

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY NOVEMBER 20, 2007 – 3:00 PM
McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR**

AGENDA

CALL TO ORDER – SONIA FALCON, CHAIRPERSON

1. MINUTES:

- a) Minutes for Regular Meeting held on November 6, 2007.
- b) Minutes for Regular Meeting held on February 7, 2006.
- c) Minutes for Regular Meeting held on December 20, 2005.

2. SITE PLANS:

- a) Revised site plan approval for Lot 1A, W.H. Graner Subdivision No. 3; 8317 North 10th Street.
- b) Site plan approval for Lot 8, Rooth Road Center Subdivision; 2716 Nolana Avenue. **(Tabled 11/06/07)**

3. CONSENT AGENDA:

- a) Boggus Phase IV Subdivision; 1316 East U.S. Highway 83 – Frank N. Boggus Real Estates Partnership, Ltd. (Final Extension); SEC
- b) Verde Corporate Center at Sharyland No. 1 Subdivision; 5701 South International Parkway – Verde Mission Lp. (Final Extension); HA
- c) Los Arcos Subdivision; 4400 South Ware Road – Rafael Cantu (Final); SEA

4. SUBDIVISION PLATS:

- a) Fire Station No. 7 at WTP3 Subdivision; 8209 North Bentsen Road – City of McAllen (Preliminary); CM
- b) Trinity Oaks Phase I-A Subdivision; 11200 North 29th Street – StoneOak Development, Ltd. (Preliminary); JHE

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

a) SUBDIVISION PLAT:

- 1) Fire Station No. 8 Subdivision; 3401 Vine Avenue – City of McAllen (Preliminary/Final);CM

b) REZONINGS:

- 1) Tract 1: Rezone from R-1 (single family residential) District to C-3 (general business) District: 6.05 acres out of Lot 1, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 1100 East Violet Avenue.

Tract 2: Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 11.98 acres out of Lot 1, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 1200 East Violet Avenue(Rear).

- 2) Rezone from A-O (agricultural-open space) District to R-2 (duplex-fourplex residential) District: 10 acre tract out of Lots 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road.
- 3) Rezone from R-3A (multifamily residential apartment) District to C-3 (general business) District: Lot 11, Block 43, McAllen Addition Subdivision, Hidalgo County, Texas; 517 South 16th Street.
- 4) Rezone from R-1 (single family residential) District to R-3C (multifamily residential condominium) District: 1.79 acres out of Lot 11, Section 12, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1124 Jay Avenue
- 5) Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: South 145 feet of Lot 7, Block 1, Palm Heights Subdivision, Hidalgo County, Texas; 808 Beech Avenue.
- 6) Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lot 1, Block 18, Hammond Addition Subdivision, Hidalgo County, Texas; 321 North 20th Street.
- 7) Rezone from A-O (agricultural - open space) District to C-3 (general business) District: 4.84 acres out of Lot 62, La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 7401 North 23rd Street.

c) CONDITIONAL USE PERMITS:

- 1) Request of Jacob Zamora for renewal of a Conditional Use Permit, for one year, for a bar at Lot 6, Mejia #1 Subdivision; 2010 Nolana Avenue.
- 2) Request of Jose M. Torres for a Conditional Use Permit, for life of the use, for a bar at Lot 2B, McAllen Convention Center Subdivision; 3300 Expressway 83, Building 1200, Suite 1270.
- 3) Request of Eduardo Reyes for a Conditional Use Permit, for one year, for a bar at the west 48.8 ft. of Lot 1 and the south 16 ft. of the west 48.8 ft. of Lot 2, Block

2, McAllen Addition; 1110 Austin Avenue.

- 4) Request of Margarita S. Samano for a Conditional Use Permit, for one year, for a home occupation (day care) at the east 1.17 acres out of the north 5 acres of Lot 38, John H. Shary Subdivision; 5517 North Bentsen Road.
- 5) Request of Griselda Castro for a Conditional Use Permit, for one year, for a home occupation (beauty salon) at the north 18 ft. of Lot 56 and the south 47 ft. of Lot 57, Block 2, Golden Acres Retirement #4 Subdivision; 400 North 41st Street.
- 6) Request of Collision Specialists for a Conditional Use Permit, for one year, for an automotive service and repair at Lots 5 & 6, North 10th Community Center Subdivision; 3705 North 10th Street.
- 7) Request of City of McAllen for a Conditional Use Permit, for life of the use, for an Institutional Use (fire station) at a 2 acre tract out of Lots 418 and 428, John H. Shary Subdivision; 8209 North Bentsen Road.
- 8) Request of Alvidrez Architects, Inc. on behalf of McAllen ISD for a Conditional Use Permit, for life of the use, for an Institutional Use at Lot A, McAllen Independent School District #8 Subdivision; 4309 Warrior Avenue.
- 9) Request of Beatriz Carballo Sanchez for a Conditional Use Permit, for life of the use, for a single family dwelling at Lot 2, Block 41, North McAllen Subdivision; 217 North 17th Street.
- 10) Request of Alim Ansari for a Conditional Use Permit, for life of the use, for an Institutional use (school) at Lots 1-6, Block 44 and Lots 7 and 8, Block 45, North McAllen Subdivision; 221 North Main Street. **(Tabled 10/16/07, 11/06/07)**

6. ORDINANCE AMENDMENT:

- a) An ordinance amending Chapter 130, Signs, (Monument Signs).

7. DISCUSSION:

- a) Foresight McAllen Update Status Report

8. INFORMATION ONLY:

- a) City Commission Actions

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 November 20, 2007
TIME: 3:00 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 16th day of November, 2007 at 10:30 a.m. 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 16th day of November, 2007

Misty Torres, Secretary