

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**WEDNESDAY, MARCH 2, 2022 - 3:30 PM**  
**MCALLEN PUBLIC LIBRARY, ROOMS A&B, 4001 NORTH 23<sup>RD</sup> STREET MCALLEN, TEXAS**

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 the meeting held on February 1, 2022
- b) Minutes from the meeting held on February 16, 2022

**2) PUBLIC HEARING**

**a) CONDITIONAL USE PERMITS:**

- 1. Request of Javier Quintanilla, for a Conditional Use Permit, for life of the use, for a 2nd amended Planned Unit Development at Quinta Real Subdivision, Hidalgo County, Texas, 1820 North Taylor Road. **(CUP2022-00010)**
- 2. Request of Samuel Avila, for a Conditional Use Permit, for one year for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 & 2214. **(CUP2022-00023)**
- 3. Request of Anabel Aguayo for a Conditional Use Permit, for one year, for a Home Occupation (office) at Lot 5, Oaks Place Subdivision, Hidalgo County, Texas; 2821 Hawk Court. **(CUP2022-0014)**
- 4. Request of Wanda Guerra Cavazos for a Conditional Use Permit, for one year, for a Home Occupation (online candle orders) at Lot 138, La Floresta Subdivision Phase I, Hidalgo County, Texas; 1809 Queens Avenue. **(CUP2022-0016)**
- 5. Request of Sherry Li, for a Conditional Use Permit, for life of the use, for a portable building greater than 10' x 12', at Lot 2, Nolana Centre Subdivision Phase II, Hidalgo County, Texas; 421 East Nolana Avenue. **(CUP2022-0025)**

**b) REZONING:**

- 1. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lots 16 and 17, Block 2, Cathay Courts Subdivision, Hidalgo County, Texas; 200 South Cynthia Street. **(REZ2022-0001)**

### **3) SITE PLAN:**

- a) Revised Site Plan approval for Lot 1, Comar Subdivision; 4000 Expressway 83(**SPR2022-0003**)
- b) Site plan approval for Lots 10-26, IGOA Buisness Campus Subdivision Phase I; 1401 E. Primrose Avenue(**SPR2021-0045**)

### **4) SUBDIVISIONS:**

- a) Florencia Subdivision, 2700 South McColl Road, Patricia Lorenzo (**SUB2022-0020**)(**PRELIMINARY**)**SEC**
- b) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero (**SUB2022-0021**)(**PRELIMINARY**)**SE**

### **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:** Wednesday, March 2, 2022

**TIME:** 3:30 PM

**PLACE:** McAllen Public Library  
Rooms A&B  
4001 North 23<sup>rd</sup> Street  
McAllen, Texas

***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 25<sup>th</sup> day of February 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 25<sup>th</sup> day of February 25, 2022

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**Jessica Cavazos, Administrative Supervisor**