

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 4, 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 July 21, 2009.

2. ABANDONMENTS:

- a) Abandon approximately a 20' x 161' alley right-of-way of Lot 1 Block 1, RTG Subdivision; 1400 U.S. Expressway 83.

3. SUBDIVISION PLATS

- a) 495 Commerce Center Phase 13 Subdivision; 1001 E. Laurel Ave. – 495 Commerce Center Partners LTD **(Revised Preliminary)** SEC
- b) Morfin Estates Subdivision; 900 N. Bicentennial Blvd – Sergio Morfin **(SUB2009-0028) (Revised Preliminary)** NAIN
- c) Monterrey Block 4A Subdivision; 1308 S. Main St. – Humberto Pro Villareal **(SUB2009-0042) (Preliminary)** MGE
- d) ECISD Elementary School No. 31 Subdivision; 14000 N. Rooth Rd. – Edinburg Consolidated Independent School District **(SUB2009-0039) (Preliminary)** RDE
- e) ECISD Middle School No. 5 Subdivision; 14101 N. Rooth Rd. – Edinburg Consolidated Independent School District **(SUB2009-0040) (Preliminary)** RDE
- f) Mata, Lot IA; 4400 U.S. Expressway 83 – Manuel Mata **(SUB2009-0038) (Preliminary)** SEA

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

A. REZONE:

- 1) Rezone from A-O (agricultural-open space) District to C-3 (general business) District: the West 9.8 acres of Lot 6, Block 2, C.E. Hammond Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. **(REZ2009-0016)**
- 2) Rezone from A-O (agricultural-open space) District to R-3C (multifamily residential condominium) District: 4.34 acres out of Lot 287, John H. Shary Subdivision, Hidalgo County, Texas; 2620 North Taylor Road **(REZ2009-0017)**

B. CONDITIONAL USE PERMIT:

- 1) Request of Jacob J. Zamora, for a Conditional Use Permit, for one year, for a bar at Lot 1, Mejia #1 Subdivision; 2000 Nolana Avenue (CUP2009-0165)**
- 2) Request of Eleuterio Fuentes for renewal of a Conditional Use Permit, for one year, for a dancehall at Lot 1, Michelle's Banquet Hall Subdivision; 2100 Nolana Avenue. (CUP2009-0160)**
- 3) Request of Dagoberto Quintanilla for renewal of a Conditional Use Permit, for one year, for a nightclub at the North 120 feet of the West 237.8 feet of the West 2.40 acres of the South ½ of the North ½ of Lot 16, Block 3, C.E. Hammond Subdivision; 2203 South 23rd Street. (CUP2009-0159)**
- 4) Request of Gloria A. Castaneda, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 42, Hackberry Creek Unit 2 Subdivision; 2016 Fullerton Avenue. (CUP2009-0163)**
- 5) Request of Rafael Sanchez, for a Conditional Use Permit, for life of the use, for an automotive service and repair at Block 1, Liza Lu Subdivision; 3620 North 23rd Street, Suite D. (CUP2009-164)**

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, August 4, 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 31st 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 31st of July, 2009

Imelda D. Berryhill, Secretary