

MINUTES
PLANNING & ZONING COMMISSION

City Commissioner's Room
118 S. Cage Blvd. December 9, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 9, 2019 and following is the record of attendance.

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

ABSENT: Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
Eddie Martinez, Planner II
Della Robles, Planner I
Anaïsa Licerio, Planner I
Alvaro De Leon, Building Inspector
Rita Galvan, Administrative Assistant

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. Jonathan Larraga 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 NOVEMBER 12, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga moved to approve the minutes of November 12, 2019. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) L&G INVESTMENTS, LLP HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE REAR 1.78 ACRES, MORE OR LESS, OUT OF LOT 1, STEELE WHEELS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3225 NORTH SUGAR ROAD. CUP#191167

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) and Residential Multi-Family High-Density (R-MFHD) to the north, General Business District (C) to the south and Heavy Commercial District (H-C) to the east and west. This area is generally designated for industrial and drainage use in the Land Use Plan. She further reported twenty (20) 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 for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C). If approved, the owner must comply with all City Ordinances and City Department requirements.

Blake Box, Aztec Realty, residing at 500 East Pecan, representing owner, stated there are future plans to develop the property for a commercial building. He continued to state the current plan is to lease short term for ATVs and trailer and being in a little income to help pay property taxes.

Chairman, Danny Wylie, asked staff if the Special Use Permit would be valid for one (1) year.

Della Robles, Planner I, stated staff's recommendation was one (1) year, but the Planning & Zoning Commission could recommend a different time frame.

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 Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **DANNENBAUM ENGINEERING COMPANY, REPRESENTING CHARLES D. MULLER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN CENTER ON RIDGE ROAD LOTS 3-6 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.36 ACRE TRACT OF LAND OUT OF AND A PORTION OF LOT TWO HUNDRED THREE (203), KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST RIDGE ROAD. SUB#191025**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural Open Space District (A-O) to the north and Single Family Residential District (R-1) to the 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 proposed Master Plan Center on Ridge Road Lots 3-6 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 Master Plan Center on Ridge Road Lots 3-6 Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 2) **R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING DULCE OLIVIA GONZALEZ, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED V.D. DE LEON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.597 OF AN ACRE OF LAND, OUT OF LOT 8, BLOCK 3, EARL THOMAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF EAST HELMER STREET. SUB#180824**

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 V.D. Deleon 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 V.D. Deleon Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. 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 BUSINESS DISTRICT (C-2) LOCATED AT 212 W. STATE, PHARR, HIDALGO COUNTY, TEXAS.**

Roland Gomez, Development Services Assistant Director, stated on July 8, 2019, the Planning & Zoning Commission recommended review of the Conditional Use Permit after ninety (90) days. He stated that the Pharr Police Department and the Planning Department had not received any complaints for the property. Mr. Gomez stated no action was needed and the Conditional Use Permit would be taken to the City Commission for renewal in July 2020.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

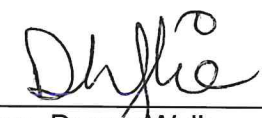
ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn Rafael Munguia 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: January 13, 2020