

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 3, 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 October 6, 2020
- b) Minutes for Regular Meeting held on October 20, 2020

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Lucia J. Cantu, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand. (Snow Cone Stand) at Lot 1, Lopez Wheels Subdivision, Hidalgo County, Texas; 801 North 23rd Street. **(CUP2020-0110)**
2. Request of Karla G. Villareal Chapa, for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2216 & 2218. **(CUP2020-0111)**
3. Request of Hugo A. Cuevas, for a Conditional Use Permit, for life of the use, for a Parking Facility at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive. **(CUP2020-0109)**
4. Request of Claudia V. Reyna, for a Conditional Use Permit, for one year, for a Home Occupation (Daycare), at Lot 13, Brookwood Subdivision Unit 1, Hidalgo County, Texas; 3909 Xanthisma Avenue. **(CUP2020-0108)**
5. Request of David Gosalvez III, for a Conditional Use Permit, for life of the use, for a portable building greater than 10'x12', at Lot 1, Monaco Plaza Subdivision, Hidalgo County, Texas; 604 North McColl Road. **(CUP2020-0107)**

b) REZONING:

1. Rezone from C-4 (commercial-industrial) District to C-3 (general business) District: 1.083 acres out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, Hidalgo County, Texas; 4920 North Ware Road(MID). **(REZ2020-0033) (Tabled 10/20/20)**
2. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 2.221 acres out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, Hidalgo County, Texas; 4920 North Ware Road(REAR). **(REZ2020-0035) (Tabled 10/20/20)**
3. Rezone from C-4 (commercial industrial) District to R-3A (multifamily residential apartment) District: 7.116 acres out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, Hidalgo County, Texas; 4920 North Ware Road(MID REAR). **(REZ2020-0036)(Tabled 10/20/20)**
4. 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) (Tabled 09/16/20) (Remained Tabled 10/06/20) (Remained Tabled 10/20/20)**
5. 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) (Tabled 09/16/20) (Remained Tabled 10/06/20) (Remained Tabled 10/20/20)**
6. Rezone from C-3 (general business) District to R-3T (multifamily residential townhouse) District: the East 1/3 of Lots 11 and 12, Block 40, North McAllen Addition, Hidalgo County, Texas; 1712 Cedar Avenue. **(REZ2020-0037)**
7. Rezone from C-1 (office building) District to R-1 (single-family residential) District: Lots 11 and 12, Block 1, Renken's Addition, Hidalgo County, Texas; 619 North 9th Street. **(REZ2020-0038)**
8. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: the East 6 ft. of Lot 4, and all of Lot 5, Block 7, Larkspur Subdivision Unit No. 1 & Larkspur Subdivision Unit No. 2, Hidalgo County, Texas; 1607 Nolana Avenue. **(REZ2020-0039)**

c) SUBDIVISION:

1. A Resubdivision of the West 1/2 of Lot 22, Block 25, Balboa Acres Subdivision, Hidalgo County, Texas; 3408 Covina Avenue **(SUB2020-0052)**
2. A Resubdivision of the East 1/2 of Lot 22, Block 25, Balboa Acres Subdivision, Hidalgo County, Texas; 3410 Covina Avenue **(SUB2020-0053)**

3) SITE PLAN:

- a) Revised Site Plan Approval for Lot 4B, North McAllen Shopping Center Lots 4A & 4B Subdivision; 7301 North 7th Street. **(SPR2020-0005)**

4) CONSENT:

- a) Dale' Shine At Business 83 Subdivision; 2301 Highway 83- The Fritts LP and Spurgeon W. Brown and Brownie's Oil Co. (Final) **(SUB2020-0081)** M&H

5) SUBDIVISIONS:

- a) The Medici Subdivision; 5801 North Bentsen Road- Sharyland ISD (Preliminary) **(SUB2020-0075)** M&H
- b) Iglesias Subdivision; 4400 Pecan Boulevard- Alvaro Iglesias (Preliminary) **(SUB2020-0072)** MAS
- c) Frontera Peak Subdivision; 1701 Frontera Road- Xavier E. Morales and Karli Marie Maldonado (Preliminary) **(SUB2020-0071)** G&M
- d) 2nd and Dove Subdivision; 201 Dove Avenue- Alonzo Cantu (Preliminary) **(SUB2020-0076)** CLH
- e) Verdin Heights Subdivision; 7401 North Bentsen Road- Sergio Guzman (Revised Preliminary) **(SUB2020-0057)** SEC
- f) Taylor View Subdivision; 1600 North Taylor Road- DG & GG Investments (Revised Preliminary) **(SUB2018-0019)** SEC

6) DISCUSSION:

- a) Consideration and possible action on ordinance amending front-yard parking regulations

7) INFORMATION ONLY:

- a) City Commission Actions: October 26, 2020

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, November 3, 2020

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 30th day of October, 2020 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 30th day of October, 2020.

Jessica Cavazos, Administrative Supervisor