

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MARCH 01, 2016 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER –

[P&Z – 03/01/16](#)

1) MINUTES:

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

2) ELECTION OF OFFICERS:

- a) CHAIRPERSON
- b) VICE-CHAIRPERSON

3) SITE PLANS:

- a) La Plaza Phase 1A Subdivision, 2200 S. 10th Street –Simon Property Group (Texas), L.P., A Texas limited partnership and La Plaza Mall, LLC, a Delaware Limited Liability Company **(SPR2015-0051)** HA
- b) McAllen Convention Center, Lot 3 Subdivision; 2900 Ithaca Avenue - Kasan-RGC Investment LTD – Vic Kasan **(SPR2015-0039)** RDE
- c) Proposed The Village at Crosspointe Subdivision; 4217 N. McColl Road EB Merit Construction **(SPR2016-0004)** M & H

4) CONSENT:

- a) Taylor Villas Phase 1 Subdivision; 2020 S. Taylor Road – John Shin **(Final)** **(SUB2015-0098)** MASE

5) SUBDIVISIONS:

- a) Palm Heights Addition, Lots 7A & 9A Subdivision; 105 N. 9th Street - Store Master Funding, LLC. **(Revised Preliminary)(SUB2016-0003)** SEA
- b) Cuellar Park Subdivision; 8221 SH 107 - Felipe A. Cuellar **(Preliminary)** **(SUB2016-0012)** AC
- c) Plaza 4200 Subdivision; 4201 Pecan Boulevard – Inmobiliaria Del Valle, LLC. **(Preliminary)(SUB2016-0013)** BIG

- d) Noah's Ark Subdivision; 9000 N. Shary Road - Jesus Jimenez/Santa Fe
(Preliminary)(SUB2016-0014) CLH

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

a) SUBDIVISION:

1. La Plaza Phase 1A Subdivision, 2200 S. 10th Street –Simon Property Group (Texas), L.P., A Texas limited partnership and La Plaza Mall, LLC, a Delaware Limited Liability Company **(Final)(SUB2015-0096) HA**

b) CONDITIONAL USE PERMITS:

1. Request of Lewis Construction on behalf of Trinity Baptist Church, for a Conditional Use Permit, for life of the use, for an institutional use (church), at Lot A, Trinity Heights Subdivision, Hidalgo County, Texas; 2001 Freddy Gonzalez. **(CUP2016-0016)**
2. Request of Idea Public Schools, for a Conditional Use Permit, for life of the use, for an institutional use (school), at the 20.00 acres out of Section 232, Texas Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 5200 Tres Lagos Boulevard. **(CUP2016-0019)**
3. Request of Roy M. Mendez, for a Conditional Use Permit, for one year, for a home occupation (mechanic/ automotive repair) at the North 75 feet of the West 80 feet of Lot 16, Southeast 1/4 Section 9, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 922 North 4th Street. **(CUP2016-0013)**
4. Request of Felix Ahumada, for a Conditional Use Permit, for one year, for an institutional use (church), at Lots 8 through 10, Block 20, Alta Mira Subdivision, Hidalgo County, Texas; 2511 Chicago Avenue. **(CUP2016-0018)**
5. Request of Dagoberto Quintanilla, for a Conditional Use Permit, for one year, for a nightclub at the 0.66 acres out of Lot 16, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2203 South 23rd Street. **(CUP2016-0017)**

c) REZONING:

1. Rezone from C-3 (general business) District to R-2 (duplex-fourplex residential) District: Lot 9, Block 38, McAllen Addition, Hidalgo County, Texas; 409 South 16th Street. **(REZ2016-0001)**

7) DISCUSSION:

8) INFORMATION ONLY: City Commission Actions: February 22, 2016

9) 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 OR FOR PARTICULAR ACTION AT A FUTURE DATE.