

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 5, 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 16, 2008.
- b) Minutes for Regular Meeting held on July 20, 2004.

2. SITE PLAN:

- a) Site Plan Approval for Lots 5 and 6, Proposed Del Pedregal Estates Phase III Subdivision; 5401 North G Street

3. SUBDIVISION PLATS:

- a) H-Ovalle Subdivision; 320 S. 26th Street – Humberto Ovalle (Preliminary); RE
- b) Driscoll Phase II Subdivision; 900 E. Ridge Road - Robert Driscoll & Julia Driscoll & Robert Driscoll (Preliminary); HA
- c) Doctores. Com Subdivision; 2000 S. Peking Street – Espana Construction and Development, LLC (Final); SEC (**Tabled 06/03/08, 06/17/08, 07/01/08, 07/16/08**)

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

a) SUBDIVISION PLATS:

- 1) La Copa Hotel-South 10th Street Subdivision; 2000 S. 10th Street – Barry Patel (Final); SEC

b) LANDMARK DESIGNATION:

- 1) City of McAllen Landmark Designation for Lot 9, Block 26, McAllen Addition Subdivision, Hidalgo County, Texas; 311 South 17th Street.

c) REZONINGS:

- 1) **Tract 1:** Rezone from C-1 (office building) District to R-1 (single family residential) District: Lots 4- 6, Block 22, North McAllen Addition, Hidalgo County, Texas; 505 North 15th Street.

Tract 2: Rezone from R-2 (duplex-fourplex residential) District to R-1 (single family residential) District: Lots 7-12, Blocks 5, 12, 21 and 28; Lots 1-6, Blocks 6, 11 and 27; Lots 1-3, Block 22, North McAllen Addition, Hidalgo County, Texas; 403 to 721 North 15th Street.

- 2) Historic District Overlay Zone: Lots 9-12 and the southern half of Lot 8 in Block 5; Lots 1-6 of Block 6; Lots 1-6 of Block 11; Lots 7-12 of Block 12; Lots 7-12 of Block

21; Lots 1-6 of Block 22; Lots 1-6 Block 27; Lots 7-12 of Block 28; and Lots 7-12 of Block 37, North McAllen Subdivision, Hidalgo County, Texas; 300-721 North 15th Street except 720 North 15th Street.

- 3) 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. **(Tabled 7/16/08)**
- 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. **(Tabled 7/16/08)**

d) CONDITIONAL USE PERMITS:

- 1) Request of Carlos F. Garza for a Conditional Use Permit, for one year, for a night club at Lots 4, 5 and 6, Palms Community Center #2 Subdivision; 3911 North 10th Street Suites B & C.
- 2) Request of Valerie E. Sanchez for a Conditional Use Permit, for one year, for a home occupation (food processing) at Lot 11, Block 1, Parkhill Estates Subdivision; 118 West Iris Avenue.
- 3) Request of Ines C. Kowalyszyn for a Conditional Use Permit, for one year, for a home occupation (art studio) at the South 50 feet of Lot 6, Block 17, Ewing Subdivision; 910 North 15th Street
- 4) Request of La Casa De Mi Padre for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot 29, and the North ½ of Lot 30, Olivarez #1 Subdivision; 1621 North 24 ½ Street.

e) AMENDMENTS:

- 1) Amendment to Foresight McAllen Comprehensive Plan: Figure 4.2 Thoroughfare Plan; changing the designation of Pecan Boulevard from a high speed arterial with a right-of-way of 150 feet to a principal arterial with a right-of-way of 120 feet.

5. 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 August 5, 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 13th day of June, 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 1st day of August, 2008

Misty Torres, Secretary