

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 18, 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 March 4, 2008.

#### **2. SITE PLANS:**

- a) Site Plan Approval for Lot 5C, McAllen Convention Center Lots 5B & 5C Subdivision; 3100 Expressway 83.
- b) Site Plan Approval for Lot 1, Shasta Commercial Plaza Phase II Subdivision; 2525 Buddy Owens Boulevard.
- c) Site Plan Approval for Lot 52, Forest Valley II Subdivision; 3700 Dove Avenue.

#### **3. CONSENT AGENDA:**

- a) Plaza Del Norte Subdivision Phase 1; 7601 North 10<sup>th</sup> Street - Plaza I Norte, LP, a TX Limited Partnership (Final); CCI

#### **4. SUBDIVISION PLATS:**

- a) Taylor Crossing Subdivision; 6200 North Taylor Road – Affordable Home of South Texas (Revised Preliminary); CH
- b) Charlie's Freedom Subdivision Phase 1; 5100 Expressway 83 – Charlie Clark (Preliminary); BLA
- c) Savanna at Taylor Subdivision; 2700 North Taylor Road – Victoria Alvarez (Preliminary); JHE
- d) Cielo Vista Subdivision Phase II; 2901 Sarah Avenue – Sarah Development Company, LTD (Preliminary); JHE
- e) Kransi Plaza Subdivision; 901 East Ridge Road – Kransi, L.L.P., a Limited Liability Partnership (Preliminary); QHA

- f) The District at McAllen Subdivision Phase III – 3401 N. “K” Center Street – South McAllen Apartments, L.P. (Preliminary); CCI
- g) La Copa Inn S. 10<sup>th</sup> Street – La Plaza Mall Subdivision; 2000 S. 10<sup>th</sup> Street – Barry Patel (Preliminary); SEA
- h) Pecan Square Office Subdivision; 121 Pecan Boulevard – Vannie Cook Trusts (Preliminary); SEC
- i) Northwest Police Center; 2800 Oxford Avenue – City of McAllen c/o Mike R. Perez (Preliminary); CM
- j) Sungate Subdivision; 2812 North Ware Road – P & G Homes, LTD (Revised Preliminary) MH (Tabled 02/05/08, Tabled 02/19/08, Tabled 03/04/08)

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

**a) REZONINGS:**

- 1) Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 3.95 acres out of Lot 78, La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 4300 Lark Avenue.
- 2) Rezone from A-O (agricultural-open space) District to C-3 (general business) District: the East 1 acre of the West 2 acres of the East 5 acres of the South 20 acres of Lot 257, John H. Shary Subdivision, Hidalgo County, Texas; 4820 Pecan Boulevard.
- 3) Rezone from C-4 (commercial industrial) District to R-3A (multifamily residential apartments) District: the West 20.00 feet of Lot 9, Block 34, all of Lots 22, 23, and 24, Block 35, all of Lots 1, 2, and 3, Block 36 and the West 20 ft. of Lot 8, Block 37, and that portion of the abandoned Rights-of-Way of Beaumont Avenue and 22<sup>nd</sup> Street adjacent to said Lots, Hammond’s Addition Subdivision; Hidalgo County, Texas; 2200 Beaumont Avenue.

**b) CONDITIONAL USE PERMITS:**

- 1) Request of Luis E. Morales for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 41, Red Bud #3 Subdivision; 2009 Oriole Avenue.
- 2) Request of Arnulfo M. Valdez for a Conditional Use Permit, for one year, for a home occupation (taxi service) at Lot 101, Vine Terrace Subdivision #4; 2415 North 28<sup>th</sup> Lane.
- 3) Request of Flor Solis for a Conditional Use Permit, for life of the use, for a Single Family Dwelling at Lot 2, Associate Seven Subdivision; 4411 US Business 83.
- 4) Request of Richard A. Garza for a Conditional Use Permit, for one year, for portable buildings (storage) at Lot 2A, Valram Heights Subdivision; 2801

Expressway 83.

- 5) 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 23<sup>rd</sup> Street (**Tabled 03/04/08**).

**c) FORESIGHT AMENDMENT:**

- 1) Amendment to Foresight McAllen Comprehensive Plan: Figure 4.2 Thoroughfare Plan; changing the designation of Bicentennial Boulevard from a parkway with a Right-of-Way of 350 feet to a high speed arterial with a right-of-way of 150 feet.

**6. INFORMATION ONLY:**

- a) City Commission Actions.
- b) Neighborhood Meeting on March 27, 2008 at the McAllen Memorial Library at 6:30 p.m. with staff and members of the Historic Preservation Council to present information on proposed Historic District in the area of Beech to Hackberry Avenues, N. 15<sup>th</sup> St. to N. 17<sup>th</sup> St.

**7. SITE PLAN:**

- a) Site plan approval for Lot 6, McAllen Convention Center Subdivision; 800 Convention Center Boulevard.

**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.**