



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 28, 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 – March 14, 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 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. Martha A. Munoz, d/b/a Vivian's Hair Studio, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). The property is legally described as being Lot 87, Block 1, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 2204 Yellowfin Avenue. **CUP#160207 (TABLED)**
2. Robert Alan Saenz, representing AEP Texas Central Company, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in a General Business District (C). The property is legally described as being a 5.50 acre tract of land out of Lot 105, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of West Nolana Loop. **CUP#160315**

PLAT APPROVAL:

1. MAS Engineering, L.L.C., representing Westsea Capital, LTD, is requesting preliminary 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, Pharr, Hidalgo County, Texas. The property is located between the 1000 and 1100 Block of South Jackson Road. **SUB#160304**
2. Nain Engineering, L.L.C., representing Javier Cantu Barragan, is requesting final plat approval of the proposed Replat Border Line Industrial Park Subdivision Phase I. The property is legally described as being a 10.28 acre tract of land being all of Lot 1, Border Line Industrial Park Subdivision Phase I and 5.24 acres out of Lots 357 & 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 West Anaya Road. **SUB#140925**

F. ANNOUNCEMENTS/OTHER BUSINESS:

Just a reminder that a Planning and Zoning Workshop has been scheduled for the week of April 11-15, 2016 during the lunch hour, detail to follow.

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 23rd day of March 2016, at 4:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)



Hilda Pedraza

Hilda Pedraza, City Clerk

