



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, JANUARY 22, 2025 – 5:30 PM**

**CITY OF PALMHURST**  
**4417 N. SHARY ROAD**  
**PALMHURST, TEXAS 78573**

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*The subjects to be discussed, with possible action on any item shown, are listed on the agenda set forth below.*

- A.** Call to Order
- B.** Pledge and Invocation
- C.** Roll Call
- D.** Public Forum

*Members of the public may sign in and make comments limited to five minutes maximum per person and subject to overall time limit. Please note: Members of the Planning and Zoning Commission, and other city officers must not comment on or discuss any subject raised by members of the public in Public Forum, but may only thank the public member who has spoken and invite the next speaker to begin, or ask that such subject be placed on the agenda of the next regular meeting.*

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**E. Pre & Final Plat Approval of SENDERO RANCH SUBDIVISION**, inclusive of a variance request to have 2 lots have a lot width less than 150' (Common Detention Lot 'A' and Lot 27) via Sect. 46-13 (1) of Palmhurst's Code of Ordinances). Property is currently described as a 31.59 Acre tract of land out of Lot 32-3 and Lot 32-4, West Addition to Sharyland Subdivision, Hidalgo County, Texas; Developer is Sky Cummings; Engineer is Quintanilla, Headley & Associates

**F. PUBLIC HEARING:** Discussion and Possible Action on an Ordinance to amend the following Codes:

1. Amend Chapter 14 'Businesses', Section 14-20 'Requirements for Operating a Business in the City' to include a provision that new businesses must be compliant to the new Matching-Equivalent-Similar (MES) Business regulation(s);
2. Amend Chapter 58 'Zoning', Section 58-2 'Definitions' to include defined criteria of what a 'Matching-Equivalent-Similar (MES) Business' is; and
3. Amend Chapter 58 'Zoning', Sections 58-135 (1) and 58-157 (1) 'Uses' to have the Business Zoning District to consider MES distancing on whether a certain new business could be established.

**G. Adjournment.**

**CERTIFICATION**

I do hereby certify, that the said Notice was posted on the bulletin board of the Palmhurst City Hall on Friday, January 17, 2025, at 4:40 pm, and that said Notice will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
Richard Garcia, City Secretary