

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, JULY 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 June 16, 2009.

**2. CONSENT AGENDA:**

- a) Pecan Square Office Subdivision; 121 Pecan Boulevard – Vannie Cook Trust (Revised Final) SEC

**3. SUBDIVISION PLATS:**

- a) Life Medical Development Subdivision; 5121 N. Jackson Road – Miguel A. Martinez (SUB2009- 0033) (Preliminary) SEA
- b) Yesenia, Lot 1A Subdivision; 3801 W. Business 83 – Juan Humberto Marquez (SUB2009-0036) (Preliminary) AGES
- c) Nelson Addition Block 3A; 900 S. Main Street – Ricardo Garcia, Tari Garcia, R&T Garcia, Family LP ( SUB2009-0035) (Preliminary) SEC

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

a) **SUBDIVISION PLATS:**

- 1) La Villita, Lots 1B, 2B & 2C Subdivision; 520 Jackson Avenue – Wheat Investments, Inc. (SUB2009-0031) (Revised Preliminary) AGES

b) **REZONE:**

- 1) Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 2.19 acres out of Lot 4, Block 3, A.J. McColl Subdivision, Hidalgo County, Texas; 5121 North Jackson Road. (REZ2009-0012)
- 2) **Tract 1:** Rezone from R-3A (multifamily residential apartments) District to C-3 (general business) District: 1.41 acres out of Lot 1, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 1104 East Violet Avenue. (REZ2009-0010)
- Tract 2:** Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 2.65 acres out of Lot 1, Block 4, A.J. McColl Subdivision, Hidalgo County, Texas; 1200 East Violet Avenue. (REZ2009-0011)

**c) CONDITIONAL USE PERMIT:**

- 1) Request of Esequiel Acevedo, Jr. for a Conditional Use Permit, for one year, for a bar at Lot 6, North East Crossing Subdivision; 125 Nolana Avenue (CUP2009-0152)
- 2) Request of Senaida Chavana, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 148, Lincoln Terrace #4 Subdivision; 2809 Vine Avenue. (CUP2009-0146)
- 3) Request of Rosa M. Avalos, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 98, Ventana Del Sol #2 Subdivision; 4100 Orchid Avenue. (CUP2009-0151)

**5. 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 July 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 2<sup>nd</sup> day of July, 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 7<sup>th</sup> of July, 2009

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Imelda D. Berryhill, Secretary