

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, APRIL 16, 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 April 1, 2008.

2. ABANDONMENTS:

- a) Request to abandon existing N. 25th Street between Laurel Avenue and Jasmine Avenue, being a 0.81 acre tract of land out of lots 23 and 28, Block 2, C.E. Hammonds Subdivision.

3. SITE PLANS:

- a) Site plan approval for Lot 2, Santa Ana Plaza Subdivision; 721 East Nolana Avenue.
- b) Site plan approval for Lots 1 & 2, Chelsea Subdivision; 3701 Daffodil Avenue.
- c) Site plan approval for Lot 5, Stone Oak Plaza Subdivision Phase 2; 3817 U.S. Expressway 83.

4. SUBDIVISION PLATS:

- a) 495 Commerce Center Subdivision Phase 14; 900 E. Laurel Avenue – 495 Commerce Center Partners, Ltd. (Preliminary); PCE

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

a) REZONINGS:

- 1) 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, 04/01/08)**

b) CONDITIONAL USE PERMITS:

- 1) Request of Geronimo Ramos for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 7, Idela Park #4 Subdivision; 2425 Lucille

Avenue.

- 2) Request of Obed J. Garcia for a Conditional Use Permit, for one year, for a home occupation (office) at the East 55 feet of Lot 4 & the West 10 feet of Lot 5, Block 2, Frontier Gardens Subdivision; 704 Vine Avenue.
- 3) Request of San Juanita Gomez for a Conditional Use Permit, for one year, for a home occupation (beauty salon) at Lot 20, Block 2, Somerset Square Subdivision; 100 East Tamarack Avenue.
- 4) Request of Ruth Leal for a Conditional Use Permit, for one year, for a home occupation (beauty salon) at Lot 10, Block 1, Harvey Terrace Subdivision; 2816 Carnation Avenue.
- 5) Request of Janeth A. Flores for a Conditional Use Permit, for one year, for portable food concession stand (snow cone) at the East 150 feet of the South 240.2 feet of Block 2, Whitewing #1 Subdivision; 2321 North 23rd Street.
- 6) Request of Rio Bank for a Conditional Use Permit, for one year, for a portable building (office) at Lot 2, Santa Ana Plaza Subdivision; 721 East Nolana Avenue.
- 7) Request of Covenant Christian Academy for a Conditional Use Permit, for life of the use, for an institutional use (school) Lot1, Covenant Christian Academy Subdivision and Lot 1, Covenant Christian Academy Subdivision Phase 2; 4201 North Ware Road.
- 8) 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, 04/01/08)**
- 9) 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, 04/01/08)**

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 11th day of April, 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 10th day of April, 2008

Misty Torres, Secretary