

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MAY 21, 2013 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on May 7, 2013

2) SITE PLAN:

- a) Proposed Harvey Plaza Subdivision; 2501 N. 23rd Street – Nicolas Elizondo **(SPR2013-0008) TE**

3) SUBDIVISION PLATS:

- a) V & V Subdivision; 4300 Daffodil Avenue – Jose Luis Del Toro **(Preliminary)(SUB 2013-0040) RGE**
- b) Popeye's #1 Subdivision; 221 S. 10th Street – Popeyes Development Services **(Preliminary)(SUB 2013-0038) VE**
- c) Zinnia Plaza Subdivision; 5113 North 23rd Street – Nancy Mireles **(Revised Preliminary) (SUB2012- 0060) NAIN**

4) PUBLIC HEARING (to be conducted at 4:00 p.m.)

a) SUBDIVISION PLATS:

- 1. Sunset Vista Subdivision; 2520 South 2nd Street- Monica Grunberger and Leilah Burillo Grunberger **(Revised Preliminary)(SUB2013-0026)(TABLED:4/16/13) (REMAINED TABLED: 5/7/13) M&H**

b) REZONING:

- 1. Rezone from R-3A (multifamily residential apartments) District to C-3L (light commercial) District: 1.10 acre tract of land being the west 266.00 feet of Lot A, Northpark Estates Subdivision, Hidalgo County, Texas; 1700 Dove Avenue. **(REZ2013-0011)**

c) CONDITIONAL USE PERMITS:

- 1. Request of Veronica Vela Whitacre, for a Conditional Use Permit, for one year, for a home occupation (office/swimming lessons) at Lot 12, The Legends Subdivision, Hidalgo County, Texas; 717 South "H" Street. **(CUP2013-0076)(TABLED: 5/7/13)**

2. Request of Armando Hinojosa, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 29, Ponderosa Park Phase #7 Subdivision, Hidalgo County, Texas; 3020 North 33rd Street. **(CUP2013-0079)**
3. Request of Juan Navarro, for a Conditional Use Permit, for one year, for a home occupation (office/moonjump rentals) at Lot 6, Daffodil Gardens #1 Subdivision, Hidalgo County, Texas; 505 Daffodil Avenue. **(CUP2013-0086)**
4. Request of Miguel A. Coy on behalf of Project X, for a Conditional Use Permit, for one year for a night club at Lots 1-4, The District at McAllen Subdivision, Hidalgo County, Texas; 3300 North McColl Road, Suites I & J. **(CUP2013-0089)**
5. Request of Elizabeth Garcia on behalf of Templo Maria Arca de la Alianza, for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 4, 21st Place #2 Subdivision, Hidalgo County, Texas; 3712 North 21st Street. **(CUP2013-0087)**
6. Request of Kristi A. Salinas, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 2, Redbud #2 Subdivision, Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2013-0084)**
7. Request of Eloy E. Bernal, for a Conditional Use Permit, for one year, for a portable building (kitchen) at the South 10 feet of Lot 7 and the North 8.82 feet of Lot 8, Block 1, Highland Center Subdivision, Hidalgo County, Texas; 2228 North 10th Street. **(CUP2013-0088)**
8. Request of John A. Simon, for a Conditional Use Permit, for one year for a bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue. **(CUP2013-0082)**
9. Request of Vicky Chmielowski, for one year for a bar at Lot 6, Mejia #1 Subdivision, Hidalgo County, Texas; 2010 Nolana Avenue **(CUP2013-0078)**
10. Request of Rope Investors, LLC., for a Conditional Use Permit, for one year for a night club at Lot 1, Robin Subdivision, Hidalgo County, Texas; 6800 North 10th Street. **(CUP2013-0083)**

5) DISCUSSION AND POSSIBLE ACTION:

6) INFORMATION ONLY:

- a) City Commission Actions May 13, 2013

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 OR FOR PARTICULAR ACTION AT A FUTURE DATE OR TIME.