

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 11, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 11, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Romeo Robles
 Andy Castro

ABSENT: Luis Madrigal Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Eddie Martinez, Planner II
 Rogelio Rodriguez, Interim Building Official
 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 FEBRUARY 25, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of February 25, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

- 1) ERICK LOPEZ, D/B/A PRESTIGE LOPEZ AUTO GROUP, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A TEMPORARY PARKING FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 340, BUCHANAN ESTATES SUBDIVISION PHASE 4, PHARR HIDALGO COUNTY,**

**TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3605 NORTH
VETERANS BOULEVARD. SUP#190212**

Cristina Garcia, Senior Planner, introduced the item and stated the property is 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 west and city limits lie to the east. The area is generally designated for single-family residential use in the Future Land Use Plan. She further reported twenty-four (24) 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 one telephone call for information only.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request for Conditional Use Permit to allow a temporary parking facility in a General Business District (C) 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 and City Department requirements.

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.

At this time, Rafael Munguia recommended the item be discussed in closed session. There was no objection.

**ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE
TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION
HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-
PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON
THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE
WITH THE FOLLOWING BELOW**

The time being 6:03 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:19 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM C. PUBLIC HEARING

- 1) **ERICK LOPEZ, D/B/A PRESTIGE LOPEZ AUTO GROUP, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A TEMPORARY PARKING FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 340, BUCHANAN ESTATES SUBDIVISION PHASE 4, PHARR HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3605 NORTH VETERANS BOULEVARD. SUP#190212**

There being no discussion Rafael Munguia moved to deny the request for Conditional Use Permit to allow a temporary parking facility in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **YOLANDA G. RODRIGUEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY USE STRUCTURE (GUEST HOUSE) IN A TWO-FAMILY RESIDENTIAL DISTRICT (R-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 33, LAS MILPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 408 WEST LAS MILPAS ROAD. CUP#190211**

Cristina Garcia, Senior Planner, introduced the item and stated the property is currently zoned Two-Family Residential District (R-2). The surrounding area is zoned Two-Family Residential District (R-2) to the north, east and west and Single-Family Residential District (R-1) to the south. This area is generally designated for single family residential use in the Land Use Plan. She further reported thirty-eight (38) 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.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest house) in a Two-Family Residential District (R-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

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.

There being no discussion Rafael Munguia moved to approve table the request for Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest

house) in a Two-Family Residential District (R-2). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) **LINFIELD, HUNTER & JUNIUS, INC., REPRESENTING GORDON AND CATHERINE JENKINS FAMILY LTD. PARTNERSHIP, 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.589 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 96, KELLY-PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED 1500-1600 BLOCK OF EAST MINNESOTA ROAD. COZ#190213**

Cristina, Senior Planner, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the west and south and city limits lie to the north and east. There have been no zoning requests within the general vicinity of the subject property. The property is generally designated for commercial use in the Land Use Plan.

She further reported fourteen (14) 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 one telephone call for information only.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request to re-zone to General Business District (C) as the properties meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Change of Zone.

Gordon Jenkins, residing 1501 Goldcrest, McAllen, stated he owned the property for twelve years and believes it is a great retail location and establishment. Mr. Jenkins further stated the location has high traffic volume on Veterans Road into Edinburg. He closed by stating he bought the property with the intent of using it for a retail store and would like the board's 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.

There being no further discussion Rafael Munguia moved to approve the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Andy Castrol seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) **BARRERA INFRASTRUCTURE GROUP, INC. REPRESENTING JACINTO ANDRES GARCIA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ANDRES GARCIA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE GROSS TRACT OF LAND LYING AND BEING THE EAST PORTION OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST GREG DRIVE. SUB# 1809301238**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Andres Garcia 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 Andy Castro moved to approve the request for preliminary plat approval of the proposed Andres Garcia Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) **DANNENBAUM ENGINEERING COMPANY, REPRESENTING CHARLES D. MULLER, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED RE-PLAT OF CENTER ON RIDGE ROAD PHASE 1 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.892 ACRE TRACT OF LAND, CONSISTING OF ALL OF LOTS 1 AND 2, CENTER ON RIDGE ROAD PHASE 1 SUBDIVISION AND 0.731 ACRES OUT OF A PORTION OF LOT 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF WEST RIDGE ROAD. SUB# 181033**

Eddie Martinez, Planner II, introduced the item. He stated the is currently zoned General Business District (C). The adjacent zones are Agricultural Open Space District (A-O) to the north and east and Single-Family Residential District (R-1) to the south and west. The property is designated for commercial use in the Land Use Plan. He added no

variances were being requested and staff recommended preliminary and final plat approval of the proposed Re-Plat of Center on Ridge Road Phase 1 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 and final plat approval of the proposed Re-Plat of Center on Ridge Road Phase 1 Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

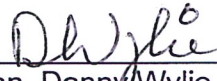
ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

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

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 6:28 p.m.



Chairman, Danny Wylie

ATTEST:



Luis Madrigal, Secretary

APPROVED: 3.25.19