

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 7, 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 16, 2008

2. SITE PLAN:

- a) Lot 1, Proposed Northwest Police Center; 2800 Oxford Avenue – City of McAllen
- b) Lot 60B, Apollo Gardens; 3400 North 23rd Street – MAR Designs & Construction Inc.
- c) Lot 5, Sue's Place; 6624 North 10th Street- South Texas Design

3. CONSENT AGENDA:

- a) Oak Valley Subdivision; 9600 North Bryan Road; Carlos Alaniz (Final) – B.I.G

4. SUBDIVISION PLATS:

- a) Med Plex South Subdivision; 2001 South Cynthia Street; Texas Limited Liability Partnership, Compass Bank, Valley Ear, Nose & Throat Properties, Rowin Family Limited Partnership, Sorce Family Limited Partnership, Wright Family Limited Partnership, The Med Plex Condominium Owner Association – (Preliminary) – SEC
- b) LOG/FG Subdivision; 3000 West Military Highway; McAllen CBP Land Holding, LLC– (Preliminary) - HA

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

a) SUBDIVISION PLATS:

- 1) Plaza Del Norte Phase IA Subdivision; 7301 North 10th Street; A Texas Limited Partnership (Final) - CCI

b) REZONINGS:

- 1) Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lots 1, 2, 3, 4 and the North 25 feet of Lot 5, Block 3, Nelson Addition Subdivision, Hidalgo County, Texas; 901, 913, and 917 South 15th Street and 1419 Ithaca Avenue.
- 2) Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot 52, Forest Valley Subdivision No. 2, Hidalgo County, Texas; 3700 Dove Avenue.

c) CONDITIONAL USE PERMITS:

- 1) Request of Maria C. Hernandez for a Conditional Use Permit, for one year, for a bar at

Lot 1, Nolana West Subdivision; 2200 Nolana Avenue, Suites 2232 & 2234.

- 2) Request of Juan J. Santos for a Conditional Use Permit, for one year, for a bar at Lot A-1, Nolana Towers Shopping Center Subdivision; 400 Nolana Avenue, Suites I, J and K.
- 3) Request of John A. Simon for a Conditional Use Permit, for one year, for a bar at Lot 23, Continental Trade Center Subdivision; 2007 Orchid Avenue.
- 4) Request of Humberto A. Patch, for a Conditional Use Permit, for one year, for a home occupation (swimming lessons) at Lots 5, Trenton North Subdivision; 1416 Thunderbird Avenue.
- 5) Request of Janeth A. Flores for a Conditional Use Permit, for one year, for a portable food concession stand (snow cone) at Lot 1, Rivas Unit No. 2 Subdivision; 1716 Hackberry Avenue.
- 6) Request of Texas Community Bank, NA, for a Conditional Use Permit, for one year, for a portable building (office) at Lot 1, Nolana Town Center Subdivision Phase 2; 1124 East Nolana Avenue.
- 7) Request of Juan Manriquez for a Conditional Use Permit, for one year, for a flea market at 3 Acres out of the North 20 Acres of Lot 25, Block 3, C.E. Hammond Subdivision; 4601 South 23rd Street.
- 8) Request of Val Verde Vegetable, Inc. for a Conditional Use Permit, for five (5) years, for a mobile home (office) at Lot 9, McAllen Northwest Industrial #2 Subdivision; 2200 Trophy Drive.
- 9) Request of Abasto Corporation for a Conditional Use Permit, for life of the use, for a mobile home (office) at Lot 4, The Warehouse Kingdom Subdivision; 2101 Military Highway

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.