

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

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

**MEMBERS PRESENT:** Danny Wylie                      Charlie Ramirez  
                                         Rafael Munguia                      Andy Castro

**ABSENT:**                      Jonathan Larraga                      Romeo Robles  
                                         Luis Madrigal

**OTHERS PRESENT:**    See attached list

**STAFF PRESENT:**       John Rigney, City Attorney  
                                         Roland Gomez, Assistant Director  
                                         Eddie Martinez, Planner II  
                                         Della Robles, Planner I  
                                         Roy Rodriguez, Interim Building Official  
                                         Rita Galvan, Administrative Assistant  
                                         Iris Mata, 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. Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

**ITEM B.        APPROVAL OF MINUTES**

**1)        MINUTES OF MAY 13, 2019**

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez moved to approve the minutes of May 13, 2019. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

**ITEM C. PUBLIC HEARING**

- 1) **LIZBETH G. VELASCO HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZE STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 7, FAIRVIEW VILLAGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7508 SOUTH CARLOS STREET. CUP#190317 (TABLED)**

Della Robles, Planner I, stated the item would remain tabled.

- 2) **CESAR CHAVEZ FOUNDATION OR AFFILIATE 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 HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (R-4). THE PROPERTY IS LEGALLY DESCRIBED AT BEING A 10.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 201, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1500 BLOCK OF WEST RIDGE ROAD. COZ#190316 (TABLED)**

Della Robles, Planner I, stated the item would remain tabled.

- 3) **ANGEL R. ROJAS 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 OFFICE PROFESSIONAL DISTRICT (O-P). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.16 ACRE TRACT OF LAND, OUT OF, LOT 340, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7905 SOUTH CAGE BOULEVARD. COZ#190427**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north and east was rezoned to Heavy Commercial District (H-C) on April 19, 1994. Upon annexation into the city limits, the property to the west was zoned to Two-Family Residential District (R-2) on December 15, 1987 and on December 16, 1986, the property to the south was zoned to Single-Family Residential District (R-1). This area is generally designated for commercial 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 staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Office Professional District (O-P) as the property meets area requirements, have adequate ingress and egress. 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.

Juan Garza, representing Angel Rojas, applicant, stated they were proposing the change of zone for a small building, twenty-five (25) by twenty (20), for professional business use. He further stated the building would include paving, handicap ramp, landscaping and retention areas, with approved permit, to comply with the City. Mr. Garza prompted the Commission for further questions.

Chairman, Danny Wylie, confirmed no further questions.

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 Charlie Ramirez moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Office Professional District (O-P). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

#### **ITEM D. PLAT APPROVAL**

- 1) M.A.S. ENGINEERING LLC., REPRESENTING JORGE IVAN GARZA VALDEZ, PRESIDENT OF AZJOR TRUCK & EQUIPMENT, INC., IS REQUESTING FINAL 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 final 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 Rafael Munguia moved to approve the request for final plat approval of the proposed AZJOR Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried by unanimously.

- 2) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING THOMAS F. PHILLIPS, PRESIDENT FOR MCALLEN INVESTMENT PARTNERS, LTD., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PHARR INVESTMENT SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF LOTS 2, 3, 4 AND 5, BLOCK 5, PLANTATION SOUTH SUBDIVISION, UNIT NO. 6 AMENDED, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST PLANTATION DRIVE. SUB#190305**

Eddie Martinez, Planner II, stated the applicant requested to withdraw the subdivision and no action was needed.

**ITEM E. ANNOUNCEMENTS/OTHER BUSINESS**

None.

**ITEM F. CLOSED SESSION**

None.

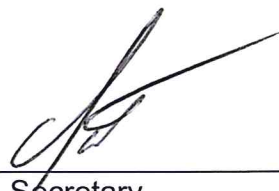
**ITEM G. RECONVENE**

None.

**ITEM H. ADJOURNMENT**

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

ATTEST:

  
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Andy Castro, Secretary

  
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Chairman, Danny Wylie

APPROVED: June 10, 2019