

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 28, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 28, 2019 and following is the record of attendance.

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

ABSENT: Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Alex Meade, City Manager
 Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Della Robles, Planner I
 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.

Rafael Munguia **moved** to excuse the absent members. Luis Madrigal seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JANUARY 14, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga **moved** to approve the minutes of January 14, 2019. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

Charlie Ramirez arrived at 6:03 p.m.

ITEM C. PUBLIC HEARING

- 1) DIANA MASCORRO 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 LOT 5, BLOCK 1, SARAH JANE MANOR SUBDIVISION, PHARR HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1011 NORTH ATHOL STREET. CUP#181286**

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 General Business District (C) to the west. This area is generally designated for single-family residential use in the Land Use Plan. She further reported twenty-two (22) 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.

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 Luis Madrigal moved to approve 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). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT, INC. 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 HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 37.397 ACRES TRACT OF LAND OUT OF LOTS 367 & 370, KELLY PHARR SUBDIVISION AND LOT 14, BLOCK 1, CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED BETWEEN THE 800-1200 BLOCK OF EAST HI-LINE ROAD. COZ#181284**

Eddie Martinez, Planner II, 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 north, east and west and a combination of Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to the south. On December 16, 2014, a portion of property to the south was re-zoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. He further reported seven (7) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. He stated staff received no response to the letter or the legal notice.

Eddie Martinez, Planner II, further stated staff recommended approval of the a request for a Change of Zone from Agricultural Open Space District (A-O) to Heavy Industrial District (H-I) in order to develop the property for a warehouse and storage facility for a heavy industrial business 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 he would like to comment on the request for a Change of Zone.

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.

Rafael Munguia asked staff is a buffer wall would be required because the surrounding land is agricultural.

Eddie Martinez, Planner II, stated it would be required because it is an industrial area.

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

ITEM D. PLAT APPROVAL

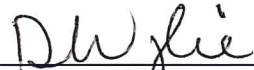
None.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Jonathan Larraga 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: February 11, 2019