

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 13, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 13, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie	Jonathan Larraga
Charlie Ramirez	Rafael Munguia
Luis Madrigal	Romeo Robles
Andy Castro	Porfirio Rodriguez

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
John Rigney, City Attorney
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
Della Robles, Planner I
George Martinez, Building Official
Rita Galvan, Administrative Assistant
Angie Resio, Secretary
Dagoberto Soto, Assistant Fire Marshal

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JULY 23, 2018

Chairman, Danny Wylie, introduced the item.

Rafael Munguia moved to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC COMMENTS

Damian Enrique Perez, residing at 3319 North Cage, stated he believes there is a proposal for a wrecker service to open at 3301 N. Cage and he lives on the north side of that property where Materiales Del Valle is currently located. He continued stating that they have experienced dust blowing into his property for the last two (2) years because the property is not paved and every time the trucks come in and out of the property two (2) inches of dust accumulates on their vehicles and home. Mr. Perez further stated there is no parking for the semi-trucks on the property, so when they are loading and unloading they block the exit to his property and that is unsafe. He continued stating that when the entrance gate to the property is locked the trucks must park on the frontage road until they unlock and open the gate, which causes the traffic to back up. Mr. Perez asked if when the new business moved in if improvements would be made to the pavement and entrances and what the operating hours would be because his residence is located right next to the property.

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he lives adjacent to Costco where they have unpainted and unstenciled curb so if the Police Department tried to ticket someone for parking in the fire lane, they could get out of it because it is not marked correctly. He further stated he believes there is selective enforcement in the City because he was made aware that the Boys and Girls Club of Pharr in Las Milpas was under strict scrutiny by the City of Pharr for the very same thing. Dr. Fletcher stated he believes the Boys and Girls Club has a Certificate of Occupancy but not a building permit to correct the exit in the gym and like Costco it is operating with multiple infractions. He continued stating he has made complaints to Code compliance for five (5) years regarding the noise, lights and vibrations coming from Costco but nothing has been done. Dr. Fletcher stated he would like to know why the City is conducting selective enforcement of the Boys and Girls Club and not for Costco because not having a fire lane is a threat to the public's health and safety. Dr. Fletcher closed by stating he signed up to speak during the Public Hearing portion of the meeting and Public Hearing is for the public.

ITEM D. PUBLIC HEARING

- 1) BRENDA SELENE PEREZ, D/B/A D'VINE BEAUTY STUDIO, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (COSMETIC STUDIO) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 18, & 19, SOUTH CREEK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 306 EAST SABATINA AVENUE. CUP#180750**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, east and west and Agricultural and/or Open

Space District (A-O) to the south. This area is generally designated for single-family residential use in the Land Use Plan. She further reported twenty six (26) 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 a Home Occupation (Cosmetic Studio) in a Single-Family Residential District (R-1) subject to the conditions.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Jose Olivarez, residing at 902 La Brilla in Pharr, stated he was present on behalf of his sister in law Brenda Perez who was not able to attend because she had a certification she was required to attend but would answer any comments the Commissioners might have.

Chairman, Danny Wylie, asked staff if all customers would be by appointments only.

Della Robles, Planner I, stated yes sir, all customers will be by appointments only.

There being no further discussion Luis Madrigal moved to approve the request for a Conditional Use Permit to allow a Home Occupation (Cosmetic Studio) in a Single-Family Residential District (R-1). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) **JUAN F. SERNA, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 13, BLOCK 4, HUB CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 213 EAST BUTLER STREET. CUP#180751**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south and east and west. The area is generally designated for single-family residential use in the Land Use Plan. She further reported forty one (41) 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 an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Jaime Serna, representing Juan F. Serna, stated he was present to answer any questions the Commissioners and staff might have.

Rafael Munguia, asked staff what the site setbacks for the property are.

Della Robles, Planner I, stated there would be a five (5) foot setback requirement and that there was currently a shed on the property but it would be replaced with a new one that is larger but the setbacks would still be respected.

Rafael Munguia, asked staff if the new shed is going to replace the old shed and will be removed.

Della Robles, Planner I, stated yes the applicant came into the Development Services office prior to purchasing the new shed to do things right.

Rafael Munguia, asked staff if the new shed would affect the site setbacks or if it would grandfathered in.

Della Robles, Planner I, stated the property requires a five (5) foot setback.

Andy Castro, asked staff if the shed would have running water and if because of the size of the shed would a fire extinguisher be required.

Della Robles, Planner I, stated Mr. Serna advised staff there would not be running water but there would be light and asked Dagoberto Soto, Assistant Fire Marshal, to address the questions regarding the fire extinguisher.

Dagoberto Soto, Assistant Fire Marshal, stated in the past when we review these types of storage we do require a fire extinguisher.

Chairman, Danny Wylie, asked staff if any storage unit that falls under the ordinance is required to be secured to the ground.

George Martinez, Building Official, stated the storage units are structures that would not require windstorms but are built by building standards. Mr. Martinez also stated storage units are built by residential buildings standards and do not require any windstorm plans.

Chairman, Danny Wylie, asked staff if there would be any concerns of a storage unit in a high wind storm being blown away from the residence.

George Martinez, Building Official, stated the building code does not reference the storage units for residential use, therefore no windstorm is applied.

Rafael Munguia clarified with staff that storage units are not anchored down to the ground and windstorm are not applied on the residences for the storage.

George Martinez, Building Official, stated that is correct.

There being no further discussion Rafael Munguia moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) UNIVERSAL TOWING, INC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, MARINA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3301 NORTH CAGE BOULEVARD. CUP#180749**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the south and Agricultural and/or Open Space District (A-O) to the north, east and west. The area is generally designated for industrial use in the Land Use Plan. She further reported five (5) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one person called in for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). Applicant shall obtain a Certificate of Occupancy and meet all City Department requirements prior to the issuance of the Conditional Use

Permit as well as being subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

George Carranza, owner of the property and Universal Towing, Inc., stated there is a wrecker service business currently renting the property, but they will be vacating the property in October. Mr. Carranza stated they would be paving the property and fencing it in to avoid the problems that were expressed during the public comments portion of the meeting. He further stated it took him several years to buy the property and he is going to comply with the City requirements.

Chairman, Danny Wylie, allowed Damian Perez to speak during this portion of the meeting.

Damian Perez, residing 3319 North Cage, stated in reference to the new business, his concern is the hours of operations because living off the expressway is noisy enough and the trucks coming in and out would add to that.

Charlie Ramirez asked Mr. Perez if he lived directly north of the property and if it had a gate.

Damian Perez stated yes, he lives north of the property and has a straight access through their gate. Mr. Perez referred to the picture and stated the current business parks on their side of the easement and often blocks their driveway. He continued stating he has no issue with the growing of the business located there, but would like them to consider paving the property and creating a straight access to the property so they are not blocking our gate. Mr. Perez also stated his children walk outside to a pond located in the front of their property and it used to contain fish but they were forced to fill it up because of all the dirt that would accumulate because of the current business.

Charlie Ramirez stated he has been on location and believes he met Mr. Perez's father and he chased him from their gate entrance. Mr. Ramirez stated he is a realtor and was there to show the property next door.

Damian Perez stated we have a private property sign outside our property.

Roland Gomez, Assistant Director, stated to clear everything up when this business is ready be occupied they will be required to meet all City of Pharr Ordinances. Mr. Gomez further stated this would include parking, an opaque fence, and landscaping around the property. Mr. Gomez stated prior to issuing out a building permit or certificate

of occupancy they would have to meet these requirements.

Chairman, Danny Wylie, asked staff will there be setbacks included with the entrance and exists of the property.

Roland Gomez, Assistant Director, stated in regards to the gate located in front of the property we have standards, where the gate has to be forty (40') feet away from the property line or right away. Mr. Gomez, continued stating this would entail them entering the access street and allow them to punch in the gate code to open the gate and enter the property without backing up traffic or blocking the neighbor's driveway. Mr. Gomez, stated that is one of the requirements the City of Pharr requires.

Chairman, Danny Wylie, asked what the height requirement on an opaque fence is.

Roland Gomez, Assistant Director, stated Standard Commercial requirement is an eight foot cedar or block fence. He further stated some type of concrete fence that is opaque to where it's closed in.

Chairman, Danny Wylie, asked staff if the ordinance addresses the neighbor's concerns of trucks backing up in the middle of the night.

Roland Gomez, Assistant Director, stated it can if the decimal levels is higher than what is required by the city ordinance but this property is zoned Limited Industrial and is adjacent to the expressway, therefore it is a business that is allowed by zoning.

