



PLANNING & ZONING COMMISSION

*City Commissioner's Room
118 S. Cage Blvd. March 27, 2017 - 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 27, 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	Romeo Robles
Rafael Munguia	Luis Madrigal
Andy Castro	Porfirio Rodriguez

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Assistant City Manager
Melanie Cano, Director of Development Services
Roland Gomez, Assistant Development Services Director
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 March 13, 2017.

There being no discussion, Rafael Munguia moved the minutes of March 13, 2017, be approved as submitted. Andy Castro 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: Approved as submitted
R. Munguia: Approved as submitted	L. Madrigal: Approved as submitted
A. Castro: Approved as submitted	P. Rodriguez: Approved as submitted

The motion carried unanimously to approve the minutes of March 13, 2017 as submitted.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up for the Public Comments. Alexandra Esparza advised there were two individuals that had signed up to speak and called forth the first individual.

A gentleman approached the podium and introduced himself as Kenneth C. Fletcher living at 504 South Diplomat. He commented on the procedures on the complaint format on why a citizen of Pharr that has a home office is eligible to have a Conditional Use Permit or not. He stated that on the form it states if they would like to be contacted back and he has yet to be contacted for the information being requested. Mr. Fletcher stated that at the last P&Z meeting there was discussion about not being contacted and he looked at the State Law 2011.007C and it stated that the municipal tax rolls to be checked for current address. He stated that the ordinance in 2008, if he remembered correctly, states that we would have to pay to the county but municipal tax rolls could have been found on. He stated that State Law section 54.035E stated to use due diligence which includes knocking on a door at a house that has been sitting there within the two hundred-three hundred feet. Mr. Fletcher stated that if public hearing was not open to him he would like to thank Trancasa USA for locating in Pharr since Pharr has a busy bridge.

Alexandra Esparza called forth the second individual signed up for public comments.

A gentleman approached the podium and introduced himself as Cristiano Garcia residing at 3700 Silver for 21 years. He stated that he has had problems with the dirt and he heard that Trancasa was moving but he would like to know when exactly. He stated that the city advised him they would be moving a little bit at a time but he has not seen any changes. There were the same amount of trucks and the dirt was getting worse, there had been plastic which was gone and it was only going to be worse. He stated the problems with the dirt are causing him and his wife health problems because the company Trancasa, USA were watering inappropriately. Mr. Garcia stated that they were using a forklift with a supply tank. He stated that he has been a resident of Pharr his whole life and he would like a little bit more attention. He stated he made a petition for his neighborhood with about 20 people or more. Mr. Garcia stated that his vote was his voice but that did not apply to the city since he had been fighting for about a year and nothing has changed. He stated that he hoped they moved out so that he could enjoy a steak without caliche flavor. Mr. Garcia stated that they should give more money to the police officers that work in the streets, in the sun, in the cold. They deserve a little bit more money.

There being no one else wishing 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 stated she had five items for recommendation and proceeded to introduce the first item.

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

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

Della Robles advised that this item was tabled and advised the item will remain tabled.

SONIA GARCIA
REP. CENTRO FAMILIAR CRISTIANO
IGLESIA DEL PUEBLO

LIFE-OF-THE-USE
CHURCH
CUP#170212

Della Robles, Planner I, proceed to introduce the second item and advised that this item was tabled and needed to be un-tabled.

Charlie Ramirez moved to un-table the item. Luis Madrigal second the motion and when put to a vote it polled as follows:

D. Wylie: Approved to un-table
T. Greuner: Approved to un-table
R. Munguia: Approved to un-table
A. Castro: Approved to un-table

C. Ramirez: Approved to un-table
R. Robles: Approved to un-table
L. Madrigal: Approved to un-table
P. Rodriguez: Approved to un-table

The motion carried unanimously to un-table the item.

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. The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Single-Family Residential District (R-1) and Two-Family Residential District (R-2), to the south and east the property is zoned Single-Family Residential District (R-1) and to the west the property is zoned Agricultural and/or Open Space District (A-O). This area is generally designated for single-family residential use in the Land Use Plan. Fifty (50) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls, one for information only and one in opposition of the item and two (2) individuals signed up to speak at the public hearing in opposition of the item. Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow a church in Single-Family Residential District (R-1) subject to the following conditions:

1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required and current standard building codes must be observed; if applicable.

7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:

- Any change in use or change in extent of use, area or location of the building being used.
- Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
- Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

Della Robles noted that if approved applicant would be required to submit a traffic impact analysis prior to releasing the Conditional Use Permit; also, no building permit would be issued until the traffic impact analysis is presented and approved by City of Pharr officials.

