



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 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 – October 13, 2014
- D. PUBLIC HEARING:
 - 1. 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. **(Tabled Item)**

2. Phil Dyer, d/b/a Capote Farms, LTD has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a parking lot in an Agricultural Open-Space District (A-O). The property is legally described as 2.35 acres out of the Southwest Corner of Lot 386, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 10401 South Cage Boulevard.
3. Alfonso Quintanilla representing Alfonso Maldonado d/b/a Texas Plating Solutions, L.L.C., has filed with the Planning and Zoning Commission a request for a change of zone from a General Business District (C) to a Heavy Industrial District (H-I). The property is legally described as All of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 3515 North Sugar Road.
4. Armando Alonso d/b/a EMX Design, L.L.C. has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) and Agricultural Open-Space District (A-O) to Residential Townhouse District (R-TH). The property consists of three (3) proposed lots and are legally described as follows:

Tract 1: As being the South 76.28 feet of the North 441.28 feet out of the West 365.00 feet of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

Tract 2: As being the North 364.50 feet of the East 52.07 feet of the West 364.50 feet of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

Tract 3: As being the North 364.50 feet of the West 312.43 feet of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas

The properties are physically located within the 1000 Block of East Sam Houston Avenue.

PLAT APPROVAL: None

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 24th day of October, 2014, at 4:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk