

MINUTES
PLANNING & ZONING COMMISSION

City Commissioner's Room
118 S. Cage Blvd. September 23, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 23, 2019 and following is the record of attendance.

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

ABSENT: Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
 Melanie Cano, Director
 Roland Gomez, Assistant Director
 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 6:03 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF AUGUST 26, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of August 26, 2019. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 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**

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, 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. 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. Staff received one telephone call 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 (Daycare Center) 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 Luis Madrigal moved to approve the request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Della Robles, Planner I, introduced the item and stated 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. She further reported 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.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Single-Family Residential District (R-1) 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 Neighborhood-Commercial District (N-C) to Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Rafael Munguia arrived at 6:09 p.m.

ITEM E. PLAT APPROVAL

None.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

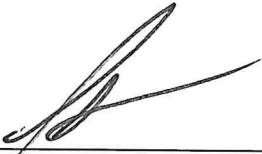
- 1) DISCUSSION ON ADDITIONAL CONDITIONS SET FORTH BY THE PLANNING AND ZONING COMMISSION FOR THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A BUSINESS DISTRICT (C-2) LOCATED AT 212 W. STATE, PHARR, HIDALGO COUNTY, TEXAS.**

Roland Gomez, Assistant Director of Development Services, stated on July 8, 2019, the Planning and Zoning Commission requested the Conditional Use Permit for Sepi's to be reevaluated after a period of ninety (90) days. He continued to state the business had recently applied for a Certificate of Occupancy and had not opened for business. Mr. Gomez advised the Planning and Zoning Commission the ninety (90) days would begin from the time Sepi's receives their Certificate of Occupancy and opens for business. He continued to state no recommendation and no action was needed at the moment.

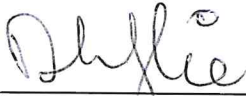
ITEM G. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:10 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: October 14, 2019