

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 16, 2021 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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 from the meeting on November 2, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Hector Izaguirre for a Conditional Use Permit, for one year, for a Home Occupation (tax office) at Lot 4, Block 25, North McAllen subdivision, Hidalgo County, Texas; 413 North 17th Street. **(CUP2021-0157)**
2. Request of Jorge A. Richaud for a Conditional Use Permit, for one year, for an event center (drive-in theatre) at 9.08 acres out of the South 40 feet of Lot 74 and Lot 91 Except the South 50.06 feet, C.E. Hammond subdivision, Hidalgo County, Texas; 3116 Ash Avenue. **(CUP2021-0160)**
3. Request of Noe Flores, for one year, for a portable food concession stand (snow cone) at Lot 1, Rivas No. 2 Subdivision, Hidalgo County, Texas; 1716 Hackberry Avenue. **(CUP2021-0163)**
4. Request of Armando Rios, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lots 1 & 2, Quincy Subdivision, Hidalgo County, Texas; 1601 & 1605 Quebec Avenue. **(CUP2021-0164)**
5. Request of Javier Quintanilla, for a Conditional Use Permit, for life of the use, for an amended Planned Unit Development at Quinta Real Subdivision, Hidalgo County, Texas, 1820 North Taylor Road. **(CUP2021-0159)**

b) REZONING:

1. Rezone from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouse) District: All of Lot 25 and the South 50' of Lot 26, Alaniz Subdivision, Hidalgo County, Texas; 209 & 217 North 28th Street. **(REZ2021-0065)**
2. Rezone from R-1 (single-family) District to R-3T (multifamily townhouses) District: 3.773 acres out of Lot 93 La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 5308 North Ware Road (Rear). **(REZ2021-0066)**
3. Rezone from C-3L (light commercial) District to R-3T (multifamily townhouses) District: 1.009 acres out of Lot 93 La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 5308 North Ware Road. **(REZ2021-0067)**

3) SITE PLAN:

- a) Revised site plan approval for Lot 3B, Nolana Walmart Subdivision; 2300 Nolana Avenue **(SPR2021-0042)**

4) CONSENT:

- a) Fullerton Place Subdivision, 2709 Fullerton Avenue, Jose & Glendy Esquivel**(SUB2021-0129)(FINAL)SEC**
- b) Best Subdivision, 4601 Mile 8 Road, Donald Wade Best **(SUB2021-0127)(FINAL)SEC**
- c) Just A Closet #8 Subdivision, 4200 North Ware Road, Just A Closet #8, LLC.**(SUB2021-0130)(FINAL)RDE**

5) SUBDIVISIONS:

- a) A. Pena Subdivision, 16950 Citrus Drive, Rodolfo Pena, Sr. & Melissa M. Pena-Montes**(SUB2021-0120)(PRELIMINARY)RGE**
- b) Alaniz Subdivision Lots 25A, 25B,25C, 25D and 26A, 201 North 28th Street, Habitat Developers, LLC. **(SUB2021-0119)(PRELIMINARY)SEC**
- c) Jaime Estates Subdivision, 16001 El Bienestar Road, Jaime J. Trinidad Mireya,David**(SUB2021-0118)(PRELIMINARY)AE**
- d) Uvalde Villas Subdivision,701 Uvalde Avenue, Alonzo Cantu Trustee**(SUB2021-0124)(PRELIMINARY)M&H**
- e) Vacate and Resubdivision of Paseo del Lago Patio Homes(Private) to Paseo del Lago Townhomes(Private),3900 South Jackson Road, Alonzo Cantu**(SUB2021-0042)(REVISED PRELIMINARY)CLH**
- f) Taylor Estates Subdivision(Gated Community), 7600 North Taylor Road, RGV Villa Investments, LLC **(SUB2021-0122)(PRELIMINARY)SEC**

g) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis **(SUB2021-0126)(PRELIMINARY)SEA**

h) Habitat Estates #2 Subdivision, 3300 Hackberry Avenue, Habitat Developers, LLC. **(SUB2021-0125)(PRELIMINARY)SEC**

l) Park Terrace Subdivision, 3601 North Jackson Road, Domain Development Corp. **(SUB2021-0114)(FINAL)M&H**

6) INFORMATION ONLY:

a) City Commission Actions: November 8, 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, November 16, 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 12th day of November 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 12th day of November 2021,

Jessica Cavazos, Administrative Supervisor