

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 5, 2016 - 3:30 PM
MCALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER -PEPE CABEZA DE VACA

[Google Earth Placemarks](#)

1) MINUTES:

- a) Minutes for Regular Meeting held on March 15, 2016

2) SITE PLAN:

- a) Nolana Crossing, Lot 2 Subdivision, 2701 Nolana Avenue, BW Nolana, LLC, a Texas Liability Company **(SPR2015-0040)**

3) SUBDIVISIONS:

- a) Copperfield Estates Phase 1A Subdivision; 4201 Pecan Boulevard-Inmobiliaria Del Valle, LLC. **(Revised Preliminary) (SUB2016-0013)**

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

a) SUBDIVISION:

- 1. Concord Phase 1A Subdivision; 700 East U.S. Expressway 83- Expressway-McColl, LTD. **(Final) (SUB2016-0019)**

b) CONDITIONAL USE PERMITS:

- 1. Request of Rosalia De Leon for a Conditional Use Permit, for one year, for a bar at Lot 1, Las Arboledas Office Park Subdivision; 6400 North 10th Street. **(CUP2016-0030)**
- 2. Request of Caribe Investments, L.P., for a Conditional Use Permit, for one year, for a bar at Lot 3, Lone Star National Bank Subdivision; 500 Nolana Avenue. **(CUP2016-0033)**
- 3. Request of Jose J. Jaramillo, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 5 less the west 85 feet, Janice #2 Subdivision; 1901 North 10th Street. **(CUP2016-0028) (TABLED: 3/15/2016) WITHDRAWN**

c) REZONING:

- 1. Rezone from R-1 (single family residential) District to C-1 (office building) District: 7.475 acres out of Lot 1, Block 1, Golden Grapefruit Gardens Tract No. 2, Hidalgo County, Texas; 8100 North 23rd Street (rear). **(REZ2016-0005)**

2. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: Lot 4, Block 57, McAllen Addition, Hidalgo County, Texas; 710 South 17th Street. **(REZ2016-0006)**
3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: Lot 5, Block 55, McAllen Addition, Hidalgo County, Texas; 604 South 16th Street. **(REZ2016-0007)**
4. Rezone from C-2 (neighborhood commercial) District to C-4 (commercial-industrial) District: 1 acre out of Lot 15, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2220 Sprague Road. **(REZ2016-0008)**
5. Rezone from R-1 (single family residential) District to C-3 (general business) District: Lot 1, Duarte Subdivision, Hidalgo County, Texas; 4724 Buddy Owens Boulevard. **(REZ2016-0009)**
6. 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. **(REZ2016-0010)**

5) DISCUSSION:

- a) Training Workshop Date

6) INFORMATION ONLY:

- a) City Commission actions of March 28, 2016

**7) 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 FOR PARTICULAR ACTION AT A FUTURE DATE.