



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 8, 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 24, 2013
- D. PUBLIC HEARING:

PLAT APPROVAL:

1. Jose G. Uresti has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow an accessory use structure (gym and kitchen/outdoor patio) in a Single-Family Residential District (R-1). The property is legally described as Lot 300, San Gabriel Subdivision Phase II, Pharr, Hidalgo County, Texas. The property's physical address is 1104 W. La Quinta Dr.
2. Hope Group Investments, Inc. / Esperanza D. Arechandieta, d/b/a The Ring Sports 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 1 and 2, Luvil L.L.C. Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 508 W. Expressway 83, Ste. 13, 14 and 15.

3. Noemi Garcia, representing Shahid Bangash, has filed with the Planning and Zoning Commission a request for a change of zone from an Single Family Residential District (R-1) to a Medium Density Multi-Family District (R-3). The property is legally described as a Lot 51, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1109 Eisenhower St.

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.

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 5th day of July, 2013, at 2:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

Hilda Pedraza, City Clerk