

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 6, 2013 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on July 16, 2013.

2) SUBDIVISION PLATS:

- a) Harry's Hill Subdivision; 1901 Dove Avenue – G. Twan Tjoa (Revised Preliminary)(**SUB2013-0042**) ASE
- b) 1515 Houston Subdivision; 1515 Houston Avenue – Madiam, L.P. (Revised Preliminary)(**SUB2013-0052**) RDE
- c) Las Carretas Subdivision; 12504 Monte Cristo Road – Nemesio Reyes (Preliminary)(**SUB2013-0053**) QHA
- d) The Embers Subdivision; 300 Wisconsin Road – LBJ Family Limited Partnership & RGV Grandeur Homes, LLC. (Preliminary)(**SUB2013-0054**) SEC

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

a) SUBDIVISION PLATS:

1. Bicentennial Crossing Subdivision; 1901 Nolana Avenue – ALFEZ (Texas) Corporation (Final)(**SUB2012-0055**) SEC
2. Citrus Grove Plaza, Lot 12 Subdivision; 4317 U.S. Expressway 83 – Solloa & Associates LLC. (Final)(**SUB2013-0043**) VE

b) REZONING:

1. Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lots 12, 13, and 14, Block 1, A.D. Leavell's Addition Subdivision, Hidalgo County, Texas; 506, 510, and 512 Beaumont Avenue. (**REZ2013-0020**)
2. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartment) District: 0.32 acres out of Lots 1 and 2 and the North one-half of Lot 3, Block 1, Nelson Addition Subdivision, Hidalgo County, Texas; 1515 Houston Avenue. (**REZ2013-0021**)

c) CONDITIONAL USE PERMITS:

1. Request of San Juana Rodriguez on behalf of Congregacion Cristiana Castillo Del Rey, for a Conditional Use Permit, for one year, for an institutional use (church) at

Lot 64, Copperfield Estates Subdivision, Hidalgo County, Texas; 4115 Pecan Boulevard, Suite A. **(CUP2013-0124)**

2. Request of Catherine G. Link, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 48, Encino Park Subdivision Unit 1, Hidalgo County, Texas; 516 East Water Lily Avenue. **(CUP2013-0117)**
3. Request of Linda M. Ruyle, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 12, Redbud #3 Subdivision, Hidalgo County, Texas; 1901 Pelican Avenue. **(CUP2013-0127)**
4. Request of Susana M. Rivera, for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 11, Ponderosa Park Phase 5 Subdivision, Hidalgo County, Texas; 3620 North 33rd Street. **(CUP2013-0131)**
5. Request of Jesus Garcia, for a Conditional Use Permit, for life of the use, for an automotive service and repair (mechanic shop) at 0.39 acres out of Lot 245, Pride O' Texas Subdivision, Hidalgo County, Texas; 4321 Buddy Owens Boulevard. **(CUP2013-0132).**
6. Request of Robert Wilson, for a Conditional Use Permit, for one year, for a bar at Lot A-1, Nolana Towers Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G. **(CUP2013-0119)**
7. Request of, Jesus A. Leal on behalf of Josant Inc., for a conditional use permit, for one year, for a bar at Lots 6 and 7, 21st Place Subdivision, Hidalgo County, Texas; 2013 Nolana Avenue. **(CUP2013-0120)**
8. Request of Jose E. Guzman on behalf of Dress Code Entertainment, LLC.,for a Conditional Use Permit, for one year, for a night club at Lots 1-4, The District At McAllen Subdivision, Hidalgo County, Texas; 3300 North McColl Road, Suite M. **(CUP2013-0122)**
9. Request of Sandra Ramirez, for a Conditional Use Permit, for one year, for a night club at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite A-3. **(CUP2013-0129)**
10. Request of Jose R. Aguilar, for a Conditional Use Permit, for one year, for a bar at Lots 1, 2, and 3A, Sue's Place Subdivision, Hidalgo County, Texas; 6500 North 10th Street, Suite I and J. **(CUP2013-0130)**

4) DISCUSSION AND POSSIBLE ACTION:

5) INFORMATION ONLY:

- a) City Commission Actions – July 22, 2013
- b) Workshop Update – Board Operating Policies

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 OR TIME.

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

DATE: Tuesday August 6, 2013

TIME: 3:30 p.m.

PLACE: McAllen Municipal Building
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 of 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 2nd day of August, 2013 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 2nd of August, 2013

Gardenia Perez, Administrative Supervisor