

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 6, 2016 - 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 511, Subchapter D of the Texas Government Code

CALL TO ORDER - PEPE CABEZA DE VACA, CHAIRPERSON

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on November 16, 2016

2) SITE PLAN:

- a) Proposed Lot 1, Pyxis Heights Subdivision; 901 East Yuma Avenue - Oscar A.Tamez Guerra **(SPR2016-0022)** PC
- b) Proposed Lot 14A, Renaissance Center, Lots 10A - 15A Subdivision; 1300 East Dove Avenue- City of McAllen **(SPR2016-0033)** JHE

3) CONSENT:

- a) The Villas at La Vista Subdivision; 100 East La Vista Avenue- Affordable Homes of South Texas **(Final)(SUB2016-0085)** CHC

4) SUBDIVISIONS:

- a) Sky Plaza McAllen Subdivision; 3420 Ash Avenue - Jose Pedraza **(Final)(SUB2016-0088)** J & R
- b) Kshatriya Subdivision; 4000 Neuhaus Drive- KVS Family Limited Partnership **(Final)(SUB2016-0087)** RDE

- c) Zinnia Plaza Subdivision; 5113 North 23rd Street - Nancy Mireles **(Preliminary)(SUB2016-0081)** GA
- d) Las Vias Trailer Park No. 5 Subdivision; 3103 U.S. Highway 83 - Efrain Salinas **(Preliminary)(SUB2016-0082)** IE
- e) Plaza on Ridge Road, Lots 1A & 1B Subdivision; 1101 East Ridge Road **(Preliminary)(SUB2016-0080)** KFW
- f) North Park Village Phase I Subdivision; 8001 North 10th Street - James C. Harrod Revocable Trust & Janet Harrod Carr Revocable Trust **(Revised Preliminary)(SUB2016-0056)** M & H
- g) Pyxis Heights Subdivision; 901 East Yuma Avenue - Oscar A. Tamez Guerra **(Final)(SUB2016-0086)** PC
- h) Comar Subdivision; 4000 U.S. Expressway 83 - Frisco Corporation - Jesus Calderon **(Preliminary)(SUB2016-0084)** SEA
- i) Dove Town Square Phase II Subdivision; 2100 Dove Avenue - Lockhard McAllen Holdings, LLC. **(Revised Preliminary)(SUB2015-0030)** DA
- j) Auburn Apartments Subdivision; 3300 Auburn Avenue - Pearl City Investments, L.P. **(Preliminary)(SUB2016-0083)** SEA

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

a) SUBDIVISION:

1. Coronado Estates Phase I Subdivision; 4301 Yuma Avenue- Ana Carolina Bueno Flores **(Final)(SUB2016-0079)** SEA

b) CONDITIONAL USE PERMITS:

1. Request of Julia F. Núñez for a Conditional Use Permit, for one year, for a home occupation (healthcare service office) at Lot 4, Block 6, Primrose Terrace Unit No. 3 Subdivision, Hidalgo County, Texas; 1701 Quamasia Avenue. **(CUP2016-0166)**
2. Request of Javier Quintanilla for a Conditional Use Permit, for life of the use, for a planned unit development, at the north 3.956 acres out of the south 10 acres of Lot 267, John H. Shary Subdivision, Hidalgo County, Texas; 1820 North Taylor Road.

**(CUP2016-0133)(TABLED:10/04/2016)(REMAINEDTABLED:10/18/2016,
11/01/2016, 11/16/2016)**

c) REZONING:

1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: Lots 4, 5, & 6, Asian Valley Subdivision, Hidalgo County, Texas; 2817, 2809, and 2734 Nolana Avenue. **(REZ2016-0053)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions of November 28, 2016

**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 FOR PARTICULAR ACTION AT A FUTURE DATE.

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

DATE: Tuesday, December 6, 2016

TIME: 3:30 PM

PLACE: McAllen City Hall
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 for the 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 2nd day of December, 2016 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 2nd day of December, 2016

Gardenia Perez, Administrative Supervisor