

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 24, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 24, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Andy Castro
 Charlie Ramirez Luis Madrigal
 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
 Anaisha 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 FEBRUARY 10, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of February 10, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) IRENE DELA GARZA TRANSPORT HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 3, B.R. BECKER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 10100 SOUTH B.R. BECKER LANE. CUP#200104**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, south, east and west. This area is generally designated for industrial use the Land Use Plan. She further reported eleven (11) surrounding property owners 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 a paved parking facility in a Limited Industrial District (L-I) subject to applicant and site being in compliance with all City Ordinances and City Department requirements. Ms. Robles added that condition five (5) would not be required from the applicant.

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.

Della Robles, Planner I, restated that condition five (5) would not be required from the applicant as the surrounding property owners are zoned Limited Industrial District (L-I).

Chairman, Danny Wylie, asked the type of material that would be installed for the parking lot.

Della Robles, Planner I, stated that the type of material used would be determined by the Engineering Department. She further stated the applicant would be required to submit plans and get them approved.

There being no further discussion Luis Madrigal moved to **approve** the request for a Conditional Use Permit to allow a paved parking facility in a Limited Industrial District (L-I). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) **LINA MARIA GARCIA HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (BEAUTY SALON) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 18, CROWN POINT ESTATES PHASE 1 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 WEST EMERALD DRIVE. CUP#200107**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. This area is generally designated for single-family residential use in the Land Use Plan. She further reported sixty-four (64) 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 a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) 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.

Luis Madrigal asked the applicant where the entrance to the beauty salon was located.

Lina Maria Garcia, residing at 500 West Emerald Drive, responded in Spanish.

Luis Madrigal asked Development Services staff for any concerns.

Roland Gomez, Assistant Director of Development Services, stated there were no concerns since the applicant is allowed to bring customers through the home's primary entrance to access the area where services would be provided.

Jonathan Larraga addressed the applicant in Spanish.

Lina Maria Garcia, residing at 500 West Emerald Drive, responded in Spanish.

There being no further discussion Luis Madrigal moved to **approve** the request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 3) **MELDEN & HUNT INC., REPRESENTING VAQUERO CAGE PARTNERS, LP, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) AND LIMITED INDUSTRIAL DISTRICT (L-I) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 1, 2 AND 3, GOMEZ SUBDIVISION AND BEING THE E162.19'-W510'-S165'-N330' OUT OF LOT 77, 0.58AC, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6024 NORTH CAGE BOULEVARD. COZ#200106 (THIS ITEM WILL GO TO CITY COMMISSION)**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I). The property to include the properties to the south, east and west were zoned to Limited Industrial District (L-I), on March 30, 1982, when the city adopted the current zoning ordinance we use today. The remaining portion of the property was zoned Agricultural and/or Open Space District (A-O) on January 07, 2020. On January 22, 1991, the property to the east was rezoned from Limited Industrial District (L-I) to Single-Family Residential District (R-1) and city limits lie to the north. 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 Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to General Business District (C). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) QUINTANILLA, HEADLY & ASSOCIATES, INC., REPRESENTING JUDGE RAMON GARCIA, FOR THE COUNTY OF HIDALGO, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LAS MILPAS PARK YOUTH FACILITY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A 6.00 ACRE TRACT OF LAND BEING THE NORTH 776.65 FEET AND THE EAST 336.52 FEET OUT OF LOT 8, BLOCK 13, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1600 BLOCK OF WEST ANAYA ROAD. SUB#180206**

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

- 2) RUBEN ALFARO, P.E., REPRESENTING MANUEL ALEJANDRO VILLA, OWNER, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VILLA BAEZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A TRACT OF LAND 125 FEET BY 173.6 FEET OUT OF OUTLOT "Q", ORIGNIAL TOWNSITE OF PHARR, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 320 EAST JONES AVENUE. SUB#200205**

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 south, east and west and Single-Family Residential District (R-1) and Residential Multi-Family District (R-MF) to the north. 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 Villa Baez 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 and final plat approval of the proposed Villa Baez 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.

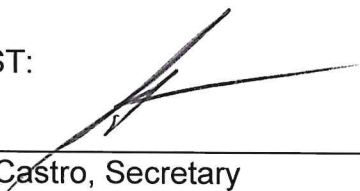
ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Charlie Ramirez moved to adjourn Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:17 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: March 9, 2020