Ms. Robles advised that this item would go before the City Commission meeting of April 03, 2017, at 5:00 p.m. and that the applicant 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. Alexandra Esparza advised there were two (2) individuals wishing to speak.

Alexandra Esparza called forth the first individuals, Elvia C. Manriquez and Jose Luis Manriquez, who were not in attendance.

Alexandra Esparza called forth the second individual signed up for public hearing.

An individual approached the podium and introduced herself as Margarita Pitones living at 419 Navarro Street. Ms. Pitones addressed the Commission in Spanish.

There being no one else wishing to speak, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal asked staff who exactly would approve the traffic impact analysis. Melanie Cano, Director of Development Services, advised that it will be reviewed by city officials which would include Public Works, City Engineering and Development Services. Mr. Madrigal asked that all would have to approve in order to move forward. Ms. Cano affirmed and stated that the city would make sure to take the measures listed in the T.I.A. Danny Wylie asked if the application was in line with the 10 year future land use city development. Melanie Cano advised this Conditional Use Permit was not included in the future land, the future land use plan was for zoning purposes and a guide for future development. She stated churches are allowed in all zoning districts with a stipulation required for a Conditional Use Permit. Della Robles advised there was a cul-de-sac. Rafael Munguia asked if they would have to adhere to the turning radius based off the recommendations. Della Robles advised they would have sufficient parking inside the lot, there should not be parking in the street. Danny Wylie asked if the area was going to be fenced in. Della Robles stated a 100% opaque buffer would be required. Melanie Cano advised the commission they have the option to table the item until the traffic impact analysis is presented to city staff.

The Commission called forth the applicant Sonia Garcia. An individual approached the podium and introduced herself as Sonia Garcia residing at 300 Green Jay in Pharr. She stated they are requesting a permit for construction for their church. She stated that they had been around for 15 years, since 2002, and they had started as a small church seeking by the grace of God a place to worship. Ms. Garcia stated that they are a non-profit and tax exempt organization, ministering and helping families in need. Ms. Garcia stated they have food drives and the church has grown to 270-300 people together including kids. She stated they have a church construction project of 150' x 120' size, the worship area for 700 members will be 100' x 100' with proper acoustic preparations, so the noise would not be a problem. She stated that right now they have a church of around 270-300 members and they do not have any sound problems. The neighbors have had no problems with them. She stated that the parking lot should not be a problem due to the requirements asking for 220 parking lots and they will have 254 parking lots. Ms. Garcia advised that they have different hours of operation. They have around 50 people serving and they start to arrive around 9, 10, 11 and 12 so there is not a lot of traffic coming in. She stated in the past 15 years they have not had a problem with the Fire Department or any other department. She stated their purpose was to work with the community and help and use it as a shelter, in case a disaster, for families. Ms. Garcia stated they had been in contact with FEMA to see what the regulations were to be associated with them.

There being no further discussion, Luis Madrigal moved to table the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) until the traffic impact analysis has been conducted. Andy Castro seconded the motion and when put to a vote it polled as follows

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

Motion carried unanimously to table the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) until the traffic impact analysis has been conducted.

BIG RIVER BREWERY, LLC

**CUP-ABC
CUP#170314**

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

Big River Brewery, LLC 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 General Business District (C). The property is legally described as being a 0.37 acre tract of land, more or less, out of the E7.50AC-W20AC, Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 505 West Nolana Loop. The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south, east and west. This area is generally designated for commercial use in the Land Use Plan. Code Compliance and Fire Marshal are pending inspection. The Police Chief and Planning Department recommend approval of the Conditional Use Permit. Three (3) surrounding property owners were notified of the request by letter 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 for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Della Robles advised that this item will go before the City Commission meeting of April 03, 2017, at 5:00 p.m. and that the applicant 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.

Danny Wylie asked staff if the establishment was already opened. Melanie Cano advised that the applicants were in the process of getting all the permits. Luis Madrigal asked if they were going to have food and drink how much would be for sitting. Della Robles advised there would be 4 seats per table. There would be 300 feet for every additional parking space. Andy Castro asked what the hours of operation were.

The Commission called forth the applicant. A gentleman approached the podium and introduced himself as Esteban Padilla, address was 505 Nolana. He stated the hours of operation were 2 p.m. to 10 p.m. Monday through Saturday and 12 p.m. to 6 p.m. on Sunday. He stated there would not be mixed drinks sold since it was a brewery. Luis Madrigal asked if this was their first location. Mr. Padilla affirmed. Porfirio Rodriguez asked if there was going to be a fence placed for security purposes. Ms. Cano advised that buffering was not required by the ordinance.

