

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 3, 2017 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD 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 September 19, 2017.

2) SITE PLAN:

- a) Lots 3 & 4, McAllen Towne Center Subdivision, 4020 N. Ware Road (**SPR2017-0019**)
- b) Proposed Lot 2A, Lots 2A and 3A, Shops at 29 Subdivision, 2808 U.S. Expressway 83 (**SPR2017-0023**)

3) CONSENT:

- a) La Plaza Phase IA Subdivision; 2200 South 10th Street- La Plaza Mall, LLC, A Delaware Limited Liability Company (**Revised Final**) (**SUB2015-0096**) HA
- b) Las Palmas Industrial Park Phase I Subdivision; 7701 South 10th Street- RTE Investments (**Final**) (**SUB2016-0008**) MASE

4) SUBDIVISIONS:

- a) Spanish Oaks at Frontera Subdivision; 8400 North 10th Street- Niko Iluminacion de Mexico (**Revised Final**) (**SUB2016-0070**) M&H
- b) Neuhaus Estates Subdivision; 4201 Neuhaus Drive- Empire Investments, LLC (**Revised Preliminary**) (**SUB2017-0036**) MASE
- c) Cantabria Estates Subdivision; 315 Wisconsin Road- Leonel Cantu (**Revised Preliminary**) (**SUB2014-0017**) SAMES
- d) Taylor Road Apartments Subdivision; 1001 South Taylor Road- Majima, LLC (**Revised Preliminary**) (**SUB2017-0055**) TE
- e) EJC 10th and Freddy Subdivision; 10101 North 10th Street- E.J.C. JR, LTD. (**Preliminary**) (**SUB2017-0061**) QHA

- f) Silverado Trail On Auburn Hill Subdivision; 5400 Mile 5 Road- Auburn Joint Venture **(Preliminary) (SUB2017-0065)** RDE
- g) 4500 Pecan Subdivision; 4500 Pecan Boulevard- Benito Martinez **(Preliminary) (SUB2017-0066)** SEA

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

a) SUBDIVISION:

- 1. Las Canadas, Lots 29A and 29B Subdivision; 3013 South "L" Street- Araceli N. Duhart **(Final) (SUB2016-0072)** PE

b) REZONING:

- 1. Rezone from C-1 (office building) District to C-3 (general business) District: The South 330 feet of the East 1 acre out of the West 2 acres out of the East 5 acres out of the South 20 acres of Lot 257, John H. Shary Subdivision, Hidalgo County, Texas; 4816 Pecan Boulevard. **(REZ2017-0023)**
- 2. Rezone from R-3A (multifamily residential apartments) District to C-2 (neighborhood commercial) District: 0.32 acres out of the West two thirds of Lots 7, 8 and 9, Block 20, Ewing's Addition, Hidalgo County, Texas; 1718 Ivy Avenue. **(REZ2017-0024)**
- 3. Initial zoning to R-1 (single family residential) District: Lot 385, John H. Shary Subdivision, and 1.818 acres out of United Irrigation Canal right-of-way, Hidalgo County, Texas; 7000 North Shary Road. **(REZ2017-0026)**
- 4. Initial zoning to R-3T (multi-family residential townhouse) District: North 28.485 acres out of Lot 375, John H. Shary Subdivision, Hidalgo County, Texas; 6600 North Shary Road. **(REZ2017-0027)**
- 5. Initial zoning to R-1 (single family residential) District: 6.107 acres out of Lot 375, John H. Shary Subdivision, Hidalgo County, Texas; 5600 Lark Avenue. **(REZ2017-0028)**

c) CONDITIONAL USE PERMITS:

- 1. Request of Samuel Avila for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 and 2214. **(CUP2017-0142)**
- 2. Carlos A. Oliva has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 43, Hunter's Cove Subdivision, Hidalgo County, Texas; 3513 Eagle Avenue **(CUP2017-0150)**
- 3. Request of David L. Solis for a Conditional Use Permit, for one year, for a lounge at Lot 1, Martin Plaza Subdivision, Hidalgo County, Texas; 6401 North 10th Street, Suite 120 and 125. **(CUP2017-0151)**

4. Karla Karam, on behalf of Mr. Raspas, LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a portable food concession stand at the 9.64 acres out of Lot 10, Section 280, Texas Mexican Railway Company's Survey Subdivision; 2113 State Highway 107 **(CUP2017-0148) (WITHDRAWN)**
5. Request of Jovanna Cantu for a Conditional Use Permit, for one year, for an event center at all of Block 4, North Center Subdivision, Hidalgo County, Texas; 1700 North 10th Street, Suite K. **(CUP2017-0143)**
6. Request of Pedro Martinez for a Conditional Use Permit, for a life of the use, for a guest house, at Lot 78, Oaks Place Subdivision, Hidalgo County, Texas; 2828 Jay Avenue. **(CUP2017-0144)**
7. Rosa E. Estrada has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (office) at all of Lot 6, J.W. Martin Subdivision, Hidalgo County, Texas; 817 Kerria Avenue **(CUP2017-0149)**
8. Request of John A. Simon for a Conditional Use Permit, for one year, for a bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue. **(CUP2017-0147)**

6) DISCUSSION:

7) INFORMATION ONLY:

a) City Commission Actions: September 25, 2017

b) You are invited to attend the City Commission meeting on October 9th at 5:00 pm for a proclamation recognizing Community Planning Month.

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, October 3, 2017

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd 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 29th day of September 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 29th day of September 2017

Carmen White, Secretary