

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, MARCH 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 February 21, 2017

**2) SITE PLAN:**

- a) H.L.H. Enterprise Inc., Lot 1 & The National Bank Lot 1, Lot A; 1804 South 10th Street - Fred Harms & 1804 So. 10th LLC. **(SPR2016-0016) RDE**

**3) CONSENT:**

- 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 **(Final Extension)(SUB2015-0096) HA**

**4) SUBDIVISIONS:**

- a) Neuhaus Estates Subdivision; 4229 Neuhaus Drive - Francis R. Welch Gertude **(Preliminary)(SUB2017-0009) MASE**
- b) Calatrava Plaza Subdivision; 401 Pecan Boulevard - Julcar, LLC, **(Preliminary)(SUB2017-0008) MASE**

- c) 214 Main Street Subdivision; 106 & 108 E. Toronto Avenue - McAllen Holding Company LLC, Valmex LLC, and Hinojosa Development Company **(Preliminary)(SUB2017-0011)**  
M & H
- d) Las Villas Del Rio at Shary Subdivision; 6700 N. Shary Road - Sharest, LTD **(Revised Preliminary)(SUB2017-0003)** M & H
- e) La Herencia Estates Subdivision; 9412 SH 107 – Vela Development, LLC (Lorenzo & Rosalinda Vela), Ramona Vela and Maria Marcelina Vela & Eliza Vela and Sylvia Vela **(Revised Preliminary)(SUB2016-0036)(TABLED: 02/21/2017)** M & H

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

**a) SUBDIVISION:**

- 1. Auburn Hills, Lots 32A and 33A Subdivision; 2304 & 2304 Cornell Avenue - Fortis Land Company, LLC. **(Revised Preliminary)(SUB2017-0005)** RDE

**b) REZONING:**

- 1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 9.652 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 4701 Pecan Boulevard. **(REZ2017-0003)**
- 2. Initial zoning to R-1 (single family residential) District: 33.58 acres out of Lot 491 & 501, John H. Shary Subdivision, Hidalgo County, Texas; 7321 Mile 7 ½ Road. **(REZ2017-0004)**

**c) CONDITIONAL USE PERMITS:**

- 1. Request of Marleen's Hall, for a Conditional Use Permit, for one year, for an Event Center at Lot A, Marleen's Centre Subdivision, Hidalgo County, Texas; 124 South Ware Road. **(CUP2017-0024)**
- 2. Request of Victoria A. Rios, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 2, La Lomita Estates, Hidalgo County, Texas; 2424 North 29th Lane. **(CUP2017-0023)**
- 3. Request of Branch Towers, LLC., for a Conditional Use Permit, for life of the use, for a personal wireless service facilities at Lot 5, Espensen Industrial Park Unit 1 Subdivision, Hidalgo County, Texas; 2701 Zinnia Avenue. **(CUP2017-0033)**

4. Request of Erick Sandoval, for a Conditional Use Permit, for one year, for an institutional use (school), at Lot 7, Block 59, McAllen Addition, Subdivision, Hidalgo County, Texas; 1521 Galveston Avenue. **(CUP2017-0029)**
5. Request of Navin Chatlani, for a Conditional Use Permit, for one year, for a bar at Lots 2 and 3, Nolana Commercial Subdivision, Hidalgo County, Texas; 127 East Nolana. **(CUP2017-0028)**
6. Request of Carlos A. Alvarez, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Lot 5, Block 13, Young's Subdivision, Hidalgo County, Texas; 218 South 23rd Street. **(CUP2017-0026)**
7. 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, 2/7/2017, 02/21/2017)**

**6) DISCUSSION:**

**7) INFORMATION ONLY:**

- a) City Commission Actions of February 27, 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.