

## AGENDA

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

#### 2) CONSENT: NONE

#### 3) SUBDIVISION PLATS:

- a) Unity Center Subdivision; 3001 U.S. Expressway 83 – Adolfo Martinez **(Revised Preliminary)(SUB2012-0082)** SEA
- b) Trinity Heights Subdivision; 2001 Freddy Gonzalez Drive – George W. Carpenter **(Preliminary)(SUB2013-0014)** SEC
- c) Citrus Grove Plaza Phase II Subdivision; 4200 Colbath Road - Solloa & Associates **(Preliminary)(SUB2013-0019)** VE

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

##### a) SUBDIVISION PLATS:

- 1. McAllen Convention Center, Lots 11A & 11B Subdivision; 700 Convention Center Boulevard – City of McAllen **(Final)(SUB2013-0015)** COM

##### b) REZONINGS:

- 1. Rezone from R-3C (multifamily residential condominium) District to R-3A (multifamily residential apartments) District: 3.01 acres out of Lot 6, Section 7, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 611 Lindberg Avenue. **(REZ2013-0005)**
- 2. Rezone from R-1 (single family residential) District to C-3 (general business) District: Lots 1 & 2, Block 4, South Main Street Addition Subdivision, Hidalgo County, Texas; 1721 & 1717 Savannah Avenue. **(REZ2013-0006)**
- 3. Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lot 12, Block 19, College Heights Subdivision, Hidalgo County, Texas; 2213 Newport Avenue. **(REZ2013-0007)**

4. 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 Brian Burns on behalf of Logos Community Church, for a Conditional Use Permit, for one year, for an institutional use (church) at 3 acres out of Lot 20, Section 10, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 2718 North 10<sup>th</sup> Street. **(CUP2013-0040)**
2. Request of Carmen Veronica Cantu on behalf of Centro de Alabanza, for a Conditional Use Permit, for one year, for an institutional use (church) at Lots 1-5, Block 1, Monterrey Subdivision, Hidalgo County, Texas; 1200 South Main Street, Suite C. **(CUP2013-0043)**
3. Request of Cynthia Perez Ramon, for a Conditional Use Permit, for one year, for a home occupation (office) at Lot 7-A, La Hacienda Estates Subdivision, Hidalgo County, Texas; 2900 North 29<sup>th</sup> Lane #A. **(CUP2013-0026)**
4. Request of Estanislada Chimeo Palmero, for a Conditional Use Permit, for one year, for a home occupation (office/massage) at Lot 73, Rowland Addition #2 Subdivision, Hidalgo County, Texas; 901 South 26<sup>th</sup> Street. **(CUP2013-0025)**
5. Request of Mary C. Trevino, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 1, Plaza Del Norte Subdivision, Hidalgo County, Texas; 3420 North 10<sup>th</sup> Street. **(CUP2013-0041)**
6. Request of Patricia Zamora, for a Conditional Use Permit, for one year, for a portable food concession stand (snow cone stand) at 5.17 acres out of Lot 338, John H. Shary Subdivision, Hidalgo County, Texas; 4525 North Bentsen Road. **(CUP2013-0039)**
7. Request of Jacob J. Zamora, for a Conditional Use Permit, for one year, for a bar at Lots a 1 & 2, Mejia #1 Subdivision, Hidalgo County, Texas; 2000 Nolana Avenue. **(CUP2013-0037)**
8. Request of Leticia Alvarez, for a Conditional Use Permit, for one year, for an outdoor commercial recreation (soccer field) at 1.41 acres out of Lot 151, La Lomita Irrigation Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2013-0031)**
9. Request of McAllen Spanish Central SDA Church, for a Conditional Use Permit, for life of the use, for an institutional use (school/soccer field) 3.386 acres out of Lot 77, La Lomita Irrigation Construction & Company Subdivision, Hidalgo County, Texas; 6601 North Ware Road. **(CUP2013-0036)**

10. 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)(REMAINED TABLED:02/19/2013)**
11. 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)(REMAINED TABLED:02/19/2013)**
12. 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)(REMAINED TABLED:02/19/2013)**
13. 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) (REMAINED TABLED:02/19/2013)**
14. 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)(REMAINED TABLED:02/19/2013)**
15. 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 23<sup>rd</sup> Street. **(CUP2013-0014)(TABLED:02/05/2013)(REMAINED TABLED:02/19/2013)**

**5) DISCUSSION AND POSSIBLE ACTION:**

**6) INFORMATION ONLY:**

- a) City Commission Actions February 25, 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.**