Pharr
Development Services
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AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 28, 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: Romeo Robles, Vice-Chairman

A. CALL TO ORDER

B. INTRODUCTION OF NEW MEMBERS

C. ROLL CALL

D. ELECTION OF OFFICERS

E. APPROVAL OF MINUTES – September 14, 2015

REVIEWED SR PLNR_____ ASST. DIR._____

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

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. El Bucanero, L.L.C., 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 being a 1.765 acre tract of land, more or less, out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1209 East Nolana Loop. CUP#150953

3. La Fonda, 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 being a .07 acre tract of land, more or less, out of Lot 1, Jackson Ridge Court Subdivision Phase II, Pharr, Hidalgo County, Texas. The property is located at 1201 South Jackson Road, Suite 7. CUP#150954

4. 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#150955

5. Steve Spoor, P.E., representing Zuko Family Limited Partnership, 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 Limited Industrial District (L-I). The property is legally described as the East 20 acres of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 201 East Anaya Road. COZ#150956

PLAT APPROVAL:

1. Sam Engineering & Surveying, Inc., representing Matthew Camp, AIV, is requesting preliminary plat approval of the proposed RK Commercial Subdivision. The property is legally described as being a 10.90 acre tract of land being 9.64 acres out of Lot 17, and 1.26 acres out of Lots 18, Block 161, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1200 and 1600 Block of Interstate 2 E (US HWY 83). SUB#150715

F. ANNOUNCEMENTS/OTHER BUSINESS:

1. Welcoming new members to the Planning and Zoning Commission.

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 25th 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. ____