



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 9, 2014 – 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 – May 27, 2014
- D. PUBLIC HEARING:
 - 1. AEC Engineering, Inc., representing Fernando Cesar Lozano, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural Open Space (A-O) to Heavy Commercial District (H-C). The property is legally described as 3.26 acres, more or less, out of the North 5 acres of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7016 South Cage Boulevard.
 - 2. Diana Canales, representing Canali Family Investments, LLC, has filed with the Planning and Zoning Commission a request for a change of zone from Neighborhood Commercial District (N-C) to a General Business District (C). The property is legally described as Lot 100, 101 & 102, Pecan Plantation Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 7303 West Pecan Plantation.

3. Elias Ledezma, d/b/a Your Style Screen Printing, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Screen Printing) in a Single-Family Residential District (R-1). The property is legally described as Lot 109, Crystal Estates Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 802 Hummingbird Avenue.
4. Dann C. Narveson, Director of SCI Management, representing Esponjas Development Ltd., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a cemetery in an Agricultural Open-Space District (A-O). The property is legally described as being a 26.044 acre tract of land being part or portion of Lots 7 and 8, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1100 West Nolana.
5. Vincent G. Huebinger, representing Crown Castle, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow a telecommunication tower in a General Business District (C). The property is legally described as a .14 acre tract of land, more or less, out of Lot 165, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at the 200 Block of West Expressway 83.
6. Vincent G. Huebinger, representing M2M Spectrum Networks, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow the collocation of telecommunication equipment on an existing tower in a General Business District (C). The property is legally described as a .14 acre tract of land, more or less, out of Lot 165, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at the 200 Block of West Expressway 83.
7. Jose Ruben Mendez, d/b/a 100% Antojitos Mexicanos, 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 being a .04 acre tract of land, more or less, out of Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson Road, Suite 9.
8. Christine L. Rutledge, representing Maria T. Martinez de Lopez, Managing Member of Loymar, LLC, d/b/a Krystall Special Event Center, 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 the North 150' of Lot 1, Willow Grove Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Sam Houston, Suite B.

PLAT APPROVAL: NONE

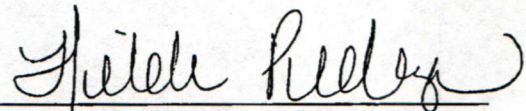
E. ANNOUNCEMENTS/OTHER BUSINESS:

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 5th day of June, 2014, at 4:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk