

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 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 November 3, 2009.

2) SUBDIVISION PLATS:

- a) Sun Gate Subdivision; 2812 N. Ware Rd. – P&G Homes Ltd. **(Preliminary)**
(SUB2009-0056) M&H
- b) Balboa Acres, East ½ of Lot 21, Block 25 Subdivision; 3412 Covina Avenue –
Demetrio Suchil **(Preliminary)** **(SUB2009-0057) PPIII**
- c) Balboa Acres, West ½ of Lot 21, Block 25 Subdivision; 3416 Covina Avenue –
Demetrio Suchil **(Preliminary)** **(SUB2009-0058) PPIII**
- d) STC West Ware Campus I Subdivision; 4100 Pecan Blvd. – South Texas
College **(Preliminary)** **(SUB2009-0060) PCE**
- e) STC West Pecan Campus Subdivision; 3401 Pecan Blvd. – South Texas
College **(Preliminary)** **(SUB2009-0059) PCE**

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

a) REZONE:

- 1) Rezone from R-3A (multifamily residential apartment) District to C-3 (general
business) District: Lots 7, 8 and 9, Block 32, North McAllen Addition
Subdivision, Hidalgo County, Texas; 418 and 420 North 11th Street.
(REZ2009-0026)

b) CONDITIONAL USE PERMIT:

- 1) Request of John A. Nix for renewal of a Conditional Use Permit, for
one year, for a bar at Lot 1, Plaza Las Fuentes Subdivision; 5712 North 10th
Street. **(CUP2009-0221)**
- 2) Request of AFB 515 Houston LLC, for a Conditional Use Permit, for life of
the use, for an associated recreation at Lot 8, Villas Del Tesoro Subdivision;
609 Ithaca Avenue. **(CUP2009-0219)**
- 3) Request of ATI Enterprises, Inc. for a Conditional Use Permit, for life
of the use, for an institutional use (school) at Lots 1,2 and 3, Amended
Williams Subdivision and a 1.803 acre tract of land out of Lot 25, Block
1, C. E. Hammond Addition Subdivision; 3000, 3004, 3008, and 3016
North 23rd Street. **(CUP2009-0201) (Tabled 10/20/2009, 11/3/2009)**

- 4) Request of Reynaldo Diaz, for a Conditional Use Permit, for life of the use, for a flea market at the North 301.50 feet of the West 330 Feet of Lot 11, La Lomita (HOIT) Subdivision; 3612 State Highway 107. (CUP2009-0177) (Tabled 9/16/2009, 10/6/2009, 10/20/2009, 11/3/2009)

4) INFORMATION ONLY:

- a) City Commission Actions

5) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)

- a) Consultation with City Attorney regarding Conditional Use Permit requests for bars.

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, November 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 November, 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 of November, 2009

Imelda D. Berryhill, Secretary