

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, FEBRUARY 5, 2008 – 3:00 PM  
McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR**

**AGENDA**

**CALL TO ORDER – SONIA FALCON, CHAIRPERSON**

**1. A. ELECTION OF OFFICERS**

**B. MINUTES:**

- a) Minutes for Regular Meeting held on January 16, 2008.
- b) Minutes for Regular Meeting held on September 20, 2005.
- c) Minutes for Regular Meeting held on September 6, 2005.
- d) Minutes for Regular Meeting held on August 16, 2005.

**2. ABANDONMENTS:**

- a) Request to abandon a 20 ft. by 165 ft. dedicated right-of-way for alley, passageway, out of the East 2.5 acres of the West 5 acres of the North 20 acres of Lot 2, Block 11, Steele & Pershing Subdivision; 310 East Pecan Avenue.

**3. SITE PLANS:**

- a) Revised site plan approval for Lot 2, McAllen Produce Terminal Market Subdivision; 2525 Military Highway.
- b) Site plan approval for Lot 2, Naila Subdivision; 4615 South 24<sup>th</sup> Street.
- c) Site plan approval for Lot 1, Trenton Crossing Phase 3 Subdivision; 8016 North 10<sup>th</sup> Street.
- d) Site plan approval for Lot 1, Proposed Texas State Bank- La Plaza Mall, McAllen Subdivision; 2020 South 10<sup>th</sup> Street.

**4. SUBDIVISION PLATS:**

- a) Texas State Bank-La Plaza Mall, McAllen Subdivision; 2020 S. 10<sup>th</sup> Street – Texas State Bank (Revised Final); SEA

- b) Lots 1A & 2A, Professional Center Subdivision; 920 North Main Street – Spazio Design & Construction (Revised Preliminary); CEI
- c) Sungate Subdivision; 2812 N. Ware Road – P & G Homes, LTD (Revised preliminary) MH
- d) Retama Village Phase II Subdivision ; 2501 Jasmine Ave – Housing Authority of McAllen (Preliminary); MH
- e) T-Rey Subdivision; 3612 S.H. 107 – Reynaldo Diaz (Preliminary); SEA
- f) R & P Subdivision; 3101 N. Jackson Road – Raul Medina (Preliminary); JHE
- g) Las Puertas Subdivision; 400 Harvey Drive – Michael and Marta Salinas-Hovar (Preliminary); JHE

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

**a) REZONINGS:**

- 1) Rezone from R-1 (single family residential) District to C-1 (office building) District: 0.91 acres out of Lot 1, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 3101 North Jackson Road.
- 2) Rezone from R-3A (multifamily residential apartments) District to C-3 (general business) District: 1.04 acres out of Lot 41, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 3701 Colbath Road.

**b) CONDITIONAL USE PERMITS:**

- 1) Request of Eleuterio Fuentes for a Conditional Use Permit, for one year, for a dancehall at Lot 1, Michelle's Banquet Hall Subdivision; 2100 Nolana Avenue.
- 2) Request of Harry H. Chilingirian for a Conditional Use Permit, for one year, for a bar/night club at Lot A-1, Nolana Tower Subdivision; 400 Nolana Avenue, Suite A-2.
- 3) Request of Consuelo G. Rodriguez for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 24, Block 20, Altamira Subdivision; 2538 Dallas Avenue.
- 4) Request of Eloy Aguilar for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 126, Los Encinos Subdivision; 3416 Queta Avenue.
- 5) Request of Linda D. Hahn for a Conditional Use Permit, for one year, for a home occupation (massage therapy) at Lot 178, Woodhollow Phase 5 Subdivision; 7416 North 22<sup>nd</sup> Street.
- 6) Request of Edwin Payne for a Conditional Use Permit, for one year, for a

portable building (office) at Lots 1 and 2, Quincy Subdivision; 1601 Quebec Avenue.

- 7) Request of The Salon & Spa Professional Academy for a Conditional Use Permit, for life of the use, for an institutional use (school) at the East 10 ft. of Lot 8, all of Lot 9 and the West 15 ft. of Lot 10, North East Crossing Subdivision; 131 Nolana Avenue.
- 8) Request of San Juan Diego Cuauhtlatoatzin Catholic Church for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lots 6-11 and 17-22, Block 31, Balboa Acres Subdivision; 3408 Idela Avenue.
- 9) 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, 12/18/07,1/16/08)**

#### **6. INFORMATION ONLY:**

- a) City Commission Actions.
- b) Ordinance Amendments to the Heart of the City Overlay Districts.
- c) Request for joint workshop with Historic Preservation Council.

#### **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 February 5, 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 February 1, 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 1st -day of February, 2008

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Misty Torres, Secretary