

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 12, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 12, 2019 and following is the record of attendance.

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

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
Melanie Cano, Director
Roland Gomez, Assistant Director
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
Della Robles, Planer I
Roy Rodriguez, Interim Building Official
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.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JULY 22, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of July 22, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

- 1) **ARIADNA ARIEL SOTOMAYOR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (BEAUTY SALON) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 108, SAN ANGEL SUBDIVISION AMENDED, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 4105 SOUTH SAN ANGELO STREET. CUP#190750**

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, east and west. This area is generally designated for single-family use in the Land Use Plan. She further reported fifty-two (52) 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 two (2) telephone calls for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) subject to applicant and site being in compliance 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 Jonathan Larraga moved to approve the request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) **R & R CAPITAL INVESTMENT GROUP LLC 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 RESIDENTIAL-MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.28-ACRE TRACT OF LAND, OUT OF THE N5 ACRES OF THE S15 ACRES OUT OF LOT 121, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3401 NORTH SUGAR ROAD. COZ#190748**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north and south are zoned Agricultural and/or Open Space District (A-O). On June 04, 2018, the property to the east was zoned Medium Density Multi-Family Residential District (R-3) and the property to the west was zoned to Single-Family Residential District (R-1) on April 20, 2004. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan. She further reported nineteen (19) 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 Residential-Multi-Family High Density District (R-MFHD) 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, 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 rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Residential-Multi-Family High Density District (R-MFHD). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 3) **MARIA DEL CARMEN ALVAREZ HAS FILED THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO A NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 2, BLOCK 1, SAVE AND EXCEPT A 0.02-ACRE TRACT OF LAND OUT OF THE VAN WILLIAMS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 217 WEST SAM HOUSTON AVENUE. COZ#190751**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The property as well as the surrounding properties to the east and south were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current Zoning Ordinance used today. The property to the west was re-zoned to Neighborhood Commercial District (N-C) on August 02, 2010. On May 15, 2007, the property to the north was re-zoned to General Business District (C). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial 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 two (2) telephone calls; one (1) for information only and one (1) in favor of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Neighborhood Commercial District (N-C) 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 if the applicant would like to comment.

Maria Del Carmen Alvarez, residing at 901 South Cage, spoke in Spanish.

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 rezoning request for a change of zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) **PABLO SOTO JR., P.E., REPRESENTING ROSANA RIOJAS, PRESIDENT OF RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO. 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE EAST 4.90 ACRE OF THE NORTH 5 ACRES OF THE SOUTH 15 ACRES OF LOT 121, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3400 BLOCK OF NORTH SUGAR ROAD. SUB#180720**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Medium Density Multi-Family District (R-3) and Agricultural Open Space District (A-O). The adjacent zones are Agricultural Open Space District (A-O) and Heavy Industrial District (H-I) to the north, Single Family Residential District (R-1) to the east, Agricultural Open Space District (A-O) and Single Family Residential District (R-1) to the south and Agricultural Open Space District (A-O) to the 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 Heritage Manor No. 2 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 plat approval of the proposed Heritage Manor No. 2 Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **PEREZ CONSULTING ENGINEERS, REPRESENTING ALEX MEADE, CITY MANAGER FOR THE CITY OF PHARR, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CITY OF PHARR NORTH SIDE AQUATIC CENTER SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A TRACT OF LAND CONTAINING 20.84 ACRES OF LAND AND ALSO BEING A PART OF LOTS 133 AND 134, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF NORTH IH 69 C. SUB#190616**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Limited industrial District (L-I) and Agricultural Open Space District (A-O) to the north, General Business District (C) to the south, Limited industrial District (L-I) and General Business District (C) to the east and Mobile Home District (R-MH) 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 preliminary plat approval of the proposed City of Pharr North Side Aquatic Center 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 City of Pharr North Side Aquatic Center Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

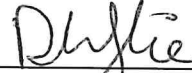
None.

ITEM G. RECONVENE

None.

ITEM H. 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 6:16 p.m.



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: August 26, 2019