

**AGENDA  
CITY OF PHARR  
PLANNING & ZONING COMMISSION  
City Commissioner's Room  
118 S. Cage Blvd., 2nd Floor  
November 13, 2012 - 6:00 p.m.**

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:** Hector Villarreal, Chairman

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES – October 24, 2012

D. PUBLIC HEARING:

1. Jose Erasmo Barrera, d/b/a El Pato Lucas Bar, 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 Lot 19, Block 2, Los Marineros Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2304 S. Cage Blvd.
2. Arturo Garcia, d/b/a Sugar's Bar & Grill, 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 Lot 2, W. Dicker Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 404 W. Dicker.
3. David Salinas, representing Grupo Inmobiliario Morales Franco, has filed with the Planning & Zoning Commission a request for a change of zone from an Agricultural Open-Space District (A-O) to a General Business District (C).

The property is legally described as a 10.62 acre tract out of Lots 5 and 6, Block 3, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1800 Block of W. Minnesota Rd.

4. Maria Magdalena Sanchez has filed with the Planning and Zoning Commission a request for a change of zone from a General Business District (C) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as Lot 23 and W. 16.8 ft. of Lot 22, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 700 Block of W. Newcomb (Park) Ave.

**PLAT APPROVAL:**

1. Melden & Hunt Inc., representing J.C.J.J.I., LTD a Texas Limited Partnership, is requesting final plat approval of the proposed West View II Subdivision. The property is legally described as a 0.905 acres out of Lot 5, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 2000 Blk. of N. Jackson Rd.
2. SAMES Engineering, representing Jonas J. Vasquez Aldaba and Adriana L. Barrera Mungia, is requesting preliminary plat approval of the proposed Nayarit Subdivision. The property is legally described as being a 1.093 acres out of the northeast corner of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1300 Blk. of W. Jeff Dr.

**E. ANNOUNCEMENTS/OTHER BUSINESS:**

**F. ABSENTEE REPORT**

**G. 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, 2012, at 2:00 o'clock p.m. and in the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
Hilda Pedraza, City Clerk