

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, FEBRUARY 7, 2017 - 3:30 PM  
MCALLEN CITY HALL, 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 January 17, 2017

#### **2) SITE PLAN:**

- a) Lot 5, Shops at 29; 2608 Expressway 83 - GreenbergFarrow **(SPR2017-0002)**
- b) Lot 11, Ivy Terrace Subdivision; 907 N. 28th Street - J. Muniz Construction **(SPR2017-0001) TE**
- c) Lot 3, Community Center at Tres Lagos; 5100 Tres Lagos Boulevard - Tres Lagos Public Improvement District **(SPR2016-0034) SGA**

#### **3) CONSENT:**

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

#### **4) SUBDIVISIONS:**

- a) Shops at 29, Lots 2A & 3A Subdivision; 2600 U.S. Expressway 83 - James Collins, Jr **(Preliminary)(SUB2017-0004) M & H**

- b) Las Villas Del Rio at Shary Subdivision; 6700 N. Shary Road - Sharest, LTD (Preliminary)(SUB2017-0003) M & H**

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

**a) SUBDIVISION:**

1. Dove Town Square Phase II Subdivision; 2100 Dove Avenue - Lockard McAllen Holdings, LLC. **(Final)(SUB2015-0070) DA**
2. Balboa Acres Block 2, Lot 33-A Subdivision; 4506 South 23rd Street – Alberta Adames **(Final)(SUB2016-0035) TE**

**b) REZONING:**

1. Rezone from C-1 (office building) District to C-3L (light commercial) District: 1.0 acre out of Lot 4, Section 12, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1521 Trenton Road. **(REZ2017-0001)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Asher Hecht, for a Conditional Use Permit, for life of the use, for an institutional use (church & related activities) 1.82 acres coming out of Lot 2, Section 11, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 609 Dove Avenue. **(CUP2017-0012)**
2. Request of Leticia Alvarez, for a Conditional Use Permit, for one year, for an outdoor commercial recreation (soccer field) at 1.41 acres out of Lot 151, La Lomita Irrigation Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2017-0010)**
3. Request of Jaime H. Dominguez for a Conditional Use Permit, for life of the use, for a planned unit development, at the 9.70 acres coming out of Lot 1, Block 1, Golden Grapefruit Gardens Subdivision, Hidalgo County, Texas; 8100 North 23rd Street. **(CUP2016-0198)(TABLED:01/17/2017)**

**6) DISCUSSION:**

**7) INFORMATION ONLY:**

a) City Commission Meeting: January 23, 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.