



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 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: October 24, 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. Katy C. Swenson/Crown Castle, representing T-Mobile, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C). The property is legally described as 0.091 of an acre, more or less, out of Lot 6, Henderson Plaza Phase II Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 836 North Cage Boulevard. **CUP#161046**
2. Jose Rene Salinas, Jr. has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (16'-6" x 31'-6" storage room with restroom) in a Single-Family Residential District (R-1). The property is legally described as being Lot 78, Sur Encinos Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 908 West Salinas Court. **CUP#161047**

PLAT APPROVAL:

1. Arturo Garcia Engineering Services, P.L.L.C., representing Efraim Barrera and Maria B. Barrera, is requesting preliminary plat approval of the proposed Pharr Center Plaza Subdivision. The property is legally described as being a re-plat of all Lots 1 thru 11, 22 thru 24 and portions of Lots 12 and 21, out of, West City Park Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Business Highway 83. **SUB#160617**
2. Melden & Hunt Inc., representing Kamper Investment, LLC, Lal Keswani, Manager, is requesting final plat approval of the proposed Pharr Crossing Subdivision. The property is legally described as being a re-subdivision of 0.948 acres, being all of Lots 2 and 3, and the East half of Lot 1, Block 4 Lowrie "T" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of South Cage Boulevard. **SUB#151022**

3. Javier Hinojosa Engineering, representing Aquiles Jaime Garza, is requesting final plat approval of the proposed Bebo Industrial Park Unit 1 Subdivision. The property is legally described as a tract of land containing 7.006 acres being a part or portion of Lot 3, M.P.M Subdivision and also being all of Lot 1, Bebo Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1413 West Military Highway. **SUB#140101**

4. Fulcrum Consulting Services, representing PHFC Jackson Place Apartments is requesting final plat approval of the proposed Jackson Place Subdivision. The property is legally described as being a 15.71 acres tract of land, out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1600 and 1900 Block of West Sioux Road. **SUB#151228**

F. ANNOUNCEMENTS/OTHER BUSINESS: **NONE**

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 November 2016, at 4:30 p.m. and in the City of Pharr web site (www.pharr-tx.gov)



Hilda Pedraza
Hilda Pedraza, City Clerk
for