

**NOTICE OF JOINT WORKSHOP TO BE HELD BY THE
PLANNING & ZONING COMMISSION AND
THE HISTORIC PRESERVATION COUNCIL
TUESDAY MARCH 4, 2008 –2:00 P.M.
CITY COMMISSION CHAMBERS**

AGENDA

CALL TO ORDER – SONIA FALCON, CHAIRPERSON

CALL TO ORDER – MIKE D. HOVAR, CHAIRPERSON

1. DISCUSSION:

- a) Foresight McAllen Plan and Proposed Historic Districts.

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 28th day of February, 2008 at 11:00 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

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 4, 2008 – 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 February 19, 2008.
- b) Minutes for Regular Meeting held on May 3, 2005.

2. CONSENT AGENDA:

- a) Ruben Rodriguez Subdivision; 7517 7 Mile Road – Ruben Rodriguez (Final Extension); RGE

3. SUBDIVISION PLATS:

- a) McAllen North Point Subdivision; 2700 S.H. 107 – Fred Loya Insurance Agency, Inc., a Texas Corporation (Revised Preliminary); CCI
- b) Ware Commerce Subdivision; 3700 Buddy Owens – VRG Properties (Preliminary); SEC
- c) Retana Acres Subdivision; 4200 North Taylor Road – Luis A. & Mireya Retana (Preliminary); AGE
- d) Lots 1A and 1B, Trenton Commerce Subdivision; 1300 Trenton Road – Plaza I Norte, L.P., a Texas Limited Partnership (Preliminary); CCI
- e) Sungate Subdivision; 2812 North Ware Road – P & G Homes, LTD (Revised Preliminary) MH (Tabled 02/05/08, Tabled 02/19/08)

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

a) REZONINGS:

- 1) Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: 0.98 acres out of Lot 7, J.H. Beatty's Subdivision, Hidalgo County, Texas; 3700 Buddy Owens Boulevard.
- 2) Rezone from R-1 (single family residential) District to R-3A (multifamily

residential apartments) District: 2.19 acres out of Lot 1, Nora's Subdivision and out of Lot 328, John H. Shary Subdivision, Hidalgo County, Texas; 4601 Buddy Owens Boulevard.

- 3) Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lot 20, Block 19, Collee Heights Subdivision, Hidalgo County, Texas; 2204 Oakland Avenue.
- 4) Initial zoning to R-1 (single family residential) District: 24.5 acres out of Lots 395 and 396, and 3.83 acres out of Lots 405 and 406, John H. Shary Subdivision; Hidalgo County, Texas; 7517 North Taylor Road.
- 5) Initial zoning to R-1 (single family residential) District: 14.33 acres out of the South 15.0 Acres of Lot 395, John H. Shary Subdivision, Hidalgo County, Texas; 7300 North Shary Road.
- 6) Initial zoning to R-1 (single family residential) District: 7.00 acres out of Lot 2, Block 4, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 2709 Wanda Avenue.
- 7) Heart of the City Overlay Districts proposed amendments.

b) CONDITIONAL USE PERMITS:

- 1) Request of Enrique Martinez, Jr. for a Conditional Use Permit, for one year, for a nightclub at Lots 1 and 2, Main International Subdivision; 6000 North 10th Street.
- 2) Request of Francisco A. Elizondo for a Conditional Use Permit, for one year, for a home occupation (photography studio) at Lot 123, Ivory Palms Subdivision; 3604 North 40th Street.
- 3) Request of Judith Del Carmen Valenzuela for a Conditional Use Permit, for one year, for a portable building (office) at Lot 1, Gonzalez Furniture Subdivision; 5600 South 23rd Street.
- 4) Request of Richard A. Garza for a Conditional Use Permit, for one year, for portable buildings (storage) at the East 150 feet of Block 2, Whitewing Addition Subdivision # 1; 2321 North 23rd Street.
- 5) Request of Richard A. Garza for a Conditional Use Permit, for one year, for portable buildings (storage) at the East ½ of Lot 2A, Valram Heights Subdivision; 2801 Expressway 83. **(CANCELLED)**
- 6) Request of Roy M. Mendez for a Conditional Use Permit, for one year, for a home occupation (mechanic/auto repair) at the North 75 ft. of the West 80 ft. of Lot 16, Southeast ¼ Section 9, Hidalgo Canal Company Subdivision; 922 North 4th Street.

- 7) Request of Cesar C. Lopez for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Lots 4, 5 and 6, Block 48, North McAllen Subdivision; 201 North 10th Street.
- 8) Request of Clotilde O. Sahadi for a Conditional Use Permit, for one year, for a portable food concession stand (taqueria) at the East 253.33 ft. of the West 508.46 ft. of the North 866.68 ft. of Lot 150, La Lomita (HOIT) Subdivision; 4219 US Business 83.

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.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday March 4, 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 29th day of February , 2008 at 11:00 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 29th day of February, 2008

Misty Torres, Secretary