

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 23, 2019 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-30). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes of August 26, 2019.

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

1) Angela (Perez) Oliva has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1). The property is legally described as being Lots 12 and 13, Ford's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 410 West Sam Houston Avenue. **CUP#190855**

2) Cesar Alejandro Villarreal has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood-Commercial District (N-C) to Single-Family Residential District (R-1). The property is legally described as being Lot 1, Los Ranchitos Subdivision No.#2, Pharr, Hidalgo County, Texas. The property's physical address is 7408 South Naranja Lane. **COZ#190856**

E. PLATS:

F. ANNOUNCEMENTS/OTHER BUSINESS:

- 1) Discussion on additional conditions set forth by the Planning and Zoning Commission for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) located at 212 W. State, Pharr, Hidalgo County, Texas.

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.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 20th day of September 2019, at 9:00 a.m, and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 26, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 26, 2019 and following is the record of attendance.

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

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
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.

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 AUGUST 12, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of August 12, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

- 1) T.W.O. HOLDINGS, LLC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING APPROXIMATELY 1.068-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5201 NORTH VETERANS BOULEVARD. COZ#190754**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The property was zoned to General Business District (C) on April 21, 1992. The property directly to the south was zoned to Heavy Commercial District (H-C) on May 19, 1992. The properties to the north and west are zoned Agricultural and/or Open Space District (A-O) and city limits lie to the east. There have been no other zoning requests within the general vicinity of the subject property since that time. This area is generally designated for public/semi-public and commercial use in the Land Use Plan. She further reported eight (8) 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 (1) request for public hearing in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Heavy Commercial District (H-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, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Secretary, stated there was one (1) individual in the affected area that signed up to speak, Luis Gazca.

Luis Gazca, residing at 5209 North Veterans, stated he has issues with the lack of pavement and dirt brought onto his property by the movement of trucks at the place of business being discussed. He continued to state he has property damage since the winds come in from the South and the diesel fumes stick to his cars, home, and trees. Mr. Gazca stated he had been in contact with Code Compliance Supervisor, Rick Gamboa, in regard to his ongoing concerns. He stated the EPA had been called and there was an ongoing investigation. He continued to add that he was looking to take legal action against the property owners. Mr. Gazca stated if the property owner would like to be in compliance, they would need to add cement, fire hydrants, and irrigation. He stated birds are drinking the water used to wash the trucks and motors which result in dead birds on his yard.

Chairman, Danny Wylie, closed the public hearing and opened the item for discussion and action.

Rafael Munguia suggested the item be discussed in executive session.

ITEM F. 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 6:07 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 G. RECONVENE:

The time being 6:25 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM C. PUBLIC HEARING

- 1) T.W.O. HOLDINGS, LLC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING APPROXIMATELY 1.068-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5201 NORTH VETERANS BOULEVARD. COZ#190754**

Chairman, Danny Wylie, requested a representative for the item approach the podium.

Willie Arriata, stated the property owner, Abraham Saenz, was selling the property to Benjamin Cavazos. He stated Mr. Cavazos was going through the subdivision process to fix the issues of the property's parking which is affecting his employees. He stated Mr. Cavazos was waiting for the City's approval before putting in the money to fix the issue.

Chairman, Danny Wylie, confirmed Mr. Arriata heard and understood Mr. Gazca's concerns.

Willie Arriata confirmed he heard and understood Mr. Gazca's concerns. He stated Mr. Cavazos' employees are also affected by the dust since they work on the back of property.

Chairman, Danny Wylie, stated there was a process that needed to be followed as well as complete within the time limit.

Willie Arriata stated they were waiting on the preliminary approval, then moving on to improvements, and then final.

Luis Madrigal asked Willie Arriata the type of material that would be used.

Willie Arriata stated they would regrade the property and put down three (3) inches of compacted gravel.

Chairman, Danny Wylie, questioned the use of gravel for the parking lot.

Willie Arriata stated the Engineering Department approved the concept on two (2) previous projects in South Pharr for truck parking lots. He continued to state it was compared to the Truegrid previously approved by the City and it was working well for drainage and to control dust.

Chairman, Danny Wylie, asked the type of material to be used for the buffer.

