

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, NOVEMBER 17, 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 20, 2020
- b) Minutes for Regular Meeting held on November 3, 2020
- c) Minutes for Special Meeting held on November 9, 2020

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Sandra A. Tamez, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand (Snow Cone Stand) at Lot 1 except the East 497 ft.-South 510 ft. and West 188 ft.-South 379.26 ft. and North 20 ft. and 0.19 acres and West 188 ft.-South 160 ft.-North 597 ft., Plaza Del Norte Subdivision, Hidalgo County, Texas, 3312 North 10th Street. **(CUP2020-0113)**
2. 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 a 800 sq. ft. lease area, a 30 ft. wide access and utility/fiber easement and a 10 ft. wide utility/fiber easement out of a called Tract 1 and Tract 2, Part of Lots 177 and 184 of the La Lomita Irrigation & Construction Company Subdivision, and out of Lot 27 McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas, 2551 South Ware Road. **(CUP2020-0114)**
3. 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) (Tabled 11/03/20)**

b) REZONING:

1. Rezone from R-3T (multifamily residential townhouse) District to R-1 (single-family residential) District: 5.0 acres out of Lot 257, John H. Shary Subdivision, Hidalgo County, Texas; 1600 North Taylor Road. **(REZ2020-0040)**
2. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lot 1, Block 2, Altamira Subdivision, Hidalgo County, Texas; 2633 Austin Avenue. **(REZ2020-0041)**

3) CONSENT:

- a) Villatorre Estates at Almon Subdivision; 3308 Yellowhammer Avenue- Riverside Development Services, LLC (Final) **(SUB2020-0080)** JHE
- b) J. Leal Subdivision; 10800 7 Mile Road- Jesus Leal (Final) **(SUB2020-0078)** QHA

4) SUBDIVISIONS:

- a) Home Sweet Home Subdivision; 16601 North Eubanks Road- Rosa Linda Reyes (Preliminary) **(SUB2020-0084)** SEA
- b) STEC Tres Lagos Subdivision; 6801 7 Mile Line- Michael A. Hernandez (Preliminary) **(SUB2020-0083)** M&H
- c) Martinez Subdivision; 300 North 22nd Street- Javier Martinez (Preliminary) (SUB2020-0077) RDE

5) INFORMATION ONLY:

- a) City Commission Actions: November 9, 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 17, 2020

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 13th day of November 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 13th day of November.

Jessica Cavazos, Administrative Supervisor