Pharr
Development Services
Implementing your vision, improving your City

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 10, 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: March 27, 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.

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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 telecommunication 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 a Static Var Compensator (SVC) Station in a Limited Industrial District (L-I). The property is legally described being a tract of land containing 5.68 acres, more or less, being a part or portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5050 North Cage Boulevard. **SUP#170317**

4. 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**

REVIEWED ASST DIR. DIRECTOR

PLAT APPROVAL:

1. R. Gutierrez Engineering Corporation, representing Cruz Cortez and Enriqueta Cortez, are requesting preliminary plat approval of the proposed Cortez Subdivision. The property is legally described as being a 2.15 acre tract of land out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Eldora Road. **SUB#151126**

2. Melden & Hunt Inc., representing Tomas Corona, is requesting preliminary 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**

3. Rio Delta Engineering, representing Aldo Padron and Eva Maria Padron, are requesting preliminary plat approval of the proposed Padron Subdivision. The property is legally described as being a 0.174 acre tract of land out of the east half of the north half of Lot 141, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of East Frazier Avenue. **SUB#170308**

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 06th day of April 2017, at 12:30 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

for Vanessa Castillo
Hilda Pedraza, City Clerk

REVIEWED ASST DIR DIRECTOR