

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, NOVEMBER 18, 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 November 4, 2008

**2. SITE PLANS:**

- a) Lot 1, RNC Medical Subdivision; 3100 Buddy Owens Blvd. – Rick Lin (Proposed) M&H

**3. CONSENT AGENDA:**

- a) Montebello Estates Subdivision; 1100 North Taylor Road – Santa Lucia Investments (Final Extension) RDE
- b) Three Oaks Estates Subdivision; 1200 East Yuma Avenue – Bernard Watson & Edgar Escobedo (Final) SEC
- c) Judco Unit No. 2 Subdivision; 3201 West Expressway 83 – Adolfo & Maria Bertha Martinez (Final) SEA

**4. SUBDIVISION PLATS:**

- a) The Lofts on Sixth Subdivision; 3512 North 6<sup>th</sup> Street – John C. Osteen (Preliminary) BIG
- b) Ginther Estates Subdivision; 5025 Expressway 83 – Miguel Ramirez (Preliminary) NE
- c) Candle Flower Unit #3 Subdivision; 6300 N. 23<sup>rd</sup> St. - The Most Reverend Raymundo Pena (Preliminary) M&H **(Tabled 10/21/2008, 11/04/2008)**
- d) H-Ovalle Subdivision; 320 S. 26<sup>th</sup> Street – Humberto Ovalle (Final); RE **(Tabled 10/21/2008, 11/04/2008)**

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

**a) REZONINGS:**

- 1) Rezone from R-1 (single family residential) District to C-1 (office building) District: 2.70 acres out of Lot 2, Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 2204 South Jackson Road.
- 2) Rezone from R-1 (single family residential) District to R-3C (multifamily residential condominium) District: 1.231 acre tract of land out of Lot 1, Section 11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 201 Dove Avenue. **(Tabled 10/21/08, 11/04/2008)**

## **b) CONDITIONAL USE PERMITS**

- 1) Request of Fuel Lounge & Grill, LLC for a Conditional Use Permit, for one year, for a bar at the West 300 feet of South 181.03 feet of the North 483.44 feet of Lot 2, Block 11, Hidalgo Canal Company Subdivision; 5524 North 10<sup>th</sup> Street.
- 2) Request of McAllen Art Expressions, LLC. for a Conditional Use Permit, for one year, for a bar at North Main Exc. Plaza Building A, Unit 2; 301 North Main Street, Suite 2.
- 3) Request of Tinderbox/Vino 100 for a Conditional Use Permit, for one year, for a bar at Lot 2B; McAllen Convention Center Subdivision; 3300 Expressway 83 Building 1200 Suite 1260
- 4) Request of Marcela Leal for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 47, Blossom Ridge Subdivision; 4233 Eagle Avenue
- 5) Request of Mark A. Jackson for a Conditional Use Permit, for one year, for a home occupation (office) at the North 167.55 feet of the South 1130.08 feet of the West 254.8 feet of Lot 150 consisting of .58 acres, La Lomita (HOIT) Subdivision; 121 South Bentsen Road.
- 6) Request of Pedro J. Rojas for a Conditional Use Permit, for one year, for a portable food concession stand (snow cone) at Lots 6, 7 and 8 and the North 25 feet of the West 102.5 out of Lot 9, Block 2, South Tenth Street Subdivision; 707 South 10<sup>th</sup> Street.
- 7) Request of Gene Clancy for a Conditional Use Permit, for one year, for a gasoline service station at Lot 23, Lar-Lin Subdivision; 201 Nolana Avenue.
- 8) Request of Jung G. Kim for a Conditional Use Permit, for life of the use, for an institutional use (church) the East 208.71 feet of the South 391 feet of the West 10 acres of the South 20 acres out of Lot 377, John H. Shary Subdivision; 5000 Lark Avenue.

## **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 November 18, 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 14<sup>th</sup> day of November, 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 14<sup>th</sup> day of November, 2008

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Imelda Berryhill, Secretary