Willie Arriata, stated by using the gravel the issue of dust is eliminated.

Chairman, Danny Wylie, asked about the buffer between commercial and residential.

Willie Arriata stated the property to the North was not zoned residential.

Roland Gomez, Assistant Director for Development Services, stated a buffer is required when abutting residential use. He continued to state that an opaque fence would be required for the North side of the property abutting the residential use and a Planner could assist with the allowable materials.

Rafael Munguia asked about a designated area for the truck washouts.

Willie Arriata referred to the diagram and stated the trucks are currently being washed in the area notated as concrete area. He continued to state the fence and gravel would be placed in the area notated as caliche area.

Rafael Munguia confirmed the applicant would be going through the subdivision process so City requirements would need to be met.

Willie Arriata confirmed Mr. Munguia's statement.

There being no further discussion, Luis Madigal moved to **approve** the rezoning request for a change of zone from General Business District (C) to Heavy Commercial District (H-C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) NAIN ENGINEERING, L.L.C., REPRESENTING ABRAHAM SAENZ JR., MEMBER OF T.W.O. HOLDINGS, L.L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED G.E.C. SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.13 ACRE TRACT OF LAND OUT OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY PHYSICAL ADDRESS IS 5201 NORTH VETERANS BLVD. ("I" RD.) SUB#190718**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C) and Heavy Commercial District (H-C). The adjacent zones are Agricultural Open Space District (A-O) to the north, south and west and city limits to the east. The property is designated for commercial and public/semi-public use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed G.E.C. 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 G.E.C. Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING AMELIO RIVAS JR. AND GLORIA M. RIVAS, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ROXANNE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.35 ACRE TRACT OF LAND OUT OF A 3.00 ACRE TRACT OF LAND, OUT OF THE SOUTH 24.19 ACRES OF LOT 5, BLOCK 12, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1600 BLOCK OF WEST ANAYA ROAD. SUB#190514**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently Single Family Residential District (R-1). The adjacent zones are Agricultural Open Space District (A-O) to the north, east, south and west. The property is designated for commercial use in the Land Use Plan. He added a variance was being requested and

staff recommended preliminary plat approval of the proposed Roxanne Subdivision without the variance subject to the conditions.

Chairman, Danny Wylie, asked if the applicant would like to make a comment.

Roxanne Rivas, residing at 907 Sunchase Street, San Juan, stated she was the daughter of Amelio and Gloria Rivas and the purpose of the request was to cut a piece of land out for herself to live on. She stated she was one of two children and wanted to be close to her parents as they are older and needed assistance with daily activities. Ms. Rivas continued to state the cost of expanding the road was the reason for the variance request.

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 Roxanne Subdivision without the requested variance. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM H. 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 6:36 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____

MEMORANDUM

DATE: MONDAY, SEPTEMBER 23, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (DAYCARE CENTER) FILE NO. CUP#190855

GENERAL INFORMATION:

APPLICANT: Angela (Perez) Oliva has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lots 12 and 13, Ford's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 410 West Sam Houston Avenue.

ZONING: 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 and west, Office Professional District (O-P) and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Pending re-inspection of the Conditional Use Permit

HEALTH DIVISION:

Pending re-inspection of
the Conditional Use Permit

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

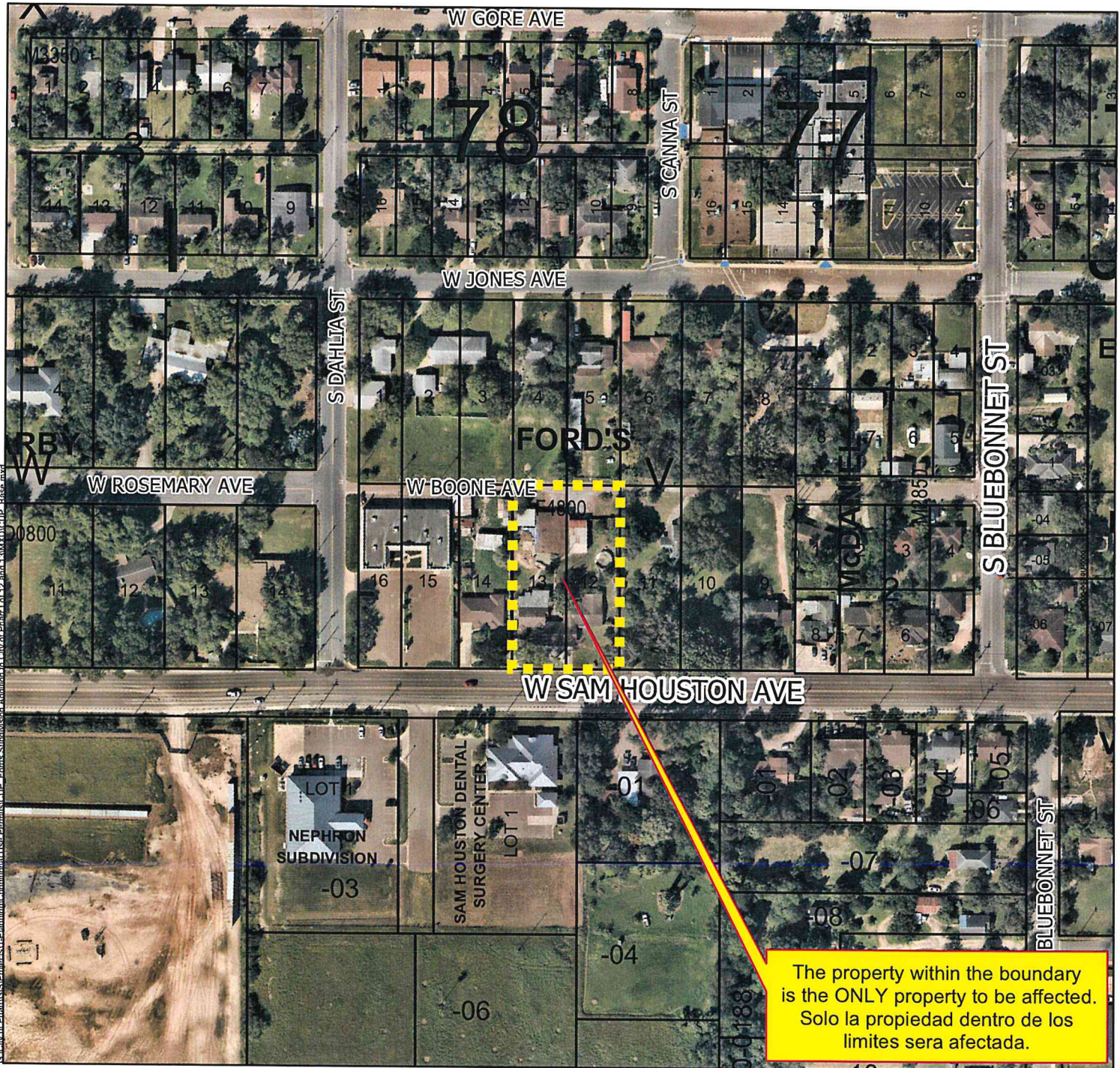
Twenty-two (22) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **approval** of the request for Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. Applicant shall conform to all Texas Department of Protective and Regulatory Service requirements;
3. **The area used in conducting the home occupation will be clearly secondary to the home use;**
4. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
5. There shall be no more than one (1) additional unrelated employee other than immediate members of the family residing on the premises;
6. All outdoor play areas regularly used by children must be accessible by a safe route and enclosed by a building or fence at least 4 feet high with at least two exits. An entrance to the house may count as one exit, but one exit must be away from the house. Staff must be able to open exits immediately in an emergency;
7. Restrooms must be inside and located and equipped so that children can use them independently and staff can supervise as needed;
8. Garages, carports or accessory buildings, shall not be used for home occupation other than for the storage of an automobile;
9. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
10. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation thereon;
11. A home occupation that serves as a daycare, group home, registered home, or the like, shall be incidental to the use of a dwelling unit for residential purposes. No more than 360 square feet of indoor floor area of the dwelling may be used in connection with a home occupation or for storage purposes. Floor area of a dwelling shall include the floor area of all heated and ventilated and thereby habitable rooms and areas within the dwelling;
12. No more than one (1) home occupation shall be permitted within any single dwelling;
13. The Conditional Use Permit shall limit the number of children to a maximum of 12 at one time; any violation of this condition will terminate this Conditional Use Permit;

14. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
15. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
16. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal thirty (30) days before its expiration date;
17. Applicant shall be in full compliance with all conditions as set forth by all City Departments; and
18. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.



