 2901 Gumwood Avenue. **(REZ2015-0235)**

e) A-O REZONINGS PROJECT:

1. City Initiated rezoning from A-O (agricultural-open space) District for **District 1 Tracts 10A – 19B:**

A) TRACT 10A: Rezone from A-O (agricultural-open space) District to C-3 (general business) District 52.5 acres out of Lots 2, 7, Block 13, Hidalgo Canal Company Subdivision & Lot 16, Block 1 Ebony Heights Citrus Groves Subdivision, Hidalgo County, Texas; 8220 – 8800 North 10th Street, 801 Northgate Lane. **(REZ2015-0207)**

B) TRACT 10B: Rezone from A-O (agricultural-open space) District to R-1 (residential family residential) District 20.47 acres out of Lot 2, Block 13, Hidalgo Canal Company Subdivision & Lot 15, Block 1 Ebony Heights Citrus Groves Subdivision, Hidalgo County, Texas; 8400 - 8600 North 10th Street, 617 Northgate Lane. **(REZ2015-0208)**

- C) TRACT 10C:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District 4.627 acres out of Lot 6, Block 1, Ebony Heights Citrus Groves Subdivision, Hidalgo County, Texas; 9100 North 10th Street. **(REZ2015-0209)**
- D) TRACT 10D:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District, 12.704 acres out of Lots 6 And 7, Block 1, Ebony Heights Citrus Groves Subdivision, Hidalgo County, Texas; 700 Northgate Lane, 813 Hobbs Drive. **(REZ2015-0210)**
- E) TRACT 11A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District, 7.475 acres out of Lot 1, Block 1, Golden Grapefruit Gardens Subdivision, Hidalgo County, Texas; 8100 North 23rd Street. **(REZ2015-0211)**
- F) TRACT 11B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District, 2.143 acres out of 1, Block 1, Golden Grapefruit Gardens Subdivision, Hidalgo County, Texas; 8100 North 23rd Street. **(REZ2015-0212)**
- G) TRACT 12A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District, 16.877 acres out of Lot 49, La Lomita HOIT Subdivision, Hidalgo County, Texas; 2300 Auburn Avenue. **(REZ2015-0213)**
- H) TRACT 12B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District, 2.623 acres out of Lot 49, La Lomita HOIT Subdivision, Hidalgo County, Texas; 2500 Auburn Avenue. **(REZ2015-0214)**
- I) TRACT 13A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District, 2.46 acres out of Lot 50, La Lomita HOIT Subdivision, Hidalgo County, Texas; 2601 - 2709 Fullerton Avenue. **(REZ2015-0215)**
- J) TRACT 13B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District, 29.61 acres out of Lot 38, 47, La Lomita HOIT Subdivision, Hidalgo County, Texas; 8516 – 8920 North 29th Street. **(REZ2015-0216)**
- K) TRACT 13C:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District, 5.211 acres out of Lot 52, La Lomita HOIT Subdivision, Hidalgo County, Texas; 8224 – 8228 North Ware Road. **(REZ2015-0217)**

- L) TRACT 14A:** Rezone from A-O (agricultural-open space) District to C-1 (office building) District, 0.975 acres out of Lot 13, Sec 278, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 9413 North 10th Street. **(REZ2015-0218)**
- M) TRACT 14B:** Rezone from A-O (agricultural-open space) District to R-4 (mobile home and modular home) District, 10.498 acres out of Lot 13, Sec 278, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 9601 North 10th Street. **(REZ2015-0219)**
- N) TRACT 15A1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District, 27.23 acres out of Lot 12, Sec 278, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 1237 – 1421 Freddy Gonzalez Road. **(REZ2015-0220)**
- O) TRACT 15A2A:** Rezone from A-O (agricultural-open space) District to R-3T (multifamily residential townhouse) District, 12.99 acres out of Lot 12, Sec 278, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 9901 – 9905 North 10th Street. **(REZ2015-0221)**
- P) TRACT 15A2B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District, 7.976 acres out of Lot 12, Sec 278, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 1101 Freddy Gonzalez Road. **(REZ2015-0222)**
- Q) TRACT 15B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District, 0.835 acres out of Lot 12, Sec 278, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 9901 North 10th Street. **(REZ2015-0223)**
- R) TRACT 15C:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 0.937 acres out of Lot 10, Sec 279, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 9800 North 23rd Street. **(REZ2015-0224)**
- S) TRACT 16A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 149.339 acres out of Lots 1, 2, 7, 8, Sec 279, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 1600 Freddy Gonzalez Road. **(REZ2015-0225)**

- T) TRACT 16B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 3.670 acres out of Lot 7, Sec 279, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 10100 North 23rd Street. **(REZ2015-0226)**
- U) TRACT 16C:** Rezone from A-O (agricultural-open space) District to R-3T (multifamily residential townhouse) District: 35.524 acres out of Lot 5, Sec 279, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 1300 Freddy Gonzalez Road. **(REZ2015-0227)**
- V) TRACT 16D:** Rezone from A-O (agricultural-open space) District To C-3 (general business) District, 0.490 acres out of Lot 14, Sec 278, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 10505 North 10th Street. **(REZ2015-0228)**
- W) TRACT 17A:** Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartment) District: 2.967 acres out of Lot 4, Sec 278, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 1305, 1313 Sprague Road. **(REZ2015-0229)**
- X) TRACT 17C:** Rezone From A-O (agricultural-open space) District to C-4 (commercial industrial) District, 4.39 acres out of Lot 4, Sec 278, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 10721 North 10th Street. **(REZ2015-0230)**
- Y) TRACT 18A:** Rezone from A-O (agricultural-open space) District to R-3T (multifamily residential townhouse) District: 22.015 acres out of Lot 13, Sec 277, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 1100 Sprague Road. **(REZ2015-0231)**
- Z) TRACT 18B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District, 1.364 acres out of Lot 13, Sec 277, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 10901-10905 North 10th Street. **(REZ2015-0232)**
- AA) TRACT 19A:** Rezone from A-O (agricultural-open space) District to R-2 (duplex-fourplex residential) District: 24.81 acres out of Lots 12 And 13, Sec 277, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 11501-11571 North 10th Street. **(REZ2015-0233)**

BB) TRACT 19B: Rezone from A-O (agricultural-open space) District to C-3 (general business) District, 23.20 acres out of Lots 12, 13, Sec 277, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 11201-11517 North 10th Street. **(REZ2015-0234)**

7) DISCUSSION:

8) INFORMATION ONLY:

a) City Commission Actions: October 26, 2015

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.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, November 03, 2015
TIME: 3:30 p.m.
PLACE: McAllen Municipal Building
1300 Houston Avenue
Commissioners' Room - 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 30th day of October, 2015 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 30th of October 2015

Susana De La Cerda, Secretary