

**NOTICE OF WORKSHOP TO BE HELD BY THE
PLANNING & ZONING COMMISSION
TUESDAY DECEMBER 4, 2007 – 12:00 P.M.
CITY COMMISSION CHAMBERS**

AGENDA

CALL TO ORDER – SONIA FALCON, CHAIRPERSON

1. DISCUSSION:

- a) Foresight McAllen Plan Update

ADJOURNMENT

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 30th day of November, 2007 at 10:00 a.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.

Misty Torres, Secretary

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY DECEMBER 4, 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 20, 2007.
- b) Minutes for Regular Meeting held on December 6, 2005.
- c) Minutes for Regular Meeting held on October 18, 2005.

2. SITE PLANS:

- a) Site Plan Approval for Lot N-1, Proposed Beck Industrial Area Subdivision; 1920 North 23rd Street.
- b) Site plan Approval for Lot 3, Stone Oak Plaza Phase I Subdivision; 1800 South Ware Road.

3. SUBDIVISION PLATS:

- 1) The Palms Tower Subdivision; Colbath Road – Zarate Management Group, LLC (Preliminary); MH
- 2) Ponderosa Commerce No. 1 Subdivision; 2901 Nolana Avenue – James W. Collins, Trustee (Preliminary); SEC
- 3) Townsend Industrial Park Subdivision; 1501 Military Highway – T 5 Inc. (Preliminary); SEC
- 4) Madison Terrace Subdivision; 2101 North Jackson – Chapco Investments, LLC (Preliminary); SEC

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

a) SUBDIVISION PLATS:

- 1) McAllen Convention Center, Lots 5B & 5C; 3100 Expressway 83 – Tradecor McAllen, LLC (Preliminary/Final); HA
- 2) Trinity Oaks Phase 1A; 10901 North 29th Street – StoneOak Development, Ltd. (Revised Preliminary); JHE

b) LANDMARK DESIGNATION:

- 1) City of McAllen Landmark Designation: the south 250 ft. out of the east 310 ft. out of the south 6.7 acres out of Lot 9, Block 9, Hidalgo Canal Company Subdivision; 1009 North 10th Street. (Lamar Junior High School)

c) REZONINGS:

- 1) Rezone from C-1 (office building) District to R-3A (multifamily residential apartments) District: Lot 4, Lakes Business Park Subdivision Phase 3, Hidalgo County, Texas; 4224 North McColl Road.
- 2) 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. **(Tabled 11/20/07)**
- 3) 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. **(Tabled 11/20/07)**

d) CONDITIONAL USE PERMITS:

- 1) Request of Isaac V. Garcia for a Conditional Use Permit, for one year, for a bar at Lot A, Arapaho Subdivision; 4108 North 10th Street, Suite 700.
- 2) Request of Isaac V. Garcia for a Conditional Use Permit, for one year, for a bar at Lot A, Arapaho Subdivision; 4108 North 10th Street, Suite 1000.
- 3) Request of Rojo Entertainment, L.L.C/Titus LTD for a Conditional Use Permit, for one year, for a bar at the east 91.2 ft. of Lot 1, Lot 2, and the south 30.57 ft. of Lot 3, Block 2, except for the south 16 ft. of the west 48.8 ft. of Lot 2, McAllen Addition Subdivision; 14 South 11th Street.
- 4) Request of Tres Alegres Compadres, LLLP for a Conditional Use Permit, for one year, for a bar at Lot 1A, The Courtyard Subdivision; 5401 North 10th Street, Suite 203.
- 5) Request of Esmeralda Ruiz for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 156, Tierra Del Sol #2 Subdivision; 5620 North 26th Street.
- 6) Request of Francisco J. Morales for a Conditional Use Permit, for one year, for a portable food concession stand (snow cone) at Lot 1, Lopez Wheels Subdivision; 801 North 23rd Street.

- 7) 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, 11/20/07)**

5. 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.