

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MAY 2, 2017 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Special Meeting held on April 12, 2017
- b) Minutes for Regular Meeting held on April 18, 2017

2) SITE PLAN:

- a) North Park Village Phase 1 Subdivision; 8001 North 10th Street - Domain Development Corp.(**SPR2017-0007**) M & H

3) CONSENT:

- a) North Park Village Phase I Subdivision; 8001 North 10th Street - James C. Harrod Revocable Trust & Janet Harrod Carr Revocable Trust (**Revised Final**)(**SUB2016-0093**) M & H

4) SUBDIVISIONS:

- a) Las Estrellas Phase V Subdivision; 4700 Mile 7 Road - EIA Properties, LTD (**Revised Preliminary**)(**SUB2017-0006**)(**TABLED:04/18/2017**) QHA
- b) D Castilla Subdivision; 1809 South 23rd Street - Denise McClelland (**Preliminary**)(**SUB2017-0025**) QHA
- c) Acre Subdivision; 101 East Expressway 83 - W.D. Moschell & J.M. Moffit (**Preliminary**) (**SUB2017-0026**) MASE

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

a) REZONING:

1. Rezone from I-1 (Light Industrial) District to R-3A (multifamily residential apartments) District for Lot 8, McAllen Northwest Industrial Subdivision, Hidalgo County, Texas; 1801 Industrial Drive. **(REZ2017-0006)**
2. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District for Lots 2 & 3, North Bryan Estates Subdivision, Hidalgo County, Texas; 8509 & 8501 SH 107. **(REZ2017-0010)**
3. Rezone from C-3 (general business) District to R-1 (single family residential) District for 2.354 acres out of Lots 3 and 4, J.H. Beatty's Subdivision, Hidalgo County, Texas; 5001 North Ware Road. **Tract 1 (REZ2017-0011)**

Rezone from C-4 (commercial industrial) District to R-1 (single family residential) District for 19.588 acres out of Lots 3 and 4, J.H. Beatty's Subdivision, Hidalgo County, Texas; 5001 North Ware Road. **Tract 2: (REZ2017-0011)**
4. Rezone from R-3C (multifamily residential condominiums) District to R-3A (multifamily residential apartments) District: Lots 1-7, W.H. Graner Subdivision Unit No. 2, Hidalgo County, Texas; 2400-2504 Hibiscus Avenue. **(REZ2017-0013)**
5. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: 5.693 acres out of Lot 3, Section 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1000 Military Highway. **(REZ2017-0014)**
6. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 2.0 acres out of Lot 1, Block 9, Steele and Pershing Subdivision, Hidalgo County, Texas; 2800 North McColl Road. **(REZ2017-0002)(TABLED: 04/18/2017)**

b) CONDITIONAL USE PERMITS:

1. Request of Jose Martinez on behalf of Iglesia Bethesda, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lots 3-14, Alaniz Subdivision, Hidalgo County, Texas; 412 North 29th Street. **(CUP2017-0056)**
2. 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 **(CUP2017-0044)**

3. Request of Rubi Y. Cervantes, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 7, Block 4, Orange Terrace #3 Subdivision, Hidalgo County, Texas; 1109 Pecan Boulevard. **(CUP2017-0046)**
4. Request of Verna L. Terrell, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at the North 18.17 acres out of the South 28.23 acres being an irregular tract out of Lot 180, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2400 South 23 Street. **(CUP2017-0047)**
5. Request of Bernard Watson, for a Conditional Use Permit, for one year, for an portable building greater than 10'x12' (storage) at Lot 2, Block 2, Best Courts Subdivision, Hidalgo County, Texas; 315 Highway 83. **(CUP2017-0059)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a) City Commission Actions: April 24, 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.