

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 20, 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

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jesus F. Davila on behalf of Oak Texas Bar & Grill, for a Conditional Use Permit, for one year, for a bar at Lot 1, Valerie Subdivision, Hidalgo County, Texas, 7001 North 10th Street. **(CUP2020-0106)**
2. Request of Nephthali Zozaya on behalf of Anchor Church., for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 3, Re-Subdivision of Lots 1, 2, 3, Williams Subdivision, Hidalgo County, Texas, 3008 North 23rd Street. **(CUP2020-0104)**
3. Request of Enrique Martinez Jr., for a Conditional Use Permit, for one year, for a nightclub at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas, 6000 North 10th Street. **(CUP2020-0101)**
4. Request of Vincent G. Huebinger on behalf of Verizon Wireless, for a Conditional Use Permit, 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)**

b) REZONING:

1. Rezone from C-4 (commercial-industrial) District to R-3A (multifamily residential apartment) District: 44.996 acres out of Section 230, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 13501 North Shary Road. **(REZ2019-0034)**

2. Rezone from R-1 (single-family residential) District to C-4 (commercial-industrial) District: 4.448 acres out of Section 227, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 7001 Monte Cristo Road. **(REZ2019-0035)**
3. Rezone from R-3A (multifamily residential apartment) District to R-1 (single-family residential) District: 32.533 acres out of Section 230, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 6801 Tres Lagos Boulevard. **(REZ2019-0038)**
4. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 0.053 acres out of Section 230, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 13901 North Shary Road. **(REZ2020-0034)**
5. 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)**
6. 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)**
7. 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)**
8. 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) (Table 09/16/20) (Remained Tabled 10/06/20)**
9. 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)**

3) SUBDIVISIONS:

- a) Avanti Legacy Valor Heights Subdivision; 220 South 1st Street- Frank A. Smith Sales, Inc. (Final) **(SUB2020-0074) CE**
- b) Renaissance Subdivision; 4901 North 23rd Street- Sonia Denise Ramirez (Final) **(SUB2020-0073) STIG**
- c) 1712 Cedar Subdivision; 1712 Cedar Avenue- Tomas Gutierrez (Preliminary) **(SUB2020-0065) RDE**

- d) Bella Vista Ranch Subdivision; 7017 North Taylor Road Rear- Jorge A. Bautista (Preliminary) **(SUB2020-0069)** SEA
- e) Nemont Estates Subdivision; 13800 North 29th Street- Nemont Estates, Limited Partnership (Preliminary) **(SUB2020-0064)** MAS
- f) Nolana Crossing, Lot 3A Subdivision; 3700 North 27th 1/2 street- Lashante Enterprises, Inc. (Preliminary) **(SUB2020-0067)** BIG
- g) De La Torre Subdivision; 612 North 8th Street- Rafael Idelfonso De La Torre (Preliminary) **(SUB2020-0066)** MAS
- h) Barcelona Subdivision; 1820 South Bentsen Road- New Millenium L. Investments, Inc. (Revised Preliminary) **(SUB2020-0034)** SE
- i) Bentsen Park Subdivision; 5200 North Bentsen Road- So TX Partners, LLC. (Revised Preliminary) **(SUB2020-0009)** SDI

4) INFORMATION ONLY:

- a) City Commission Actions: October 12, 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, October 20, 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 16th 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 16th day of October, 2020.

Jessica Cavazos, Administrative Supervisor