

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, FEBRUARY 2, 2021 - 3:30 PM

MCALLEN CITY HALL, 1300 HOUSTON AVENUE

CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 January 19, 2021

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Juan D. Cantu, for a Conditional Use Permit, for one year, for a tire shop at Lot 14, Block 20, Hammond Addition Subdivision, Hidalgo County, Texas; 2255 Date Palm Avenue. **(CUP2020-0127)**
2. Request of Esther Oyervides, for a Conditional Use Permit, for one year, for a Home Occupation (Beauty Salon) at the W10' of Lot 1 & All of Lot 2, Block 4, Amigo Park Subdivision Unit No. 1, Hidalgo County, Texas; 4404 Gardenia Avenue. **(CUP2021-0003)**
3. Request of Raul U. Guerrero for a Conditional Use Permit, for life of the use, for a guest house at Lot 23, Quail Crossing Subdivision, Hidalgo County, Texas; 2712 Denton Creek Avenue. **(CUP2020-0132)**
4. Request of Vishal Desai for a Conditional Use Permit, for one year, for a Liquor Store at W113.49' of Lot 1 and W113.44' of Lot 2, Block 1, Golden Acres Retirement Subdivision No.1 , Hidalgo County, Texas; 301 North Ware, Suite B. **(CUP2021-0004)**

#### 3) SUBDIVISIONS:

- a) 2nd and Dove Subdivision; 201 Dove Avenue; Alonzo Cantu; (SUB2020-0076) (Revised Preliminary) CLH
- b) Villas at Northgate Subdivision; 1701 Northgate Road; Maria De Lourdes Vela, and Luis Fabian Vela; (SUB2019-0090) (Revised Preliminary) RDE
- c) Northwood Trails Block 1 Subdivision; 10100 North 29th Street; Red Rock Real Estate Development Group, LTD; (SUB2021-0001) (Preliminary) QH&A

- d) Los Vecinos Subdivision; 2801 South Bentsen Road; Tres Vecinos, LLC; (SUB2019-0088) (Revised Preliminary) HAI
- e) Iglesias Subdivision; 4400 Pecan Boulevard; Alvaro Iglesias; (SUB2020-0072) (Revised Preliminary) MAS

**4) INFORMATION ONLY:**

- a) City Commission Actions: January 25, 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, February 2, 2021

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 29<sup>th</sup> 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 29<sup>th</sup> day of January

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**Jessica Cavazos, Administrative Supervisor**