

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 1, 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 August 18, 2009.

2) ABANDONMENT:

- a) Request to abandon a 20 ft. by 225 ft. portion of alley in Block 3, Nelson Addition; 1414 Jackson Avenue.

3) SUBDIVISION PLATS:

- a) Macias – Torres Subdivision; 4220 S. Ware Road – Felicitas Macias **(Revised Final) SEA**
- b) Life Medical Subdivision; 5121 N. Jackson Avenue – Miguel A. Martinez **(SUB2009-0033) (Revised Preliminary) SEA**
- c) Materiales Rio Grande Subdivision; 4505 Buddy Owens Boulevard – Jose Sepulveda **(Preliminary) (SUB2009-0044) SEA**
- d) Villas at Beaumont Subdivision; 2200 Beaumont Avenue – McAllen Housing Facility **(SUB2009-0043) (Preliminary) M&H**

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

A) SUBDIVISION PLATS:

- 1) Morfin Estates Subdivision; 900 N. Bicentennial Blvd – Sergio Morfin **(Final)(SUB2009-0028) NAIN**
- 2) Charlies' Freedom Phase I-A; 5100 Expressway 83 – Kamel Plaza Investments **(Final) (SUB2009-0037)**

B) REZONE

- 1) Rezone from A-O (agricultural-open space) District to C-3 (general business) District: the South 65 feet of the North 130 feet of the East one half (1/2) of Lot 8, Block 2, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 4202 South Ware Road. **(REZ2009-0019)**

- 2) Rezone from C-3 (general business) District to C-4 (commercial industrial) District: Lots 93 and 95, Retiree Haven #2 Subdivision, Hidalgo County, Texas; 1001 and 1007 Vanessa Avenue. **(REZ2009-0020)**
- 3) Rezone from R-1 (single family residential) District to C-3 (general business) District: Lots 32, 33 and 34, Linda Vista Subdivision, Hidalgo County, Texas; 2545, 2549 and 2553 Lindberg Avenue. **(REZ2009-0021)**

C) CONDITIONAL USE PERMIT:

- 1) Request of Inez C. Kowalyszyn, for a Conditional Use Permit, for one year, for a home occupation (art studio) at the South 50 feet of Lot 6, Block 17, Ewing Subdivision; 910 North 15th Street. **(CUP2009-0168)**
- 2) Request of Nellie Cantu, for a Conditional Use Permit, for life of the use (school) at 0.91 acres out of Lots 5 & 6, Ford's Subdivision; 3017 South 10th Street. **(CUP2009-0175)**

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, September 1, 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 28th day of August, 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 28th of August, 2009

Imelda D. Berryhill, Secretary