

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 13, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 13, 2020 and following is the record of attendance.

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

ABSENT: Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: 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.

Rafael Munguia 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 DECEMBER 9, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of December 9, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ORGO FAMILY LTD. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, SHALLOW BROOK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3715 SOUTH CAGE BOULEVARD. COZ#191169**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding properties to the north, south, east and west are zoned Agricultural and/or Open Space District (A-O). The property is generally designated for commercial use in the Land Use Plan. She further reported six (6) 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 legal notice.

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

- 2) EAST POINT INVESTMENTS, LLC 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.09 ACRES, MORE OR LESS, OUT OF LOTS 13-14, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED BETWEEN THE 1300-1500 BLOCK OF NORTH VETERANS BOULEVARD. COZ#191271**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). On February 18, 1986, the property was zoned to Single-Family Residential District (R-1). The surrounding properties to the north, south, east and west are zoned Agricultural and/or Open Space District (A-O). The property is generally designated for commercial use in the Land Use Plan. She further reported ten (10) 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 legal notice.

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

- 3) **AIESTY, INC., D/B/A SEOUL ASIAN MARKET, 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 0.3 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CARMEL SUBDIVISION, VACATED EL CENTRO SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 NORTH JACKSON ROAD, SUITE M. CUP#191272**

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 one (1) surrounding property owner was 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.

There being no further discussion Rafael Munguia moved to approve the request for a Conditional Use Permit and Late Hours Permit 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) **MELDEN & HUNT INC., REPRESENTING MARK BISSELL, MANAGING MEMBER FOR BISSELL SOUTHWEST DC LEASING, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED GEMINI SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 37.397 ACRES OUT OF LOTS 367 AND 370, KELLY-PHARR SUBDIVISION AND OUT OF LOT 14, BLOCK 1, A RE-SUBDIVISION OF CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST HI LINE ROAD. SUB#181238**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Heavy Industrial District (H-I). The adjacent zones are Agricultural Open Space District (A-O) to the north, east and west and Limited Industrial District (L-I) and Agricultural Open Space District (A-O) to the south. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Gemini 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 Gemini Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **M GARCIA ENGINEERING LLC, REPRESENTING ZARAGOZA HINOJOSA JR., PRESIDENT OF HEAVY INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER SUBDIVISION PLAT EAST PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A TRACT OF LAND CONTAINING 17.13 ACRES AND ALSO BEING A PART OR PORTION OF LOTS 13 AND 14, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1100 AND 1200 BLOCK OF EAST FERGUSON AVENUE. SUB#191229**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north and Single Family Residential District (R-1) to the south, General Business District (C) and Single Family Residential District (R-1) to the west and City limits to the east. The property is designated for commercial and single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Master Subdivision Plat East Park 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 Master Subdivision Plat East Park Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 3) **PEREZ CONSULTING ENGINEERS, REPRESENTING, CHARLES CLARK, GENERAL PARTNER CLARK-KNAPP HONDA, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CLARK KNAPP HONDA SUBDIVISION SECTION 2. THE PROPERTY IS DESCRIBED AS BEING A TRACT OF LAND CONTAINING 4.00 ACRES OUT OF LOT 170, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 1000 BLOCK OF WEST POLK AVENUE. SUB#160720**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Heavy Commercial District (H-C) to the north, Agricultural Open-Space District (A-O) to the east, High Density Multi-Family District (R-4) to the south, and General Business District (C) to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Clark Knapp Honda Subdivision Section 2 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 Clark Knapp Honda Subdivision Section 2. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

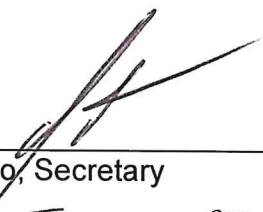
ITEM G. RECONVENE

None.

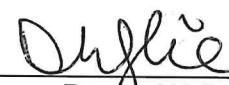
ITEM H. ADJOURNMENT

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 6:18 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: January 27, 2020