Pharr
Development Services
Implementing your vision, improving your City

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 13, 2015 – 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 – March 23, 2015

D. PUBLIC HEARING:

1. Manuel Mendez representing M and R Commodities, Inc., has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a Heavy Commercial District (H-C). The property is legally described as being 22.74 acres of land out of Lots 79 and 82 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of East Owassa Road. COZ#150314

REVIEWED SR PLNR RG ASST. DIR. ____

2. Quintanilla, Headley and Associates, Inc., representing Cruz Cantu III, President of Esponjas Development Ltd., has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a General Business District (C). The property is legally described as being a 3.63 acre tract of land out of Lot 8, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1400 and 1500 Block of South Jackson Road. COZ#150315

3. Quintanilla, Headley and Associates, Inc., representing Cruz Cantu III, president of Esponjas Development Ltd., has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as being a 16.92 acre tract of land out of Lot 8, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 and 1500 Block of South Jackson Road. COZ#150316

4. Jose De Hoyos Jr., has filed with the Planning and Zoning Commission a request for a change of zone from a Two Family Residential District (R-2) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as Lot 5 of the Replat of Lots 9 and 10, Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8100 Block of South Cisne Street. COZ#150317

5. Jose De Hoyos Jr., has filed with the Planning and Zoning Commission a request for a change of zone from a Two Family Residential District (R-2) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as Lot 6 of the Replat of Lots 9 and 10, Las Milpas, Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8100 Block of South Cisne Street. COZ#150318

6. Jose De Hoyos Jr., has filed with the Planning and Zoning Commission a request for a change of zone from a Two Family Residential District (R-2) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as Lot 7 of the Replat of Lots 9 and 10, Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8100 Block of South Cisne Street. COZ#150319

7. Jose De Hoyos Jr., has filed with the Planning and Zoning Commission a request for a change of zone from a Two Family Residential District (R-2) to a Medium Density Multi-Family Residential District (R-3). The property is legally

described as Lot 8 of the Replat of Lots 9 and 10, Las Milpas, Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8100 Block of South Cisne Street. COZ#150320

8. Diane E. Borchardt, representing SBA 2012 TC Assets, LLC, 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 General Business District (C). The property is legally described as John Maken's Subdivision Block 6, Lot 6, Pharr, Hidalgo County, Texas. The property is physically located at 500 North Jackson Road. CUP#150321

9. Norma Estela Rodriguez, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Townhouse Residential District (R-TH). The property is legally described as Villa Del Rey Amended, Lot 59 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1407 West Sevilla Street. CUP#150322

10. Adoralia Reveles, d/b/a El Rincon Del Taco, has filed with the Planning and Zoning Commission a request for a Conditional Use 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 2, Cantu-Guerra No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 405 North Veterans Boulevard. CUP#150323

PLAT APPROVAL:

1. R. Gutierrez Engineering Corp., representing Iliana Villafranco, is requesting final plat approval of the proposed Villafranco Subdivision. The property is legally described as being a 0.613 acre tract of land out of Lot 4, Block 145, L.R. Bell Development "E", Pharr, Hidalgo County, Texas. The property is located within the 1900 Block of North Veterans Boulevard. (I RD.)

E. ANNOUNCEMENTS/OTHER BUSINESS:

1. Consideration and action, if any on the revocation of Conditional Use Permit and Late Hours Permit for the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lots 14 and 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5826 South Cage Boulevard.

REVIEWED SR PLNR Rg ASST. DIR. M

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 9th day of April 2015, at 10:00 a.m. and in the City of Pharr web site (www.pharr-tx.gov)

Hilda Pedraza, City Clerk

REVIEWED SR PLNR ASST. DIR.