

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 27, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 27, 2020 and following is the record of attendance.

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

ABSENT: 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
 Anaisa Licerio, Planner I
 Roy Rodriguez, 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.

Luis Madrigal 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 JANUARY 13, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of January 13, 2020. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **LEONEL CANTU, REPRESENTING CDFP DEVELOPERS, LLC., OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM OFFICE PROFESSIONAL DISTRICT (O-P) TO RESIDENTIAL TOWNHOUSE DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.38-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 186, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 700-800 BLOCK OF WEST SAM HOUSTON AVENUE. COZ#200101**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Office Professional District (O-P). On March 30, 1982, the property and the property to the south, east and west were zoned to Residential Multi-Family District (R-MF) when the city adopted the current zoning ordinance we use today. Later the subject property and the property to the east were re-zoned to Office Professional District (O-P) on March 21, 2006. The property to the north was zoned to Office Professional District (O-P) on July 01, 1986, another portion was zoned to General Business District (C) on July 19, 1990 and on September 02, 2003 the remaining portion to the north was re-zoned to Single-Family Residential District (R-1). The property is generally designated for commercial use in the Land Use Plan. She further reported fourteen (14) 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 Rafael Munguia moved to **approve** the rezoning request for a change of zone from Single-Family Residential District (R-1) to Residential Townhouse District (R-TH). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

Charlie Ramirez arrived at 6:03 p.m.

ITEM E. PLAT APPROVAL

- 1) **R. GUTIERREZ CORPORATION, REPRESENTING ANDRES RODRIGUEZ AND ISMAEL RODRIGUEZ, OWNER'S, ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED REPLAT OF LOT 28, ADDITION TO LAS MILPAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE TRACT OF LAND, BEING ALL OF LOT 28, ADDITION TO LAS MILPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY PHYSICAL ADDRESS IS 304 WEST LAS MILPAS ROAD. SUB#180825**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Medium Density Multi-Family District (R-3). The adjacent zones are Two Family Multi-Family District (R-2) to the north and west, Single Family Residential District (R-1) to the south and Two Family Multi-Family District (R-2) and High Density Multi-Family District (R-4) to the east. The property is designated for single family in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Replat of Lot 28, Addition to Las Milpas 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 final plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision. 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.

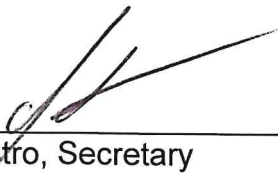
ITEM G. RECONVENE

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 6:08 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: February 10, 2020