

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, MAY 19, 2015 – 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 May 5, 2015

#### 2) CONSENT:

- a) Orangewood North Subdivision; 8221 N. 2<sup>nd</sup> Street – Shavi Mahtani/ Joey Holland **(Final)(SUB2015-0036)** M & H
- b) The Shops at Solana Subdivision; 1300 S. 10<sup>th</sup> Street –Provident Realty Advisors, Inc.**(Final)(SUB2015-0019)(Tabled:04/21/2015)(RemainedTabled:05/05/2015)** PDE
- c) Hibiscus Hill Subdivision; 9101 N. 29<sup>th</sup> Street - Omar Felipe Garcia **(Final)(SUB2015-0035)** RDE

#### 3) SUBDIVISIONS:

- a) Barrera Acres Subdivision; 4212 Buddy Owens Boulevard – Dagoberto Barrera, Jr. **(Revised Preliminary)(SUB2015-0023)** SEA
- b) McAllen SH 107 Subdivision; 7129 State Highway 107 - Isidro Quintero – **(Preliminary)(SUB2015-0031)** AEC
- c) Dove Town Square, Lots 2-12 Subdivision; 2100 Dove Avenue - Lockard McAllen Holdings, LLC. **(Preliminary)(SUB2015-0030)** DA
- d) Sky Sports Subdivision; 4801 Cobath Road - John Shin **(Preliminary)(SUB2015-0027)** MASE
- e) Taylor Villas Subdivision; 2020 S. Taylor Road -John Shin **(Preliminary)(SUB2015-0028)** MASE
- f) Kerria Center Subdivision; 3700 N. 23<sup>rd</sup> Street - James M. Moffitt, Trustee **(Preliminary)(SUB2015-0029)** SEC

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

##### a) SUBDIVISIONS:

1. Renaissance Center, Lots 5A-5DD Subdivision; 1012 East Dove Avenue – DHR Real Estate Management, LLC **(Final)(SUB2015-0018)** JHE

##### b) ORDINANCES:

1. An Ordinance of the City of McAllen, Texas, creating A Planned Unit Development (PUD) on certain property described as a 13.66 acre tract of land bound by 1-2 access road, South 12th Street, Lindberg Avenue, and South 10th Street and approving the concept plan and development standards for the PUD. **(TABLED:04/21/15)(REMAINEDTABLED:05/05/2015)**

##### c) CONDITIONAL USE PERMITS:

1. Request of Provident Realty Advisors, Inc., for a Conditional Use Permit, for life of the use, for a planned unit development, at the 13.661 acres coming out of Lots 9 and 16 in the Northwest Quarter (¼) of Section 7, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1300 South 10th Street. **(CUP2015-0003)(TABLED:02/03/2015)(REMAINED TABLED:02/17/2015)(REMAINED TABLED: 03/03/2015)(REMAINEDTABLED:04/07/2015)(REMAINED TABLED:04/21/2015)(REMAINED TABLED:05/05/2015)**
2. Request of Carlos A. Serna, for a Conditional Use Permit, for life of the use, for portable building greater than 10'x12' (office), at Lot 7, Tanya Industrial Park Subdivision, Hidalgo County, Texas; 1909 Tanya Avenue. **(CUP2015-0029)(TABLED:05/05/2015)**
3. Request of Empowerment Schools- Healthcare, LTD., for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lot 3, Bicentennial Crossing Subdivision, Hidalgo County, Texas; 1917 Nolana Avenue, Suite 40. **(CUP2015-0066)**
4. Request of Bryan N. Honl, for a Conditional Use Permit, for one year, for a home occupation (office/ photography) at Lot 15, Parkhill Terrace #2 Subdivision, Hidalgo County, Texas; 409 East Iris Avenue. **(CUP2015-0061)**
5. Request of Esmeralda Carroll, for a Conditional Use Permit, for one year, for a home occupation (office/ hearing test) at the East 157.0 feet of the West 6.28 acres of the North ½ of Lot 6, Northeast ¼, Section 7, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 621 Lindberg Avenue. **(CUP2015-0064)**
6. Request of Blanca N. Vargas, for a Conditional Use Permit, for one year, for a home occupation (office/ notary service) at Lot 3, Block 22, Balboa Acres Subdivision, Hidalgo County, Texas; 3218 Balboa Avenue.**(CUP2015-0065)**

7. Request of Maria D. Valdez, for a Conditional Use Permit, for one year, for an automotive service and repair (air condition service) at Lots 4 & 5, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2613 U.S. Highway 83. **(CUP2015-0063)**
8. Request of Perla Perez, for a Conditional Use Permit, for one year, for an event center at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suite 2224. **(CUP2015-0059)**
9. Request of Enrique Martinez, Jr., for a Conditional Use Permit, for one year, for a nightclub at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10th Street. **(CUP2015-0060)**

**d) REZONING:**

1. Initial zoning to R-3T (multifamily residential townhouse) District: 18.50 acres out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2001 South Taylor Road **(REZ2015-0064)**
2. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 4.10 acres out of Lot 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3320 Auburn Avenue. **(REZ2015-0021)**
3. Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.0 acre out of Lot 5, J.H. Beatty's Subdivision, Hidalgo County, Texas; 4212 Buddy Owens Boulevard. **(REZ2015-0065)**
4. Rezone from R-1 (single family residential) District to C-3 (general business) District: 1.465 acres out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 7129 State Highway 107. **(REZ2015-0074)**

**e) A-O REZONINGS PROJECT:**

1. City Initiated rezoning from A-O (agricultural-open space) District for **District 4: Tracts 18 – 21C**

**A) Tract 18:** Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: 1.156 Ac O/O Lot 3, Block 3, Hammond's Subdivision, Hidalgo County, Texas; 2012 Tanya Avenue. **(REZ2015-0066)**

**B) Tract 19:** Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: 49.89 Ac O/O Lots 29 & 30, Block 3, Hammond's Subdivision, Hidalgo County, Texas; 5901-6301 South 23rd Street. **(REZ2015-0067)**

- C) Tract 20A:** Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: 34.23 Ac O/O Lots 3 & 4, Section 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1300-1600 Military Highway. **(REZ2015-0068)**
- D) Tract 20B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 8.936 Ac O/O Lots 3, Section 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 5800 South 10th Street, 1020-1120 Military Highway. **(REZ2015-0069)**
- E) Tract 20C:** Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: 18.21 Ac O/O Lots 3 & 4, Section 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1325-1401 Military Highway. **(REZ2015-0070)**
- F) Tract 21A:** Rezone from A-O (agricultural-open space) District to C-4 (commercial industrial) District: 4.08 Ac O/O Lot 1, Block 4, Rio Bravo Tract Subdivision, Hidalgo County, Texas; 2401 Sarah Avenue. **(REZ2015-0071)**
- G) Tract 21B:** Rezone from A-O (agricultural-open space) District to C-4 (Commercial Industrial) District: 2.761 Ac O/O Lot 12, Block 4, Rio Bravo Tract Subdivision, Hidalgo County, Texas; 6016-6024 South 23rd Street. **(REZ2015-0072)**
- H) Tract 21C:** Rezone from A-O (agricultural-open space) District to C-4 (commercial industrial) District: 3.012 Ac O/O Lot 12, Block 4, Rio Bravo Tract Subdivision, Hidalgo County, Texas; 2400 Military Highway. **(REZ2015-0073)**

## **5) DISCUSSION:**

## **6) INFORMATION ONLY:**

- a) City Commission Actions: May 11, 2015

## **7) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071(CONSULTATION WITH ATTORNEY)**

## **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.