



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 12, 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) Minutes of January 22, 2018

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) Ismael Garza 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', 10 feet in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 31, Crystal Estates Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 3306 North Robin Avenue. **CUP#180102**

B) Irasema Salinas has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Office Professional District (O-P). The subject site is located on the south side of West Hall Acres Road and east side of South Gardenia Street with the property's physical address as 2621 South Gardenia Street. The property is legally described as being all of Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas. **COZ#180103**

F. PLATS:

A) Rio Delta Engineering, representing Tomas Gutierrez, Owner, is requesting preliminary plat approval of the proposed Madiam L.P. Pharr Subdivision. The property is legally described as being a 1.054 acres tract of land, being a re-plat of Lots five (5), six (6), seven (7), eight (8), twelve (12), and thirteen (13) and a strip of land portion of 20.00 feet wide lying east and adjacent to and along the full length of Lot eleven (11), Block one (1), Second Amended Subdivision of Orange Grove Addition, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of South Cage Boulevard. **SUB#170612**

B) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary plat approval of the proposed Brentwood Estates Subdivision. The property is legally described as being a 23.36 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr,

Hidalgo County, Texas. The property is located within the 900 Block of West Ridge Road. **SUB#180101**

C) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary plat approval of the proposed Carmel Estates Subdivision. The property is legally described as being a 28.27 acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Ridge Road. **SUB#180102**

D) Melden & Hunt, Inc., representing Robert F. Boggus, Common Manager, is requesting final plat approval of the proposed Boggus Subdivision. The property is legally described as being a re-subdivision of 3.790 acres out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5200 Block of North IH 69C. **SUB#170613**

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 9th day of February, 2018 at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk