

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 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 September 05, 2008

2. SITE PLAN:

- a) Lot 67A, Lots 67A & 67B, Jackson Meadows Subdivision; 1412 E. Keeton Ave
- b) Lots 1 & 2 of Proposed R & P Subdivision; 3101 N. Jackson

3. SUBDIVISION PLATS:

- a) RNC Medical Subdivision; 3100 Buddy Owens Blvd - Rick Lin (Final); M&H
- b) Plaza del Norte Phase IA Subdivision; 7301 North 10th Street; Texas Limited Partnership (Preliminary) - CCI

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

a) RESUBDIVISION:

- 1) East ½ of Lot 4, Block 23, Balboa Acres Subdivision; 3600 Agusta Avenue - Rene Navarro and George Cabrera (Final) MF
- 2) West ½ of Lot 4, Block 23, Balboa Acres Subdivision; 3602 Agusta Avenue – Rene Navarro and George Cabrera (Final) MF
- 3) Lot 10A, Block 45, North McAllen Subdivision; 200 North Main Street – Fred Harms (Final) SDM

b) REZONINGS:

- 1) Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 2.49 acres out of Lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County Texas; 3201 Trenton Road.
- 2) Rezone from A-O (agricultural-open space) District to C-2 (neighborhood commercial) District: 1.67 acres out of Lots 15 and 16, Block 1, C.E. Hammonds Subdivision, Hidalgo County Texas; 5700 North 23rd Street.
- 3) Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 9.52 acres out of Lot 4, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 1813 North Jackson Road.
- 4) Rezone from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouse) District: .75 acres out of 1.634 acres out of Lot 9, Wayne Courts Subdivision, Hidalgo County, Texas; 3600 North 6th Street.

- 5) Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: the North 151.2 feet of the South 651.91 feet of the West 288.1 feet of Lot 151, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 701 South Bentsen Road.

c) CONDITIONAL USE PERMITS:

- 1) Request of John A. Nix for a Conditional Use Permit, for one year, for a bar at Lot 1, Plaza Las Fuentes Subdivision; 5712 North 10th Street.
- 2) Request of Ciria Munoz for a Conditional Use Permit, for one year, for a cocktail lounge at Lot 9, Northeast Crossing Subdivision; 131 Nolana Avenue
- 3) Request of Lorena Calderon for a Conditional Use Permit, for one year, for a bar at Lot 1, Alonzo Barrera Subdivision; 2711 South 23rd Street
- 4) Request of X-Cess Entertainment, Inc. for a Conditional Use Permit, for one year, for a bar at Lots 28-31, Continental Trade Center Subdivision; 2021 Orchid Avenue.
- 5) Request of Nancy E. Ramirez for a Conditional Use Permit, for one year, home occupation (daycare) at Lot 64, Idela Park #2 Subdivision; 4609 South 33rd Street.
- 6) Request of Ortencia E. Arcos for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 24 Block 2, Colonia McAllen #4 Subdivision; 2625 Toronto Avenue.
- 7) Request of Javier Bocanegra for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Lots 21 and 22, Block 2, Balboa Acres Subdivision; 4404 South 23rd Street.
- 8) Request of Jose Luis Garcia for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Lot 35, Balboa Acres Subdivision; 4512 South 23rd Street.
- 9) Request of FRC Construction for a Conditional Use Permit, for one year, for one year, portable building (office) all of Lot 2,Block 4, except the West 607 feet and the South 461 feet, McColl Tract (Proposed Lot 30, Igoa Business Campus) Subdivision; 1421 East Nolana Avenue. **(Tabled 08/19/2008)**

5. DISCUSSION:

- a) Zoning Ordinance Amendment on Notification of Public Hearing
- b) Thoroughfare Plan Review

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 September 16, 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 12th day of September, 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 12th-day of September, 2008

Imelda Berryhill, Secretary