



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**City Commissioner's Room**  
**118 S. Cage Blvd. February 23, 2015 – 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 – February 9, 2015
- D. PUBLIC HEARING:
  - 1. Fuera De Lugar, LLC., d/b/a Fuera De Lugar Restaurant, 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 being a 0.071 acre tract of land, more or less, out of Plaza Sports Center Phase 1 Lot 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1101 East Nolana Loop.



2. Magic Valley Electric Cooperative, Inc., has filed with the Planning and Zoning Commission a request for a change of zone from a General Business District (C) to Heavy-Commercial District (H-C). The property is legally described as Lot 1, F.N.B. Pharr Branch Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1311 South Cage Boulevard.
3. Magic Valley Electric Cooperative, Inc., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C). The property is legally described as Lot 1, F.N.B. Pharr Branch Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1311 South Cage Boulevard.

#### PLAT APPROVAL:

1. Sam Engineering & Surveying Inc., representing Juan R. Guerrero and Graciela Guerrero, are requesting preliminary plat approval of the proposed Master Plat of Guerrero Subdivision. The property is legally described as being a 2.00 acre tract of land out of Lot 176, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of North Palm Drive.
2. Sam Engineering & Surveying Inc., representing Mario A. Bracamontes and Alicia E. Jaime, are requesting final plat approval of the proposed Bracamontes-Jaime Subdivision. The property is legally described as being a 1.00 acre tract of land out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Rancho Blanco Road.
3. Melden & Hunt Inc. representing Fernando Lopez, Executive Director for Pharr Housing Authority, is requesting final plat approval of the proposed Sunset Terrace Senior Village Subdivision. The property is legally described as being a Re-subdivision of 3.254 acres being all of Lot 2, Sunset Terrace Apartments Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Egly Avenue.
4. Quintanilla, Headley And Associates, Inc. representing Hector Guerra Jr., Member, Tanzania Investments LLC, is requesting final plat approval of the proposed Hacienda La Esperanza Subdivision. The property is legally described as a 9.855 acre tract of land out of the South one-half (1/2) of Lot seven (7), Block eight (8), A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Moore Road.

5. NAIN Engineering, L.L.C., representing Marco Antonio Retureta Salas and Elba Bonilla Toral, are requesting final plat approval of the proposed Retureta Subdivision. The property is legally described as being a 1.00 acre tract of land being the South 104 feet of the West 418 feet of Lot 349, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8600 Block of South Cage Boulevard.

E. ANNOUNCEMENTS/OTHER BUSINESS:

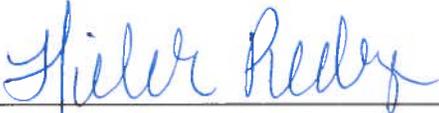
1. Consideration and action, if any on the revocation of Conditional Use Permit and Late Hours Permit for the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lots 14 and 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5826 South Cage Boulevard.

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 19th day of February 2015, at 10:00 a.m. and in the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
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Hilda Pedraza, City Clerk