



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 14, 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 – June 23, 2014
- D. PUBLIC HEARING:
 - 1. James Curtis Dunn, d/b/a James Dunn, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a parking facility in a Single-Family Residential District (R-1). The property is legally described as Lot 7, Block 1, McDaniel Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 312 West Boone Avenue.
 - 2. Irma Elizabeth Rodriguez, d/b/a Little Blessings Daycare, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1). The property is legally described as Lot 263, Sol Brilla Subdivision, Phase III, Pharr, Hidalgo County, Texas. The property's physical address is 607 West Green Jay Avenue.

3. Araceli Cabanas, representing Francisco F. Rodriguez, d/b/a Roca Sushi Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as .06 acres, more or less, out of Lots 23-30, inclusive, Block Two (2), J.T. Doster, Re-Subdivision of Block "B", out of Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 119 East Newcombe Avenue (Park Avenue).
4. Fermin Leija Jr., has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as Lot 5, Block 1, Palo Verde Subdivision Unit #1, Pharr, Hidalgo County, Texas. The property's physical address is 213 West Dicker Road.

PLAT APPROVAL:

1. Melden & Hunt Inc., representing Rolando Morales, is requesting preliminary plat approval of the proposed Los Girasoles Subdivision. The property is legally described as being a subdivision of 1.729 acres out of Lot 111, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 800 Block of East Nolana Loop.
 2. BIG Engineering, representing Mauricio and Margarita Jaramillo are requesting final plat approval of the proposed Sabrina Estates Subdivision. The property is legally described as the north 2 acres of the west 5 acres of the east 10 acres of land out of Lot 158, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 700 Block of East Ferguson Avenue.
 3. MAS Engineering L.L.C., representing LBJ Family Limited Partnership, is requesting final plat approval of the proposed Dura Subdivision. The property is legally described as being a 5.00 acre tract of land out of Lot 85, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5513 North Cage Boulevard.
 4. Millennium Engineers Group, Inc., representing Rosita and Carlos Juvera are requesting final plat approval of the proposed JCR No. 2 Subdivision. The property is legally described as a re-subdivision of 3.98 acre tract of land, out of lot 1, 2, 3, 4, 5, 6 and 7, Block 3, Van William Subdivision, Pharr Hidalgo County, Texas. The property is located at the 200 Blk. of W. Lauck Ave.
- E. ANNOUNCEMENTS/OTHER BUSINESS:
- F. ABSENTEE REPORT:
- G. ADJOURNMENT

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I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 11th day of July, 2014, at 4:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)





Hilda Pedraza, City Clerk