

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MARCH 17, 2009 – 3:00 PM
McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR

CALL TO ORDER – SONIA FALCON, CHAIRPERSON

1. MINUTES:

- a. Minutes for Regular Meeting held on March 3, 2009

2. ABANDONMENTS:

- a. Request to Abandon A 20' x 100' Alley Right-of-Way on the West side of Lot "A", Auto Shack Subdivision, Unit No. 1; 217 North 23rd St. (ABD2009-0001)

3. CONSENT AGENDA:

- a. Retana Acres Subdivision; 4300 Lark Avenue – Luis A. & Mireya Retana (Final) AGES

4. SUBDIVISION PLATS:

- a. Sharyland Service Center No. 3 Subdivision; 4400 Military Hwy – Hunt Valley Industrial I, LP (SUB2009-0007) (Preliminary) HA
- b. South Texas College Pecan East Subdivision; 2601 W. Pecan Blvd – South Texas College (SUB2009-0011) (Preliminary) HA
- c. Kerria Plaza lots 1A & 2A Subdivision; 3700 N. 10th St. – BBVA Compass Bank (SUB2009-0009) (Preliminary) M&H

5. PRESENTATION BY HARDY HECK AND MOORE, INC. ON HISTORIC PRESERVATION PLANNING.

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

a. CONDITIONAL USE PERMIT:

- 1) Request of Arturo Ortiz, for a Conditional Use Permit, for one year, for a bar at West 300 feet of the South 181.03 feet of the North 483.44 feet of Lot 2, Block 11; 5524 North 10th Street. (CUP2009-0065)
- 2) Request of Nelson De Coss, Jr., for a Conditional Use Permit, for one year, for a bar at Lots 6 and 7, 21st Place Subdivision; 2013 West Nolana Avenue. (CUP2009-0060)
- 3) Request of Jacob Zamora, for the renewal of a Conditional Use Permit, for one year, for a bar at Lot 6, Mejia #1 Subdivision; 2010 Nolana Avenue. (CUP2009-0056)
- 4) Request of Sandra L. Gomez, for a Conditional Use Permit, for one year, for a saloon at Lot A, J.G. Oretgon Subdivision; 6324 South 23rd Street. (CUP2009-0063)

- 5) Request of Erika E. Melendez, for the renewal of a Conditional Use Permit, for one year, for a dance hall at Lots 9-12, Block 48, North McAllen Subdivision; 1018 Beech Avenue. (CUP2009-0059)
- 6) Request of Felicitas Vela, for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 3, RGV Subdivision; 912 North Bentsen Road. (CUP2009-0062)
- 7) Request of Lyle Blick, Amigo Grounds Care, for a Conditional Use Permit, for one year for a home occupation (office) at the North 22 feet of Lot 34 and the South 46 feet of Lot 33, Block 1, Golden Acres Retirement #4 Subdivision; 405 North 40th Street. (CUP2009-0058)
- 8) Request of Vicente Martinez, for a Conditional Use Permit, for one year, for a home occupation (fresh flower storage) at Lot 30, El Rancho Subdivision; 5301 South 28th Street. (CUP2009-0064)
- 9) Request of Miguel O. Carnero, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Tracts 1 and 2, less the East 481.60 feet of Tract 2, McAllen Northwest Industrial Subdivision; 2200 Industrial Drive. (CUP2009-0057)
- 10) Request of Melden and Hunt, Inc. on behalf of Holy Spirit Church, for a Conditional Use Permit, for life of the use, for an institutional use (church and related activities) at the 10.11 acre tract being the West 1060 feet of the North 415.14 feet of Lot 13, Block 1, C.E. Hammond Subdivision; 6300 North 23rd Street. (CUP2009-0066)

b. ZONING ORDINANCE AMENDMENT:

- 1) AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 ("ZONING"), ARTICLE V ("DISTRICT"), DIVISION 13 ("HEART OF THE CITY OVERLAY DISTRICTS") TO CREATE THE MCALLEN ARTS DISTRICT AND TO REGULATE THE USES THEREIN; AMENDING CHAPTER 6 ("LOCAL LICENSING AND REGULATION") AT SECTION 2, TO EXEMPT ESTABLISHMENTS IN THE MCALLEN ARTS DISTRICT FROM THE DISTANCE LIMITATION HEREIN CONTAINED, AND AT SECTION 6-3, TO ALLOW EXTENDED HOURS IN THE ENTERTAINMENT DISTRICT IN CERTAIN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISION RELATED TO THE SUBJECT MATTER HEREOF.

WITHDRAWN

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 March 17, 2009
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 13th day of March, 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 March, 2009

Imelda Berryhill, Secretary