



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. June 24, 2013 - 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 – June 10, 2013

D. PUBLIC HEARING:

1. Dave Eicher, representing T-Mobile West Tower, LLC, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow a telecommunication tower in an Agricultural Open-Space District (A-O). The property is legally described as a .08 acre tract out of Lot 230, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 610 W. Hall Acres.
2. Eduardo Gomez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an accessory use structure (exercise room) in a Single-Family Residential District (R-1). The property is legally described as Lot 5, Hermosa No. 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 E. Bell.

3. Ivan Rodriguez, d/b/a El Rodeo 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 Lots 14 and 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5826 S. Cage Blvd.
4. Belia Garcia has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural Open-Space District (A-O) to a Neighborhood Commercial District (N-C). The property is legally described as a 0.67 ac tract of land out of the N10 ac, Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3703 N. Sugar Rd.

PLAT APPROVAL:

1. Perez Consulting Engineers, representing Marcos Saenz, is requesting preliminary plat approval of the proposed Master Plan for San Ignacio Subdivision. The property is legally described as being a 7.01 acre tract of land out of Lot 112, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1200 Blk. of E. Nolana Loop.
2. SAMES Engineering, representing Belia Garcia, is requesting final plat approval of the proposed Sugar Road Subdivision. The property is legally described as being a 2 Lot subdivision containing 0.675 acres, out of the south 140 feet, of the west 210 feet, of the north 10 acres, out of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 4000 Blk. of N. Sugar Rd.

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 21st day of June, 2013, at 2:00 p.m. and in the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
Hilda Pedraza, City Clerk