



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 25, 2017 – 6:00 PM

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:

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

A) Minutes of September 11, 2017

4. 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 (5) 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.*

5. 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.*

A) Topgolf USA Pharr, LLC 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 1.27 acre tract of land, more or less out of Lot 3, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas.The subject property is located within the 1900 Block of West Interstate Highway 2.

B) Rio Grande Valley College has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Limited Industrial District (L-I).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.

PLATS:

1. R.E. Garcia & Associates, representing Saul Ayala, owner, is requesting preliminary plat approval of the proposed Palmview South Subdivision. The property is legally described as being a 2.58 acre tract of land, being a portion of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.The property is located within the 1500 Block of West Dicker Road.

2. Quintanilla Headley & Associates Inc., representing Esponjas Development, LTD., Cruz Cantu III, President, is requesting preliminary and final plat approval of the proposed Amended Tropic Star Estates Subdivision. The property is legally described as being a 1.748 acre tract of land out of the South 574.00 feet of Lot 1, Tropic Star Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of East Tropic Star Road.

3. Melden & Hunt, Inc., representing Victor Perez, Executive Director for Pharr Economic Development Corp. II, is requesting final plat approval of the proposed TopGolf Pharr Subdivision. The property is legally described as being 15.420 acres out of Lots 2 and 3, Pharr Citrus Orchard Co., all of Lots 2-6 McAllen-Pharr Storage Rentals Subdivision, all of Lot 1, Pharr Nursing Home Subdivision, all of Lots 4-5, Pharr Commercial Park Subdivision Phase II, and all of Lot 3A, Re-plat of Pharr Commercial Park Subdivision Phase II, Pharr, Hidalgo County, Texas. The property is located within the 1900 Block of West Interstate 2.

6. ANNOUNCEMENTS/OTHER BUSINESS:

7. ABSENTEE REPORT:

8. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 22nd day of September, 2017, at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Redraza, City Clerk