There being no further discussion Luis Madrigal moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MARIA ELISE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20.00 ACRES OUT OF LOT 78, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF EAST OWASSA ROAD. SUB# 170615**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are city limits to the north, Limited Industrial District (L-I) to the east and west, Single-Family Residential District (R-1) to the south and Agricultural and/or Open Space District (A-O) to the west.

The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Maria Elise Estates Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

There being no further discussion Jonathan Larraga moved to approve the request for final plat approval of the proposed Maria Elise Estates Subdivision. Andy Castro seconded the motion and when put to a vote, it carried majority with seven (7) ayes and one (1) abstention to approve the item. Rafael Munguia abstained from voting.

- 2) **R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING RIGOBERTO LOPEZ IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ALTEZZA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 8.20 ACRE TRACT OF LAND OUT OF LOT 156, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 1700 AND 1800 BLOCK OF NORTH CAGE BLVD. SUB# 160614**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) and General Business District (C) to the North, General Business District (C) to the East, Mobile Home District (R-MH) and General Business District to the South and Agricultural and/or Open Space District (A-O) to the West. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Altezza Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked staff if this item is an event center or meeting hall.

Eddie Martinez, Planner II, stated yes it is proposed to be event center for birthdays and wedding events. Mr. Martinez further stated, he has not seen the actual plans or building schematics yet but it is going to be a good sized building.

Chairman, Danny Wylie, asked staff have if this was discussed in the past regarding the traffic off the expressway and if a traffic study was required.

Eddie Martinez, Planner II, stated this was discussed in the past and the issue was taken care of with no traffic study required.

Chairman, Danny Wylie, asked staff if there were no concerns when an event is held and traffic is leaving.

Eddie Martinez, Planner II, stated there was an engineer involved and Tx DOT stated everything was ok.

There being no further discussion Luis Madrigal moved to approve the request for final plat approval of the proposed Altezza Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 3) R.E. GARCIA & ASSOCIATES, REPRESENTING JOSE ANDRES VILLARREAL, OWNER, IS REQUESTING FINAL 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Villanin Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked staff if the property located directly to the east of this lot is the AEP substation and what type of fence would be dividing the two (2) lots.

Eddie Martinez, Planner II, stated that is the AEP substation and because the property is zoned Industrial they would need to install an opaque fence and there is currently a fence on the east and south side of the property.

Chairman, Danny Wylie, asked staff if it is a barb wired fence.

Raul Garcia, with R.E. Garcia & Associates, stated he is the engineer for this project and asked if Chairman, Danny Wyle would repeat the question.

Chairman, Danny Wylie, asked what type of fence would separate the two (2) properties and especially the one located to the east.

Raul Garcia stated he is not sure what site plan entails for the fence but believes it is a chain link fence. Mr. Garcia further stated he believes there is a wall towards the back of the property but they will install what the city ordinance requires them to install.

There being no further discussion Andy Castro moved to approve the request for final plat approval of the proposed Villanin Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 4) **MELDEN & HUNT, INC., REPRESENTING DOUGLASS MOYERS, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CARMAX AUTO SUPERSTORE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 10.605 ACRES OF LAND OUT OF LOTS 17 AND 18, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST INTERSTATE 2. SUB#170717**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Single-Family Residential District (R-1) to the north, General Business District (C) to the south and west, Heavy Commercial District (H-C) to the south and city limits to the east. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Carmax Auto Superstore Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked staff the entrance for this business be coming from the frontage and if it is right up next to the other subdivision

Eddie Martinez, Planner II, stated there will be one entrance off the frontage and one on the northeast corner of Veterans.

Andy Castro asked staff if this property is located on the corner of I road and the frontage and if it been empty for a long while.

Eddie Martinez, Planner II, stated yes there are two (2) vacant properties.

Charlie Ramirez asked staff if Jennifer street, which is the street located between the two dealerships, would be completed.

Eddie Martinez, Planner II, stated it is not part of the property so we are asking them to do the one third building street, but he can inquire with public works to see if they are going to punch out the street.

Charlie Ramirez asked staff if the street was to be continued to Veterans, it would eliminate the traffic and a good way to complete the street Mr. Ramirez further stated that when the Subaru dealership was located there they would block off that area and now it would be a good idea to complete it.

Chairman, Danny Wylie, asked staff if that has ever been considered.

Eddie Martinez, Planner II, stated it is not part of the property, therefore the city cannot require them to complete that street.

Luis Madrigal, asked staff who owns the property.

