

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 3, 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 May 20, 2008.

2. SITE PLANS:

- a) Site Plan Approval for Lot 1, Proposed RTG Subdivision; 1511 South 16th Street.
- b) Site Plan Approval for Lot 1A, North East Crossing No. 3 Subdivision, 100 East Nolana Avenue.
- c) Site plan approval for Lot 1, Block 39, McAllen Addition Subdivision; 422 South 16th Street.

3. CONSENT AGENDA:

- a) Vizcaya Subdivision; 2501 Schunior Road – Regopo Properties, LTD, a Texas Limited Partnership (Revised Final); CCI
- b) Taylor Crossing Subdivision; 6200 N. Taylor Road – Affordable Homes of South Texas (Final); CHC

4. SUBDIVISION PLATS:

- a) Doctores.Com; 2000 S. Peking Street – Espana Construction and Development, LLC (Final); SEC
- b) Lots 5A & 5B, McAllen Southwest Industrial Subdivision No. 5; 3701 Ursula Avenue – Titan Mac Fund I, LP (Preliminary); JHE

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

a) SUBDIVISION PLATS:

- 1) Lots 67A and 67B, Jackson Meadows Subdivision; 1400 E. Keeton Avenue – Esponjas Development, LTD (Final); KK

b) REZONINGS:

- 1) Initial zoning to C-3 (general business) District: 17.94 acres out of Lot 5, Section 280, Texas-Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 2600 State Highway 107.
- 2) Initial zoning to I-1 (light industrial) District: Lot 10, Block 4, Rio Bravo Plantation Company Subdivision, Hidalgo County Texas; 3100 Military Highway.
- 3) Rezone from R-1 (single family residential) District to R-3C (multifamily residential condominium) District: .88 acres out of the West 2 acres out of Lot 9, Excluding the Northwest corner of the .37 acres, Wayne Courts Subdivision, Hidalgo County, Texas; 511 Jonquil Avenue.

c) CONDITIONAL USE PERMITS:

- 1) Request of Caribe Investments, LP dba Havana Club & Grill for a Conditional Use Permit, for one year, for a bar at Lot 3, Lone Star National Bank Subdivision; 500 East Nolana Avenue.
- 2) Request of Antonio Perez for a Conditional Use Permit, for one year, for a home occupation (private tutoring) at Lot 27, Regency Park Estates Subdivision Unit 4; 6608 North 32nd Street.
- 3) Request of Perfecto D. Arenas for a Conditional Use Permit, for one year, for a portable food concession stand (snow cone) at Lot 21, Block 4, South McAllen Subdivision; 800 South 16 ½ Street, Suite C.
- 4) Request of James Covarrubias for a Conditional Use Permit, for one year, for a home occupation (spiritual healing) at Lot 10, Block 3, Orange Terrace Subdivision No. 2; 1316 Orange Street.
- 5) Request of Juan Villarreal for a Conditional Use Permit, for one year, for an institutional use (church) at Lots 5 and 6, J. Villarreal Subdivision; 513 East Westway Avenue.
- 6) Request of Templo Jerusalem for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lots 1, 2, 15 and 16, Block 1, College Addition Subdivision; 2525 Dallas Avenue.
- 7) Request of Josefina Ali for a Conditional Use Permit, for life of the use, for a institutional use (school) at the East 159.6 feet of Lot 2, Spring Glen Subdivision; 716 North McColl Road.

- 8) Request of South Texas College for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lots 2-20, Amended W.H. Graner Subdivision; 2501-2629 West Pecan Boulevard.
- 9) Request of South Texas College for a Conditional Use Permit, for life of the use, for an institutional use (parking facility) at Lots 4-10, Buena Vista Subdivision Unit 1; 2900-3008 West Pecan Boulevard.

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 June 3, 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 30th day of May, 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 30th day of May, 2008

Misty Torres, Secretary