

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 26, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 26, 2018 and following is the record of attendance.

MEMBERS PRESENT:	Danny Wylie	Tom Greuner (arrived at 6:20 pm)
	Charlie Ramirez	Romeo Robles
	Luis Madrigal	Porfirio Rodriguez

ABSENT:	Andy Castro	Rafael Munguia
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OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
Cristina Garcia, Senior Planner
Della Robles, Planner I
George Martinez, Building Official
Felipe Pedraza, Assistant Fire Marshall
Rita Galvan, Administrative Assistant
Angie Resio. Secretary

ITEM A. CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m.

Roll Call established a quorum

Luis Madrigal moved to excuse the absent members. Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 26, 2018

Danny Wylie introduced the item.

Luis Madrigal moved to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote it carried by a majority of three (3) ayes and two (2) abstentions. Danny Wylie and Porfirio Rodriguez abstained from voting.

ITEM C. PUBLIC COMMENTS

Crisanto Garcia, residing at 3700 Silver, stated the issue with the dirt had still not been addressed. He further stated he did not know what was worse, Pharr or Washington. He also stated the school traffic was going through the neighborhood and suggested another street be built around the neighborhood to avoid that.

Kenneth C Fletcher, residing at 504 South Diplomat spoke about the importance of the Planning and Zoning Commission. He further spoke about Trancasa Subdivision and the disturbances it caused. He also stated how there should be an opaque buffer to lessen noise from trailers. He also commented on the City's sign ordinance.

ITEM D. PUBLIC HEARING

- 1) JESUS A. SANCHEZ, D/B/A CAR MART MOTORS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 3-9, BLOCK 185, CAGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2308 NORTH CAGE BOULEVARD. CUP# 180106**

Della Robles, Planner I, advised this item was tabled and required no discussion.

- 2) TAQUERIA BORREGO PINTO HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR 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 LOT 212, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6615 SOUTH JACKSON ROAD. CUP# 180208**

Della Robles, Planner I, introduced the item and stated the property was currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits lie to the west. The area is generally designated for commercial use in the Future Land Use Plan. She further reported thirty-three (33) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She Stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for 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 and advised the item will be presented to the City Commission meeting of March 5, 2018 for final approval.

Danny Wylie advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no further discussion Luis Madrigal moved to approve the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Tom Greuner arrived at 6:20 p.m.

- 3) **OSCAR ENRIQUEZ, REPRESENTING THE KENNETH A. FAIRES, JR. AND CAROLYN A. FAIRES LIVING TRUST, OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM LIMITED INDUSTRIAL DISTRICT (L-I) TO HIGH-DENSITY MULTI-FAMILY DISTRICT (R-4). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 4, SUGAR POINTE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 704 WEST SIOUX ROAD. COZ# 180104**

Della Robles, Planner I, introduced the item and stated the subject property was currently zoned Limited-Industrial District (L-I). The surrounding properties are zoned Heavy Commercial District (H-C) to the north and east and High Density Multi-Family District (R-4) to the west and Residential Mobile-Home District (R-MH) to the south. The property is generally designated multi-family residential use in the Land Use Plan.

Della Robles, Planner I, further stated the owner of the property was requesting a change of zone to High Density Multi-Family District (R-4) in order to construct multi-family units on said property. The High Density Multi-Family District (R-4) 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. Traditional area requirements are inappropriate for this district and height limitations are also relaxed, except when abutting single-family uses.

Della Robles, Planner I, reported eighteen (18) 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. She further stated staff was recommending approval of the request to re-zone and advised the item would be presented at the City Commission meeting of March 5, 2018.

Danny Wylie advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Luis Madrigal asked applicant, Oscar Enriquez, how many units would be built on this property. Mr. Enriquez stated there would be two four plexes. Mr. Madrigal further asked why they applied for an (R-4) when an (R-3) would suffice. Mr. Enriquez responded stating that is what the property owner requested and the city said it could be done.

Danny Wylie asked staff if the entrance on Hibiscus would cause a traffic jam. Roland Gomez, Assistant Director, stated once final plans were submitted each department would make sure they were in compliance.

There being no further discussion Luis Madrigal moved to approve the request for a change of zone from Limited-Industrial District (L-I) to High Density Multi-Family District (R-4). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) PEREZ CONSULTING ENGINEERS, REPRESENTING PHARR BRIDGE INVESTMENT COMPANY, L.P., OWNERS, 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 LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.21 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 377, KELLY-PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1500 BLOCK OF WEST HI-LINE ROAD. COZ#180107**

Della Robles, Planner I, introduced the item and stated the subject property was currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Limited Industrial District (L-I) to the north and west, Agricultural and/or Open Space District (A-O) to the south and Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the east.

Della Robles, Planner I, further stated the owner of the property was requesting a change of zone to Limited Industrial District (L-I) in order to develop into a paved parking facility. The Limited Industrial District (L-I) is intended for industrial parks and larger cleaner types of industries.

Della Robles, Planner I, reported ten (10) 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. She further stated staff was recommending approval of the request to re-zone and advised the item would be presented at the City Commission meeting of March 5, 2018.

Danny Wylie advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Danny Wylie asked staff if this item had been approved before and why it had taken so long to complete. Roland Gomez, Assistant Director, stated it had gone through the subdivision process and received final plat approval last month and are in the construction phase.

Danny Wylie asked staff if this parking was going to be relocated from the north side of town to the south. Roland Gomez, Assistant Director, stated that was correct and it had taken this long due to the fact it was a court case but it had been resolved and now they were able to move forward.

Rene Gonzalez, Project Engineer, stated the project had been changed from temporary to permanent and distributed site plans to the Commission. Luis Madrigal asked how long before completion of the project. Mr. Gonzalez stated it would take 8 to 10 weeks for completion.

There being no further discussion Luis Madrigal moved to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) R.E. GARCIA & ASSOCIATES, JOSE ANDRES VILLARREAL, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VILLANIN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.375 ACRE TRACT OF LAND BEING A PORTION OF LOT 93, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST MINNESOTA ROAD. SUB# 180104**

Cristina Garcia, Senior Planner, introduced the item. She stated the adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. She further stated the property was designated for industrial use in the Land Use Plan and the proposed use was for office/warehouse. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Villanin Subdivision subject to the conditions.

At this time, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion, Tom Greuner **moved** to approve the request for preliminary plat approval of the proposed Villanin Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION:

None.

ITEM H. RECONVENE:

None.

ITEM I. AJOURNMENT:

There being no further business, Charlie Ramirez **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:33 p.m.



Danny Wylie, Chairman

ATTEST:



Tom Greuner, Secretary

APPROVED: 3/12/18