

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 5, 2021 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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 from the meeting on September 21, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request Maria E. Garcia, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care Facility) at Lot 50, Bedford Park Estates Subdivision, Hidalgo County, Texas; 3929 Quail Avenue. **(CUP2021-0122)**
2. Request of Juan Hernandez, for a Conditional Use Permit, for one year, for an automotive service and repair, at Lots 1 & 2, Block 2, College Addition, Subdivision, Hidalgo County, Texas, 406 South 23rd Street. **(CUP2021-0123)**
3. Request Folake Adalakun, for a Conditional Use Permit, for one year, for an Institutional Use (school) at the West 130 ft. of Lot 1, Monaco Plaza Subdivision, Hidalgo County, Texas; 600 North McColl Road, STE 612. **(CUP2021-0124)**
4. Request of Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley for a Conditional Use Permit, for life of use, for an institutional use (respite center) at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1801 South 10th Street. **(CUP2021-0121)(TABLED ON 9/7/21 & 9/21/21)**
5. Request of Oscar Corral on behalf of Machiavellian Properties, LLC for a Conditional Use Permit, for life of the use, for a parking facility for C-1 to C-3 uses at Lot 8, Block 7, Fairfield Place subdivision, Hidalgo County, Texas; 901 Kennedy Avenue. **(CUP2021-0128)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 10 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2401 Russell Road. **(REZ2021-0049)(TABLED ON 9/21/21).**
2. Rezoning from R-1 (single-family residential) District to C-1 (office building) District: Lot 12, Block 4, Blocks 3 & 4 Highland Drive Addition, Hidalgo County, Texas; 1101 Harvey Drive. **(REZ2021-0053)**
3. Rezoning from A-O (agricultural and open space) District to R-1 (single-family residential) District: 6.21 acres out of Lot 38, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 8700 North 29th Street. **(REZ2021-0054)**
4. Rezone from R-1 (single family) District to R-3A (multifamily apartments) District: 19.137 acres consisting of 2.476 acres out of Lot 7 E.M Card Survey No.1 Subdivision and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2400 Oxford Avenue. **(REZ2021-0051)(TABLED ON 9/21/21).**

3) CONSENT:

- a) Los Vecinos Subdivision, 2801 South Bentsen Road, Tres Vecinos, LLC.**(SUB2021-0109)(FINAL)HA**

4) SUBDIVISIONS:

- a) Eagle's Nest Subdivision, 8401 North 2nd Street, Millennial Bear Farms, LLC, **(SUB2021-0098)(PRELIMINARY)M&H**
- b) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties**(SUB2021-0104)(PRELIMINARY)M2E**
- c) Sister's Subdivision, 12200 Mile 7 Road, Patty Cash & Sansire Silva**(SUB2021-0102)(PRELIMINARY)SE**
- d) Imperio Estates Subdivision, 8700 North 29th Street, Hollywood Development & Construction,**(SUB2021-0103)(PRELIMINARY)RDE**
- e) Falcon's Cove Subdivision, 2300 Freddy Gonzalez Drive, John R. Willis Management Partnership, LTD.**(SUB2021-0099)(PRELIMINARY)M&H**
- f) Sunset Valley Subdivision, 6000 North Bentsen Road, Garman Investments, LP**(SUB2021-0105)(PRELIMINARY)M2E**
- g) The Quarter II, 701 South 1st Street, Chazzland LLC.**(SUB2021-0088)(REVISED PRELIMINARY)SEC**
- h) Campo De Suenos Phase III, 8300 North Ware Road, Riverside Development Services, LLC.**(SUB2021-0059)(FINAL)M&H**

- i) Campo De Suenos PH. II Subdivision, 8300 North Ware Road, Riverside Development Services, LLC.(**SUB2021-0058**)(**FINAL**)M&H
- j) Garcia's Estates Subdivision, 2901 Gumwood, Sonia Garcia/Erik J. Mora(**SUB2020-0048**)(**TABLED SINCE 6/3/2021**)M&H

5) DISCUSSION:

- a) Consideration of an ordinance reducing the yard requirements for double-fronting lots.

6) INFORMATION ONLY:

- a) City Commission Actions: September 27, 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, October 5, 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 October 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 October 2021,

Jessica Cavazos, Administrative Supervisor