

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 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 July 1, 2008.
- b) Minutes for Regular Meeting held on April 5, 2005.
- c) Minutes for Regular Meeting held on July 6, 2004.

2. SITE PLAN:

- a) Site Plan Approval for Lot 1, Holdings by S.T. Real Estate Subdivision; 3601 Buddy Owens Boulevard.

3. CONSENT AGENDA:

- a) Julieta Subdivision; 3816 Pecan Boulevard – Jucar Jorge H. Rojano (Final); TE

4. SUBDIVISION PLATS:

- a) Guzman Family Subdivision; - Jose Guzman (Preliminary); AEC
- b) Villas Del Angel Subdivision; 1401 E. Yuma Avenue (Preliminary); RGE
- c) V & V Subdivision; 4300 Daffodil Avenue – Jose Luis Del Toro (Preliminary); RGE
- d) Oak Valley Subdivision; 9600 N. Bryan Road – Imperial Nurseries of TX (Revised Preliminary); BIG
- e) Doctores. Com Subdivision; 2000 S. Peking Street – Espana Construction and Development, LLC (Final); SEC (**Tabled 06/03/08, 06/17/08, 07/01/08**)

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

a) SUBDIVISION PLATS:

- 1) Lots 5A & 5B, McAllen Southwest Industrial # 5 Subdivision; 3701 Ursula Avenue – Titan Mac Fund I, LP, (Final); JHE

b) REZONINGS:

- 1) Initial zoning to A-O (agricultural-open space) District: 18.45 acres out of Lot 13, Section 279, Texas-Mexican Railway Company Survey, and 10.62 acres out of Lot 6, E.M. Card Survey, Hidalgo County, Texas; 2800 Oxford Avenue.
- 2) Initial zoning to R-1 (single-family residential) District: 38.40 acres out of Lots 49 and 50, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County,

Texas; 2300 to 2720 Auburn Avenue and 8200 to 8300 North 29th Street.

- 3) Initial zoning to R-1 (single-family residential) District: 2.20 acres out of Lot 47, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8312-8400 North 29th Street.
- 4) Initial zoning to R-1 (single-family residential) District: 46.02 acres out of Lots 38 and 47, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8516 to 8920 North 29th Street.
- 5) Initial zoning to R-1 (single-family residential) District: 4.70 acres out of Lot 51, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3200 to 3212 Auburn Avenue.
- 6) Initial zoning to R-1 (single-family residential) District: 10.0 acres out of Lot 39, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 9101 North 29th Street.
- 7) Initial zoning to R-1 (single-family residential) District: 2.8 acres out of Lots 202 and 205, Pride O' Texas Subdivision, Hidalgo County, Texas; 3301 Oxford Avenue and 9212 North 36th Street.
- 8) Rezone from A-O (agricultural-open space) District to R-1 (single-family residential) District: 1.67 acres out of Lot 211, Pride O' Texas Subdivision, Hidalgo County, Texas; 7724 North Bentsen Road.
- 9) Rezone from A-O (agricultural-open space) District to R-1 (single-family residential) District: 0.53 acres out of Lot 219 Pride O' Texas Subdivision, Hidalgo County, Texas; 6916 North Bentsen Road.

c) CONDITIONAL USE PERMITS:

- 1) Request of Cin Cin Restaurant & Lounge for a Conditional Use Permit, for one year, for a bar at Lot A, Nolana Tower Shopping Center Subdivision; 400 Nolana Avenue, Suite H-1.
- 2) Request of Devon G. James for a Conditional Use Permit, for one year, for a dance hall at Lot 1, Angela's Subdivision; 2313 Harvey Drive.
- 3) Request of Enrique R. De La Torre for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 10, Block 63, McAllen Addition Subdivision; 713 South 12th Street.
- 4) Request of City of McAllen for a Conditional Use Permit, for life of the use, for an institutional use (police station) at Lot 1, Proposed Northwest Police Center Subdivision; 2800 Oxford Avenue.
- 5) Request of Parks and Recreation Department for a Conditional Use Permit, for life of the use, for a mobile home (office) at Lot 1, Westside Park Subdivision; 1000 South Ware Road.

6. ORDINANCE AMENDMENTS:

- a) An ordinance amending the code of ordinance of the City of McAllen, Chapter 138 zoning article I. In general. Section 138-1. Definitions; removing definitions of signs; Article V. Districts. Division 3. R-1 single-family residential districts. Section 138-177.

Permitted uses, section 138-179. Prohibited uses; Division 4. R-2 duplex-fourplex residential district. Section 138-192 permitted uses, section 138-194 prohibited uses; Division 5. R-3 multifamily residential district. Section 138-209 prohibited uses Division 6. R-4 mobile home and modular home district. Section 138-222. Permitted uses, section 138-224 prohibited uses; Division 7. C-1 office building district. Section 138-237 permitted uses, section 138-239 prohibited uses; division 8. C-2 neighborhood commercial district. Section 138-252. Permitted uses, section 138-254. Prohibited uses; division 8.5. C-3L light commercial district. Section 138-268. Permitted uses; removing sign requirements from zoning regulations; providing for an effective date; providing for publication; providing for a penalty not to exceed \$2,000 per violation thereof; providing for severability, and ordaining other provisions related to the subject matter thereof.

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.