

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JUNE 7, 2016 - 3:30 PM
MCALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER - Pepe Cabeza de Vaca

**PLEDGE OF ALLEGIANCE –
INVOCATION -**

1) MINUTES:

- a) Minutes for Regular Meeting held on May 17, 2016

2) SITE PLAN:

- a) Proposed Lot 1, Idea Tres Lagos Subdivision; 5200 Tres Lagos Boulevard - Rhodes Enterprises, Inc. **(SPR2016-0009)** M & H
- b) Lot 1, South Texas College West Nursing Campus Subdivision; 1901 S. McColl Road – R. Gutierrez Engineering **(SPR2016-0005)**

3) SUBDIVISIONS:

- a) Idea Tres Lagos Subdivision; 5200 Tres Lagos Boulevard - Rhodes Enterprises, Inc. **(Final)(SUB2016-0033)** M & H
- b) Solidaire Subdivision; 6901 North 26th Street - Laura Torres **(Final)(SUB2016-0034)** SAMES
- c) Ad Astra View Subdivision; 9601 N. Taylor Road - Alfonso Puente Rodriguez - **(Revised Preliminary)(SUB2016-0004)(TABLED:5/17/2016)** SEC
- d) Spanish Oaks at Frontera Subdivision; 8400 N. 10th Street - Niko Iluminacion de Mexico **(Revised Preliminary)(SUB2016-026)** M & H
- e) Villas Bentsen Lake Subdivision; 1940 S. Bentsen Road - Francisco De La Fuente **(Revised Preliminary)(SUB2016-0027)** NAIN
- f) Saldivar Subdivision; 16805 & 16809 North Eubanks Road - Aida Saldivar Lujan, Nicolas Saldivar, and Flora Pulido Saldivar **(Preliminary)(SUB2016-0015)** UIG

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

a) REZONING:

1. **Tract 1:** Initial zoning to C-4 (commercial-industrial) District: 77.41 acres out of Lots 1, 11, and 12, Block 4, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 2401 Sarah Avenue, 5822-6026 South 23rd Street, 2400-2820 Military Highway. **(REZ2016-0018)**

Tract 2: Initial zoning to I-1 (light industrial) District: 16.69 acres out of Lot 3, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 2901 Military Highway. **(REZ2016-0019)**

Tract 3: Initial zoning to I-1 (light industrial) District: 4.346 acres out of Lot 3, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 3221 Military Highway. **(REZ2016-0020)**

Tract 4: Initial zoning to I-2 (heavy industrial) District: 11.00 acres out of Lots 7 and 8, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 6798 South Ware Road and 6799 South Bentsen Road. **(REZ2016-0021)**

Tract 5: Initial zoning to I-1 (light industrial) District: 60.06 acres out of Lots 13 and 23, John H. Shary Subdivision, Hidalgo County, Texas; 7601-7901 South Glasscock Road. **(REZ2016-0022)**

Tract 6A: Initial zoning to A-O (agricultural-open space) District: 152.19 acres out of Lots 127, 128, 137, 138, 147 and 157, John H. Shary Subdivision, Hidalgo County, Texas; 2301-3221 South Taylor Road. **(REZ2016-0023)**

Tract 6B: Initial Zoning to R-1 (single family residential) District: 0.55 acres out of Lot 157, John H. Shary Subdivision, Hidalgo County, Texas; 2309 South 49th Street (Rear). **(REZ2016-0028)**

Tract 7: Initial zoning to C-3 (general business) District: 2.77 acres out of Lots 167 and 177, John H. Shary Subdivision, Hidalgo County, Texas; 5001 Colbath Road. **(REZ2016-0024)**
2. Rezone from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouse) District: 2.98 acres out of Lots 198 and 208, John H. Shary Subdivision, Hidalgo County, Texas; 412 South Bentsen Road. **(REZ2016-0017)**
3. Rezone from C-1 (office building) District to C-2 (neighborhood commercial) District: 1.60 acres out of Lot 2, Southeast $\frac{1}{4}$, Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard. **(REZ2016-0026)**

4. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouse) District: 2.40 acres out of Lot 2, Southeast ¼, Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard (rear). **(REZ2016-0025)**

b) CONDITIONAL USE PERMITS:

1. Request of Mary V. Hernandez, for a Conditional Use Permit, for life of the use, for a guest house at Lot 89, Linda Vista Subdivision, Hidalgo County, Texas; 2509 Mobile Avenue. **(CUP2016-0069)**
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)**
3. Request of Nadia M. Chichitz Burrows, for a Conditional Use Permit, for one year, for a home occupation (office/nail salon) at Lot 47, Bentsen Royal Estates Subdivision, Hidalgo County, Texas; 2902 North 44th Lane. **(CUP2016-0067)**
4. Request of Rebekah B. Zamora for a Conditional Use Permit, for one year, for a lounge at Lot 1, Martin Plaza Subdivision, Hidalgo County, Texas; 6401 North 10th Street, Units 120 and 125. **(CUP2016-0072)**
5. Request of D. Luna Partnership, LTD., for a Conditional Use Permit, for one year, for a bar at Lot A, Wal-Mart Subdivision, Hidalgo County, Texas; 2901 North 23rd Street. **(CUP2016-0074)**
6. Request of Cesar Valdez, for a Conditional Use Permit, for one year, for a bar at Lot 3, Bentsen Road Plaza Subdivision, Hidalgo County, Texas; 4501 Expressway 83. **(CUP2016-0065) (TABLED:05/17/2016)**

5) DISCUSSION:

6) INFORMATION ONLY: City Commission Actions: May 23, 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.