

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, MAY 7, 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 April 16, 2013.

#### 2) SITE PLAN:

- a) Vitruvian Plaza Subdivision; 5300 N. McColl Road – Gaok, LLC.(**SPR2012-0009**) PE
- b) Citrus Grove Plaza, Lot 3 Subdivision; 4013 Expressway 83 – 1130 Bldc, LLC.  
(**SPR2012-0019**)

#### 3) CONSENT:

- a) Vitruvian Plaza Subdivision; 5300 N. McColl Road – Gaok, LLC.(**Final**)(**SUB2013-0036**) PE

#### 4) SUBDIVISION PLATS:

- a) Napa Heights Subdivision; 611 Lindberg Avenue – Ramon Rodriguez (**Revised Final**)(**SUB2013-0030**) SEA
- b) Monte Vista Subdivision; 2500 N. Taylor Road - Esponjas Development, Ltd.  
(**Revised Preliminary**)(**SUB2013-0027**) QHA
- c) Las Villas de Camila Subdivision; 5101 Daffodil Avenue – Esponjas Development, Ltd.  
(**Preliminary**)(**SUB2013-0034**) QHA
- d) Ariday Subdivision; 6500 State Highway 107 – Fernando & Yadira Estrada  
(**Preliminary**)(**SUB2013-0035**) PE

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

##### a) SUBDIVISIONS:

1. Freedom Newspapers, Lots A1, B1, B2 and C1 Subdivision; 1400 E. Nolana Loop – AIM Media Texas Operating, LLC. (**Final**)(**SUB2013-0011**) SEC
2. Sunset Vista Subdivision; 2520 South 2<sup>nd</sup> Street- Monica Grunberger and Leilah Burillo Grunberger (**Revised Preliminary**)(**SUB2013-0026**)(**TABLED: 4/16/13**) M&H

**b) 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**)
2. Request of Enrique Martinez, Jr. for a Conditional Use Permit, for one year for a night club at Lots 1 & 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10<sup>th</sup> Street.(**CUP2013-0075**)
3. Request of X-Cess Entertainment, Inc. for a Conditional Use Permit, for one year for a bar at Lots 28-31, Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue. (**CUP2013-0071**)
4. Request of Upscale Entertainment Group, LLC. 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, Suite K. (**CUP2013-0069**)
5. Request of Walid Haidar has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a home occupation (office/accounts payable) at Lot 34, Daffodil Gardens Unit #5 Subdivision, Hidalgo County, Texas; 200 Gardenia Avenue. (**CUP2013-0053**)

**6). ABANDONMENT:**

- a) Request to abandon a 0.25 acre tract of land out of a 20.00 ft. alley adjacent to the west of Lot 66, Jackson Meadows Subdivision.

**7) DISCUSSION AND POSSIBLE ACTION:**

- a) McAllen Development Code Update

**8) INFORMATION ONLY:**

- a) City Commission Actions April 22, 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.