

NOTICE OF REQUEST FOR REZONING IN PALMHURST, TEXAS

Orlando Perez and Norma Perez, owners of a 3 acre tract of land described below, have filed a request to have such property rezoned from "Residential B" to "Business A" for the purpose of remodeling an existing structure into an Events Center/Banquet hall. However, if the property is re-zoned as requested, the property may be used for the uses for "Business A".

The request will be considered at a meeting of the Planning and Zoning Board on Tuesday, November 16, 2010 at 6:00p.m. at the City Hall of Palmhurst, Texas at 4417 N. Shary Road, Palmhurst, Texas. All persons having any interest or concern in the proposal for rezoning are invited to appear at the said hearing.

The subject property is: 3.0 acres out of the East 9.15 acres of the South 14.15 acres of the 27.75 acres lying West of the canal of Lot 33-3, WEST ADDITION TO SHARYLAND SUBDIVISION, Hidalgo County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached to that deed recorded in Volume 3002 Page 360, Official Land Records of Hidalgo County, Texas. Physical Address: 1404 W. 3 Mile Road, Palmhurst, Texas 78573. (between Los Ebanos Rd & Trospers Rd)

"Residential B," has the following permitted uses: (1) One-family dwelling, (2) Accessory buildings, (3) A church, school or college, library or hospital, (4) Public park or playground; golf course, public recreation building, public museum, community building, (5) Institution of an educational nature other than a penal or correctional institution, (6) Uses customarily incident to any of the above. No commercial or other advertising sign shall be permitted as an accessory use, except that a professional person may display a nameplate not exceeding one square foot in area containing the name and occupation of the resident; and excepting a sign not exceeding eight square feet in area pertaining to the lease, hire or sale of a building or premises. "Residential B" has restrictions and requirements for set back, lot area, and minimum floor space.

"Business A," has the following permitted uses: (1) A use permitted in residence A district, or a residence B district. The placement or location of a mobile home in business A district shall not be permitted unless serving as a temporary office space during the construction phase of the business, (2) Bank, hotel, office, studio, telephone exchange, nursery, or greenhouse, operated as a retail business, (3) Retail or wholesale store, shop for custom work or the making of articles to be sold at retail on the premises; restaurant, theater, moving picture show, (4) Any use of retail business not included in any other class, provided such use is not noxious or offensive by reason of the emission of odor, dust, gas, smoke, fumes, noises or vibration, (5) Accessory buildings and uses customarily incident to the above uses when located upon the same lot. "Business A" has restrictions and requirements for set back, lot area, and minimum floor space.

NOTICED ISSUED November 2, 2010.

CITY OF PALMHURST, TEXAS