



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 27, 2017 – 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: Danny Wylie, Chairman

- A. CALL TO ORDER:
- B. ROLL CALL:
- C. APPROVAL OF MINUTES: February 13, 2017
- 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.

Handwritten signatures and initials in blue ink, including a signature that appears to be "D. Wylie" and another set of initials "M".

- E. PUBLIC HEARING: (Ordinance No. O-2015-28) A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.
1. 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 Heavy Commercial District (H-C). The property is legally described as being 0.013 acres, more or less, out of Lot 6, 3100 Sugar Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 802 Mozelle Avenue. **CUP#170106**
 2. Alejandro R. Martinez has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Two-Family Residential District (R-2). The property is legally described as being all of Lot 3, Block 2, Ellers Re-Subdivision of Block 2, Palm Terrace Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1204 South Cage Boulevard. **COZ#170107**
 3. Leticia Salinas has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Notary Public office) in a Single-Family Residential District (R-1). The property is legally described as being Lot 11, Villa España Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1600 West Calle España. **CUP#170108**
 4. Paradise Bar and Grill LLC, dba Cantina Bar and 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 being Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#170109**

PLAT APPROVAL:

1. BIG Engineering, representing Aannabelle Palomo, is requesting preliminary plat approval of the proposed APRL Subdivision. The property is legally described as being a 12.474 acre tract of land out of Lot 85, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North IH 69C. **SUB#160823**

2. Melden & Hunt Inc, representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Oak Manor Subdivision. The property is legally described as a being a re-subdivision of 33.070 acres out of Lot 87, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. **SUB#161230**

3. NAIN Engineering, L.L.C., representing Cipriano Garza Barajas, is requesting preliminary plat approval of the proposed Maquila Trades Subdivision. The property is legally described as 8.53 acres of land being a re-plat of Lot 3, P.E.D.C. Subdivision #1, a re-plat of Lot 7, Bona Terra Subdivision and also, 3.86 acres out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Anaya Road. **SUB#170103**

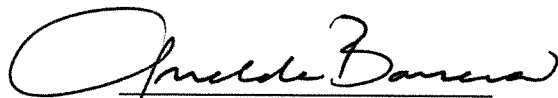
F. ANNOUNCEMENTS/OTHER BUSINESS:

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 24th day of February 2017, at 2:30 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk
HP