

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MARCH 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 March 2, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Oliver Rios, for a Conditional Use Permit, for one year, for an Institutional Use (Church) at Lots 5 & 6, Block 16, College Heights Subdivision, Hidalgo County, Texas; 1925 Mobile Avenue. **(CUP2021-0017)**
2. Request of Austin Price Tull, for a Conditional Use Permit, for life of the use, for an institutional use at Lot 1, S.T.V.T. #1 Subdivision, Hidalgo County, Texas; 2400 Daffodil Avenue. **(CUP2021-0015) (Tabled)**

b) REZONING:

1. Rezone from A-O (agriculture and open space) District to R-3A (multifamily residential apartment) District for 20.983 acres out of Lot 4, Block 4, A.J. McColl Subdivision (Proposed Park Terrace Subdivision), Hidalgo County, Texas; 3601, 3517, 3501, & 3401 North Jackson Road. **(REZ2021-0007)**

c) SUBDIVISION:

1. North McAllen Lot 11A Block 40A Subdivision; 1712 Cedar Avenue- Tomas Gutierrez **(SUB2021-0028) (Final) RDE**

3) SITE PLAN:

- a) Revised Site Plan Approval for Lot 1, El Cedro Subdivision, 1100 E. Cedar Avenue. **(SPR2021-0001)**
- b) Revised Site Plan Approval for Lot 2B, McAllen Convention Center Lots 2B & 2C Subdivision, 3300 U.S. Expressway 83. **(SPR2021-0010)**

4) SUBDIVISIONS:

- a) Starbucks Subdivision; 2908 Nolana Avenue- Vaquero Nolana Partners LP **(SUB2021-0027) (Final) JHE**

- b) Reynolds Estates Subdivision; 4600 North 29th Street- Reuben Bar- Yardin **(SUB2021-0020)** (Final) JHE
- c) 2nd And Dove Subdivision; 201 Dove Avenue- Alonzo Cantu **(SUB2021-0026)** (Final) CLH
- d) BEJ Subdivision; 4701 North McColl Road- Violet Investments **(SUB2021-0025)** (Preliminary) CHC
- e) Replat of Lot 9 Antigua Subdivision; 3208 Zenaida Avenue- Structure Team, LLC **(SUB2021-0021)** (Preliminary) M&H
- f) Cascada at Tres Lagos Phase II Subdivision; 14232 Chalk Ridge Drive- Rhodes Development, Inc. **(SUB2021-0023)** (Preliminary) M&H

5) INFORMATION ONLY:

- a) City Commission Actions: March 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, March 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 March 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 March

Jessica Cavazos, Administrative Supervisor