

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 5, 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

2) PUBLIC HEARING

a) Conditional Use Permits

1. Request of Hilda G. Sewell, for a Conditional Use Permit, for one year, for a bar (nightclub) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2232 & 2234. **(CUP2020-0122)**
2. Request of Kathleen G. Azufra on behalf of Brighter Horizons, Multi-Services LLC, for a Conditional Use Permit, for one year, for a Home Occupation (Face and Body Contouring Office) at Lot 142, La Floresta Subdivision Phase I, Hidalgo County, Texas; 1901 Queens Avenue. (Tabled) **(CUP2020-0120)**

b) Rezoning

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: 1.00 acres out of Lot 2, Rancho de La Fruta Subdivision No. 2, Hidalgo County, Texas; 1009 East Cedar Avenue. **(REZ2020-0047)**
2. Rezone from R-4 (mobile home and modular home) District to C-3 (general business) District: 3.811 acres out of Lot 161, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 1312 South Ware Road (REAR). **(REZ2020-0048)**

3) SITE PLAN:

- a) Site Plan Approval for Lot 1, Rolando Gomez Properties Subdivision; 3224 Buddy Owens Boulevard. **(SPR2019-0009)**
- b) Site Plan Approval for Lot 2, Rolando Gomez Properties Subdivision; 3228 Buddy Owens Boulevard. **(SPR2017-0010)**

4) CONSENT:

- a) Frontera Peak Subdivision; 1701 Frontera Road- Xavier E. Morales and Karli Marie Maldonado (Final) **(SUB2020-0099)** G&M

5) SUBDIVISIONS:

- a) Bella Vista Ranch Subdivision; 7017 North Taylor Road- Jorge A. Bautista (Revised Preliminary) **(SUB2020-0088)** SEA
- b) The Ravenna Subdivision; 10300 North Shary Road- Anaiah Builders LLC (Preliminary) **(SUB2020-0096)** M&H
- c) Starbucks Subdivision; 2908 Nolana Avenue- Vaquero Nolana Partners, LP (Preliminary) **(SUB2020-0097)** JHE

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 5, 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 31st day of December 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 31st day of December.

Jessica Cavazos, Administrative Supervisor