



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 13, 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) October 23, 2017 Minutes

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) Carmen E. Guerrero, dba Costuras y Alteraciones Karimel, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Seamstress Shop) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 17 and the E20' out of Lot 18, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 231 East Caffery Avenue.

B) Jose Antonio Reyna 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 (11' x 16', 16 feet in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lots 15 and 16, H. M. E. Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2712 South Fabian Street (H).

C) Juan Barajas 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 24', 12 feet in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 58, Block 18, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 528 East Saint Anne Drive.

6. PLATS:

A) B.I.G. Engineering, representing Estela T. Sotelo, Director of Evening Star Properties Inc., is requesting preliminary plat approval of the proposed La Estrella Subdivision. The property is legally described as being a 2.258 acres out of the West 3.64 acres of the East 5.00 acres of the North 10.00 Acres of Lot 109, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of North East Nolana Loop (FM 3461).



B) B.I.G. Engineering, representing Jesus Melendez, Owner, is requesting preliminary plat approval of the proposed Melendez Subdivision. The property is legally described as being a 0.58 acre tract out of Lot 77, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North IH 69C.

C) HALFF Associates, Inc., representing Dr. Shirley A. Reed, South Texas College, President, Owner, is requesting final plat approval of the proposed South Texas College Regional Center For Public Safety Excellence Subdivision. The property is legally described as being a 62.38 acres out of Lots 255, 258, 259 and 260, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas. The property is located at the 3900 Block of South Cage Boulevard.

D) 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.

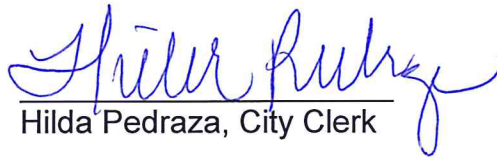
7. ANNOUNCEMENTS/OTHER BUSINESS:

8. ABSENTEE REPORT:

9. 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 November, 2017 at 4:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk