



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. September 8, 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 – August 25, 2014
- D. PUBLIC HEARING:

1. 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. **(Tabled Item)**

2. Arnoldo Garza Jr., d/b/a El Rodeo Bar & Grill, 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 Lot 14 & 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5826 South Cage Boulevard.
  
3. Austin W.T. Liu, d/b/a Advanced Weapon Systems, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for a Home Occupation (Firearms Dealer/Gunsmith) in a Single-Family Residential District (R-1). The property is legally described as Lot 39, San Pedro Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1104 East San Pedro Drive.
  
4. Carlos Garza, AEC Engineering, LLC representing Fernando Cesar Lozano and Blanca Leticia Gutierrez Lozano, d/b/a Fermar Transport & Equipment, LLC, has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural Open-Space District (A-O) and General Business District (C) to Heavy Commercial District (H-C). The property is legally described as a 0.44 acre tract of land out of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7210 South Cage Boulevard.
  
5. Raul Palma, Millennium Engineers Group, Inc, representing Valley Cathedral Inc., d/b/a Templo Bethel Asambleas de Dios Church, has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to an Office Professional District (O-P). The property is legally described as follows:

**Tract 1:** As being 2.25 AC GR 1.84 AC NET out of the E326.07'-N300.7' of Lot 181, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

**Tract 2:** As being 1.84 AC GR 1.547 AC NET out of the E304.8'-S317.5"-N618.2' EXC W83.8'-E304.8-S197.5"-N498.2' out of Lot 181, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

**Tract 3:** As being .45 AC tract of land out of the 9.00 AC of the S10.84 AC-N1/2 EXC SE .84 & EXC. NE 1 AC out of Lot 181, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

The property is physically located at the 400 Block of South Veterans Boulevard.

PLAT APPROVAL:

1. Melden & Hunt Inc., representing Herbert L. Levine, is requesting final plat approval of the proposed El Centro Mall No.4 Subdivision. The property is legally described as a 32.394 acres out of Lot 6, Block 6 A.J. McColl Subdivision and out of Lots 1-4 and Lots 14-25 John Makens Subdivision, being a re-subdivision of Lot 5, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road.
  
2. Quintanilla Headley and Associates, Inc., representing SCI Management, Dann Narveson, Director of Real estate, is requesting preliminary plat approval of the proposed Palm Valley Section Two Subdivision. The property is legally described as being a 13.20 acre tract of land out of street right of way, the south 15 feet of Lot 17, and all of Lots 1 through 15 and all of Lots 18 through 22, Amended Valley Cathedral Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 4600 Block of North Sugar Road.

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 5<sup>nd</sup> day of September, 2014, at 3:00 p.m. and in the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
Hilda Pedraza, City Clerk