

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JULY 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 June 17, 2008.

2. SITE PLAN:

- a) Site Plan Approval for Lot 3B, Lots 3B, 3C, 3D & 3E McAllen Convention Center Subdivision; 3620 U.S. Expressway 83.

3. CONSENT AGENDA:

- a) R & P Subdivision; 3101 Jackson Road – Raul Medina (Revised Final); JHE
- b) R.Q. Estates Subdivision; 4001 Lark Avenue – Adsec Construction (Final); PSE
- c) Palm Plaza Subdivision; 709 Uvalde Avenue – Mianca Investments, LP (Final); PSE
- d) Lots 10A & 11A, Cardona at Bentsen Lakes Phase 3 Subdivision; 2301 S. Vermont Avenue – Texas State Bank (Final); SEC
- e) Manrique Customer Vision Subdivision; 4701 N. McColl Road – Manrique Properties, LTD (Final Extension); RGA
- f) M & V Subdivision; 12401 N .Stewart Road – Martin Ramos (Preliminary Extension); FE

4. SUBDIVISION PLATS:

- a) Julieta Subdivision; 3816 Pecan Boulevard – Jucar Jorge H. Rojano (Revised Preliminary); TE
- b) Aguilar Apartments Subdivision; 1101 Cedar Avenue – Gabriel Aguilar (Preliminary); AE
- c) Gonzalez Corner Subdivision; 6317 N. Ware Road – Carmen M. Gonzalez (Preliminary); BIG
- d) Three Oaks Estates Subdivision; 1200 E. Yuma Avenue – Bernard Watson & Edgar Escobedo (Preliminary); SEC
- e) Doctores. Com Subdivision; 2000 S. Peking Street – Espana Construction and Development, LLC (Final); SEC (**Tabled 06/03/08, 06/17/08**)

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

a) SUBDIVISION PLATS:

- 1) Lot 15A, Hollenbeck Subdivision; 616 Uvalde Avenue – Adriana H. Kernz Canales (Final); JHE

b) REZONINGS:

- 1) Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 3.37 acres out of Phase 2, Long Park Subdivision, Hidalgo County, Texas; 1100 Dove Avenue.
- 2) Rezone from C-1 (office building) District to C-3 (general business) District: Lot A, Charter Palms Subdivision, Hidalgo County, Texas; 1421 East Jackson Avenue.
- 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. **(Tabled 6/3/08, 06/17/08, WITHDRAWN)**

c) CONDITIONAL USE PERMITS:

- 1) Request of Vanessa De Leon for a Conditional Use Permit, for life of the use, for an institutional use (school) at the East 197.62 feet of the West 410.16 feet of the North 235.88 feet of Lot 408, John H. Shary Subdivision; 4709 Auburn Avenue.
- 2) Request of Adrian A. Arriaga for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot 1, McAllen Northwest Industrial #2 Subdivision; 4702 North 23rd Street.

6. INFORMATION ONLY:

- a) City Commission Actions
- b) Legal Notice Requirements for Public Hearing Items
- c) Sign Ordinance Draft and public meetings
- d) Conditional Use Permit for Institutional Use: Schools

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.