Pharr
Development Services
Implementing your vision, improving your City

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 06, 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 – July 27, 2015

D. PUBLIC COMMENTS: (Ordinance No. O-2015-28)

REVIEWED SR PLNR ____ ASST. DIR ____

1. 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)

1. A registered speaker may speak only on the pending item for consideration; 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.

2. Mario Anaya, representing Ango Investments, LLC, 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 High Density Multi-Family District (R-4). The property is legally described as Lot 6, Tri-City Acres, Pharr, Hidalgo County, Texas. The properties physical address is 5414 North Sugar Road. COZ#150746

3. LEM Group, LLC, d/b/a The Bridge Bar & 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 0.06 acre tract of land, more or less, out of Lot 2, Luvil, L.L.C. Estates Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 508 West IH-2, Suite 13. COZ#150747

4. Raul and Belinda Cantu, representing Kaleidoscope Early Childhood Learning Knowledge Center, LLC, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a Daycare Center in a High Density Multi-Family District (R-4). The property is legally described as Lot 1, El Pueblo Dorado Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 901 East Thomas Drive. COZ#150748

PLAT APPROVAL:

1. Rio Delta Engineering, representing Santiago Alanis and Azeneth Alanis, are requesting preliminary plat approval of the proposed A 2 Z Subdivision. The property is legally described as being a 1.00 acre tract of land, more or less,

REVIEWED SR PENR ASST. DIR.

out of Lot 4, Block 145, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1400 and 1600 Block of East Ferguson Avenue.

2. Quintanilla Headley & Associates Inc., representing SCI Management, Dann Narveson, Director of Real Estate, is requesting preliminary plat approval of the proposed Palm Valley Section Two Subdivision. The property is legally described as being a 13.20 acre tract of land, being all of the 50.00 foot street right of way, all of Lots 1 through 15, the South 15.00 feet of Lot 17 and all of Lots 18 through 22, Amended Valley Cathedral Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 4600 and 4800 Block of North Sugar Road.

3. Salinas Engineering & Associates, representing Uriel De Alba and Dora G. De Alba, are requesting final plat approval of the proposed De Alba Subdivision. The property is legally described as being a 2.76 acre tract of land, more or less, out of and forming a part of Lot 188, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of South Cage 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 3rd day of August 2015, at 2:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

Hilda Pedraza, City Clerk

REVIEWED SR PLNR ____ ASST. DIR ____