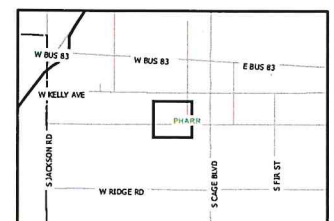
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

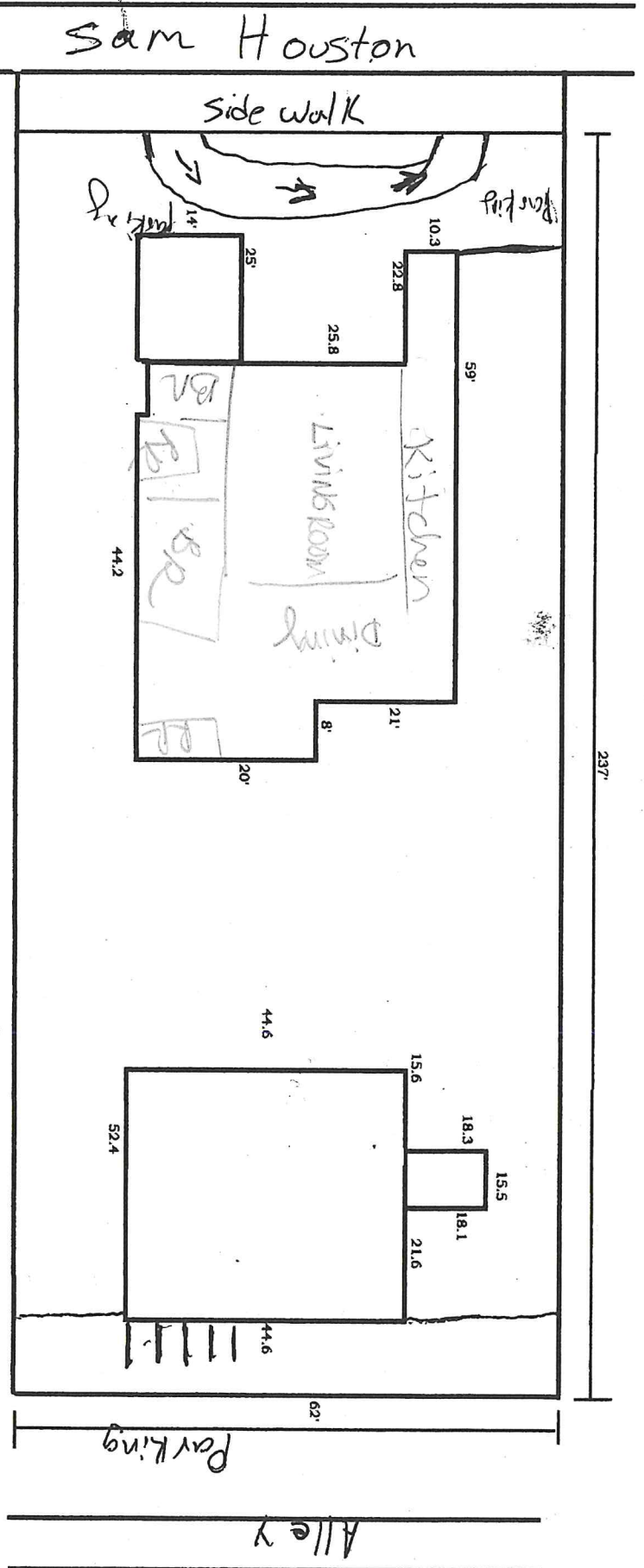




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412 W. Sam Houston Blvd.
Phair, TX 78577







Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: September 23, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190856

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: August 19, 2019

1. **Applicant:** Cesar Alejandro Villarreal, owner.
2. **Requested Action:** Re-zoning request from Neighborhood-Commercial District (N-C) to Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to construct a single-family residential home on said lot.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

9/19/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

9-19-19
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, SEPTEMBER 23, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Neighborhood-Commercial District (N-C) to Single-Family Residential District (R-1): Being Lot 1, Los Ranchitos II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7408 South Naranja Lane.

