

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 7, 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 March 17, 2009

2. SITE PLAN:

- a. Lot 3D, Lots 3B, 3C, 3D & 3E McAllen Convention Center Subdivision; 3520 U.S Expressway 83 – Verdad Real Estates (SPPR2009-0004) HA
- b. Lot 1, Palms Tower Subdivision; 4301 Colbath Road – Fred Kurth (SPR2009-0005) M&H

3. CONSENT AGENDA:

- a. Villas del Angel Subdivision; 1401 E. Yuma Avenue – Zuko Family Limited Partnership (Final) RGE
- b. Sharyland Service Center No. 3 Subdivision; 4400 Military Hwy – Hunt Valley Industrial I, LP (Final) (SUB2009-0007) HA

4. SUBDIVISION PLATS:

- a. Griffin & Leslie, Lots 9A, 9B & 9C Subdivision; 320 S. 26th Street – Humberto Ovalle (SUB2009-0015) (Revised Preliminary) RE
- b. Palmhurst Substation Subdivision; 7401 N. 23rd Street – Magic Valley Electric COOP (SUB2009-0012) (Preliminary) VMAE
- c. Montilla Subdivision; 2600 Trenton Road – Monica Montilla (SUB2009-0013) (Preliminary) HA
- d. Holiday Inn - McAllen Subdivision; 1001 S. 29th Street – Kasan – RGC Investment, Ltd. (SUB2009-0016) (Preliminary) RDE
- e. Retama Village Phase II-A Subdivision; 2500 Jasmine Avenue – Housing Authority of McAllen (SUB2009-0018) (Preliminary) M&H
- f. MLG Heritage Subdivision; 4715 N. 10th Street – MLG Heritage, LTD (SUB2009-0014) (Preliminary) JHE
- g. Primrose Commerce No.1 Subdivision; 101 E. Expressway 83 – W.D. Moschel, Trustee (SUB2009-0017) (Preliminary) SEC
- h. Dallas Corners Subdivision; 411 S. 10th Street – Ronald Suprise (SUB2009-0020) (Preliminary) SEC

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

a. REZONE:

- 1) Rezone from R-1 (single family residential) District to C-3L (light

commercial) District: Lot 9, Block 1, Orange Terrace No. 1 Subdivision, Hidalgo County, Texas; 1317 Nyssa Avenue.(REZ2009-0003)

- 2) Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 5.18 acres out of Block 61, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7405 North 23rd Street. (REZ2009-0004)

b. CONDITIONAL USE PERMIT:

- 1) Request of Arandapallam Sidharthan, for a Conditional Use Permit, for one year, for a nightclub at Lot A, Arapaho Subdivision; 4108 North 10th Street, Suite 700. (CUP2009-0078)
- 2) Request of Alfredo Naim, for a Conditional Use Permit, for one year, for a nightclub at Lots 1-4, The District at McAllen Subdivision; 3300 North McColl Road, Suite H, I, and K. (CUP2009-0074)
- 3) Request of Bernarda B. Diaz, for a Conditional Use Permit, for one year, for a home occupation (spa and fitness studio) at Lot 1, The Oaks #1 Subdivision; 4720 North 6th Street. (CUP2009-0076)
- 4) Request of Noe E. Alvarado, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 48, Del Sol Subdivision Phase 1; 4309 North 28th Street. (CUP2009-0075)
- 5) Request of Sara G. Garcia for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 19, Colonia McAllen #7 Subdivision; 1905 South 34th Street. (CUP2009-0072)
- 6) Request of Ruben Garza, for a Conditional Use Permit, for life of the use, for a guest house at Lot 2, Red Leaf Estates Subdivision; 1700 Violet Avenue. (CUP2009-0070)
- 7) Request of Monica R. Montilla, for a Conditional Use Permit, for life of the use, for an automotive service and repair at an irregular tract of land being the West 401.19 feet of the East 551.19 feet of the South 260 feet of the North 425 feet of Lot 62, La Lomita Irrigation Construction Company's Subdivision (Proposed Montilla Subdivision); 2600 Trenton Road. (CUP2009-0077)

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 April 7, 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 3th day of April, 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 3th day of April, 2009

Imelda Berryhill, Secretary