

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, DECEMBER 2, 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 18, 2008

**2. SITE PLAN:**

- a) Site Plan Approval Lot 4, North McAllen Shopping Center Subdivision; 700 Trenton Rd – Saul Maldonado (SPR2008-0338)

**3. SUBDIVISION PLATS:**

- a) STCA Subdivision; 6817 N. Ware Rd – Pechero Family Partnership (Preliminary) JHE (SUB2008-0372)
- b) Hammond Addition, Lots 14A-21A, Block 41 Subdivision; 1911 Dallas – Athelas, LTD (Preliminary) SEC (SUB2008-0388)
- c) Retiree Haven Subdivision; 6311 S. 11<sup>th</sup> St. – Angel Orihuela (Preliminary) SEC (SUB2008-0382)
- d) 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 11/18/2008**) (SUB2008-0382)
- e) H-Ovalle Subdivision; 320 S. 26<sup>th</sup> Street – Humberto Ovalle (Final); RE (**Tabled 10/21/2008 11/04/2008 11/18/2008**) (SUB2008-0165)

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

**a) SUBDIVISION PLATS:**

- 1) Med Plex South Subdivision; 2001 S. Cynthia St. – See Attached Documents (Final) SEC (SUB2008-0261)

**b) REZONINGS:**

- 1) Rezone from R-1 (single family residential) District to C-1 (office building) District: Lot 3, Maryland Addition Subdivision, Hidalgo County, Texas; 812 Chicago Avenue. (REZ2008-0357)
- 2) Rezone from C-1 (office building) District to C-3 (general business) District: Lot 8, First Dove Centre Subdivision, Hidalgo County, Texas; 3516 Buddy Owens Boulevard. (REZ2008-0349)

- 3) 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 Subdivision, Hidalgo County, Texas; 2204 South Jackson Road. **(Tabled 11/18/2008)** (REZ2008-0344)
- 4) 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 11/18/2008)** (REZ2008-0276)

**c) CONDITIONAL USE PERMITS**

- 1) Request of Alfredo Marroquin for a Conditional Use Permit, for one year, for a home occupation (Daycare) at Lot 122, Kingwood Estates Subdivision; 2512 Wisteria Avenue. (CUP2008-0361)

**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 December 2, 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 26<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 26<sup>th</sup> day of November, 2008

\_\_\_\_\_  
Imelda Berryhill, Secretary