

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, MAY 19, 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 May 5, 2009

**2. SITE PLAN:**

- a) Proposed Primrose Commerce No. 1 Subdivision; 101 E. Expressway 83 – W. D. Moschel, Trustee (SPR2009-0008) SEC
- b) Lot 6, Jackson Crossing Center Subdivision; 920 S. Jackson Rd. (SPR2009-0006) AEC

**3. CONSENT AGENDA:**

- a) Primrose Commerce No. 1 Subdivision; 101 E. Expressway 83 – W. D. Moschel, Trustee (SUB2009-0017) (Final) SEC

**4. SUBDIVISION PLATS:**

- a) Approve Vacating Trinity Oaks Phase 1 Subdivision; 2901 Guadalupe Avenue – Stone Oak Development, LTD. (Preliminary/Final) JHE
- b) Approve Vacating Plat of Retama Village Phase 1 Subdivision; 900 N. 26<sup>th</sup> Street – McAllen Housing (Preliminary/Final) M&H

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

**a) SUBDIVISION PLATS:**

- 1) Trinity Oaks Phase 1A Subdivision; 2901 Guadalupe Avenue – Stoneoak Development, LTD (Final) JHE
- 2) Kerria Plaza, Lot 1A Subdivision; 3700 N. 10<sup>th</sup> Street – Compass Bank Mortgage Financial Services (SUB2009-0010) (Final) M&H
- 3) Retama Village Phase 1A Subdivision; 900 N. 26<sup>th</sup> Street – McAllen Housing Authority (SUB2009-0027) (Preliminary/Final) M&H

**b) LANDMARK DESIGNATION:**

- 1) City of McAllen Landmark Designation for property legally described as Block 58, McAllen Addition Subdivision, Hidalgo County Texas; 710 South 16<sup>th</sup> Street.

**c) REZONE:**

- 1) Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District to R-2: Lot 25, Block 2, Colonia McAllen #2 Subdivision, Hidalgo County, Texas; 2116 South 26<sup>th</sup> Street. (REZ2009-0007)
- 2) Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouse) District: Lot 2, save & except the North 5 feet, Grover Ehlinger Subdivision, Hidalgo County, Texas; 200 North 6<sup>th</sup> Street. (REZ2009-0008)

**d) CONDITIONAL USE PERMIT:**

- 1) Request of Juanita Inez Cano on behalf of Klub Infinity, for a Conditional Use Permit, for one year, for nightclub at Lot 1, McAllen Athletic Mall Subdivision; 500 East Hackberry Avenue. (CUP2009-0113)
- 2) Request of Sara A Saenz, for a Conditional Use Permit, for one year, for a nightclub at Lots 1 through 4, The District at McAllen Subdivision; 3300 North McColl Road, Suite P and Q.(CUP2009-0111)
- 3) Request of Elida Moreno, Inc., for a Conditional Use Permit, for one year, for a dance hall at Lot 1, Nolana Heights Subdivision; 601 East Nolana Avenue. (CUP2009-0105)

**6. INFORMATION ONLY:**

**a) REVISED DRAFT BOARD OPERATING POLICIES**

**b) 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 May 19, 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 15<sup>th</sup> day of May, 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 15<sup>th</sup> of May, 2009

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Imelda D. Berryhill, Secretary