

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 6, 2021 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR
Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: 672 423 1883

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on March 16, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jennifer M. Bright, for a Conditional Use Permit, for one year for a vape and smoke shop at Lots 1 & 2, Lazy-A-Ranch Addition Subdivision, Hidalgo County, Texas; 2401 West Pecan Blvd. Suite C. **(CUP2021-0020)**
2. Request of Carlos J. Reyes, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 Expressway 83. **(CUP2021-0024)**

b) REZONING:

1. Initial zoning to R-1 (single-family residential) District: the north 10.04 acres of the south 20 acres of Lot 4, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13800 North 29th Street. **(REZ2021-0016)**

c) RESUBDIVISION:

1. Replat of Lot 8, Block 1, Palm Heights Subdivision to Lot 8A, Block 1A, Palm Heights Subdivision; 209 North 8th Street- Sergio Todaro **(SUB2021-0035)** (Final) SEA

3) CONSENT:

- a) Only Love Home Care Subdivision; 5500 North 29th Street- Cynthia Ann Salazar **(SUB2020-0032)** (Final) MGE
- b) Nemont Estates 1 Subdivision; 13800 North 29th Street- Nemont Estates I Limited Partnership **(SUB2021-0034)** (Final) MAS

4) SUBDIVISIONS:

- a) BH Industrial Drive Subdivision; 2100 Industrial Drive- NBY-MC Industrial **(SUB2021-0031)** (Preliminary) M&H
- b) Taylor Creek Villages Subdivision; 4016 North Taylor Road- Jimmy and Myrtle Ernestine Jones **(SUB2021-0030)** (Preliminary) TE

- c) Northwood Trails Block 1 Subdivision; 10100 North 29th Street- Red Rock Real Estate Development Group LTD (**SUB2021-0001**) (Revised Preliminary) QHA
- d) El Dorado at Thousand Oaks I, II, and III Subdivision; 12500 North Ware Road- Red Rock Real Estate Development, LTD (**SUB2020-0019**) (Revised Preliminary) QHA
- e) McAllen South Industrial Park Subdivision; 1501 Military Highway- T5, Inc., a Texas Corporation (**SUB2020-0051**) (Revised Preliminary) SEC
- f) McAllen Public Works Subdivision; 4201 North Bentsen Road- City of McAllen (**SUB2021-0024**) (Preliminary) MED

5) DISCUSSION:

- a) Consideration and possible action on ordinance amending parking lot lighting requirements.
- b) Consideration and possible action on ordinance amending front yard setbacks for commercially zoned properties.

6) INFORMATION ONLY:

- a) City Commission Actions: March 22, 2021

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 FOR PARTICULAR ACTION AT A FUTURE DATE.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, April 6, 2021

TIME: 3:30 PM

PLACE: McAllen City Hall
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 for the 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 1st day of April, 2021 at 3:00 p.m. and 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 1st day of April, 2021.

Jessica Cavazos, Administrative Supervisor