Pharr
Development Services
Implementing your vision, improving your City

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 28, 2014 – 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 – April 14, 2014

D. PUBLIC HEARING:

1. Laura V. Terrazas and Juan Terrazas, d/b/a Para Tacos La Chilanga, have 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 Lot 2, CVS Pharmacy No. 10142 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1305 South Cage Boulevard, Suites 1 & 2.

2. Dann C. Narveson, Director of SCI Management representing Esponjas Development Ltd., has filed with the Planning and Zoning Commission a request for a change of zone from a Heavy Commercial District (H-C) to an Agricultural Open-Space District (A-O). The property is legally described as the South 15.0 feet of Lot 17, street right of way and all of Lots 18-22, Amended Valley Cathedral Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 4600 Block of North Sugar Road.

3. Dann C. Narveson, Director of SCI Management representing Esponjas Development Ltd., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a cemetery in an Agricultural Open-Space District (A-O). The property is legally described as the South 15.0 feet of Lot 17, street right of way and all of Lots 18-22, Amended Valley Cathedral Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 4600 Block of North Sugar Road.

PLAT APPROVAL:

1. Sam Engineering & Surveying, representing Juan R. Guerrero and Graciela Guerrero, is requesting preliminary plat approval of the proposed Guerrero Subdivision. The property is legally described as being 2.00 acre tract of land out of Lot 176, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at the 100 Block of North Palm Drive.

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 25th day of April, 2014, at 2:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

Hilda Pedraza, City Clerk