

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 4, 2017 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code -

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes for Regular Meeting held on March 21, 2017

2) SITE PLAN:

- a) Site Plan Approval for Lot 1-A, Wilkins Subdivision No. 2; 3700 Pecan Boulevard - McDonald's USA **(SPR2017-0009)** AEC

3) SUBDIVISIONS:

- a) Las Villas Del Rio at the Groves on Shary Subdivision; 6700 N. Shary Road - Sharest, LTD **(Revised Preliminary)(SUB2017-0003)** M & H
- b) Stolpa Station Subdivision; 5621 Monte Cristo Road - Rhodes Enterprises, Inc., **(Preliminary)(SUB2017-0018)** M & H
- c) STHS McAllen No. 1 Subdivision; 3700 Nolana Avenue - Jose L. Garcia, et. al - **(Preliminary)(SUB2017-0017)** PCE
- d) ABA Estates Subdivision; 4613 Buddy Owens Boulevard - Benito Martinez **(Preliminary)(SUB2017-0019)** SEA

e) Redwood No. 1 Subdivision - 301 U.S. Expressway 83 - Redwood Corp.(Preliminary)(SUB2017-0015) SEC

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

a) SUBDIVISION:

1. Montemayor Plaza Subdivision; 1007 South Bicentennial Boulevard - Normalinda Montemayor **(Final)(SUB2016-0017)** MASE
2. Jackson Meadows, Lots 66C, 66D & 66E Subdivision - 2600 S. Jackson Road - Esponjas Development, LTD **(Final)(SUB2017-0017)** QHA

b) REZONING:

1. Rezone from I-1 (Light Industrial) District to R-3A (multifamily residential apartments) District for Lot 8, McAllen Northwest Industrial Subdivision, Hidalgo County, Texas; 1801 Industrial Drive. **(REZ2017-0006)**
2. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District for Lots 2 & 3, North Bryan Estates Subdivision, Hidalgo County, Texas; 8509 & 8501 SH 107. **(REZ2017-0010)**
3. Rezone from C-3 (general business) District to R-1 (single family Residential) District for 2.691 acres out of Lots 3 and 4, J. H. Beatty's Subdivision, Hidalgo County, Texas; 5001 North Ware Road. **Tract 1 (REZ2017-0011)**

Rezone from C-4 (commercial industrial) District to R-1 (single family residential) District for 18.00 acres out of Lots 3 and 4, J. H. Beatty's Subdivision, Hidalgo County, Texas; 5001 North Ware Road **Tract 2: (REZ2017-0011)**

c) CONDITIONAL USE PERMITS:

1. Request of Rolando Garza for a Conditional Use Permit, for life of the use, for automotive service and repair at the north 100.02 ft. of Lot 1, and the west 16.51 ft. of the north 100.02 ft. of Lot 2 out of Best Courts Subdivision & 7.30 inches of the north 100.02 of Lot 9 of East McAllen Business District Subdivision, Hidalgo County, Texas; 411 U.S. Business 83. **(CUP2017-0042)**

2. Request of Rubi Y. Cervantes, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 7, Block 4, Orange Terrace #3 Subdivision, Hidalgo County, Texas; 1109 Pecan Boulevard. **(CUP2017-0046)**
3. Request of Dagoberto Quintanilla, for a Conditional Use Permit, for one year, for a nightclub at the 0.66 acres out of Lot 16, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2203 South 23rd Street **(CUP2017-0044)**
4. Request of Verna L. Terrell, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at the North 18.17 acres out of the South 28.23 acres being an irregular tract out of Lot 180, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2400 South 23 Street. **(CUP2017-0047)**
5. Request of Carlos A. Alvarez, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Lot 5, Block 13, Young's Subdivision, Hidalgo County, Texas; 218 South 23rd Street. **(TABLED:03/07/2017, 3/21/2017)(CUP2017-0026)**

5) DISCUSSION:

6) INFORMATION ONLY:

- a) City Commission Actions: March 27, 2017

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 FOR PARTICULAR ACTION AT A FUTURE DATE.