

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 6, 2008 – 3:00 PM McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR**

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

##### **1. MINUTES:**

- a) Minutes for Regular Meeting held on April 16, 2008.

##### **2. ABANDONMENTS:**

- a) Request to abandon a 20 ft. alley along the west & south sides of Lot 67, Jackson Meadows Subdivision.

##### **3. SITE PLANS:**

- a) Site Plan Approval for Lot 1, Proposed Retama Village Subdivision Phase 2; 2301 Jasmine Avenue.
- b) Site plan approval for Lots 1 & 2, Proposed Live Oak Center Subdivision; 310 East Pecan Boulevard.

##### **4) CONSENT AGENDA:**

- a) Live Oak Center Subdivision; 310 E. Pecan Boulevard – Park Meadows, Limited Partnership (Final); SEC
- b) Kransi Plaza Subdivision; 901 E. Ridge Road – Kransi, L.L.P., a Texas Limited Liability Partnership (Final); QHA
- c) Retama Village Subdivision Phase 2; 2501 Jasmine Avenue – Housing Authority of McAllen (Final); MH
- d) Northwest Police Center Subdivision; 2800 Oxford Avenue – City of McAllen (Final); CM
- e) 495 Commerce Center Subdivision Phase 12; 1001 E. Lakeview Drive – 495 Commerce Center Partners, LTD (Final); PCE

##### **5. SUBDIVISION PLATS:**

- a) Vizcaya Subdivision; 2501 Schunior Road – Regopo Properties, LTD, a Texas Limited Partnership (Revised Preliminary); CCI

- b) R.Q. Estates Subdivision; 4001 Lark Avenue – Adsee Construction (Preliminary); PSE
- c) M & T Plaza Subdivision; 2301 Zinnia Avenue – Nancy Mireles (Preliminary); NE
- d) Oak Valley Subdivision; 9600 N. Bryan Road – Imperial Nurseries of Texas (Preliminary); BIG
- e) Lots 67A & 67B, Jackson Meadows Subdivision; 1400 E. Keeton Avenue – Esponjas Development, LTD (Preliminary); KK

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

**a) REZONINGS:**

- 1) Rezone from A-O (agricultural-open space) District to R-3T (multifamily residential townhouse) District: the North 5 acres of the West 10 acres of the South 20 acres of Lot 257, John H. Shary Subdivision, Hidalgo County, Texas; 1600 North Taylor Road.
- 2) Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 2.29 acres out of Lot 67, Jackson Meadows Subdivision, Hidalgo County, Texas; 1412 East Keeton Avenue.
- 3) Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 3 acres out of Lot 3, Eureka Park Subdivision, Hidalgo County, Texas; 501 North Ware Road
- 4) Tract 1: Rezone from R-2 (duplex-fourplex residential) District to R-1 (single family residential) District: All of blocks 6, 7, 10, 11, 23, 26, 27, and 39, Lots 7-12, of Blocks 5, 12, 21, 22, and 28, Lots 1-6, of Blocks 8, 9, 25, and 40, Lots 1-3, Block 22, Lots 1-4, Block 24, North McAllen Addition, Hidalgo County, Texas; 301 to 722 North 17<sup>th</sup> Street, 301 to 721 North 16<sup>th</sup> Street, 403 to 720 North 15<sup>th</sup> Street, 1413 to 1705 Gumwood Avenue, 1512 to 1617 Ebony Avenue, 1614 Fir Avenue, and 1612 Date Palm Avenue.  
  
Tract 2: Rezone from C-1 (office building) District to R-1 (single family residential) District: Lots 4-6, Block 22, North McAllen Addition, Hidalgo County, Texas; 505 North 17<sup>th</sup> Street.  
  
Tract 3: Rezone from C-2 (neighborhood commercial) District to R-1 (single family residential) District: Lots 5-6, Block 24, North McAllen, Hidalgo County Texas; 505 North 15<sup>th</sup> Street.
- 5) Rezone from A-O (agricultural-open space) District to C-3 (general business) District: the East 1 acre of the West 2 acres of the East 5 acres of the South 20 acres of Lot 257, John H. Shary Subdivision, Hidalgo County, Texas; 4820 Pecan Boulevard. **(Tabled 03/18/08, 04/01/08, 04/16/08)**

- 6) Historic District Overlay Zone: Lots 7-12 Block 5, Lots 1-12 Block 6, Lots 1-12 Block 7, Lots 1-6 Block 8, Lots 1-6 Block 9, Lots 1-12 Block 10, Lots 1-12 Block 11, Lots 7-12 Block 12, Lots 7-12 Block 21, Lots 1-12 Block 22, Lots 1-12 Block 23, Lots 1-6 Block 24, Lots 1-6 Block 25, Lots 1-12 Block 26, Lots 1-12 Block 27, Lots 7-12 Block 28, Lots 7-12 Block 37, Lots 1-12 Block 39, Lots 1-6 Block 40, Lots 1-3 Block 42 and Lot 7 Block 42 all out of the North McAllen Subdivision, Hidalgo County, Texas; 300-700 Block of N. 15<sup>th</sup> Street, 200-700 Block of N. 16<sup>th</sup> Street, 200-700 Block of N. 17<sup>th</sup> Street and the 1400-1700 Blocks of Cedar, Date Palm, Ebony, Fir, Gumwood and Hackberry Avenues.

**b) CONDITIONAL USE PERMITS:**

- 1) Request of Paulina Aguayo Quintero for a Conditional Use Permit, for one year, for a bar at the East 90 feet of Lot 6, Block 20, McAllen Addition Subdivision; 200 South Broadway Street, Suite A. **(CANCELLED)**
- 2) Request of Margarita Trevino for a Conditional Use Permit, for one year, for a bar at Lot A, J.G. Orregon Subdivision; 6324 South 23<sup>rd</sup> Street.
- 3) Request of Elida Moreno for a Conditional Use Permit, for one year, for a dance hall at Lot 1, Nolana Heights Subdivision; 601 East Nolana Avenue.
- 4) Request of Lourdes Martinez for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 11, Los Encinos III Subdivision; 5718 South 28<sup>th</sup> Lane.
- 5) Request of Carrie A. Boyer for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 7, Block 3, Primrose Terrace Unit #1 Subdivision; 1412 Orchid Avenue.
- 6) Request of Iglesia Torre Fuerte for a Conditional Use Permit, for life of the use, for an institutional use (church) at the South 28 feet of Lot 6, all of Lots 7 & 8, and all of Ash Avenue South of Lot 8, Block 54, North McAllen Subdivision; 110 North 16<sup>th</sup> Street.
- 7) Request of Susan Valverde for a Conditional Use Permit, for life of the use, for an institutional use (learning center) at Lots 8 and 9, Broadway North Subdivision; 901 Dove Avenue.
- 8) Request of Carmen Velez for a Conditional Use Permit, for life of the use, for an outdoor commercial recreational use (soccer field) at the South 213.7 feet of the West 254.8 feet of Lot 150, John H. Shary Subdivision; 525 South Bentsen Road.
- 9) Request of Richard A. Garza for a Conditional Use Permit, for one year, for portable buildings (storage) at Lot 2A, Valram Heights Subdivision; 2801 Expressway 83. **(Tabled 03/18/08, 04/01/08, 04/16/08)**
- 10) Request of Richard A. Garza for a Conditional Use Permit, for one year, for portable buildings (storage) at the East 150 feet of Block 2, Whitewing Addition

Subdivision #1; 2321 North 23<sup>rd</sup> Street. (Tabled 03/04/08, 03/18/08, 04/01/08, 04/16/08)

**c) AMENDMENTS:**

- 1) Amendment to Foresight McAllen Comprehensive Plan: Figure 5.1.2 future land use plan; changing the land use designation from auto-urban commercial and urban residential mixed to auto urban single family residential for the area located out of Hackberry Avenue and north of Cedar Avenue; and east of 140 feet west of 17<sup>th</sup> Street and west of 140 feet east of 16<sup>th</sup> Street; excluding the southeast 1.6 acres.

**7. 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 May 6, 2008

**TIME:** 3:00 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 2<sup>nd</sup> day of May, 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 2<sup>nd</sup> -day of May, 2008

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Misty Torres, Secretary