Pharr
Development Services
Implementing your vision, improving your City

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 24, 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 – November 10, 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)**

REVIEWED SR PLNR R.G ASST. DIR. AW

2. Diane E. Borchardt, representing SBA 2012 TC Assets, LLC, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a cellular tower in an Agricultural Open-Space District (A-O). The property is legally described as 0.06 acres of land, more or less, out of Lot 293, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5712 South Cage Boulevard.

3. Perez Consulting Engineers, representing Clark-Knapp Properties, Ltd., owner, has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural Open-Space District (A-O) to a General Business District (C). The property is legally described as a tract of land containing 4.00 acres of land, being a part or portion of Lot 170, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block West of Polk Avenue.

PLAT APPROVAL:

1. Perez Consulting Engineers, representing, Charles Clark, General Partner Clark-Knapp Honda, is requesting preliminary plat approval of the proposed Clark Knapp Honda Subdivision Section No. 2. The property is described as being a tract of land containing 4.00 acres of land, being a part or portion of, Lot 170, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1000 Block of West Polk Avenue.

2. MAS Engineering L.L.C., representing, Roberto Tudor, is requesting preliminary plat approval of the proposed Dura Subdivision No. 2. The property is described as being 3.38 acres of land out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, and vacating 1.88 acres of land known as Valley Yamaha Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1403 North Sugar Road.

3. M.E.G. Engineers, representing, Pastor Rick Reyes, is requesting preliminary plat approval of the proposed Templo Bethel Subdivision. The property is legally described as being a 3.91 acre tract of land, out of Lot 181, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas. The property's physical address is 400 South Veterans Boulevard.

E. ANNOUNCEMENTS/OTHER BUSINESS:

F. ABSENTEE REPORT:

REVIEWED SR PLNR RG ASST. DIR

G. ADJOURNMENT

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 21st day of November, 2014, at 4:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

Hilda Pedraza, City Clerk

REVIEWED SR PLNR RG ASST. DIR