

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 14, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 14, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Luis Madrigal
 Andy Castro Charlie Ramirez
 Jonathan Larraga

ABSENT: Rafael Munguia Romeo Robles

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
 Roland Gomez, Assistant Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaisa Licerio, Planner 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.

Jonathan Larraga moved to excuse the absent members. Charlie Ramirez 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 SEPTEMBER 23, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of September 23, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **STEFANO'S PIZZA EXPRESS HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.06 ACRES, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 & 4 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 NORTH JACKSON ROAD, SUITE N-3. CUP#190961**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east and Heavy Industrial District (H-I) to the west. This area is generally designated for commercial use in the Land Use Plan. She further reported three (3) 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 for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) 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.

Chairman, Danny Wylie, asked about hours of operation for Sunday.

Della Robles, Planner I, stated the business would open at 11:00 a.m.; however, alcoholic beverages would not be sold until 12:00 p.m.

There being no further discussion Andy Castro moved to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **SAM ENGINEERING & SURVEYING, REPRESENTING JACINTO CANO IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CRYSTAL CANO SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1-LOT SUBDIVISION OUT OF A 0.76 ACRE TRACT OF LAND AND BEING A PART OR PORTION OF LOT 11, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 3100 BLOCK OF SOUTH GARDENIA STREET. SUB#160720**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the north, south, east and 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 final plat approval of the proposed Crystal Cano 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 final plat approval of the proposed Crystal Cano Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **LINFIELD, HUNTER & JUNIUS INC., REPRESENTING GORDON & CATHERINE JENKINS FAMILY LTD. PARTNERSHIP ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LOPEZVILLE MEADOWS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.739 ACRE TRACT OF LAND IN THE ANTONIO VELASCO SURVEY, ABSTRACT AND BEING A PORTION OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 5200 BLOCK OF NORTH VETERANS BOULEVARD ("I" ROAD). SUB#190101**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are City limits to the north and east and Agricultural Open Space District (A-O) to the south and 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 Lopezville Meadows 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 Lopezville Meadows Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **ATLAS CONSULTANTS, REPRESENTING RAMIRO J. ELIZONDO IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ELIZONDO ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A RE-PLAT OF THE WEST 120 FEET OF LOTS 1 AND 2, BLOCK 9, HIDALGO PARK ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 7400 BLOCK OF SOUTH CAGE BOULEVARD. SUB#190308**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and 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 Elizondo Estates 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 Elizondo Estates Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 4) **M2 ENGINEERING, PLLC., REPRESENTING IRENE URIBE MANRIQUE, PRESIDENT OF STAR TRAIL HOLDINGS, LLC, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED STAR TRAIL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.879 ACRE TRACT OF LAND COMPRISING OF ALL LOT 1, FERNANDEZ SUBDIVISION AND A 2.00 ACRE TRACT OUT OF LOT 113, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF EAST ELDORA ROAD. SUB#190304**

Eddie Martinez, Planner II, introduced the item. He stated the property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are Single Family Residential District (R-1) to the south and the surrounding properties are within the Extraterritorial Jurisdiction (ETJ) to the north, east and 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 Star Trail 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 Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Star Trail Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

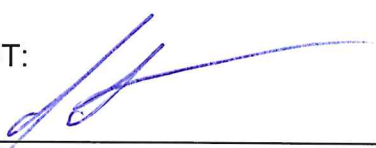
ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

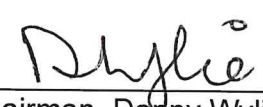
Roland Gomez, Assistant Director of Development Services, welcomed Planner I, Anaïsa Licerio.

ITEM G. ADJOURNMENT

There being no further business Andy Castro moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:12 p.m.

ATTEST:



Andy Castro, Secretary

Chairman, Danny Wylie

APPROVED: October 28, 2019