

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 22, 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 for the meeting held on March 2, 2022
- b) Minutes for the Special Meeting held on March 10, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Mark A. Koite for a Conditional Use Permit, for one year, for a Bar (social club) at Lot A & West 75 feet of Lot B, Lots A, B & C, Block 14, Primrose Terrace Unit No. 7 Subdivision, Hidalgo County, Texas; 1017 Shasta Avenue. **(CUP2022-0030)**.
2. Request of Jacqueline Diaz Gonzalez for a Conditional Use Permit, for more than 1 year (5 years), for an Institutional Use (beauty school) at the South 119 feet of the North 235 feet of the West 150 feet of Lot 11, a resubdivision of Lot 6, Block 12, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas; 112 North McColl Road, Suite A. **(CUP2022-0031)**
3. Request of Jesus F. Davila, for a Conditional Use Permit, for one year, for a Bar at Lot 1, Valerie Subdivision, Hidalgo County, Texas; 7001 N. 10th Street Suite C. **(CUP2022-0032)**

b) REZONING:

1. Rezone from C-3L (light commercial) District to C-3 (general business) District: 2.822 acres out of Lot 4, Block 3, Steele and Pershing Subdivision, Hidalgo County, Texas; 301 East Trenton Road. **(REZ2022-0007)**

3) CONSENT:

- a) Rosewood Estates, 7729 North Ware Road, J. Oscar Barrera, Jr.(**SUB2022-0002**)(**FINAL**)**JHE**
- b) Taylor Creek Villages Subdivision, 4016 North Taylor Road, Jimmy & Myrtle Ernestine Jones(**SUB2021-0030**)(**FINAL**)**TE**

4) SUBDIVISIONS:

- a) Premier Storage Subdivision, 301 East Trenton Road, El Norte Holdings, LLC(**SUB2021-0095**)(**REVISED FINAL**)**M&H**
- b) Twin Subdivision, 1500 North Bentsen Road, Maria Dolores Fernandez De Jauregui Pozo(**SUB2020-0091**)(**REVISED PRELIMINARY**)**AEC**
- c) Vacating of Lot 1 of Asian Valley Subdivision and Lot A of 29th Place Subdivision to Replat of Lot 1 and Lot 1A, Asian Valley Subdivision, 2825 Nolana Avenue, SEC Nolana & 29th LP(**SUB2022-0027**)(**PRELIMINARY**)**SIE**
- d) Materiales Rio Grande Subdivision, 4505 Buddy Owens Blvd, Jose Ochoa & Jose Sepulveda(**SUB2022-0026**)(**PRELIMINARY**)**SE**
- e) Nolana Town Center Phase II, Lots 1A, 2A & 3A, 1124 East Nolana Avenue, Texas Community Bank(**SUB2022-0029**)(**PRELIMINARY**)**SEC**

5) INFORMATION ONLY:

- a) City Commission Actions: March 14, 2022

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, March 22, 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 18th day of March 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 18th day of March 2022,

Jessica Cavazos, Administrative Supervisor