AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 12, 2013 – 6:00 p.m.

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: Hector Villarreal, Chairman

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES – October 28, 2013

D. PUBLIC HEARING:

1. John R. Bovone, representing Texas Valley Properties, Ltd., d/b/a Boulder Park, has filed with the Planning & Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow an accessory use structure (maintenance storage building) in a Residential Mobile-Home District (R-MH).The property is legally described as Lot 1, Boulder Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 801 East Sioux Rd.

2. John W. Thornton, representing Peace and Thornton Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to General Business District (C). The property is legally described as a portion of land out of the W10 acres of the N½ Exc. 2.36 acres & Exc. 1.44 acre US Hwy 281, R.O.W. Lot 141, 6.2 acres Gross 5.67 acres NET, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2710 North Cage Boulevard.

3. Saul D. Maldonado, SAM Engineering and Surveying, Inc., representing Mario A. Bracamontes and Alicia E. Jaime, has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural Open-Space District (A-O) to a Single-Family Residential District (R-1). The property is legally described as a 1.00 acre tract of land out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 222 West Rancho Blanco Road.

4. Aaron A. Cardenas d/b/a Easton Construction, has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to an Office-Professional District (O-P). The property is legally described as Lot 65, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1215 West Truman St.

5. Consideration and action, if any, on Resolution for a moratorium on the issuance of any new permits for used car lot businesses within the City of Pharr.

PLAT APPROVAL:

1. SAM Engineering and Surveying Inc., representing Cesar Garcia Vigil, is requesting preliminary plat approval of the proposed Cesar Garcia Subdivision. The property is legally described as a 10.00 acre tract of land being the east 10.00 acres of the west 20.00 acres of Lot 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 West Anaya Rd.

2. MAS Engineering L.L.C., representing LBJ Family Limited Partnership, is requesting preliminary plat approval of the proposed Dura Subdivision, The property is legally described as being a 5.00 acre tract of land out of and forming a part of lot 85, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5513 North Cage Boulevard.

E. ANNOUNCEMENTS/OTHER BUSINESS:

F. ABSENTEE REPORT

G ADJOURNMENT

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 8th day of November, 2013, at 2:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

Sonia H. Padron Asst.
for Hilda Pedraza, City Clerk

CITY OF PHARR
PHARR, TEXAS