



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. July 27, 2015 – 6:00 p.m.**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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 – June 08, 2015, 2015
- D. PUBLIC COMMENTS: (Ordinance No. O-2015-28)

A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign –in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

E. PUBLIC HEARING: Ordinance No. O-2015-28)

A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign –in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

1. Melden & Hunt Inc., representing Kamper Investments, LLC., has filed with the Planning and Zoning Commission a request for a change of zone from an Office Professional District (O-P) to a General Business District (C). The property is legally described as Lot 3, Block. 4, Lowrie Subdivision of a tract "T", Pharr, Hidalgo County, Texas. The property is physically located at 614 South Cage Boulevard. COZ#150539
2. Melden & Hunt Inc., representing Kamper Investments, LLC., has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to a General Business District (C). The property is legally described as the East one-half (1/2) of Lot 1, Block. 4, Lowrie Subdivision of a tract "T", Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Jones Avenue. COZ#150540
3. Santiago O. Alanis has filed with the Planning and Zoning Commission a request for a change of zone from a General Business District (C) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as the North 0.65 acres of land, more or less, out of Lot 4, Block 145, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 1217 East Ferguson Avenue. COZ#150745

PLAT APPROVAL:

1. R. Gutierrez Engineering Corporation, representing Daniel Gonzalez, is requesting final plat approval of the proposed Iglesia Bautista Biblica

Subdivision. The property is legally described as being a 0.924 acre tract of land out of the West 610 feet of the East 660 feet of the North 66 feet of the North 561 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7200 and 7300 Block of South Cage Boulevard.

2. Sam Engineering & Surveying Inc., representing Cesar Garcia Vigil, is requesting final plat approval of the proposed Interenlace Subdivision. The property is legally described as being a 10.00 acre tract of land being the East 10.00 acres of the West 20.00 acres of Lot 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 and 800 Block of West Anaya Road.
3. Dannenbaum Engineering Company, representing Charles Mueller, is requesting final plat approval of the proposed Center on Ridge Road Subdivision Phase I. The property is legally described as being a 2.161 acre tract of land, out of, Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 and 500 Block of West Ridge Road.
4. Sam Engineering & Surveying Inc., representing David D. Quinones and Sonia Quinones, are requesting preliminary plat approval of the proposed Quinones Commercial Subdivision. The property is legally described as being 1-Lot containing the South 30.0 feet of Lot 10 and the North 17.5 feet of Lot 11, Gregory Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is located within the 300 and 400 Block of North Veterans Boulevard.

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. ABSENTEE REPORT:

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 23rd day of July 2015, at 11:00 a.m. and in the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
Hilda Pedraza, City Clerk