

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 19, 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 December 3, 2020
- b) Minutes for Regular Meeting held on December 16, 2020
- c) Minutes for Regular Meeting held on January 5, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS

1. Request of Hidalgo County on behalf of McAllen ISD, for a Conditional Use Permit, for life of the use, for a personal wireless service facility at Lot 1 & 2, McAllen ISD Northwest Elementary Subdivision, Hidalgo County, Texas; 2901 Incarnate Word Avenue. **(CUP2020-0125)**
2. Request of Melissa Burton for a Conditional Use Permit, for life of the use, for a dog kennel at a 1.00 acre tract of land out of the South 19.39 acres of Lot 387, John H. Shary Subdivision, Hidalgo County, Texas, 6820 North Taylor Road. **(CUP2020-0131)**
3. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, for a bar at Lot 2A, Valram Heights Subdivision, Hidalgo County, Texas; 2801 Expressway 83, Building 200, Suites 280 & 290. **(CUP2020-0124)**
4. Request of Jessica Aguilar for a Conditional Use Permit, for one year, for a Bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q. **(CUP2020-0135)**

b) REZONING

1. Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: 14.664 acres out of Lot 2, Sharyland I.S.D. Junior High School Subdivision, Hidalgo County, Texas; 4500 Dove Avenue. **(REZ2020-0049)**

3) SUBDIVISIONS:

- a) Verdin Heights Subdivision, 7401 North Bentsen Road- Sergio Guzman (Revised Preliminary) **(SUB2020-0057) SEC**

- b) Campo De Suenos Phase II Subdivision; 8300 North Ware Road- Riverside Development Services Services, LLC (Revised Preliminary) **(SUB2020-0060)** M&H
- c) Campo De Suenos Phase III; 8300 North Ware Road- Riverside Development Services, LLC
(Revised Preliminary) **(SUB2020-0061)** M&H
- d) Lot 9A, Re-Plat of Lots 9 & 10, Block 49, Original Townsite McAllen Subdivision; 609 South 11th Street- Rafaqut P. Sultan (Preliminary) **(SUB2020-0098)** SEA

4) INFORMATION ONLY:

- a) City Commission Actions: January 11, 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, January 19, 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 15th day of January 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 15th day of January

Jessica Cavazos, Administrative Supervisor