



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 11, 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 November 13, 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) Juanita Muñoz, representing Iglesia Centro de Poder de Dios, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). The property is legally described as being 0.05 acre tract of land, more or less out of Lot 1, Pamaad Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1603 North Cage Boulevard, Suites 4, 5 and 6.

B) Teresa Flores, representing Hidalgo County Head Start Program (Longoria Head Start), has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Single-Family Residential District (R-1). The property is legally described as being a 9.05 acre tract of land, more or less out of Lot 142, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 2500 North Cypress Street.

C) Teresa Flores, representing Hidalgo County Head Start Program (Palacios Head Start), has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in an Agricultural and/or Open Space District (A-O) and High Density Multi-Family Residential District (R-4). The property is legally described as being Lot 1, Thomas Road Elementary Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 801 East Thomas Road.

D) Teresa Flores, representing Hidalgo County Head Start Program (Carmen Anaya Head Start), has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) Head Start in an Agricultural and/or Open Space District (A-O). The property is legally described as being 18.56 acre tract of land, more or less out of Lot 327, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 West Dicker Road.

E) Muy Pizza-Tejas, LLC, dba Pizza Hut, has filed with the Planning and Zoning Commission a request for a Conditional Use 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 the East 125.0' out of Block 1, Palm Heights Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1001 West Highway 83.

F) Margaritas Mexican Grill and Cantina, Inc. has filed with the Planning and Zoning Commission a request for a Conditional Use 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 0.06 acre tract of land, more or less out of Lot 2, CVS Pharmacy No. 10142 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1305 South Cage Boulevard, Suites 1 and 2.

6. PLATS:

A) Javier Hinojosa Engineering, representing Zaragoza Hinojosa Jr., is requesting final plat approval of the proposed HRES-CK Pharr Subdivision Phase I. The property is legally described as a tract of land containing 2.23 acres of land and also being a part or portion of Lots 13, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 and 1200 Block of East Ferguson Avenue.

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 8th day of December, 2017 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk