

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY DECEMBER 18, 2007 – 3:30 PM
McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR**

AGENDA

CALL TO ORDER – SONIA FALCON, CHAIRPERSON

1. MINUTES:

- a) Minutes for Regular Meeting held on December 4, 2007.

2. SITE PLANS:

- a) Site Plan approval for Lot 1, Proposed Fred Loya Subdivision; 2700 S.H. 107.
- b) Site Plan approval for Trenton Curve Plaza Subdivision; 3401 Trenton Road.

3. CONSENT:

- a) Macias – Torres Subdivision; 4220 South Ware Road – Felicitas Macias (Final); SEA
- b) Fred Loya Commercial Center Subdivision; 2700 S.H. 107 – Fred Loya Insurance Agency, Inc. A Texas Corporation (Final); CCI

4. SUBDIVISION PLATS:

- a) Vacating Plat of Trinity Oaks Phase 1A – Lots 1 thru 202 and Trinity Oaks Phase 1-A Subdivision; 10901 North 29th Street – StoneOak Development, Ltd. (Preliminary); JHE

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

a) REZONINGS:

- 1) Rezone from R-3A (multifamily residential apartments) District to R-3C (multifamily residential condominium) District: 9.24 acres out of the west 1.42 acres of Lot 45 and all of Lots 46 and 47, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4301 Colbath Road.

b) CONDITIONAL USE PERMITS:

- 1) Request of Chriselda D. Villarreal for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 4, Block 44, Hammond Addition Subdivision; 2113 Chicago Avenue.
- 2) Request of J.M. Moffit Construction for a Conditional Use Permit, for one year, for a portable building (office) at Lots 6 through 10, Eltus Subdivision; 1020

Pecan Boulevard.

- 3) Request of Miguel Iglesias III for a Conditional Use Permit, for one year, for an automotive service and repair at Lot 6, Linda Vista Subdivision; 1220 South 23rd Street.
- 4) 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, 12/5/07)**

6. DISCUSSION:

- a) City initiated study for rezoning an area of the city bounded by Business 83, Hackberry, 10th Street and Bicentennial Boulevard.

7. 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 December 18, 2007

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 14th day of December, 2007 at 10:00 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 14th day of December, 2007

Misty Torres, Secretary