Eddie Martinez, Planner II, stated Hidalgo County Irrigation District 2.

Roland Gomez, Assistant Director, stated if in the future that road will be expanded that would be a project that the City of Pharr would go ahead and do.

There being no further discussion Andy Castro moved to approve the request for final plat approval of the proposed Carmax Auto Superstore Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 5) **NAIN ENGINEERING, LLC., REPRESENTING ESPARZA VELAZQUEZ PARRA, PRESIDENT OF ROLIVEL, L.L.C. IS REQUESTING PRELIMINARY & FINAL PLAT APPROVAL OF THE PROPOSED RESUBDIVISION OF LOT 4, OUT OF THE RESUBDIVISION OF LOT 1, OF THE RESUBDIVISION OF LOTS 43-46, PHARR/LAS MILPAS INDUSTRIAL PARK. THE PROPERTY IS LEGALLY DESCRIBED AS A 4.883 ACRE TRACT OF LAND BEING ALL OF LOT 4, OUT OF THE RESUBDIVISION OF LOT 1, OF THE RESUBDIVISION OF LOTS 43-46, PHARR/LAS MILPAS INDUSTRIAL PARK, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 9200 BLOCK OF SOUTH CAGE BOULEVARD. SUB#180822**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Planned Unit Development District (PUD). The adjacent zones are Planned Unit Development District (PUD) to the north and west and Agricultural and/or Open Space District (A-O) to the east and south. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Resubdivision of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked staff if this property will have an access entrance so people will not be parking in the street to open a gate to get in.

Eddie Martinez, Planner II, stated that is correct and the entrances will be located in the front and rear. He further stated the office will be to the front and trucks will be on the west side through the rear entrance. Mr. Martinez stated there doing the replat to remove the note from the plat.

There being no further discussion Luis Madrigal moved to approve the request for preliminary & final plat approval of the proposed Resubdivision of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

Luis Madrigal asked for Item 7 to be presented next.

- 7) MELDEN & HUNT, INC., REPRESENTING BEATRICE QUESADA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED QUESADA PLAZA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 0.380 OF ONE ACRE OUT OF LOT 99, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF EAST NOLANA. SUB#180614**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, east and west and Agricultural and/or Open Space District (A-O) to the south. The property is designated for public/semi public use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Quesada Plaza Subdivision subject to the conditions.

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

There being no discussion Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Quesada Plaza Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 6) M. GARCIA ENGINEERING, LLC, REPRESENTING RUBEN FONSECA IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VETERANS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.039 ACRE TRACT OUT OF LOT 30, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 1208 POLK AVENUE. SUB#180717**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the north, General Business District (C) to the south, Agricultural and/or Open Space District (A-O) to the west and City limits to the east. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Veterans Subdivision subject to the conditions.

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

Chairman, Danny Wylie, asked staff if the wholesale would fall under the General Business District (C) and where the entrance would be located on this property.

Eddie Martinez, Planner II, stated the project engineer advised him there would be a small store on the northwest corner of the property along Polk Avenue and the other one would be located on the southeast side of Polk just north of NAFTA Bank.

Chairman, Danny Wylie, asked staff if the entrance and exit would be of the southeast side.

Eddie Martinez, Planner II, stated the engineering is proposing an entrance and exit on both sides of the property.

Chairman, Danny Wylie, stated last time it rained the location experienced flooding.

There being no further discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Veterans Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried majority with seven (7) ayes and one (1) abstention to approve the item. Luis Madrigal abstained from voting.

- 8) M.A.S. ENGINEERING, LLC, REPRESENTING JORGE IVAN GARZA VALDEZ, PRESIDENT OF AZJOR TRUCK & EQUIPMENT, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED AZJOR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.81 ACRE TRACT OF LAND OUT OF LOT 92, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4000 AND 5000 BLOCK OF NORTH IH 69C. SUB#180615**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, east and west and Agricultural and/or Open Space District (A-O) to the south. The property is designated for industrial use in the Land Use Plan. He added no

variances were being requested and staff recommended preliminary plat approval of the proposed Azjor Subdivision subject to the conditions.

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

There being no discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Azjor 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

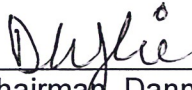
None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business, Jonathan Larraga moved to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:49 p.m.



Chairman, Danny Wylie

ATTEST:



Luis Madrigal, Secretary

APPROVED: _____

9-10-18