

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

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

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Jonathan Larraga
 Romeo Robles

ABSENT: Luis Madrigal Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
 Roland Gomez, Assistant Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaisha 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 OCTOBER 28, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga moved to approve the minutes of October 28, 2019. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **ARASELI R. GONZALEZ, REPRESENTING ALEJANDRA I. MARTINEZ, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 19 & 20, BETO'S ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 225 & 229 WEST LAS MILPAS ROAD. COZ#190964**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The property and the surrounding properties were annexed into the city on December 19, 1987, at this time, the property to include the properties to the south, east and west were zoned to Single-Family Residential District (R-1) and the properties to the north were zoned Two-Family Residential District (R-2). On September 21, 2004, the property to the north was rezoned from Two-Family Residential District (R-2) to High-Density Multi-Family District (R-4). 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-four (24) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one (1) individual called for information only.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress and is located along a major thoroughfare. 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.

Chairman, Danny Wylie, asked the reason this item did not fall under spot zoning as it was similar to a previous agenda item.

Della Robles, Planner I, stated it did not fall under spot zoning due to the change of the neighborhood deeming it suitable. She continued to state there are currently high-density apartments across the street and it is located along a major thoroughfare.

There being no further discussion Charlie Ramirez moved to **approve** the rezoning request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) **SHAVI MAHTANI/ DOMAIN DEVELOPMENT, OWNER, 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 DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.091-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 91, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 400-600 BLOCK OF WEST MINNESOTA ROAD. COZ#190965**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). On December 21, 1982, the property to the north was zoned to Single-Family Residential District (R-1). A portion the property to the east was rezoned from Limited Industrial District (L-I) to Single-Family Residential District (R-1) on April 02, 1991 and the remaining portion of the property to the east was zoned to Limited Industrial District on March 30, 1982, when the city adopted the current zoning ordinance we use today. The properties to the south and west are 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 thirty-seven (37) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated two (2) individuals called, both for information only.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress and is located along a major thoroughfare. 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 further discussion Jonathan Larraga moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) RIO DELTA ENGINEERING, REPRESENTING ALDO PADRON AND EVA MARIA PADRON, OWNERS, ARE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED PADRON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.174 ACRE TRACT OF LAND OUT OF THE EAST HALF OF THE NORTH HALF OF LOT 141, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF EAST FRAZIER AVENUE. SUB#190821**

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 preliminary and final plat approval of the proposed Padron 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 and final plat approval of the proposed Padron Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED WEST RIDGE ESTATES PHASE 3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.091 ACRES OUT OF LOT 91, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 500 BLOCK OF WEST MINNESOTA ROAD. SUB#190717**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently Agricultural and/or Open Space District (A-O). The adjacent zones are Single Family Residential District (R-1) to the north, Limited Industrial District (L-I) and Single-Family Residential District(R-1) to the east and Agricultural and/or 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 West Ridge Estates Phase 3 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 West Ridge Estates Phase 3 Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

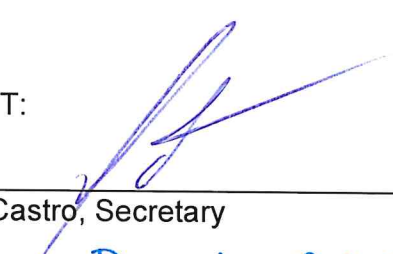
ITEM G. RECONVENE

None.

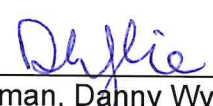
ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:14 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: December 9, 2019