There being no further discussion Luis Madrigal moved to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Rafael Munguia second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

SPOOR ENGINEERING CONSULTANTS, INC
REP. MARTIN RIOS

CHANGE OF ZONE
(AO TO R4)
COZ#170315

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

Spoor Engineering Consultants, Inc., representing Martin Rios, owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to High Density Multi-

Family District (R-4). The subject site is located on the west side of South Cage Boulevard and is physically located within 3100 and 3200 Block of South Cage Boulevard. The property is legally described as being 5.34 acres, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of approximately 221 feet along South Cage Boulevard and has a depth of approximately 1,008 feet. South Cage Boulevard is a 120'-150' principal arterial which runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned Agricultural and/or Open Space District (A-O), the south is zoned Single-Family Residential District (R-1) and General Business District (C). The property to the west is zoned Single-Family Residential District (R-1) and the property to the east is zoned Planned Unit Development (PUD). The property is generally designated for commercial and single family residential use in the Land Use Plan. The property to the east was rezoned to Planned Unit Development (P.U.D.) on December 21, 1982. On March 20, 1984, the front 250' x 200' of Lot 245 was rezoned to General Business District (C) and the rear 185.6' x 200' of Lot 245 was rezoned to Single-Family Residential District (R-1). The owner of the property is requesting a change of zone to High Density Multi-Family District (R-4) in order to construct apartments on said property. This district is established to provide adequate space and site diversification for higher density apartment complexes, including high-rise apartments and complexes with a number of buildings on the same tract of land. It is anticipated that developments in this zone will have to plat the property as a whole as part of the development process. Traditional area requirements are inappropriate for this district and height limitations are also relaxed, except when abutting single-family uses. Twenty-nine (29) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only. Development Services is recommending approval of the request to re-zone to High Density Multi-Family District (R-4) 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.

Ms. Robles advised this item would go before the City Commission meeting of April 03, 2017, at 5 p.m. and that the engineer 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.

Danny Wylie asked why it was not following the land use plan. Melanie Cano advised that it was not in line with the future land use plan; however, the future land use plan serves more as a guide for future development. She stated around the area to the north it was raw land and in this particular case the multi-family development; staff recommends approval because ideally that was the guide that the city would have commercial in the front followed by multi-family and residential towards the rear.

Tom Greuner called forth the applicant. An individual approached the podium and introduced himself as Steve Spoor, address was 202 S. 4th McAllen, TX, representing the

owner. Tom Greuner asked if the structure in the front would be torn down. Mr. Spoor advised that the mobile home along with several other things will be torn down. Mr. Greuner asked what his plan was for the middle part and if it would be dirt, grass, etc. Mr. Spoor advised that when he was creating the layout he started from the ends and worked his way to the middle. He stated that if they noticed the pond would be good for the middle area, however there would need to be a central area for green, meetings, barbeques etc., so that was why it was left open. Mr. Spoor stated that it would not develop the way it was on the layout. He stated the site plan showed how it could possibly be developed and to show how it was feasible to do it. He stated a site plan was a requirement for the zoning application to show that the buildings can be built and the parking could suffice to meet the city requirements. Mr. Spoor stated it could possibly be developed that way to meet the city requirements for landscaping, parking, green areas and drainage. He stated if the zoning was granted, he would come back during the subdivision plat approval process to address traffic, fire protection and everything that is required under the subdivision ordinance. Tom Greuner asked if trees were going to be placed. Mr. Spoor stated that they are required by city ordinance.

Tom Greuner asked staff what would happen to the piece of land that was to the north. Melanie Cano advised that they would have to take a look at it, but there might be some sufficient area requirements for single-family.

There being no further discussion, Rafael Munguia moved to approve the change of zone request from Agricultural and/or Open Space District (A-O) to High Density Multi-Family District (R-4). Charlie Ramirez second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve change of zone request from Agricultural and/or Open Space District (A-O) to High Density Multi-Family District (R-4).

**ILSE VIDAURRI
REP. TRANCASA USA, INC**

**SPECIAL USE PERMIT
PARKING FACILITY
SUP#170316**

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

Ilse Vidaurri, representing Trancasa USA, Inc., has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a parking facility in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 7.576 acre tract of land, more or less, out of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 and 1600 Block of West Hi-Line Road. The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the west and east, and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for industrial use in the Land Use Plan. Ten (10) surrounding

property owners were notified of the request by letter and a legal notice was published in the Advance Newspaper. Staff received no response to the letters or the legal notice. Development Services is recommending approval of the request for a Special Use Permit to allow a parking facility in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. This Special Use Permit is provisional and not to exceed one year;
2. Any change in ownership or applicant conducting business shall terminate this Special Use Permit;
3. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. Applicant will be required to apply for and obtain all necessary permits prior to any construction on said property; the appropriate permit for improvements/construction that is to occur on the property
5. If approved, temporary parking which includes: caliche shall be permitted;
6. A concrete entrance leading into the property will be necessary prior to the operation of any business;
7. Applicant shall be required to do maintenance on property to include, but is not limited to, the watering down of site daily; and
8. The following shall be considered as grounds for the revocation of a Special Use Permit:
 - Any change in use or change in extent of use, area or location of the building being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Special Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

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.

Luis Madrigal asked staff if the land was already in use. Della Robles advised it was not. Mr. Madrigal asked they would want to pave with caliche. Ms. Robles affirmed and stated it would be a temporary location until they had moved all the vehicles and purchased the property next door. She stated they would go through with the subdivision process and comply with everything the city required. Danny Wylie asked if this business was the same business that was having problems up north. Melanie Cano affirmed. Danny Wylie asked what the city's definition of temporary was. Melanie Cano advised that this was a Special Use Permit and the requirements were not to exceed one year; a provisional permit for a specified time frame. Danny Wylie asked about all the environment issues as in leaks and absorption into the ground. Ms. Cano advised those leaks were not considered as an illegal discharge, but would reach out to Public Works and TCEQ if necessary. Danny Wylie asked if it would be monitored by the city. Ms. Cano affirmed.

Danny Wylie asked if the city would allow it to be paved other than caliche. Ms. Cano advised that they were not the property owners, it was something that would be a part for their future development and it was the option presented to the applicants. Danny Wylie asked if the year could be cut down to 6 months. Ms. Cano advised as the Planning and Zoning Commission they are allowed to add any additional requirements.

Tom Greuner called forth the applicant. An individual approached the podium and introduced herself as Ilse Vidurri, with Trancasa USA. She stated they have been audited by the Texas Commission of Environmental Quality and they received a letter stating they were not contaminated. She stated they went through an audit in February and what they had been doing was helping reduce the dust. Ms. Vidurri stated that they had 30 acres next to the provisional truck trailer parking but they were waiting for funding of \$4 million dollars to double up the concrete yard. She stated the expected wait time was one year and that was the reason to get a provisional parking lot outside the residential zone into the industrial zone to reduce the complaints from the neighbors. Danny Wylie asked what they had done to the new location to eliminate the problems on the old location. Ms. Vidurri stated that all the recommendations by the Texas Commission of Environmental were done, such as water the caliche 4 times a days, place a tarp, and they had reduced the last 7 to 10 parking spaces. She stated the benefit of the new location was that the surrounding property was not residential. Danny Wylie asked staff that since there was no residential the contamination does not apply. Melanie Cano advised there were measures city staff recommended; one was to water the caliche for the dust control as well as additional requirements. Luis Madrigal asked the applicant what the timeline to move from the north to the industrial area was. Ms. Vidurri advised it would take like a month or two; the issue due to security reasons, getting a new fence, all new caliche, and setting up cameras. Edward Wylie advised the Commission that there was a bigger issue that he would be able to explain in executive session.

The Planning and Zoning Commission entered executive session at 6:47 p.m.

The Planning and Zoning Commission returned from executive session at 7:05 p.m.

There being no further discussion, Rafael Munguia moved to approve the Special Use Permit for a parking facility with the stipulation that they have: 2 months to relocate from current location and 6 months of temporary parking with caliche; a total of 8 months to bring into compliance. Luis Madrigal second the motion and when put to a vote it polled as follows:

D. Wylie: Approved with conditions
T. Greuner: Approved with conditions
R. Munguia: Approved with conditions
A. Castro: Approved with conditions

C. Ramirez: Approved with conditions
R. Robles: Approved with conditions
L. Madrigal: Approved with conditions
P. Rodriguez: Approved with conditions

Motion carried unanimously to approve the Special Use Permit for a parking facility with the stipulation of 2 months to relocate from current location and 6 months of temporary parking with caliche; a total of 8 months to bring into compliance.

PLAT APPROVAL: NONE

ANNOUNCEMENTS/OTHER BUSINESS:

Tom Greuner opened up a discussion regarding the cell towers and the landscaping that has adequate buffering. He stated that in the packet there was a cell tower that had a hurricane fence. He asked what the city had planned in the future to make it look nicer. Melanie Cano stated that they were in the process of updating the cell tower ordinance to include landscape and buffering and be included for other non-confirming use as well. It would be added the next City Commission meeting for the first reading.

ABSENTEE REPORT: Alexandra Esparza announced the full Commission was present.

ADJOURNMENT: There being no further business, Romeo Robles 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 7:08 p.m.



Danny Wylie, Chairman

ATTEST:



Tom Greuner, Secretary

Pharr
Development Services

MEETING: P&Z MEETING

Microsoft Excel/Sec-03: C:\MyFiles\Forms\Audience Attendance Sheet