



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 23, 2015 – 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 – November 09, 2015
- 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. Claudia E. Rodriguez, d/b/a Monique's Gifts, has filed with the Planning and Zoning Commission a request for a home occupation (Flower Shop) in a Single-Family Residential District (R-1). The property is legally described as Lot 1, Trinity Ridge Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 701 East Ridge Road. CUP#151063 **(Tabled Item)**
2. Katy Swenson, representing T-Mobile (CC01359A), 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 in a Single-Family Residential District (R-1). The property is legally described as being 0.037 acres of land, more or less, out of the North 10 acres of the East 20 acres of Lot 184, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1011 West Kelly Avenue. CUP#151066
3. Eleazar Perez, representing Templo El Divino Salvador, 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 26, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1301 West Kennedy Street. COZ#151067

PLAT APPROVAL:

1. Melden & Hunt Inc., representing Kamper Investment, LLC, Lal Keswani, Manager, is requesting preliminary 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 Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of South Cage Boulevard. SUB#151022
2. Spoor Engineering Consultants, Inc., representing Pharr Economic Development Corporation II, is requesting preliminary and final plat approval of the proposed Re-Plat of Pharr Commercial Park Subdivision Phase II Lots 2A, 2B, and 3A. The property is legally described as being a re-plat subdivision of Lots 2 and 3 Pharr Commercial Park Subdivision Phase II, Pharr, Hidalgo County, Texas. The property is located between the 200 and 400 Block of South Jackson Road. SUB#151125

3. Javier Hinojosa Engineering, representing Ilsa A. Vidaurri, Executive Director, Pharr Bridge Investment Company, LP, is requesting final plat approval of the proposed Pharr Bridge Business Park Subdivision. The property is legally described as being a tract of land containing 7.84 acres and being a part or portion of Lot 378, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of West Hi-Line Road. SUB#130614

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 20th day of November 2015, at 11:00 a.m. and in the City of Pharr web site (www.pharr-tx.gov)



Hilda Pedraza (ij)
Hilda Pedraza, City Clerk