

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, JULY 5, 2016 - 3:30 PM  
MCALLEN MUNICIPAL BUILDING, 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 City 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 - PEPE CABEZA DE VACA**

### **PLEDGE OF ALLEGIANCE**

### **INVOCATION**

#### **1) MINUTES:**

- a) Minutes for Regular Meeting held on June 21, 2016

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

- a) Lot 24, Clock Tower Village Subdivision; 2412 North "J" Street - G C Garcia Construction(**SPR2016-0017**)
- b) Lot 1, Primo Subdivision; 3001 North Ware Road - BJJ Family Ltd. Partnership (**SPR2015-0048**) BIG

#### **3) SUBDIVISIONS:**

- a) Community Center at Tres Lagos; 5100 Tres Lagos Boulevard - Rhodes Enterprises, Inc. (**Preliminary**)(**SUB2016-0040**) M & H
- b) Tamez Multifamily Subdivision; 901 East Yuma Avenue - Oscar A. Tamez Guerra (**Preliminary**) (**SUB2016-0039**) PC
- c) Sky Plaza McAllen Subdivision; 3420 Ash Avenue - Jose Pedraza (**Preliminary**)(**SUB2016-0042**) J & R

- d) Spanish Oaks at Frontera Subdivision; 8400 N. 10th Street - Niko Iluminacion de Mexico  
**(Revised Preliminary)(SUB2016-026) M & H**

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

**a) CONDITIONAL USE PERMITS:**

1. Request of Erika Miranda for a Conditional Use Permit, for one year, for a portable food concession stand at the 9.64 acres out of Lot 10, Section 280, Texas - Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2113 State Highway 107. **(CUP2016-0085)**
2. 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. **(CUP2016-0071)(TABLED:06/07/2016) (REMAINED TABLED 06/21/2016)**

**5) DISCUSSION**

**6) INFORMATION ONLY:**

- a) City Commission Actions: June 27, 2016.
- b) Advisory Board Appreciation Luncheon & Program on Thursday, July 14, 2016 @ 11:30 a.m. at the McAllen Convention Center Ballroom  
(RSVP with the City Secretary's Department (956) 681-1020 by July 11, 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.

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

**DATE:** Tuesday, July 5, 2016

**TIME:** 3:30 PM

**PLACE:** McAllen Municipal Building  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 1st of July 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 1st of July 2016

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Gardenia Perez, Administrative Supervisor