



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 11, 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 – June 27, 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 during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.
1. Las Margaritas Restaurant Inc., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lots 7-10, Block 28, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 106 North Cage Boulevard. **CUP#160630**
 2. Juan Martin Cortina has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as being Lot 5, Tierra Del Sol Inc. De Pharr Subdivision Amended, Pharr, Hidalgo County, Texas. The property is physically located at 802 West Cherokee Avenue. **COZ#160631**
 3. Juan Martin Cortina has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as being Lot 6, Tierra Del Sol Inc. De Pharr Subdivision Amended, Pharr, Hidalgo County, Texas. The property is physically located at 804 West Cherokee Avenue. **COZ#160632**

PLAT APPROVAL:

1. Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting preliminary plat approval of the proposed Lark Industrial Park Subdivision. The property is legally described as being a 3.00 acre tract of land out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 600 and 700 Block of West Anaya Road.
2. Enriquez Group, representing Ruben Pacheco is requesting preliminary plat approval of the proposed Master of Villa España Estates Subdivision. The property is legally described as being a 5.03 acre tract and also being a part or portion of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 2600 and 2700 Block of South Jackson Road.

F. ANNOUNCEMENTS/OTHER BUSINESS:

1. The Southmost Section of the Texas Chapter of the American Planning Association in cooperation with the Lower Rio Grande Valley Development Council (LRGVDC) will hold a workshop for the Planning Commissioners on Friday, August 05, 2016 in Weslaco. Class will begin promptly at 9:00 a.m. and end at 4:00 p.m. Please check your calendars and at your earliest convenience get with staff to see if you will be able to attend.

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 08th day of July 2016, at 11:00 a.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk