

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. December 26, 2018 - 6:00 p.m.*

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

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

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Alex Meade, City Manager
 Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Della Robles, Planner I
 Rogelio Rodriguez, Interim Building Official
 Rita Galvan, Administrative Assistant
 Angie Resio, Secretary

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 DECEMBER 10, 2018

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga moved to approve the minutes of December 10, 2018. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

1) MARIA LILIA GARCIA, 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 ALL OF LOTS 1 THRU 4, BLOCK 22, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED 206 EAST HAWK AVENUE. CUP#181181

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, south, and Single Family Residential Small Lot District (R-1A) to the west. This area is generally designated for Single Family use in the Land Use Plan. She further reported forty-two (42) 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 letter or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for 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) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

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

Maria Lilia Garcia, residing 206 East Hawk, stated not at this time.

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.

Andy Castro asked staff if the storage unit that is presented in the picture is the one that the Conditional Use Permit is being requested for.

Della Robles, Planner I, stated they currently have two (2) storage units, but one of the storage units will be removed and the other storage that is going to be built will be 12'x24'. She continued stating they are permitted to have two storage units as long as the building coverage does not exceed fifty percent.

Chairman, Danny Wylie, asked staff to clarify fifty percent of what is going to be covered.

Della Robles, Planner I, stated the they could not exceed fifty (50) percent coverage of the lot area.

There being no further discussion Jonathan Larraga moved to approve the the request for 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). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) PABLO SOTO JR., P.E., REPRESENTING SILVANO DELGADO AND MARIA ELENA DELGADO, OWNER'S ARE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED REPLAT OF LOT 8, LAS FUENTES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.97 ACRE TRACT OF LAND, COMING OUT OF LOT 8, LAS FUENTES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 300 BLOCK OF WEST NAVARRO STREET. SUB# 180821**

Della Robles, Planner I, introduced the item. She stated property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, east and west and Limited industrial District (L-I) to the south. The property is designated for single family residential use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Replat of Lot 8, Las Fuentes 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 Rafael Munguia moved to approve the request for preliminary and final plat approval of the proposed Re-Plat of Lot 8 Las Fuentes Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT INC., REPRESENTING LAURA RUIZ, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SAYLAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.563 OF ONE ACRE OUT OF A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5000 BLOCK OF SOUTH JACKSON ROAD. SUB# 180928**

Della Robles, Planner I, introduced the item. She stated property is currently zoned Heavy Commercial District (H-C) and Agricultural Open Space District (A-O). The adjacent zones are Heavy Commercial District (H-C) to the north and south, Agricultural Open Space District (A-O) to the east and City limits to the west. The property is designated for commercial use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Saylas 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 on the map on drawing in our packet it shows the area and why does the HC not cover the whole area.

Della Robles, Planner I, stated on the HC there is a sliver that is agriculture and or open space and the owners may do the change of zone that will be required after the fact as long as they do it prior in getting a certificate of occupancy or a building permit.

Chairman, Danny Wylie, asked staff the area on the left that goes into Jackson Road.

Charlie Ramirez, asked staff is there is a right away in the drawing that is presented.

Roland Gomez, Assistant Director, stated that area goes into the west of the purposed property is zoned Heavy Commercial but is zoned within the right of way belonging to TX Dot and/or the original authority.

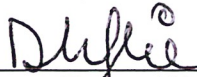
There being no further discussion Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Saylas Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:08 p.m.



Chairman, Danny Wylie

ATTEST:



Luis Madrigal, Secretary

APPROVED: 1-14-19