



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 14, 2016 – 6:00 p.m.

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING: Romeo Robles, Chairman

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF MINUTES – February 22, 2016
- D. PUBLIC COMMENTS: (Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

E. PUBLIC HEARING: (Ordinance No. O-2015-28) A registered speaker may speak only on the pending item for consideration; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

1. Rogelio Rodriguez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit in a Single-Family Residential District (R-1). The property is legally described as being Lots 13 and 14, Block 149, Fir Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1001 East Cortez Avenue. **CUP#160206**
2. Martha A. Munoz, d/b/a Vivian's Hair Studio, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). The property is legally described as being Lot 87, Block 1, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 2204 Yellowfin Avenue. **CUP#160207**
3. Sandra L. Gomez, d/b/a Desperados Saloon II, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lots 14 and 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5826 South Cage Boulevard. **CUP#160208**
4. Shavi Manhati, representing Auriel Investments, LLC., has filed with the Planning and Zoning Commission a request for a change of zone for the following tracts of land:
 - **Tract 1:** From Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4), being S100'-N280' of the N10AC-E15AC, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, 6000 Block of North Sugar Road. **COZ#160209**
 - **Tract 2:** From Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4), being S50'-N380' of the N10AC-E15AC, more or less, out of Lot 73, Kelly-Pharr Subdivision,

- **Tract 3:** From Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4), being S100'-N480' of the N10AC-E15AC, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, 5900 Block of North Sugar Road. **COZ#160211**
 - **Tract 4:** From Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4), being S50'-N330' of the N10AC-E15AC, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, 6000 Block of North Sugar Road. **COZ#160212**
5. Joe Quiroga representing Irma Z. Ramos, owner, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being all of Lot 11, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1100 West Kennedy Street. **COZ#160213**
 6. Joe Quiroga representing the Estate of Catalina Zarate, owner, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being the East 52 feet of Lot 9, all of Lot 10 and 12, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1600 Block of West Nolana Loop. **COZ#160214**

PLAT APPROVAL:

1. Spoor Engineering Consultants, Inc., representing JJR US. Holding, L.L.C., is requesting preliminary plat approval of the proposed East Anaya Industrial Park No. 1. The property is legally described as being the West 10.0 acres of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of East Anaya Road. **SUB#151024**
2. Spoor Engineering Consultants, Inc., representing JJR US. Holding, L.L.C., is requesting preliminary plat approval of the proposed East Anaya Industrial Park No. 2. The property is legally described as being the East 10.0 acres of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Anaya Road. **SUB#160101**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. ABSENTEE REPORT:

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 10th day of March 2016, at 10:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)



Hilda Pedraza
Hilda Pedraza, City Clerk
for