

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, JUNE 6, 2017 - 3:30 PM  
MCALLEN CITY HALL, 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### INVOCATION

#### 1) MINUTES:

- a) Minutes for Workshop Meeting held on May 2, 2017
- b) Minutes for Regular Meeting held on May 16, 2017

#### 2) CONSENT:

- a) Auburn Hills, Lots 32A and 33A Subdivision; 2304 & 2308 - Fortis Land Company, LLC. **(Final)(SUB2017-0005) RDE**

#### 3) SUBDIVISIONS:

- a) Silver Creek Estates Subdivision; 5001 N. Ware Road - Bobby G. Burrows **(Revised Preliminary)(SUB2017-0013) M & H**
- b) Villanueva Estates at Trinity Oaks Subdivision; 10520 North 31st Street - Martin Villanueva Construction and Rosendo and Stephanie Benitez **(Revised Preliminary)(SUB2016-0066) M&H**
- c) Parkway Estates No. 3 Subdivision; 2401 Trenton Road - Valmor Service Corp. **(Revised Preliminary) (SUB2016-0065) SEC**
- d) STHS McAllen No. 1 Subdivision; 3700 Nolana Avenue - Jose L. Garcia, et. al - **(Revised Preliminary)(SUB2017-0017) PCE**
- e) Meyer No.2 Subdivision; 5620 Mile 6 Road - 2M Properties, Ltd. **(Revised Preliminary)(SUB2017-0024) QHA**
- f) Park Circle Subdivision; 9800 North 29th Street - John R. Willis Management Partnership Ltd. **(Preliminary)(SUB2017-0033) M & H**

- g) Mama Chedes Cold Storage Subdivision; 4700 South Old 10th Street - Chedes Cold Storage, LLC **(Preliminary)(SUB2017-0031)** SAMES
- h) Contreras Subdivision; 301 South Taylor Road - Raul Contreras & Victoria Irene Contreras **(Preliminary)(SUB2017-0032)** QHA
- i) Las Estrellas Phase V Subdivision; 4700 Mile 7 Road - EIA Properties, LTD **(Revised Preliminary)(SUB2017-0006)(TABLED:04/18/2017, 05/02/2017,05/16/2017)** QHA

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

**a) SUBDIVISION:**

- 1. Jonquil Heights Subdivision; 3600 N. 6th Street – Jim & Mary Kay Moffitt Family, LTD **(Final)(SUB2015-0042)** SEC
- 2. The Heights at McColl, Lots 21A, 22A & 23A Subdivision; 2501 South "J" Street and 2505 South "J" Street - Esponjas Development **(Final)(SUB2017-0023)** QHA
- 3. Nerea Estates, Lot 77A Subdivision; 321 Jay Avenue - Eduardo Castro Martinez **(Revised Preliminary)(SUB2017-0028)** BIG
- 4. San Sebastian Phase 2A Subdivision; 901 East Ridge Road - Subbarao Yarra and Carlos D. Mego **(Final)(SUB2017-0035)** M & H

**b) REZONING:**

- 1. Rezone from I-1 (light industrial) District to R-3A (multifamily residential apartments) District: 7.485 acres out of Tract 2, McAllen Northwest Industrial Subdivision, Hidalgo County, Texas; 2100 Industrial Drive. **(REZ2017-0008)**

**c) CONDITIONAL USE PERMITS:**

- 1. Request of Antonio Marines, for a Conditional Use Permit, for one year for event center at the East 271 ft. of the North 142.8 ft. of the South 284.52 ft. of Lot 188, John H. Shary Subdivision, Hidalgo County, Texas; 1204 South Bentsen Road. **(CUP2017-0066)**
- 2. Request of Marco A. De Leon, for a Conditional Use Permit, for life of the use, for an institutional use (church) North 100 ft. of Lot 1, Professional Center Subdivision, Hidalgo County, Texas; 920 North Main Street. **(CUP2017-0073)**

3. 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, Hidalgo County, Texas; 500 East Nolana Avenue. **(CUP2017-0068)**
4. Request of Enrique Martinez, Jr., for a Conditional Use Permit, for one year for a night club at Lots 1 & 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10th Street. **(CUP2017-0065)**
5. Request of Susana Aguilar, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 2, Redbud #2 Subdivision , Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2017-0072)**
6. Request William R. Yoder, for a Conditional Use Permit, for one year, for an portable building greater than 10'x12' (office) at all of Lot 2 and 3, Van Burkleo Subdivision, Hidalgo County, Texas; 1317 East Pecan Boulevard. **(CUP2017-0067)**
7. 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, Block 1 & 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)(TABLED:05/16/2017)**

**5) DISCUSSION:**

**6) INFORMATION ONLY:**

- a) City Commission Actions: May 22, 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.