



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. August 08, 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 – July 25, 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. Ruth Cantu, representing Solo Por Gracia Ministries Church, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). The property is legally described as being 0.027 acres, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 912 East Nolana Loop, Suite P. **CUP#160734**
2. Macumba Paradise, LLC 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 0.102 acres, more or less, out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1209 East Nolana Loop. **CUP#160736**
3. Marta's Bar 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 Business District (C-2). The property is legally described as being 0.064 acres, more or less, out of Lots 13-16, and the W10' out of Lot 12, Block 32, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property is physically located at 410 West State Street, Suite D. **CUP#160737**

#### PLAT APPROVAL:

1. HAFF Associates, Inc., representing Capote Farms, Inc., Phill Dyer, President is requesting preliminary plat approval of the proposed Master plat Capote International Business Park Phase IV. The property is legally described as being a 25.603 acre tract out of Lots 395 and 396 and Porciones 66, 67, 69 and 70 of Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 500 and 600 Block of East Military Highway. **SUB#160719**



2. Rio Delta Engineering, representing Santiago Alanis and Azeneth Alanis, are requesting final plat approval of the proposed A 2 Z Subdivision. The property is legally described as being a 1.00 acre tract of land, more or less, out of Lot 4, Block 145, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1400 and 1600 Block of East Ferguson Avenue. **SUB#150307**
  
3. MAS Engineering, L.L.C., representing Westsea Capital, LTD, is requesting to vacate a part or portion of Amended Villa Del Rey Subdivision and for final plat approval of the proposed Ticketmaster Addition Subdivision. The property is described as being a 7.985 acre tract of land out of Lot 6, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1000 and 1100 Block of South Jackson Road. **SUB#160304**

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 04th day of August 2016, at 11:30 a.m. and in the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
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Hilda Pedraza, City Clerk