

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
WEDNESDAY, JANUARY 16, 2013 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on December 18, 2012.

2) ABANDONMENT:

- a) Request to abandon a 20 ft alley on the south side of Lots 1-4, Block 7, and Block 2, Kehm's Addition, 601 Business Highway 83

3) CONSENT:

- a) Lone Star National Bank No. 2 Subdivision; 3605 Buddy Owens Boulevard - Red Rock, LLC. **(Final)(SUB2013-0003)** QHA

4) SUBDIVISION PLATS:

- a) Unity Center Subdivision; 3001 U.S. Expressway 83 – Adolfo Martinez **(Preliminary)(SUB2012-0082)** SEA
- b) Burns Motors No. 2 Subdivision; 1300 East Business Highway 83 – Don R. Burns/Burns Income Properties, Ltd. **(Preliminary)(SUB2013-0004)** SEC
- c) Vacating Plat of Villagio Phase 1A Subdivision; 9325 N. 10th Street – Alonzo Cantu **(Preliminary/Final)** M&H
- d) Villagio Phase IB Subdivision; 9325 N. 10th Street – Alonzo Cantu **(Preliminary/Final)(SUB2013-0005)(SUB2013-0006)** M&H
- e) Monte Vista Subdivision; 2500 N. Taylor Road - Esponjas Development, Ltd. **(Revised Preliminary)(SUB2012-0068)(TABLED)** QHA

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

a) REZONING:

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: 0.53 acres out of Lot 2, Rancho de la Fruta No. 1 Subdivision, Hidalgo County, Texas; 100 East Highway 83 (rear) **(REZ2012-0052)**

2. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: Lot 3, Hart's Acres Subdivision, Hidalgo County, Texas; 1705 Tamarack Avenue. **(REZ2012-0053)**
3. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot 3, Villa Bonita Phase I Subdivision, Hidalgo County, Texas; 825 North Ware Road. **(REZ2012-0054)**
4. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 1.47 acres being 0.73 acres out of Lot 1, M & T Plaza Subdivision and 0.74 acres out of Lot 96, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2317 Zinnia Avenue. **(REZ2012-0047)(TABLED)**

b) CONDITIONAL USE PERMITS:

1. Request by Javier Bocanegra for a Conditional Use Permit, for life of the use, for an automotive service and repair (tire shop) at Lots 21 and 22, Balboa Acres Subdivision, Hidalgo County, Texas; 4404 South 23rd Street. **(CUP2012-0195)**
2. Request of Christian Education Activities Corporation for a Conditional Use Permit, for life of the use, for an institutional use (church and related activities) at 2.727 acres out of Lot 55, Section 9 Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1803 North Main Street. **(CUP2012-0194)**
3. Request of Felipe Gonzalez, for a Conditional Use Permit, for one year, for a home occupation (office/pest control) at Lot 56, North Depot Subdivision, Hidalgo County, Texas; 2233 Nyssa Avenue. **(CUP2012-0192)**
4. Request of Edward F. Trevino, for a Conditional Use Permit, for one year, for a portable building (office) at the South 136.02 ft of the North 234.52 ft of Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2009 South 10th Street, Suite B. **(CUP2012-0191)**
5. Request of Heron Gallegos for a Conditional Use Permit, for one year, for an outdoor commercial recreation (soccer field) at 1.41 acres out of Lot 151, La Lomita Irrigation Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2012-0193)**

6) DISCUSSION AND POSSIBLE ACTION:

- a) Disclosure Forms

7) INFORMATION ONLY:

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: Wednesday, January 16, 2013

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 11th day of January, 2013 at 3:00 p.m. and 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 11th of January, 2013

Susana de la Cerda, Administrative Secretary