

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 1, 2008 – 3:30 PM McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR

CALL TO ORDER – SONIA FALCON, CHAIRPERSON

1. MINUTES:

- a) Minutes for Regular Meeting held on March 18, 2008.

2. SITE PLANS:

- a) Site Plan Approval for Lot 2, Lone Star National Bank Subdivision; 520 East Nolana Avenue.
- b) Site plan Approval for Lot 7, Rooth Road Center; 2724 Nolana Avenue
- c) Site plan Approval for Lots 1-5, Proposed McAllen North Point Subdivision; 2700 S.H. 107.

3. CONSENT AGENDA:

- a) McAllen North Point Subdivision; 2700 S.H. 107 – Fred Loya Insurance Agency, Inc., a Texas Corporation (Revised Final); CCI
- b) Charlie's Freedom Subdivision Phase I; 5100 Expressway 83 – Charlie Clark (Final); BLA
- c) Sungate Subdivision; 2812 North Ware Road – P & G Homes, LTD (Final) MH
- d) Ebony Center Subdivision; 8801 North 2nd Street – Juan D. Asuaje (Final); SEC

4. SUBDIVISION PLATS:

- a) RTG Subdivision; 1511 South 16th Street – Charles D. Mueller (Final); BPI

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

a) SUBDIVISION PLATS:

- 1) The Midway Subdivision; 400 Harvey Drive – Michael and Marta Salinas-Hovar (Final); JHE

b) REZONINGS:

- 1) Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 29.41 acres out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas; 6200 North Taylor Road.
- 2) Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 4.79 acres out of Lots 277 and 287, John H. Shary Subdivision, Hidalgo County, Texas; 2700 North Taylor Road.
- 3) Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: the South 74 feet of the Northeast 1.0 acre tract of Lot 80, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 6301 North Ware Road.
- 4) 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. **(Tabled 03/18/08)**
- 5) Initial zoning to A-O (agricultural-open space) District: 29.07 acres consisting of 18.45 acres out of Lot 13, Section 279, Texas-Mexican Railway Company's Survey and 10.62 acres out of Lot 6, E.M. Survey No.1, Hidalgo County, Texas; 2800 Oxford Avenue. **(Cancelled)**

c) CONDITIONAL USE PERMITS:

- 1) Request of Ruben Alfaro, Jr. for a Conditional Use Permit, for one year, for a bar at Lot 26, Willow Ridge Subdivision; 3000 North McColl Road
- 2) Request of Jose Gutierrez for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 183, Idela Park Subdivision #2; 3028 Lucille Avenue.
- 3) Request of Francisco Javier Cadena for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 27, Ponderosa Park Subdivision Phase 6; 3404 Hibiscus Avenue.
- 4) Request of Christopher G. Garza for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 4,Block 2, Somerset Square Subdivision; 113 East Tamarack Avenue.
- 5) Request of Rigoberto Rangel for a Conditional Use Permit, for one year, for portable food concession stand (snow cone) at Lot 1, Rivas Unit No.2 Subdivision; 1716 Hackberry Avenue.
- 6) Request of The Blue Shell Restaurant Inc. for a Conditional Use Permit, for one year, for portable building (storage) at Lot 11A, Palms Community Center #2

Subdivision; 3817 North 10th Street.

- 7) Request of Covenant Christian Academy for a Conditional Use Permit, for life of the use, for an institutional use (school) at 2.776 acres Lot 104, La Lomita Irrigation & Construction Company Subdivision; 4201 North Ware Road. **(Cancelled)**
- 8) Request of City of McAllen for a Conditional Use Permit, for life of use, for an institutional use (police station) at Lot 1, Proposed Northwest Police Center Subdivision; 2800 Oxford Avenue. **(Cancelled)**
- 9) 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. **(Tabled 03/18/08)**
- 10) 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. **(Tabled 03/04/08, 03/18/08)**

6. 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 April 1, 2008

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 28th day of March , 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 28th -day of March, 2008

Misty Torres, Secretary