

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 20, 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 April 6, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Homer Jasso, DBA Don Pepe's Restaurant, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lots 3-5; Rancho De La Fruta #2 Subdivision being a resubdivision of Lot 6, Block 12, Steele and Pershing Subdivision, Hidalgo County, Texas; 306 North MCColl Road. **(CUP2021-0028)**
2. Request of Blake Smith for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lot A, Valley Health Plaza, Hidalgo County, Texas; 1020 Zinnia Avenue. **(CUP2021-0032)**

b) REZONING:

1. 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. **(REZ2021-0023)**
2. 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. **(REZ2021-0022)**
3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 4.34 acres out of Lot 2, Block 7, Steele and Pershing Subdivision, Hidalgo County, Texas; 4601 North McColl Road. **(REZ2021-0005)**
4. Rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartment) District: 14.615 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4128 North Taylor Road. **(REZ2021-0017)**
5. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 1.024 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4016 North Taylor Road. **(REZ2021-0019)**

c) RESUBDIVISION:

1. Replat of Lot 9 and North Half of Lot 10, Antigua Subdivision to Lot 9A, Antigua Subdivision; 3208 Zenaida Avenue- Structure Team, LLC **(SUB2021-0036)** (Final) M&H
2. Replat of Lot 34, Villas Jardin Subdivision to Lot 34A and Lot 34B, Villas Jardin Subdivision; 2800 South 2nd Street- Villas Jardin Homeowner's Association **(SUB2021-0037)** (Final) SEC

3) CONSENT:

- a) Taylor View Subdivision; 1600 North Taylor Road- DG and GG Investments **(SUB2021-0033)** (Final) SEC

4) SUBDIVISIONS:

- a) Bentsen Village Subdivision; 420 South Bentsen Road- Arnoldo Gonzalez **(SUB2019-0052)** (Revised Preliminary Extension) NE
- b) Tesoro Del Valle Subdivision; 14928 North Rooth Road- Javier Ledesma **(SUB2021-0038)** (Preliminary) MGE

5) INFORMATION ONLY:

- a) City Commission Actions: April 12, 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, April 20, 2021
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 of April, 2021 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 of April, 2021

Jessica Cavazos, Administrative Supervisor