

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 1, 2022 - 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 held on January 4, 2022
- b) Minutes from the meeting held on January 18, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Alberto Martinez Chontal, for a Conditional Use Permit, for one year, for an Institutional Use at the North 120 ft. of Lot 16, Alaniz Subdivision, Hidalgo County, Texas; 316 North 29th Street, Suite 60. **(CUP2021-0186)**
2. Request of Roberto Garza on behalf of Garman Investments, LP, for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2021-0174) (TABLED: 12/21/2021) (REMAINED TABLED: 01/04/2022 and 1/18/2022) WITHDRAWN**

3) CONSENT:

- a) Onyx Plaza Subdivision, 221 North Ware Road, Valhe Real Estate Holdings Family, LTD. Partnership **(SUB2022-0008)(FINAL)SEC**
- b) Premier Storage Subdivision, 301 East Trenton Road, El Norte Holdings, LLC.**(SUB2022-0014)(FINAL)M&H**
- c) Go Car Wash Subdivision, 2913 Nolana Avenue, Said A. Shuaib/Hason H. Mohammed **(SUB2021-0145)(FINAL)M&H**

4) SUBDIVISIONS:

- a) CAP Nolana Storage, LLC., 4013 North 29th Street, Said A Shaib **(SUB2022-0006)(PRELIMINARY)BCD**
- b) Rosewood Estates Subdivision, 7729 North Ware Road, J. Oscar Barrera Jr. **(SUB2022-0002)(PRELIMINARY)JHE**
- c) The Grove at Ware Road Subdivision, 2401 North Ware Road, Bell Family Management Trust, **(SUB2022-0013)(PRELIMINARY)M&H**
- d) Oak Valley Subdivision, 9600 North Bryan Road, Raymundo P. Platas/Oak Valley LLP. **(SUB2021-0087)(REVISED PRELIMINARY)RB**
- e) Proposed Brier Village Subdivision, 4501 Nolana Avenue and 4701 Nolana Avenue, Loretta Williams and Daniel E. Prukop **(SUB2022-0007)(PRELIMINARY)M&H**
- f) Los Girasoles Subdivision, 4601 South Old 10th Street, Lazaro Beas Mireles **(SUB2022-0001)(PRELIMINARY)M2E**

5) DISCUSSION:

- a) Election of Officers

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, February 1, 2022

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 28th day of January 2022 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 28th day of January 2022,

Jessica Cavazos, Administrative Supervisor