



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. August 11, 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 – July 28, 2014

D. PUBLIC HEARING:

1. Maria De La Luz Castillo 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 Lot 130, Villas Del Valle Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7009 South San Jose Street.
2. Marina Reyes has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversized storage unit in a Single-Family Residential District (R-1). The property is legally described as Lot 21, San Gabriel Subdivision, Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 6108 Valdivia Street.

3. Anna Lee Salinas has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversized storage unit in a Single-Family Residential District (R-1). The property is legally described as Lot 9, Regal Park Estates, Pharr, Hidalgo County, Texas. The property's physical address is 3601 Yvette Drive.
4. Marco Antonio Retureta has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to a Limited Industrial District (L-I). The property is legally described as the N104'-E418'-S104'-W418', 1.00 acre tract of land more or less out of Lot 349, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8623 South Cage Boulevard.
5. Laura E. Gonzalez and Armando Jaime Gonzalez Gonzalez have filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to a Medium-Density Residential District (R-3). The properties are legally described as follows:

**Tract 1: The South ½ of the East 1 acre of the West 4 acres of Outlot "Q", Original Townsite of Pharr, Hidalgo County, Texas.**

**Tract 2: The South ½ of the West 1 acre of the East 2 acres of the West 4 acres of Outlot "Q", Original Townsite of Pharr, Hidalgo County, Texas.**

The property's physical address is 313 East Sam Houston Avenue.

#### PLAT APPROVAL:

1. Sam Engineering & Surveying, representing Maria De La Luz Santana and Jose Luis Delgado, are requesting preliminary and final plat approval of the proposed La Quinta Subdivision Replat Lots 52-55. The property is legally described as 0.752 acres being all of Lots 52-55 and the south portion of a 20 foot alley, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 5900 Block of South Cage Boulevard.

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 8<sup>th</sup> day of August, 2014, at 5:00 p.m. and in the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



*Hilda Pedraza*  
for Hilda Pedraza, City Clerk