



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 12, 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 – December 22, 2014
- D. PUBLIC HEARING:
 - 1. Diana Beatrice Cruz and Clemente Soto, have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District for lots less than 50 feet in width (R-1A). The property is legally described as Lots 12 and 13, Block 95, Hackberry Addition No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 509 North Fir Street. **(Tabled item)**

2. Varinia, L.L.C., d/b/a La Barra, 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 Lots 4 & 5 La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5808 South Cage Boulevard.
3. Cantina Bar and 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 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road.
4. Rio Laguna, Inc., owner, has filed with the Planning and Zoning Commission a request for a change of zone from a High Density Multi-Family District (R-4) to a General Business District (C). The property is legally described as Lot 1, Empire No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Hummingbird Court.
5. Gary Edenburn representing Crown Castle International Corporation, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in a General Business District (C). The property is legally described as 0.034 of an acre, more or less, out of Lot 6, Henderson Plaza Subdivision Phase 2, Pharr, Hidalgo County, Texas. The property is physically located at 836 North Cage Boulevard.
6. Gary Edenburn representing Sprint Spectrum, LP, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C). The property is legally described as 0.034 of an acre, more or less, out of Lot 6, Henderson Plaza Subdivision Phase 2, Pharr, Hidalgo County, Texas. The property is physically located at 836 North Cage Boulevard.
7. Katy Swenson, representing Sprint Spectrum, LP, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in an Agricultural Open-Space District (A-O). The property is legally described as 0.034 – 1.34 of an acre, more or less, out of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 806 South Veterans Boulevard.

8. Gary Edenburn representing Crown Castle International Corporation, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in a Single Family Residential District (R-1). The property is legally described as 0.021 of an acre, more or less, out of Lot 184, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1011 West Kelly Avenue.
9. Gary Edenburn representing Sprint Spectrum, LP, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment in a Single Family Residential District (R-1). The property is legally described as 0.021 of an acre, more or less, out of Lot 184, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1011 West Kelly Avenue.

PLAT APPROVAL:

1. Sam Engineering & Surveying Inc., representing Andres Zuniga Zuko, FLP (Family Limited Partnership), is requesting preliminary plat approval of the proposed Evergreen Subdivision. The property is legally described as being a 20 acre tract of land, more or less, out of Lot 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1300 and 1600 Block of West Hi-line Road.

E. ANNOUNCEMENTS/OTHER BUSINESS:

1. Consideration and action on the election of new Planning and Zoning officers.

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 8th day of January 2015, at 2:30 p.m. and in the City of Pharr web site (www.pharr-tx.gov)



Sonia H. Padron Asst.
for Hilda Pedraza, City Clerk