

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, NOVEMBER 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 October 17, 2017.

#### 2) SITE PLAN:

- a) Lot 1, Primo Subdivision, 3001 North Ware Road **(SPR2017-0016)**

#### 3) CONSENT:

- a) Contreras Subdivision; 301 South Taylor Road- Raul Contreras and Victoria Irene Contreras **(Final) (SUB2017-0075)** QHA
- b) Vine Ridge Estates Subdivision; 3501 Vine Avenue- Guadalupe R. Botello **(Final) (SUB2017-0076)** RDE
- c) Neuhaus Estates Subdivision; 4201 Neuhaus Drive- Empire Investments, LLC **(Final) (SUB2017-0078)**
- d) Villa Odda Subdivision; 824 South Bentsen Road- Oscar Trevino Medrano **(Final) (SUB2017-0077)** JHE

#### 4) SUBDIVISIONS:

- a) Homewood Subdivision; 205 South Ware Road- Victor Barrera **(Preliminary) (SUB2017-0070)** MASE
- b) Vargas Subdivision; 2725 South 29th Street- Juan Vargas **(Preliminary) (SUB2017-0071)** MASE
- c) Vito Subdivision; 6416 North Taylor Road- Vito Adrian Gonzalez **(Preliminary) (SUB2017-0072)** MASE

d) G.R. Subdivision; 4617 Buddy Owens Boulevard- Irene G. Rivera (**Preliminary**) (**SUB2017-0057**) SEA

e) Silverado Trail on Auburn Hill Subdivision; 5400 Mile 5 Road - Auburn Joint Venture (**Revised Preliminary**) (**SUB2017-0065**) RDE

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

**a) REZONING:**

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: Lot 7 & 7A, Block 18, Altamira Subdivision, Hidalgo County, Texas; 2512 Beaumont Avenue. (**REZ2017-0029**)
2. Initial zoning to C-3 (general business) District: 8.6 acres out of Lot 10, Section 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 6801 South 10th Street. (**REZ2017-0031**)
3. Initial zoning to R-1 (single family residential) District: 108.86 acres out of Lots 161-163, Lot 172, Pride O' Texas Subdivision, Lots 2, 4, R/S Pride O' Texas Subdivision, Lots 164-171, Lots 26, 27, 30, La Lomita Irrigation and Construction Company Subdivision, and L & R Garza Subdivision, Hidalgo County, Texas; 3300-3699 Mile 6 ½ Rd, 10301-10921 N. La Lomita Rd, 3700-3749 Elm Ave. 3701-3737 Frio Ave., 10901-10917 N. 38th St. (**REZ2017-0032**)
4. Initial zoning to I-1 (light industrial) District: 17.93 acres out of Lots 14 & 15, John H. Shary Subdivision, Hidalgo County, Texas; 8100, 8101 S. Shary Rd. (**REZ2017-0033**)
5. Initial zoning to R-1 (single family residential) District: 18.571 acres out of Lot 416, (proposed Silverado Trail on Auburn Hill Subdivision), John H. Shary Subdivision, Hidalgo County, Texas: 5400 Mile 5 Road (Auburn Avenue). (**REZ2017-0034**)
6. Initial zoning to R-4 (mobile home and modular home) District: Lots 1-8, Golden Nugget Subdivision, Hidalgo County, Texas; 11712-11924 North Rooth Rd. (**REZ2017-0035**)
7. Initial zoning to C-3 (general business) District: 36.52 acres out of Lot 9, Golden Nugget Subdivision, Lots 5 & 6, Section 280, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 11700 N. Rooth Rd. 2500, 2800 State Highway 107. (**REZ2017-0036**)
8. Initial zoning to R-1 (single family residential) District: 539.20 acres out of Lots 2-7, 11-13, Section 233, 9-10, 11, 19, 20, Section 234, Lots 3 & 4, Section 280, Texas-Mexican Railway Company, Lot 1, E.M. Card Survey No. 1, HCWID No. 1 Main Canal, Ravenswood, Russell Point, Red Rose Subdivision, Hidalgo County Texas; 12212-13706 N. Rooth Rd. 13201-14024 N. Depot Rd., 2607-2711 Mile 8 Rd., Borolo Dr. Stags Leap Ct. (**REZ2017-0037**)
9. Initial zoning to A-O (agriculture-open space) District: 454.44 acres out of Lots 7-16, Section 4, Lots 2, 3, 4, Section 3, Hidalgo Canal Company Subdivision, Lots 33-34,

Block 3, C.E. Hammonds Subdivision, HCWID #2 Main Canal, HCWID #3 Main Canal, Hidalgo County, Texas; 6900-7213 S. 10th St., 6900-7199 S. 23rd St. **(REZ2017-0038)**

10. Initial zoning to I-1 (light industrial) District: 1,105.26 acres out of Lots 7-16, Section 5, Lots 1, 2, 5, 7, 8, 12, 16, Section 4, Lots 1-12, Section 3, Hidalgo Canal Company Subdivision, Lots 35-37, Block 3, C.E. Hammonds Subdivision, Hidalgo County, Texas; 4601-5400 S. Old 10th St., 4601-8199 S. 10th St., 7200-8199 S. 23rd St., 200-998 Dicker Rd. **(REZ2017-0039)**
11. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 2, Block 9, Balboa Acres Subdivision, Hidalgo County, Texas; 2809 Covina Avenue. **(REZ2017-0040)**
12. Initial zoning to A-O (agriculture-open space) District: 1,284.03 acres out of Lots 10-12, Block 5, and Blocks 6-8, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 7601-9299 S. Bentsen Rd. 7201 S. Ware Rd. 2500-3299 Old Military Highway. **(REZ2017-0041)**
13. Initial zoning to I-2 (heavy industrial) District: 55.29 acres out of Lots 1, 5, 6, 12, Block 6, Lots 1, 2, Block 7, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 7315-7451 S. Bentsen Rd., 7200 S. Ware Rd. 7600-9098 S. 23rd Street. **(REZ2017-0042)**
14. Rezone from R-1 (single family residential) District to C-3 (general business) District: Lot 1, Block 10, Colonia Hermosa No. 2 Subdivision, Hidalgo County, Texas; 2213 El Rancho Avenue. **(REZ2017-0025) (TABLED: 10/17/2017)**

**b) CONDITIONAL USE PERMITS:**

1. Alim U. Ansari has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional uses (school) at Lot 1 through 6, Block 44 and Lots 7 and 8, Block 45; North McAllen Townsite Subdivision, Hidalgo County, Texas; 221 North Main Street. **(CUP2017-0154)**

**6) DISCUSSION:**

- a) Request of Steve Spoor under Section 138-62(b) for a zoning change application to be heard more than once within a six month period regarding West 2/3 of Lots 7, 8 and 9, Block 20, Ewing's Addition, 1718 Ivy Avenue

**7) INFORMATION ONLY:**

- a) City Commission Actions: October 23, 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.

**NOTICE OF REGULAR MEETING TO BE HELD BY  
THE MCALLEN PLANNING & ZONING COMMISSION**

**DATE:** Tuesday, November 7, 2017

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> Floor  
McAllen, Texas 78501

***SUBJECT MATTERS: SEE FOREGOING AGENDA***

**C E R T I F I C A T I O N**

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 3<sup>rd</sup> day of November 2017 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 3<sup>rd</sup> day of November 2017

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Carmen White, Secretary