



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 12, 2017 – 6:00 p.m.

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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: Danny Wylie, Chairman

- A. CALL TO ORDER:
- B. ROLL CALL:
- C. APPROVAL OF MINUTES: May 22, 2017
- D. PUBLIC COMMENTS: (Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

Two handwritten signatures in blue ink are positioned over the "REVIEWED ASST DIR" and "DIRECTOR" labels. The signature for the Assistant Director is a stylized "B" or "R", and the signature for the Director is a stylized "M".

- E. PUBLIC HEARING: (Ordinance No. O-2015-28) A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.
1. William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.153 acre tract of land, more or less, out of Lot 7, Block 12, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1600 Block of West Las Milpas Road. **CUP#170210 (TABLED)**
 2. Sonia Garcia, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 14, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 424 West Navarro Street. **CUP#170212 (TABLED)**
 3. John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O). The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2400 Block of North Jackson Road. **SUP#170318 (TABLED)**
 4. Esponjas Development, Ltd, representing Ronald Dee Bollman, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 20 acres, more or less, out of the East ½ of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700 Block of East Owassa Road. **COZ#170525**

5. Reynaldo Mata Rios has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to Residential Mobile-Home District (R-MH). The property is legally described as being 2.53 acres of land, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2700 Block of South Cage Boulevard. **COZ#170526**
6. Emma E. Guerra has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (14' x 19') in a Single-Family Residential District (R-1). The property is legally described as being Lot 83, Pecan Plantation Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7711 South Pecan Plantation Circle. **CUP#170529**
7. Chrissy Sanchez, representing Pharr Center Church, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O). The property is legally described as being Lot 1, Trinity Worship Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address 4801 North IH 69C. **CUP#170530**
8. Jorge Luis Garcia, dba JNC Beauty, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation in a Single-Family Residential District (R-1). The property is legally described as Lot 100, Raider Terrace Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1202 East Nell Pool Drive. **CUP#170531**
9. SAMES, Inc., representing Ramon Guajardo, Jr., has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) and General Business District (C) to General Business District (C). The property is legally described as being a 1.00 acre tract of land, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 400 Block of East Ferguson Avenue. **COZ#170532**
10. Victor Perez, Executive Director of Pharr Economic Development Corporation, representing Pharr Economic Development Corporation II, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being the South 250' out of Lot 2, Pharr Citrus Orchard Co., Pharr, Hidalgo County, Texas. The property is physically located within the 1300 Block of West Business 83. **COZ#170533**



PLAT APPROVAL:

1. Melden & Hunt Inc., representing Tomas Corona, is requesting final plat approval of the proposed Delta Subdivision. The property is legally described as being a re-subdivision of 3.688 acres out of Lot 166, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of East IH-2. **SUB#170205**
2. Melden & Hunt Inc., representing Larry Schneier, is requesting preliminary and final plat approval of the proposed Pharr Terminal Subdivision. The property is legally described as being a re-subdivision of 4.852 acres out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Nolana Loop. **SUB#170207**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. ABSENTEE REPORT:

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 8th day of June 2017, at 4:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk