

**AGENDA
CITY OF PHARR
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd., 2nd Floor
December 10, 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 26, 2012
- D. PUBLIC HEARING:
 - 1. Claudia C. Guerra has filed with the Planning & Zoning Commission a request for a Conditional Use Permit to allow a home occupation (daycare) in a Single-Family Residential District (R-1). The property is legally described as Lot 10, Las Granjas Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7200 Mariposa.
 - 2. 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. **(No Action)**

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 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. **(No Action)**
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 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. **(No Action)**

PLAT APPROVAL:

1. Half Associates, representing Capote Farms GP, LLC, is requesting final plat approval of the proposed Capote International Business Park Phase III Subdivision. The property is legally described as a 15.370 acre tract out of Lots 398 and 399, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 800 Blk. of E. Capote Central 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 7th day of December, 2012, at 2:00 o'clock p.m. and in the City of Pharr web site (www.pharr-tx.gov)



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