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Cesar Alejandro Villarreal, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood-Commercial District (N-C) to Single-Family Residential District (R-1) in order to construct a single-family residential home on said lot.

The subject site is located on the southwest corner of West Dicker Road and South Naranja Lane and has the physical address of 7408 South Naranja Lane. The property consists of one tract of land legally described as being Lot 1, Los Ranchitos II Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Naranja Lane, a 50'-60' local street that runs north and south with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Neighborhood-Commercial District (N-C). On March 15, 1988, the property and the surrounding properties to the south, east and west were zoned to Single-Family Residential District (R-1). The subject property was later re-zoned from Single-Family Residential District (R-1) to Neighborhood-Commercial District (N-C) on November 15, 2005. The property to the north is currently zoned Agricultural and/or Open Space District (A-O). 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 use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

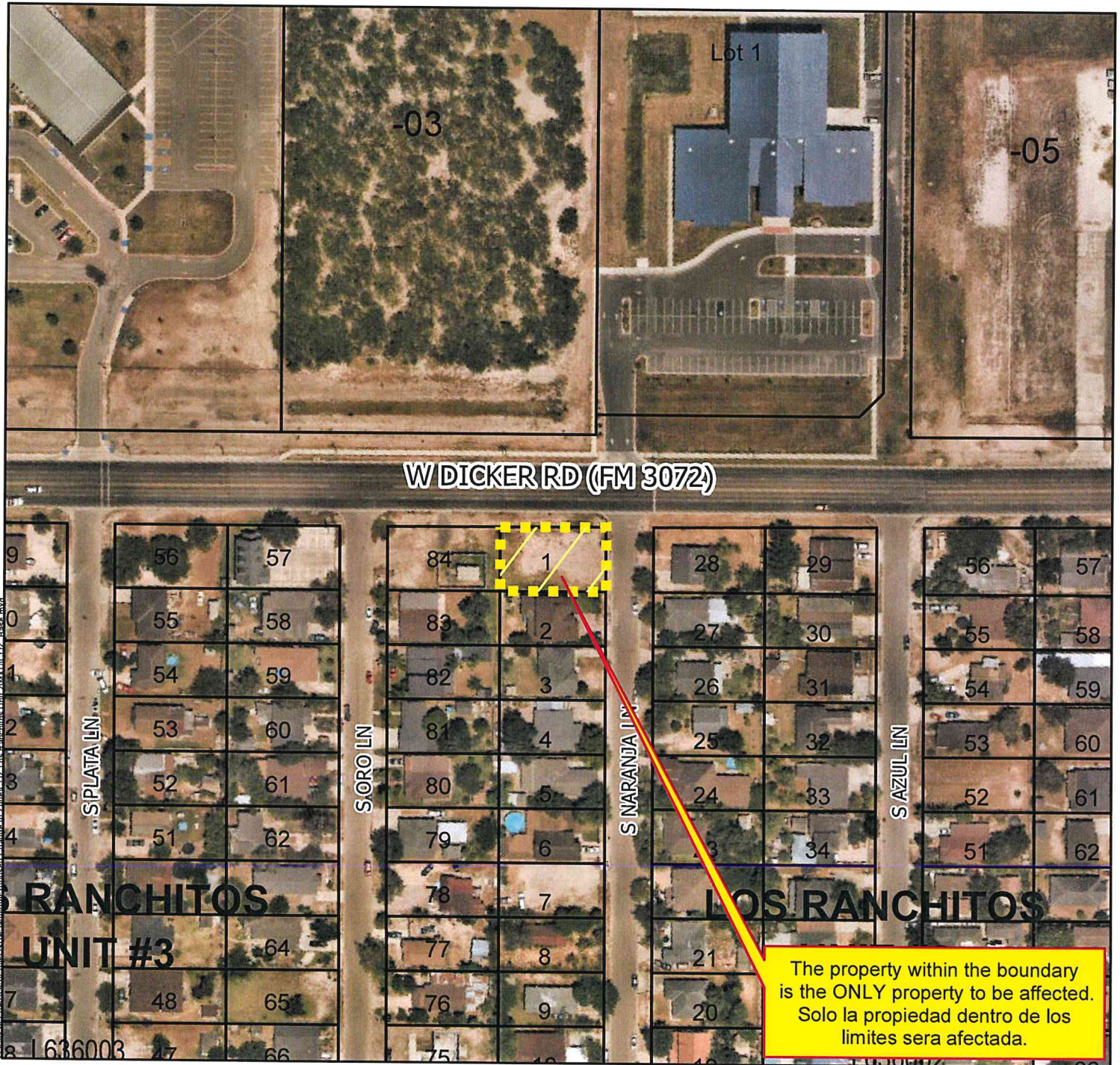
Twenty (20) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress and is in line with the Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **October 07, 2019** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

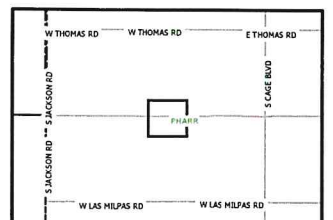
1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

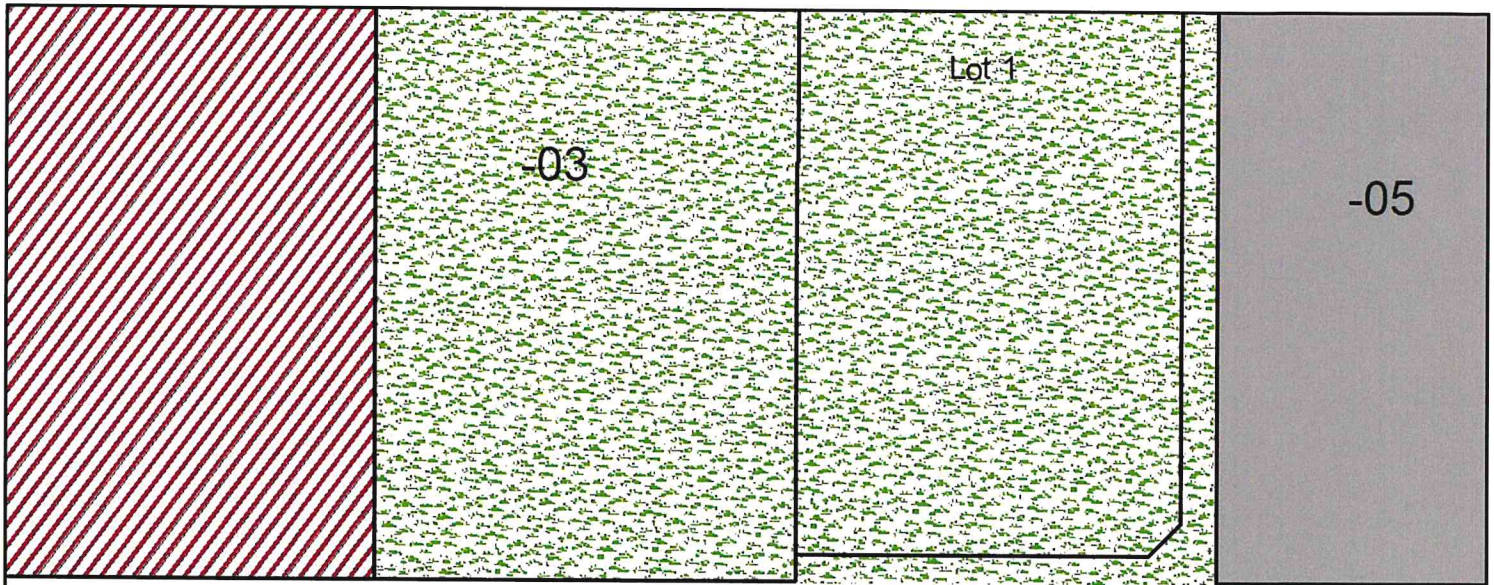


The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

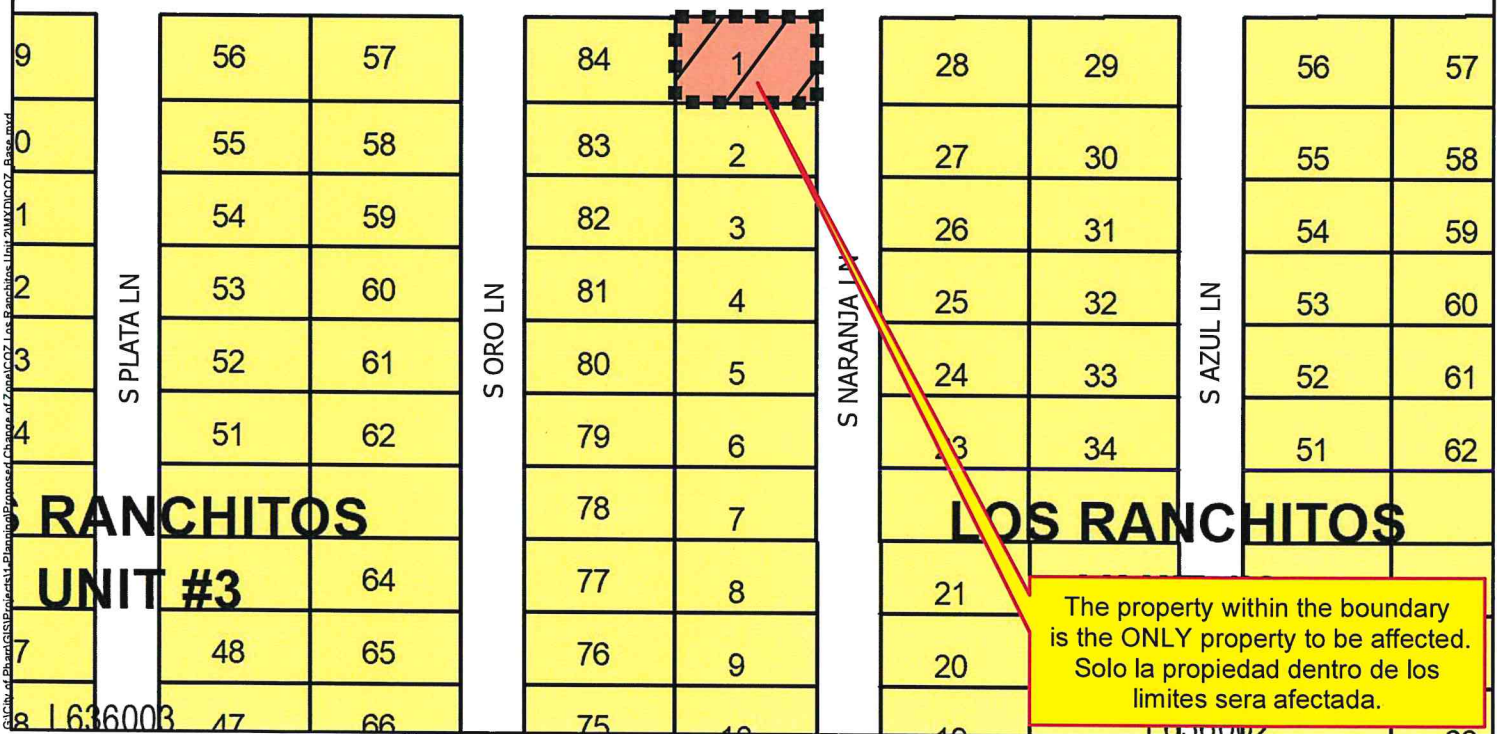
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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial | |
| Two Family | Government Owned | Neighborhood Commercial | |
| Medium Density Multi-Family | General Business | Office Professional | |
| High Density Multi-Family | Business District | PSJA ISD | |
| Mobile Home | Drainage Easement | Hidalgo ISD | |

All information displayed on this map is subject
to verification by field survey or by the agency
responsible for maintaining the information.
This map is intended for general information only.





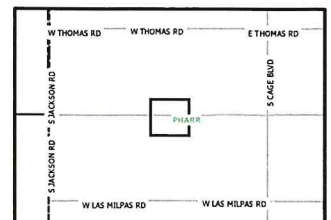
W DICKER RD (FM 3072)



The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.



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67.0

