Pharr
Development Services
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AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 14, 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 – August 24, 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. Nain Engineering, LLC, representing Roberto Leija, 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 a 0.75 acre tract of land being the West 124.50 feet of the South 264.00 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 322 West Dicker Road. COZ#150750

3. El Compadre, d/b/a Los Compadres Mexican Restaurant, 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 1, Sam Houston Heights Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1201 West Sam Houston Avenue. CUP#150751

4. Vincent Gerard & Associates, representing Verizon Wireless, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Limited Industrial District (L-I). The property is legally described as a 0.06 acre tract of land, more or less, out of Lot 2, Steel Horse Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property is located at 806 East Owassa Road. CUP#150752

PLAT APPROVAL:

1. Melden & Hunt Inc., representing Rolando Morales, is requesting final plat approval of the proposed Los Girasoles Subdivision. The property is legally described as being a 1.729 acre tract of land, out of Lot 111, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of East Nolana Loop. SUB#140611

2. Melden & Hunt Inc., representing Herbert L. Levine, Manager, is requesting preliminary and final plat approval of the proposed Re-plat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivision. The property is legally described as being a re-subdivision of 49.685 acres 17.291 acres out of Lots 3, Re-plat Map of El Centro Mall No. 3 Subdivision and all of Car-Mel Subdivision, and Lot 4 Re-plat Map of El Centro Mall No. 4, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of North Jackson Road. SUB#150818

3. Spoor Engineering Consultants, Inc., representing Trey Malachek, Managing Member, is requesting preliminary plat approval of the proposed FJRS Subdivision. The property is legally described as being a 2.99 acre tract of land out of Lots 8, 9, & 10, and a portion of 40 feet dedicated street lying South of and adjacent to Lots 8, 9, & 10, John Makens Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1600 and 1700 Block of Interstate 2 E (US HWY 83). SUB#150715

4. Nain Engineering, L.L.C., representing Laura Guadalupe Garza and Roberto Leija, are requesting preliminary plat approval of the proposed Leija Subdivision. The property is legally described as being a 0.75 acre tract of land being the West 124.50 feet of the South 264.00 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Dicker Road. SUB#150409

5. B.I.G. Engineering, representing Pablo Garza J.R., Partner L&G Investments LLP., is requesting preliminary plat approval of the proposed Steele Wheels Subdivision No. 2. The property is legally described as being a replat of all of Lot 1, Steele Wheels Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3200 Block of North Sugar Road.

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 11th day of September 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. _____