AGENDA
CITY OF PHARR
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd., 2nd Floor
November 26, 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 – November 13, 2012

D. PUBLIC HEARING:

1. Leticia Mosqueda, d/b/a Recuerdos 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 Business District (C-2). The property is legally described as all of Lots 4-12, Block 58, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 321 S. Cage Blvd.

2. Diana Canales has filed with the Planning & Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to a Neighborhood Commercial District (NC). The property is legally described as Lot 48, Block 1, Los Marineros Phase 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2507 Sailfish Avenue.

3. Alfonso Quintanilla, P.E., representing World Radio Network, 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 General Business District (C), a

3.584 acre tract of land out of Lot 305, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas; 969 E. Thomas Drive.

4. Alfonso Quintanilla, P.E., representing World Radio Network, 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 HUD Code Manufactured Home Residential District (R-HCMH), a 1.938 acre tract of land out of Lot 305, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas; 969 E. Thomas Drive.

5. Alfonso Quintanilla, P.E., representing World Radio Network, 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 High Density Multi-Family Residential District (R-4), a 0.872 acre tract of land out of Lot 305, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, 969 E. Thomas Drive.

6. Melden & Hunt, Inc., representing McAllen Levcal LLC, 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 General Business District (C). The property is legally described as 10.00 acres out of Lot 6, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 900 N. Jackson Rd.

PLAT APPROVAL:

1. Melden & Hunt Inc., representing Herbert L. Levine, Manager, is requesting preliminary plat approval of the proposed Mastermap of Pharr Town Center Subdivision. The property is legally described as 51.049 acres out of Lot 5, Blk. 6, A.J. McColl Subdivision, whereas said Lot 5, Blk. ^ was re-subdivided as John Makens Subdivision, Hidalgo County, Texas. The property is located at the 500 Blk. of N. Jackson 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 November, 2012, at 2:00 o'clock p.m. and in the City of Pharr web site (www.pharr-tx.gov)

CITY OF PHARR PHARR, TEXAS

Sonia H. Padron, Asst.
for Hilda Pedraza, City Clerk