



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. January 22, 2018 – 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:**

**A. CALL TO ORDER:**

**B. ROLL CALL:**

**C. APPROVAL OF MINUTES:**

A) January 08, 2018 Minutes

**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 (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.*

**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.*

A) Esponjas Development, LTD., representing Lynn Tract, LP, a Texas Limited Texas Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from High-Density Multi-Family District (R-4) to Medium-Density Multi-Family District (R-3). The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being an 8.42 acre tract land out of Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ#171272**

B) Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, 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 Medium-Density Multi-Family District (R-3). The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being a 16.99 acre tract of land out of Lot 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County , Texas. **COZ#171273**

C) Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, 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 Single-Family Residential District (R-1). The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being a 24.15 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ#171274**



## F. PLATS:

A) Perez Consulting Engineers, representing Carlos Canales Melhem, Owner, is requesting preliminary plat approval of the proposed Trancasa Subdivision. The property is legally described as being a tract of land containing 7.21 acres being a part or portion of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West HI-Line Road. **SUB#171130**

B) Spoor Engineering Consultants, Inc., representing Martin Patrocinio Garza Jr., is requesting preliminary plat approval of the proposed Le Baron No. 2 Subdivision. The property is legally described as being a 2.06 acre tract of land out of Lot 7, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Polk Avenue. **SUB#170927**

C) J.E. Saenz & Associates, Inc., representing Berhardo J. Gubser, President of Gallus properties LTD., is requesting final plat approval of the proposed Transmaritime Subdivision. The property is legally described as being a 17.87 acre tract of land being a portion of Lot Seven (7), Block One (1), a Re-subdivision of Closner Subdivision of Porcion 70, Pharr, Hidalgo County, Texas. The property's physical address is 901 E. Military HWY. **SUB#130410**

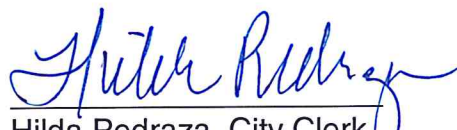
## G. ANNOUNCEMENTS/OTHER BUSINESS:

## H. ABSENTEE REPORT:

## I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 19th day of January, 2018 at 2:00 p.m., and on the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
Hilda Pedraza, City Clerk