

## AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING  
TUESDAY, FEBRUARY 19, 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 February 5, 2013.

#### 2) SUBDIVISION PLATS:

- a) Unity Center Subdivision; 3001 Expressway 83 – Adolfo Martinez **(Revised Preliminary)(SUB2012-0082)** SEA
- b) Napa Heights Subdivision; 611 Lindberg Avenue – Ramon Rodriguez **(Preliminary)(SUB2013-0013)** SEA
- c) McAllen Convention Center, Lots 11A & 11B Subdivision; 700 Convention Center Boulevard – City of McAllen **(Preliminary)(SUB2013-0015)** COM
- d) Vitruvian Plaza Subdivision; 5300 N. McColl Road – Gaok, LLC. **(Preliminary)(SUB2013-0008)** PE
- e) North McAllen Shopping Center, Lots 4A & 4B Subdivision; 700 Trenton Road **(Preliminary)(SUB2013-0016)** BP

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

##### a) SUBDIVISION PLATS:

- 1. First Cash Pawn #358 Subdivision; 4820 S. 23rd Street – First Cash Ltd, Tx Limited Properties **(Preliminary/Final) (SUB2012- 0017)** AEC

##### b) REZONING:

- 1. Rezone from A-O (agricultural-open space) District to C-3 (general business) District: North ½ of Lot 9 and R/S of West part of Lot 18, Block 3, C. E. Hammond's Subdivision, Hidalgo County, Texas; 2615 South 23<sup>rd</sup> Street. **(REZ2013-0004)**
- 2. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: Lot 18, Janice Addition #1 Subdivision, and Lot 9, Janice Addition #2 Subdivision, Hidalgo County, Texas; 1107 Tamarack Avenue and 1102 Sycamore Avenue. **(REZ2013-0002) (TABLED:02/05/2013)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Church of the Good Shepherd for a Conditional Use Permit, for life of the use, for an institutional use (church and related activities) at the 10.432 acres out of the North 18.28 acres of Lot 3, Block 5, A. J. McColl Subdivision, Hidalgo County, Texas; 1200 East La Vista Avenue. **(CUP2013-0023)**
2. Request of Gerardo Salinas for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 7, Block 4, Orange Terrace #3 Subdivision, Hidalgo County, Texas; 1109 Pecan Boulevard. **(CUP2013-0024)**
3. Request of Armanda Rodriguez for a Conditional Use Permit, for one year, for a kids event center at Lot 7, Las Cañadas Subdivision, Hidalgo County, Texas; 2914 South Jackson Road. **(CUP2013-0021)**
4. Request of Jose Luis Fuentes for a Conditional Use Permit, for one year, for a bar at the West 330 feet of the South 198 feet of the South 198 feet of the North 308.88 feet of Lot 48-9, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 9125 Highway 107, Suite 3. **(CUP2013-0019) (TABLED:02/05/2013)**
5. Request of Jeff G. Stolpa on behalf of Stripes #9644, for a Conditional Use Permit, for life of the use, for a portable building (storage) at Lot 1, Nolana Terrace Subdivision, Hidalgo County, Texas; 3920 North 23rd Street. **(CUP2013-0009) (TABLED:02/05/2013)**
6. Request of Jeff G. Stolpa on behalf of Stripes #2234, for a Conditional Use Permit, for life of the use, for a portable building (storage) at Lot 1, J. G. Ortegon Unit No. 2 Subdivision, Hidalgo County, Texas; 4600 South 23rd Street. **(CUP2013-0015) (TABLED:02/05/2013)**
7. Request of Jeff G. Stolpa on behalf Stripes #9641, for a Conditional Use Permit, for life of the use, for a portable building (storage) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3618 Pecan Boulevard, Suite A. **(CUP2013-0016) (TABLED:02/05/2013)**
8. Request of Jeff G. Stolpa on behalf of Stripes #9104, for a Conditional Use Permit, for life of the use, for a portable building (storage) at 0.80 acres out of Lot 76, R.E. Horn's Addition to McAllen First Suburban Citrus Grove Subdivision, Hidalgo County, Texas; 1520 South Ware Road. **(CUP2013-0012) (TABLED:02/05/2013)**
9. Request of Jeff G. Stolpa on behalf of Stripes #7318, for a Conditional Use Permit, for life of the use, for a portable building (storage) at Lots 1 and 2, Block 64, Original Townsite of McAllen Subdivision, Hidalgo County, Texas; 720 South 10th Street. **(CUP2013-0013) (TABLED:02/05/2013)**
10. Request of Jeff G. Stolpa on behalf of Stripes #7304, for a Conditional Use Permit, for life of the use, for a portable building (storage) at the North 110.0 feet of the East 150.0 feet of Lot 25, Block 2, C. E. Hammonds Subdivision, Hidalgo County, Texas; 1225 North 23rd Street. **(CUP2013-0014) (TABLED:02/05/2013)**

**4) DISCUSSION AND POSSIBLE ACTION:**

**5) INFORMATION ONLY:**

- a) City Commission Actions February 11, 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.**