



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 25, 2013 - 12:00 noon

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 – March 11, 2013
- D. PUBLIC HEARING:

PLAT APPROVAL:

1. AEC Engineering, Inc., representing Fernando Cesar Lozano, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural Open Space (A-O) to Heavy Commercial District (H-C). The property is legally described as being the north 5 acres tract of land out of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7016 S. Cage Blvd (**Tabled**)
2. Martin Santos, d/b/a Stormy Colors Bar & Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lots 15-19, Inclusive Block 4, Bustamante Subdivision, Unit No. 2, Pharr, Hidalgo County, Texas. The property is physically located at 802 E. Expressway 83, Suite H.

3. Jose Erasmo Barrerea, d/b/a El Pato Lucas Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours 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 Phase 1, Pharr, Hidalgo County, Texas. The property is physically located at 2304 S. Cage Blvd.
4. Pastor Paul Estrada, representing McAllen Life Church, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow a church in a General Business District (C). The property is legally described as Lot 26, Palm Valley Gardens Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 950 W. Nolana, Suite. A.

PLAT APPROVAL:

1. Millennium Engineers Group, Inc., representing Rosita Juvera and Carlos Juvera are requesting preliminary plat approval of the proposed JCR No. 2 Subdivision. The property is legally described as a re-subdivision of 3.98 acre tract of land, out of lot 1, 2, 3, 4, 5, 6 and 7, block 3, Van William Subdivision, Pharr Hidalgo County, Texas. The property is located at the 200 Blk. of W. Lauck Ave.
2. AEC Engineering, LLC., representing Cesar Lozano, is requesting preliminary plat approval of the proposed Fermar Transport Subdivision. The property is legally described as a 20.598 acre tract of land out of Lot 325, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 7100 Blk. of S. Cage Blvd.
3. Melden & Hunt Inc., representing Herbert L. Levine, Manager, is requesting final plat approval of the proposed El Centro Mall No. 3 Subdivision. The property is legally described as being a 16.317 acres out of Lot 6, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 600 Blk. of N. Jackson Rd.
4. MGE, representing Pharr-San Juan-Alamo I.S.D., is requesting final plat approval of the proposed P.S.J.A. Ford Elementary Subdivision. The property is legally described as being a 19.43 acre tract of land out of Lots 30 and 31, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1200 Blk. of E. Polk Ave.

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 22th day of March, 2013, at 12:00 o'clock p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk