

CITY OF DEL RIO  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
APRIL 18, 2011  
MINUTES

1. CALL TO ORDER

*The meeting was called to order at 5:30 p.m. by Acting Chairperson, Raul Padilla*

2. ROLL CALL

PRESENT                      ABSENT

*Raul Padilla  
James Wilde  
Adrian Falcon  
Diana Salgado  
Jesse Paul Sanchez*

OTHERS PRESENT

*Janice Pokrant, City Planner  
Maria Perez, Zoning Coordinator*

3. APPROVAL OF MINUTES:

*Diana Salgado made a motion to approve the January 12, 2011 minutes as presented. Adrian Falcon seconded the motion, which were approved unanimously (5-0).*

4. APPOINTMENT OF CHAIRMAN

*Mrs. Janice Pokrant, City Planner addressed the Commission and requested the board to nominate someone as Chairman as requested by the Mayor then once some was nominated to be confirmed by Mayor and City Council. Jesse Paul Sanchez nominated James Wilde, Diana Salgado seconded the motion. Mr. Wilde then questioned term expiration dates after a brief discussion James Wilde nominated Raul Padilla. Mr. Padilla rejected he then nominated Diana Salgado, Adrian Falcon seconded the motion which was approve unanimously (5-0).*

**OPEN PUBLIC HEARING**

*Acting Chairperson, Diana Salgado opened the Public Hearing to hear comments for or against the following zoning change request.*

5. Public Hearing Georgia Phyllis Baker is requesting a Zoning change from Local Commercial District (C-1) to Commercial First Height District (C-2-A). Property Description: Lot 6, Leticia & Pedro Cardenas Unit II (121 Ramon Cardenas). Purpose: Storage Units

**CLOSE PUBLIC HEARING**  
**(ACTION MAY BE TAKEN ON THESE MATTERS)**

*Mr. & Mrs. George Phyllis Baker were present for the appeal no else was present for or against the public hearing therefore the public hearing was closed.*

6. **Zoning Change Appeal # 11-01** Georgia Phyllis Baker is requesting a Zoning change from Local Commercial District (C-1) to Commercial First Height District (C-2-A). Property Description: Lot 6, Leticia & Pedro Cardenas Unit II (121 Ramon Cardenas). Purpose: Storage Units

*Mrs. Georgia Phyllis Baker addresses the Commission and briefly went over the proposed improvement, deed restrictions, lot number 6 being except, need for storages within the area and past plans of building a duplex on the same property. Mrs. Janice Pokrant, City Planner then addressed the Commission she briefly went over the staff denial recommendation included in the package. Mrs. Pokrant also made note of the new zoning ordinance revision which is proposed to include special use permit for cases that the use may be good to be there but the zoning may be a concern. After discussion in reference to site plan dimensions, replat, setbacks, and building codes Jesse Paul Sanchez made a motion to approve the appeal. James Wilde seconded the motion, (2-3) motion fails.*

7. **ADJOURNMENT**

*There being no further business to come before the Board, the meeting was adjourned at 5:45 p.m.*