

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 05, 2010 – 3:30 PM
McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR

CALL TO ORDER – SONIA FALCON, CHAIRPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on December 16, 2009.

2) SITE PLAN:

- a) Lot 1, Penitas Subdivision; 7108 N. 23rd Street – Subhagh Bose **(SPR2009-0017)**

3) ABANDONMENT:

- a) Request to Abandon a 20 ft. alley and utility easement out of the East ½ of the North ½ of the East ½ of Lot 3, Block 11, Steele & Pershing Subdivision; 122 E. Pecan Boulevard. **(ABD2009-0013)**

4) SUBDIVISION PLATS:

- a) Materiales Rio Grande Subdivision; 4505 Buddy Owens Boulevard – Jose Sepulveda, Jose Ocanas, Javier Sepulveda, Juan Ledezma **(Preliminary) (SUB2009-0044) SEA**
- b) La Villita, Lots 1B, 2B, 2C Subdivision; 520 Jackson Avenue – Wheat Investments, Inc. **(Final) (SUB2009-0031)(Tabled 12/16/2009) AGES**

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

a) REZONE:

- 1) Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.0 acre tract out of the southeast corner of Lot 288, John H. Shary Subdivision, Hidalgo County, Texas; 2601 North Bentsen Road. **(REZ2009-0029)**
- 2) Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: 0.32 acre tract out of Lots 1 and 2 and the north one-half (1/2) of Lot 3, Block 1, Nelson Addition, Hidalgo County, Texas; 1515 Houston Avenue. **(REZ2009-0028)**

b) CONDITIONAL USE PERMIT:

- 1) Request of Jesus A. Garza, for renewal of a Conditional Use Permit, for one year, for a dancehall at Lot A, Marleen's Centre Subdivision; 124 South Ware Road. **(CUP2009-0245)**
- 2) Request of Ricardo Salinas, for a Conditional Use Permit, for one year, for an automotive service and repair at 0.65 acres out of Lot 88, La Lomita Irrigation and Construction Company Subdivision; 5700 North Ware Road. **(CUP2009-0247)**
- 3) Request of Eduardo Cantu, for a Conditional Use Permit, for one year, for a dancehall at Lots 10 thru 19, Las Canadas Subdivision; 3000 - 3020 South Jackson Road. **(CUP2009-0239) (Tabled 12/16/2009)**

- 4) Request of Phillip Trevino, for a Conditional Use Permit, for one year, for a home occupation (office) at 1.948 Acres out of Lot 198, J.H. Shary Subdivision; 700 South Bentsen Road. **(CUP2009-0236) (Tabled 12/16/2009)**

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, January 05, 2010

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 December, 2009 at 3:30 p.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 December, 2009

Imelda D. Berryhill, Secretary