



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 27, 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 – May 12, 2014
- D. PUBLIC HEARING:
 - 1. Joaquin Spamer representing CiLogistics d/b/a Bio Safe Truck Wash, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a parking facility and truck wash in a Limited Industrial District (L-I). The property is legally described as Lot 8 & 9, B.R. Becker Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 10119 B.K. Becker Lane.
 - 2. Amelia Cazares, d/b/a Recuerdos Café Restaurant, 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 all of Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 58, Original Townsite of Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 321 South Cage Boulevard.

3. Samuel D. Maldonado, SAM Engineering and Surveying, representing Cesar A. Garcia, President of Inter Enlace LLC, has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural Open-Space District (A-O) to Limited Industrial District (L-I). The property is legally described as 10.20 acre tract out of Lot 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 West Anaya Road.

PLAT APPROVAL:

1. Treviño Engineering, representing Rogelio A. Pruneda, is requesting preliminary plat approval of the proposed Pruneda Subdivision. The property is legally described as being a 0.454 of an acre tract of land forming a part or portion of Lot 325. The property is located at the 100 Block of West Dicker Road.
2. Melden & Hunt Inc., representing Thomas F. Phillips, is requesting preliminary plat approval of the proposed Jackson Ridge Court Subdivision Phase III. The property is legally described as being a Re-subdivision of 6.565 acres, out of Lot 5, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1000 Block of South Jackson Road.

E. ANNOUNCEMENTS/OTHER BUSINESS:

1. Registration for Workshop for Planning Commissioners, Elected Officials and Staff sponsored by Texas Chapter American Planning Association, in cooperation with Lower Rio Grande Valley Development Council.

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 23rd day of May, 2014, at 3:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk