

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, JANUARY 19, 2010 – 3:00 PM**  
**McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR**

**CALL TO ORDER – SONIA FALCON, CHAIRPERSON**

**1) PRESENTATION on 2010 CENSUS**

**2) ELECTION OF OFFICERS:**

- a) Chairperson and Vice-Chairperson

**3) MINUTES:**

- a) Minutes for Regular Meeting held on December 16, 2009.
- b) Minutes for Regular Meeting held on January 5, 2010.

**4) SITE PLAN:**

- a) Lot F-7, McAllen Produce Terminal Market Subdivision; 2501 Military Highway - Ramon Almaguer **(SPR2009-0021)**

**5) SUBDIVISION PLATS:**

- a) Renaissance Village Estates; 1300 E. Violet Avenue – T.K. Custom Builders, LLC.; **(Preliminary) (SUB2009-0062) ITPE**
- b) One Oak Subdivision; 1110 E. Yuma Avenue – Maria & Bernard Watson **(Preliminary) (SUB2009-0063) SEC**
- c) McAllen Industrial Dr., Lots 1A – 15A; 2001 – 2053 Industrial Drive –Refer to Warranty Deeds on File **(Preliminary) (SUB2010-0001) SEC**
- d) La Villita, Lots 1B, 2B, 2C Subdivision; 520 Jackson Avenue – Wheat Investments, Inc. **(Final) (SUB2009-0031)(Tabled 12/16/2009, 01/05/2010) AGES**

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

**a) REZONE:**

- 1) 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) (Tabled 01/05/2010)**

**b) CONDITIONAL USE PERMIT:**

- 1) Request of Elizabeth O. Nielsen, on behalf of Southwest Key Programs, Inc., for a Conditional Use Permit, for life of the use, for an institutional use (school) at 0.91 acres out of Lots 5 & 6, Ford's Subdivision; 3017 South 10<sup>th</sup> Street. **(CUP2009-0250)**

- 2) Request of Dina M. Viyareyo, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 15, Block 2, Somerset Square Subdivision; 120 East Tamarack. **(CUP2009-0248)**
- 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, 01/5/2010)**

**7) 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, January 19, 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

**CERTIFICATION**

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 15<sup>th</sup> day of January, 2010 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 15<sup>th</sup> of January, 2010

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Imelda D. Berryhill, Secretary