



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. May 08, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 08, 2017. The meeting was called to order by Danny Wylie at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT:	Danny Wylie	Charlie Ramirez
	Tom Gruener	Luis Madrigal
	Andy Castro	Porfirio Rodriguez

ABSENT:	Romeo Robles	Rafael Munguia
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OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Development Services Director
Cristina Garcia, Senior Planner
Heriberto Martinez, Planner II
Della Robles, Planner I
George Martinez, Building Official
Alexandra Esparza, Secretary

CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of April 24, 2017.

There being no discussion, Andy Castro **moved** the minutes of April 24, 2017, be approved as submitted. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approved as submitted	C. Ramirez: Approved as submitted
T. Greuner: Approved as submitted	R. Robles: Absent
R. Munguia: Absent	L. Madrigal: Absent
A. Castro: Approved as submitted	P. Rodriguez: Approved as submitted

The motion carried unanimously to approve the minutes of April 24, 2017, as submitted.

PUBLIC COMMENTS:

Commissioner Luis Madrigal arrived at 6:02 p.m. and took his place with the Commission.

Danny Wylie asked if anyone had signed up for the Public Comments. Alexandra Esparza advised there was one individual signed up to speak.

A gentleman approached the podium and introduced himself as Kenneth C. Fletcher living at 504 South Diplomat. Dr. Fletcher stated that he shared the same problem with his neighbor on El Dora Road. He stated that the City of Pharr cannot separate a trucking concern where there was traffic and constant truck noise with a chain link fence. He stated in section 134.31 definition of a buffer, that they both need a buffer wall. He stated that the neighbor was receiving relief in two (2) months because Trancasa, USA was given 2 months... He stated that they were not fined in their last court appearance, but should have been. Dr. Fletcher stated that in his neighborhood he was having the same Costco problem. Dr. Fletcher stated that the minutes from previous meetings were incomplete. He stated that it was a quasi-judicial hearing and that he signed up for the public hearing to speak on items one (1) through five (5). He stated it being a quasi-judicial thing that each word that was spoken to be on the record. He asked for the attorney general to be contacted by someone and find out about the public hearing due him feeling that his rights were being violated. He stated that if he was not able to speak at the public hearing; he wanted to ask why does the person that lives on the street for a Conditional Use Permit have to show up to the meetings and not everyone else that lives on the same street. He stated that on Google it showed numerous buildings that were built and those people have not been contacted.

There being no one else signed up to speak, Danny Wylie closed the Public Comments and proceeded with the next item.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and advised there were five items.

WILLIAM BEBB FRANCIS, III
Rep. AMERICAN TOWER ASSET SUB, LLC

LIFE-OF-THE-USE EXISTING
TELECOMMUNICATION TOWER
CUP#170210

Della Robles advised the item will remain tabled and no action was needed.

SONIA GARCIA
REP. CENTRO FAMILIAR CRISTIANO
IGLESIA DEL PUEBLO

LIFE-OF-THE-USE
CHURCH
CUP#170212

Della Robles advised the item will remain tabled and no action was needed.

JOHN M. GARCIA
REP. AEP TEXAS

SPECIAL USE PERMIT
ELECTRICAL SUBSTATION
SUP#170318

Della Robles advised the item will remain tabled and no action was needed.

RAFAEL OCHOA

**OVERSIZED STORAGE UNIT
CUP#170422**

Della Robles advised that the applicant submitted a letter and withdrew the application, therefore, no action was needed.

**R.E. GARCIA AND ASSOCIATES
REP. FE-MA ENTERPRISES, INC.
FELIX CHAVEZ, JR. DIRECTOR AND OWNER**

**CHANGE OF ZONE
(AO) TO (R-1)
COZ#170423**

Della Robles, Planner I, introduced the item as follows:

R.E. Garcia and Associates, representing FE-MA Enterprises, Inc., Felix Chavez, Jr., Director and owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The subject site is located on the south side of East Ridge Road and is physically located within the 700 Block of East Ridge Road. The property is legally described as being 4.07 acres, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of approximately 324 feet along East Ridge Road and has a depth of approximately 393.95 on the west side and 643.32 on the east side of the property. East Ridge Road is a 100' minor arterial which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Single-Family Residential District (R-1) to the north and east, Residential Mobile-Home District (R-MH) to the south and Agricultural and/or Open Space District (A-O) to the west. The property is generally designated for single family residential usage in the Land Use Plan. The property to the east was rezoned to Single-Family Residential District (R-1) on April 20, 2014. The properties to the north and south were rezoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time. The owner of the property is requesting a change of zone to a Single-Family Residential District (R-1) in order to develop the property into a 7 lot single-family residential subdivision. The Single-Family Residential District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic. Thirty-one (31) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services is recommending approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements

Della Robles advised that this item would go before the City Commission meeting of May 15, 2017, at 5:00 p.m. and a representative was in attendance.

Danny Wylie advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to address the item either for or against to please come forth. There being no one wishing to speak, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Luis Madrigal **moved** to approve the request the change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Tom Greuner second the motion and when put to a vote it polled as follows:

D. Wylie: Approved
T. Greuner: Approved
R. Munguia: Absent
A. Castro: Approved

C. Ramirez: Approved
R. Robles: Absent
L. Madrigal: Approved
P. Rodriguez: Approved

Motion carried unanimously to approve the request the change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).

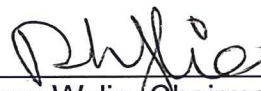
PLAT APPROVAL: NONE.

ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Assistant Director of Development Services, acknowledged new staff member Cristina Garcia as Senior Planner for the City of Pharr Development Services.

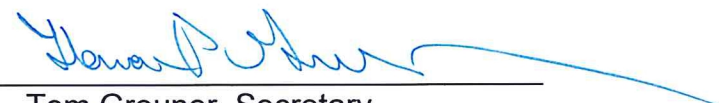
ABSENTEE REPORT: Alexandra Esparza announced that Romeo Robles and Rafael Munguia were the absent members. Charlie Ramirez **moved** to excuse the absent members. Andy Castro second the motion and when put to a vote, the motion carried by unanimous consent.

ADJOURNMENT: There being no further business, Tom Greuner **moved** that the meeting be adjourned. Luis Madrigal second the motion and when put to a vote, the motion carried by unanimous consent, the Planning and Zoning meeting adjourned at 6:10 p.m.



Danny Wylie, Chairman

ATTEST:



Tom Greuner, Secretary

Pharr
Development Services

MEETING: P&Z MEETING

Microsoft Excel/Sec-jb: C:\MyFiles\Forms\Audience Attendance Sheet