

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 16, 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 February 2, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Margret De Bruyn on behalf of Iced Cube Shaved Ice McAllen LLC, for a Conditional Use Permit, for one year, for a Snack Bar with Alcohol Sales at Lot 1, All-In-One Subdivision No.4, Hidalgo County, Texas; 6101 North 23rd Street, Suite K. **(CUP2021-0005)**
2. Request of Merary S. Enriquez, for a Conditional Use Permit, for life of the use, for a guest house at 0.50 acres out of the North 1/2 of the South 9.39 acres of the North 19.39 acres of Lot 377, John H. Shary Subdivision, Hidalgo County, Texas; 5020 Selinda Drive. **(CUP2021-0010)**
3. Request of Samuel Avila, for a Conditional Use Permit, for one year for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 & 2214. **(CUP2021-0009)**
4. Request of Norberto Hernandez, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lots 1, 2 and 3, Block 2, Young's Addition Subdivision, Hidalgo County, Texas; 2401 US Highway 83. **(CUP2021-0012)**
5. Request of Eugenio J. Garcia on behalf of Melany Castillo, for a Conditional Use Permit, for life of the use, for a guest house at Lot 1 & South ½ of Lot 2, Trenton Village Subdivision, Hidalgo County, Texas; 7200 North 4th Street. **(CUP2021-0011)**

3) SITE PLAN:

- a) Revised Site Plan Approval for Lot 1, All-In-One Subdivision No. 4; 6101 North 23rd Street.

4) CONSENT:

- a) Hammond Development Subdivision; 7501 South 23rd Street- Madiam L.P. **(SUB2019-0017)** (Revised Final) RDE

5) SUBDIVISIONS:

- a) The Shops at Tres Lagos; 4401 Tres Lagos Boulevard- Rhodes Enterprises, Inc. **(SUB2021-0011)** (Final) M&H
- b) Oxford Homes Subdivision; 2417 Oxford Avenue- Subhash and Sarojini Bose LP **(SUB2021-0005)** (Preliminary) RDE
- c) North Park on 107 Subdivision; 2301 SH 107- Robert H. Begian and Michele C. Begian **(SUB2021-0004)** (Preliminary) TE
- d) Replat of Lot 9 Antigua Subdivision; 3208 Zenaida Avenue- Mark S. Harris **(SUB2021-0002)** (Preliminary) M&H
- e) Iglesias Subdivision; 4400 Pecan Boulevard- Alvaro Iglesias **(SUB2020-0076)** (Revised Preliminary) (Tabled) MAS
- f) Acqualina At Tres Lagos Phase I Subdivision; 6601 Tres Lagos Boulevard- Rhodes Development Inc. **(SUB2021-0003)** (Preliminary) M&H
- g) Neuhaus Estates Subdivision; 4229 Neuhaus Drive- Empire Investment **(SUB2021-0006)** (Preliminary) MAS
- h) Santoy Subdivision; 3321 Highway 83- Juan Santoy **(SUB2020-0041)** (Revised Preliminary) SEC
- i) 2nd and Dove Subdivision; 201 Dove Avenue- Alonzo Cantu **(SUB2020-0076)** (Revised Preliminary) (Tabled) CLH

6) INFORMATION ONLY:

- a) City Commission Actions: February 8, 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, February 16, 2021

TIME: 3:30 PM

PLACE: McAllen City Hall
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 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 12th day of February 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 12th day of February

Jessica Cavazos, Administrative Supervisor