



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 14, 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 23, 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.

Two handwritten signatures in blue ink are present at the bottom right of the page. The first signature is a stylized 'R' and the second is a stylized 'M'. They are positioned over the printed text 'REVIEWED SR PLNR' and 'INTERIM DIR.' respectively.

- 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. Edwardo Lee Corpus, representing Abraham V. Markose and Biju M. Abraham, owners, have filed with the Planning and Zoning Commission a request for a change of zone from Residential Townhouse District (R-TH) to Medium Density Multi-Family Residential District (R-3). The property is legally described as being Lot 34, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1100 Eisenhower Street. **COZ#151168**
 3. Maria Mayela Garza, d/b/a Colonia Cinco Estrellas, L.L.C., 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 Lots 27 through 30, Block 2, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 2200 South Cage Boulevard. **CUP#151169**
 4. Maria Mayela Garza, d/b/a Friends All Parties, L.L.C., 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 Lot 20, Block 2, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 2302 South Cage Boulevard. **CUP#151170**
 5. Spoor Engineering Consultants, Inc., representing Rolling Frito-Lay Sales, LP, has filed with the Planning and Zoning Commission a request for a change of zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being a 3.72 acre tract of land, more or less, out of Lot 1, Adventure Plaza Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1500 and 1700 Block of North Jackson Road. **COZ#151171**

PLAT APPROVAL:

1. Spoor Engineering Consultants, Inc., representing Trey Malachek, Managing Member, is requesting final plat approval of the proposed FJRS Subdivision. The property is legally described as being a 2.99 acre tract of land out of Lots 8, 9, & 10, and a portion of 40 feet dedicated street lying South of and adjacent to Lots 8, 9, & 10, John Makens Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1600 and 1700 Block of IH-2 East (US HWY 83). **SUB#150715**

2. MGE, representing Pharr Development and Research Center, are requesting preliminary plat approval of the proposed Pharr Development and Research Center Subdivision. The property is legally described as being a tract of land containing 5.00 acres, also being a part or portion of Lot 327, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Dicker Road. **SUB#151127**

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 10th day of December 2015, at 3:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)



Hilda Pedraza
for
Hilda Pedraza, City Clerk