

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, TUESDAY FEBRUARY 16, 2010 – 3:30 PM
McALLEN CITY COMMISSION CHAMBERS, 3RD FLOOR

CALL TO ORDER – RONNIE TAVAREZ, CHAIRPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on February 2, 2010.

2) OATH OF OFFICE:

Leonel Garza, III

Rodrigo “Rudy” Elizondo, Jr.

3) PRESENTATION ON PROPOSED ARTS DISTRICT ORDINANCE:

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

a) SUBDIVISION PLATS:

- 1) Balboa Acres, West ½ of Lot 4, Block 23 Subdivision; 3602 Agusta Avenue – Affordable Homes of South Texas **(Preliminary) (SUB2010-0004) MF**
- 2) Balboa Acres East ½ of Lot 4, Block 23 Subdivision; 3600 Agusta Avenue – Affordable Homes of South Texas **(Preliminary) (SUB2010-0003) MF**

b) CONDITIONAL USE PERMIT:

- 1) Request of Ruben Ramirez, for a Conditional Use Permit, for one year, for a bar at Lot A, Nolana Tower Subdivision; 400 Nolana Avenue, Suite A3. **(CUP2010-0015)**
- 2) Request of Manuela Cantu, for a Conditional Use Permit, for one year, for a bar at Lot 4, all of that part lying West of 10th Street, comprising of 0.56 Acres, Ford’s Subdivision; 3000 South 10th Street. **(CUP2010-0013)**
- 3) Request of Christian M. Diaz, for a Conditional Use Permit, for one year, for an outdoor commercial recreation use (soccer field) at the South 705.81 feet of the West 254.8 feet of Lot 150, La Lomita (HOIT) Subdivision; 421 South Bentsen Road. **(CUP2010-0016)**
- 4) Request of Nora E. Zuñiga, for a Conditional Use Permit, for one year, for a home occupation (massage therapy) at Lot 9, Block 3, Fern Heights Addition Subdivision; 607 Esperanza Avenue. **(CUP2010-0014)**
- 5) Request of Macario Montelongo, for a Conditional Use Permit, for one year, for an Institutional Use (nursing school) at Lot 5, Block 28, North McAllen Subdivision; 405 North Main Street. **(CUP2010-0010)**
- 6) Request of The Door Christian Fellowship Church, for one year, for an institutional use (church) at the West 315.10 feet of Lot A, Except 2.17 Acres in various tracts of 3.23 Acres, Boggus Subdivision; 900 East Business Highway 83. **(CUP2010-0008)**

- 7) Request of Consuelo Rodriguez, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 24, Block 20, Altamira Subdivision; 2538 Dallas Avenue. **(CUP2010-0006)**
- 8) Request of Our Lady of Sorrows Catholic School, for a Conditional Use Permit, for life of the use, for an institutional use (parking lot) at Lot 7, Block 1, Town of North McAllen Subdivision; 722 N. 11th Street. **(CUP2010-0007)**
- 9) Request of South Texas College, for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lot 6, Block 2, C.E. Hammond Subdivision; 4000 West Pecan Boulevard. **(CUP2010-0012)**
- 10) Request of South Texas College, for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lot 9, Block 2, C.E. Hammond Subdivision; 3401 West Pecan Boulevard. **(CUP2010-0011)**
- 11) Request of Eduardo Cantu, for a Conditional Use Permit, for one year, for a dancehall at Lots 10 thru 19, Las Cañadas Subdivision; 3000 - 3020 South Jackson Road. **(CUP2009-0239) (Tabled 12/16/2009, 01/5/2010, 01/19/2010)**

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, February 16, 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 16th day February, 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 12th of February, 2010

Imelda D. Berryhill, Secretary