

**PLANNING & ZONING COMMISSION REGULAR MEETING
WEDNESDAY JANUARY 16, 2008 – 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 December 18, 2007.

2. ABANDONMENTS:

- a) Request to abandon all city Right-of-Way within Trenton Village Subdivision to make it a private/gated community.

3. SITE PLANS:

- a) Site plan approval for Lot 26, Green Meadows Subdivision; 2217 Robin Avenue.
- b) Site plan approval for Lot 1, proposed Fire Station #7 at WTP3; 8209 North Bentsen Road

4. CONSENT:

- a) Fire Station No. 7 at WTP3 Subdivision; 8209 North Bentsen Road – City of McAllen (Final); CM

5. SUBDIVISION PLATS:

- a) Villagio Phase I Subdivision; 9301 North 10th Street – Wilkins Investment, Ltd (Revised Final); M&H
- b) Villa Del Angel Subdivision; 1401 East Yuma Avenue – Haus Residential and Commercial (Preliminary);RGE

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

a) SUBDIVISIONS:

- 1) McAllen Convention Center, Lot 2D; 3300 Expressway 83 – Simon Property Group (Preliminary/Final);HA
- 2) Texas State Bank-La Plaza Mall, McAllen Subdivision; 2020 South 10th Street – Texas State Bank (Preliminary/Final); SEA

b) REZONINGS:

- 1) 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, Tabled 12/4/07, Tabled 12/18/07)**

c) CONDITIONAL USE PERMITS:

- 1) Request of Jesus A. Garza for a Conditional Use Permit, for one year, for a dancehall at Lot A, Marleen's Centre Subdivision; 124 South Ware Road.
- 2) Request of Daisy Diaz for a Conditional Use Permit, for one year, for a bar at Lot 12, Mejia Subdivision; 2022 Nolana Avenue.
- 3) Request of Yaniv Karniel for a Conditional Use Permit, for one year, for a bar at Lots 1 & 2, Rhino Subdivision; 5248 North 10th Street.
- 4) Request of Daniel Cavazos for a Conditional Use Permit, for life of the use, for an automotive service and repair at Lots 1, 2, and 3, Block 1, South McAllen Addition Subdivision; 803 South Bicentennial Boulevard.
- 5) Request of Maricela Gonzalez for a Conditional Use Permit, for one year, for a home occupation (daycare) Lot 17, Block 8, Lincoln Terrace Subdivision; 2704 Tamarack Avenue.
- 6) Request of Evangelica Cristiana for a Conditional Use Permit, for life of the use for an Institutional use (church) at Lot 10, Block 8, College Heights Subdivision; 909 South 21st 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, 12/5/07, 12/18/07)**

7. INFORMATION ONLY:

- a) City Commission Actions
- b) Board Roster and Terms

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: Wednesday January 16, 2008

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 11th day of January, 2008 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 11th day of January, 2008

Misty Torres, Secretary