

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 17, 2009 – 3:30 PM
McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR

CALL TO ORDER – SONIA FALCON, CHAIRPERSON

1. MINUTES:

- a. Minutes for Regular Meeting held on February 17, 2009

2. SITE PLAN:

- a. Lot 2, Nolana Town Center Phase II Subdivision; 1134 E. Nolana Avenue – Texas Community Bank (SPR2009-0002) SEC

3. CONSENT AGENDA:

- a. Ginther Estates Subdivision; 5025 Expressway 83 - Miguel Ramirez (Final) (SUB2009-0005) NAIN
- b. The Palms Tower Phase I Subdivision; 4301 Colbath Road – Zarate Management Group, LLC (Revised Final) M&H

4. SUBDIVISION PLATS:

- a. Colbath Commerce Subdivision; 1606 South 23rd Street – J&M Properties L.P (Revised Preliminary) SEC
- b. Compass No. 1 Subdivision; 2101 South 10th Street – Texas State Bank (Preliminary) (SUB2009-0006) SEC

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

a) SUBDIVISION PLATS:

- 1) Ridge Commerce, Lot 1A Subdivision; 1801 South McColl Road – Border Capital Bank (Final) SEC

b) CONDITIONAL USE PERMIT:

- 1) Request of Polanco Investments, for a Conditional Use Permit, for one year, for a bar at the West 162 feet of Lot 5, El Cazador #1 Subdivision; 711 Nolana Avenue. (CUP2009-0041)
- 2) Request of Armando Soliz, for a Conditional Use Permit, for one year, for a bar at the East 104.58 feet of the West 353.72 feet of South 397.36 feet of the North 854.04 feet of Lot 11, La Lomita (HOIT) Subdivision; 3605 State Highway 107. (CUP2009-0047)
- 3) Request of Olga A. Cavazos, for a Conditional Use Permit, for one year, for a home occupation (office) at the South 193.21 feet of the North 460 feet of the West 225 feet and the South 16.79 feet of the North 266.79 feet of the West 209 feet of Lot 151, La Lomita Subdivision; 601 South Bentsen Road. (CUP2009-0046)
- 4) Request of Pedro V. Moreno, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 18, Tierra Del Sol #2 Subdivision; 5904 North 28th Lane. (CUP2009-0037)

- 5) Request of Arabella Acosta, for a Conditional Use Permit, for one year, for a portable food concession stand (food stand) at Lot F-3, McAllen Produce Terminal Market Subdivision; 2517 Military Highway. (CUP2009-0038)
- 6) Request of Danny F. Boultinghouse on behalf of The Church of Jesus Christ of Latter Day Saints, for a Conditional Use Permit, for life of the use, for an institutional use (church) at the South 5.0 acres of Lot 32 and 0.12 acres out of Southeast Corner of Lot 31, Hidalgo Canal Company's Subdivision; 200 La Vista Avenue.(CUP2009-0045)
- 7) Request of Roberto Prieto-Harris, for a Conditional Use Permit, for life of the use, for a guest house at Lot 12, Sunridge Subdivision; 7516 North 3rd Street. (CUP2009-0044)

c) STREET NAME CHANGE:

- 1) Street Name Change From North C Street to Chai Street Between Nolana Avenue and Dove 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 February 17, 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 13th day of February, 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 13th day of February, 2009

Imelda Berryhill, Secretary

**NOTICE OF WORKSHOP TO BE HELD BY THE
PLANNING & ZONING COMMISSION
TUESDAY, FEBRUARY 17, 2009 – 12:00 PM
McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR**

AGENDA

CALL TO ORDER – SONIA FALCON, CHAIRPERSON

1. DISCUSSION:

- a. McAllen Parking Standards, Planning Staff**
- b. Report on Texas APA Conference, Board Members**

ADJOURNMENT

CERTIFICATION

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Imelda Berryhill, Secretary