Pharr
Development Services
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AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 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 – November 24, 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 RG ASST. DIR

2. Lauro E. Najera, manager for Nago Group, LLC., d/b/a Mangos Restaurant Bar and Terrazza, 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 a tract of land out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 700 West Ferguson Avenue.

3. Carlos Lopez, representing Inantel Texas, LP, owner, has filed with the Planning and Zoning Commission a request for a change of zone from a Heavy Commercial District (H-C) to a Limited Industrial District (L-I). The property is legally described as 53.12 acres out of Lots 10, 11 and 12 of the Re-Subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 and 1600 Block of East Hi-Line Road.

PLAT APPROVAL:

1. AEC Engineering, L.L.C., representing Cesar Lozano, is requesting preliminary plat approval of the proposed Fermar Transport Subdivision. The property is legally described as being a 20.612 acre tract of land out Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7100 Block of South Cage Boulevard.

2. Quintanilla, Headley & Associates, Inc., representing Jose F. De Hoyos, Eva De Hoyos, Rolando Aguirre and Janet Aguirre, are requesting preliminary plat approval of the proposed Re-plat of the west half of Lot 59, Addition to Las Milpas Subdivision. The property is legally described as being 0.50 acres of land out of the west half of Lot 59, Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of West Ruisenor Avenue.

3. Javier Hinojosa Engineering, representing Inantel Texas, L.P., Carlos Lopez, Agent, is requesting preliminary plat approval of the proposed Master Subdivision Plat of Monarch Business Park Subdivision. The property is legally described as being 53.12 acres out of Lots 10, 11 and 12, of the Re-Subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located between 1100 and 1600 Block of East Hi-Line 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 4th day of December, 2014, at 5:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

Hilda Pedraza, City Clerk