



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**City Commissioner's Room**  
**118 S. Cage Blvd. November 10, 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 27, 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. Hector L. Carrasco and Jonathan Carrasco d/b/a Comunidad Cristiana La Familia Church has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural Open-Space District (A-O). The property is legally described as being the East five (5) acres of the West ten (10) acres of Lot 158, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 410 East Ferguson Avenue.
3. Alfonso Quintanilla representing D.M. Roth, Inc., 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 Lots 11-14, Gomez Subdivision, Pharr, Hidalgo County, Texas. The properties are located within the 200 and 300 block of East Owassa Road.

**PLAT APPROVAL:**

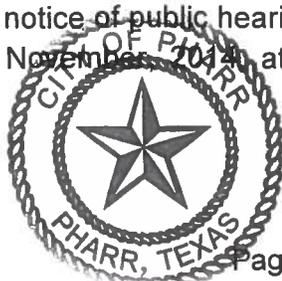
1. Nain Engineering, L.L.C., representing Javier Cantu Barragan, is requesting preliminary plat approval of the proposed Replat Border Line Industrial Park Subdivision Phase I. The property is legally described as being a 10.28 acre tract of land being all of Lot 1, Border Line Industrial Park Subdivision Phase I and 5.24 acres out of Lots 357 & 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 West Anaya Road.
2. Quintanilla Headley and Associates, Inc., representing Royal Jones, Owner, is requesting preliminary plat approval of the proposed Border International Subdivision. The property is legally described as being an 8.32 acre tract of land out of Lot 109, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 4000 Block of Interstate 69C N (US HWY 281).
3. B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting preliminary plat approval of the proposed Monarch Estates Subdivision. The property is legally described as being a 3.69 acre tract out of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 900 Block of East Sam Houston Avenue.

**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 7<sup>th</sup> day of November, 2014, at 4:00 p.m. and in the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
Hilda Pedraza, City Clerk