

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

WEDNESDAY, SEPTEMBER 16, 2020 - 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 September 1, 2020

2) CONSENT:

- a) Campo de Suenos Subdivision; 8600 North Ware Road- Riverside Development Services, LLC. (Revised Final) **(SUB2019-0033)** M&H

3) SUBDIVISIONS:

- a) Barcelona Subdivision; 1800 South Bentsen Road- New Millenium L. Investments, Inc. (Revised Preliminary) **(SUB2020-0033)** SE
- b) Villatorre Estates at Almon; 3308 Yellowhammer Avenue- Riverside Development Services, LLC (Revised Preliminary) **(SUB20200-0044)** JHE
- c) Verdin Heights Subdivision; 7401 North Bentsen Road- Sergio Guzman (Preliminary) **(SUB2020-0057)** SEC
- d) Depot Estates Subdivision; 7008 North 23rd Street- Rainbow Falls Properties, LLC (Preliminary) **(SUB2020-0044)** M&H

4) PUBLIC HEARING

a) REZONING:

1. Rezone from R-3A (multifamily residential apartment) District to C-4 (commercial-industrial) District: 51.633 acres out of Section 227, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 6401 Monte Cristo Road. **(REZ2019-0030)**
2. Rezone from C-4 (commercial-industrial) District to R-3A (multifamily residential apartment) District: 13.683 acres out of Section 227, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 6301 Tres Lagos Boulevard. **(REZ2019-0032)**

3. Rezone from R-1 (single-family residential) District to C-4 (commercial-industrial) District: 3.141 acres out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 15001 North Ware Road. **(REZ2020-0023)**
4. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 0.317 acres out of Section 227, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 6401 Tres Lagos Boulevard. **(REZ2020-0024)**
5. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: 21.18 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11200 North La Lomita Road. **(REZ2020-0026)**
6. Rezone from R-2 (duplex-fourplex residential) District to R-1 (single family residential) District: 18.82 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11300 North La Lomita Road. **(REZ2020-0027)**
7. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lots 10, 11, and 12, Block 3, Club Addition Amended, Hidalgo County, Texas; 125 East Pecan Boulevard, 119 East Pecan Boulevard, 113 East Pecan Boulevard. **(REZ2020-0028)**

b) CONDITIONAL USE PERMITS:

1. Request of Juan C. Hernandez, for a Conditional Use Permit, for one year, for automotive service and repair at the North 50 ft. of Lot 13 and 14, Block 36, Hammond Addition Subdivision, Hidalgo County, Texas; 213 South 23rd Street. **(CUP2020-0092)**
2. Request of Patricia S. Chapa, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care Facility), at Lot 11, Geronimo Subdivision, Hidalgo County, Texas; 3001 Fir Avenue. **(CUP2020-0088)**
3. Request of Eduardo Villagordoa, for a Conditional Use Permit, for one year, for a bar at Lots 8, 9, and 10, 21st Place Subdivision, Hidalgo County, Texas, 2005 Nolana Avenue. **(CUP2020-0086)**
4. Request of Vincent G. Huebinger on behalf of Verizon Wireless, for a Conditional Use Permit, for life of the use, for a personal wireless service facility, at the South 163.2 ft. of Lots 8 and 9, Block 5, Palm Heights Addition Subdivision, Hidalgo County, Texas, 665 Beech Avenue. **(CUP2020-0091)**

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.