Pharr
Development Services
Implementing your vision, improving your City

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 13, 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: January 23, 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.

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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. Heavy Investments, LTD has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 2.23 acres, more or less, out of Lot 13, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1200 and 1300 Block of East Ferguson Avenue. **COZ#161259**

2. R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 300 Block of East Eldora Road. **COZ#161260**

3. Silvia Mancha has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1). The property is legally described as being Lot 54, Sun Valley Subdivision Phase II, Pharr, Hidalgo County, Texas. The property's physical address is 300 East Universal Avenue. **CUP#170102**

4. R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez dba Cortez Wrecker Service, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 300 Block of East Eldora Road. **CUP#170103**

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5. William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in a Single-Family Residential District (R-1). The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Clark Avenue. **CUP#170104**

6. Katherine Gibbs, representing T-Mobile, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1). The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Clark Avenue. **CUP#170105**

PLAT APPROVAL:

1. BIG Engineering, representing E. Douglas Grindstaff, is requesting preliminary plat approval of the proposed The Cascades Master Subdivision Plan. The property is legally described as being a 7.5 acre tract of land out of Lot 86, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. **SUB#160410**

2. M. Garcia Engineering, LLC, representing Ruben Fonseca, is requesting preliminary plat approval of the proposed Veterans Subdivision. The property is legally described as being a 1.039 acre tract out of Lot 30, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1208 East Polk Avenue. **SUB#160513**

3. Javier Hinojosa Engineering, representing Ruben Villarreal, is requesting preliminary plat approval of the proposed Pura Vida Subdivision. The property is legally described as a tract of land containing 0.43 acres of land and also being a part or portion of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Ferguson Avenue. **SUB#161229**

4. Melden & Hunt Inc, representing Shavi Mahtani, is requesting preliminary plat approval of the proposed Tex Mex Landing Subdivision. The property is legally described as a being a resubdivision of 3.151 acres out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North Sugar Road. **SUB#161230**

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5. Melden & Hunt Inc, representing Manuel Mendez, president of M and R Commodities, Inc. a Texas Corporation, is requesting preliminary plat approval of the proposed Idea North Pharr Subdivision. The property is legally described as a being a resubdivision of 22.073 acres out of Lots 79 and 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Owassa Road. **SUB#161231**

6. Quintanilla, Headley and Associates, Inc., representing Novus Polaris, Inc., Fernando Calderon, President, is requesting preliminary plat approval of the proposed Cape Subdivision. The property is legally described as being a 5.45 acre tract of land out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3108 North Sugar Road. **SUB#161232**

7. Javier Hinojosa Engineering, representing Zaragoza Hinojosa Jr., is requesting preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision. The property is legally described as a tract of land containing 19.36 acres and also being a part or portion of Lots 13 and 14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 and 1200 Block of East Ferguson Avenue. **SUB#170102**

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 10th day of February 2017, at 3:30 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

CITY OF PHARR PHARR, TEXAS

Hilda Pedraza, City Clerk

Removed.

2/15/17 @ 9:40AM

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