

## **AGENDA**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, JANUARY 20, 2009 – 3:30 PM  
McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR**

### **CALL TO ORDER – SONIA FALCON, CHAIRPERSON**

#### **1. NOMINATION AND ELECTION OF OFFICERS**

#### **2. MINUTES:**

- a. Minutes for Regular Meeting held on January 06, 2009

#### **3. CONSENT AGENDA:**

- a. Rancho Hernandez Subdivision; 9401 Mile 10 1/3 North –Ruben Hernandez (Final Extension) AGES
- b. Ernesto Guerrero Subdivision; 4206 S. Ware Road – Ernesto C. Guerrero (Final) (SUB2008-0384) NAIN
- c. Isela & Jose Fuentes Subdivision; 820 E. Nassau Avenue – Isela Fuentes (Final) (SUB2008-0408) REGA

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

##### **a) REZONINGS:**

- 1) Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lots 10 and 11, Block 6, South McAllen Addition Subdivision, Hidalgo County, Texas; 916 South 16<sup>th</sup> Street.(REZ2009-0001)

##### **b) CONDITIONAL USE PERMIT:**

- 1) Request of Isaac V. Garcia, for a Conditional Use Permit, for one year, for a bar at Lot A Arapaho Subdivision; 4108 North 10<sup>th</sup> Street, Suite 1000. (CUP2009-0015)
- 2) Request of T-Mobile, for a Conditional Use Permit, for life of the use, for a personal wireless service facility at Lot A, Christian Fellowship Subdivision; 2201 Trenton Road. (CUP2009-0016)

##### **c) FORESIGHT AMENDMENT: AMENDMENT TO FORESIGHT MCALLEN COMPREHENSIVE PLAN; CHANGING THE ALIGNMENT AND DESIGNATION OF THE FOLLOWING THOROUGHFARES:**

- 1) Modify the alignment of the Hidalgo County Loop in the North McAllen from FM 490 to Mile 15 Line and in South McAllen from Military Highway to Banker Floodway Levee, change designation of FM 490 from an expressway with 300 feet of right-of-way to a high speed arterial with 150 feet of right-of-way and change the designation of Mile 14 line from a high speed arterial with 150 feet of right-of-way to a principal arterial with 120 feet of right-of-way;

- 2) Change the designation of Nolana Avenue from a high speed arterial with 150 feet of right-of-way to a principal arterial with 120 feet of right-of-way;
- 3) Change the designation of Trenton Road from a high speed arterial with 150 feet of right-of-way to a principal arterial with 120 feet of right-of-way;
- 4) Change the designation of 8 Mile Line/Chapin Road from a principal arterial with 120 feet of right-of-way to a minor arterial with 100 feet of right-of-way;
- 5) Remove 29<sup>th</sup> Street as a minor arterial with 100 feet of right-of-way from Sarah Avenue to Military Highway from the thoroughfare plan;
- 6) Remove Bentsen Road as a major collector with 80 feet of right-of-way from Neuhaus Drive to Military Highway from the Thoroughfare Plan;
- 7) Remove Main Street as a major collector with 80 feet of right-of-way from Hobbs Drive to Freddy Gonzalez Drive from the Thoroughfare Plan;
- 8) Remove 29<sup>th</sup> Street as a major collector with 80 feet of right-of-way from 10<sup>th</sup> Street to Bicentennial Boulevard from the Thoroughfare Plan;
- 9) Remove Martin Avenue as a major collector with 80 feet of right-of-way from 10<sup>th</sup> Street to Bicentennial Boulevard from the Thoroughfare Plan;
- 10) Remove Honduaras Avenue as a major collector with 80 feet of right-of-way from 29<sup>th</sup> Street to Ware Road from the Thoroughfare Plan;
- 11) Extend Sarah/Tanya Avenue as a major collector with 80 feet of right-of-way from International Boulevard to Taylor Road;
- 12) Modify the alignment of Ware Road as a high speed arterial with 150 feet of right-of-way from 5 ¼ Mile Road to Nopal Drive.

## **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 January 20, 2009

**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 16<sup>th</sup> day of January, 2009 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 16<sup>th</sup> day of January, 2009

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Imelda Berryhill, Secretary