

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

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

MEMBERS PRESENT: Danny Wylie Romeo Robles
Charlie Ramirez Andy Castro

MEMBERS PRESENT VIA VIDEO

CONFERENCE: Luis Madrigal Rafael Munguia
Jonathan Larraga

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
Melanie Cano, Dev. Services Director
Roland Gomez, Dev. Services Assistant Director
Eddie Martinez, Planner II
Della Robles, Planner I
Anaisa Licerio, Planner I
Roy Rodriguez, Building Official
Iris Mata, Secretary
Jose Pena, I.T. Director

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Romeo Robles 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 MARCH 09, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of March 09, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) UTILITY TRAILER SALES SOUTHEAST TEXAS, INC. 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 LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.00-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 125, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 300-400 BLOCK OF EAST ELDORA ROAD. COZ#200212**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property and the property to the south and west were zoned Agricultural and/or Open Space District (A-O) and the property to the north was zoned to Limited Industrial District (L-I) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On February 20, 2017, the property to the west was rezoned to Heavy Commercial District (H-C) and the property to the south was rezoned to Limited Industrial District (L-I) on January 17, 2006. A portion of the property to the north was rezoned from Limited Industrial District (L-I) to Single-Family Residential District (R-1) on May 16, 2013. The properties to the east were zoned on three (3) different dates, one was zoned to Single-Family Residential District (R-1) on January 03, 2006, the second was also zoned to Single-Family Residential District (R-1) on March 05, 1991, and the last was zoned to Residential Mobile-Home District (R-MH) on January 20, 1998. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported seventeen (17) 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 Limited Industrial District (L-I) 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, asked if the applicant had any comments.

Cloromiro Hinojosa, Project Engineer, residing at 701 South 15th, McAllen, TX, stated the additional parking would be utilized for trailer parking for the business.

Luis Madrigal arrived at 6:06 p.m. via video conference.

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 Charlie Ramirez moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) **STEVE M. GANO, REPRESENTING OAKCREST MANAGEMENT, INC., 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 THE SOUTH 388.74' OUT OF LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6109 SOUTH CAGE BOULEVARD. COZ#200213**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The subject property and the properties to the north, east and south were zoned to Agricultural and/or Open Space District (A-O) on September 04, 1990. The property to the west was zoned General Business District (C) on March 20, 1984. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. She further reported fifteen (15) 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 one (1) telephone call for information only.

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.

Steve Gano, via telephone call, requested that the property be rezoned as requested and he was available if there were any questions.

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 Charlie Ramirez moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 3) **5M REAL ESTATE, L.L.C. 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 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.351-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 158, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 300-400 BLOCK OF EAST FERGUSON AVENUE (REAR). COZ#200315**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north was zoned to Agricultural and/or Open Space District (A-O), the property to the south was zoned to General Business District (C) and the property to the west was zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On February 15, 2000, the property to the east was zoned to Single-Family Residential District (R-1). 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 residential use in the Land Use Plan. She further reported sixteen (16) 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 rezone to Single-Family Residential District (R-1) 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 Charlie Ramirez moved to approve the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 4) **LETICIA FLORES 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 A 2.009-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 292, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5401 SOUTH CAGE BOULEVARD. COZ#200316**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north and west are zoned Agricultural and/or Open Space District (A-O). The properties to the south and east was zoned to Single-Family Residential (R-1) on May 06, 2003. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial and single-family residential use in the Land Use Plan. She further reported twenty-two (22) 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 three (3) telephone calls, two (2) for information only and one (1) in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to rezone 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 Andy Castro moved to approve the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) **M&S GROUP, INC., D/B/A WING DADDY'S SAUCE HOUSE, 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 ALL OF LOT 4A & 5A, PARADISE COMMERCIAL PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 601 SOUTH JACKSON ROAD. CUP#200318**

Luis Madrigal stated he would abstain from this item.

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). The surrounding area is zoned General Business District (C) to the north, south and east and City of Pharr limits lie to the west. This area 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 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 Andy Castro moved to approve the request for a Conditional Use Permit in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried by majority. Luis Madrigal abstained from the vote.

- 6) **CAMPERO HOLDINGS COMPANY, L.L.C. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 6.95-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 359, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 900 BLOCK OF WEST ANAYA ROAD. CUP#200319**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Agricultural and/or Open Space District (A-O) to the north and Limited Industrial District (L-I) to the south, east and west. This area is generally designated for industrial use in the Land Use Plan. She further reported two (2) 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 temporary parking facility in an Agricultural and/or Open Space District (A-O) 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 discussion Charlie Ramirez moved to approve the request Conditional Use Permit to allow a temporary parking facility in an Agricultural and/or Open Space District (A-O). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 7) **UNIVERSAL TOWING, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, MARINA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3301 NORTH CAGE BOULEVARD. CUP#200321**

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 south and Agricultural and/or Open Space District (A-O) to the north, east and west. The area is generally designated for industrial use in the Land Use Plan. She further reported five (5) 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 one telephone call in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). She added the applicant should obtain a Certificate of Occupancy prior to Conditional Use Permit issuance.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Secretary, stated there was one (1) individual in the affected area signed up to speak.

Anwar Perez, representing, Heriberto Perez, residing at 3319 North Cage, stated there had been several businesses at the location which have caused a nuisance for his family. He stated that the previous businesses have caused air pollution and dust and they do not believe it is an adequate property for high volume traffic, towing, or material sales. Mr. Perez continue to state that there would be several complaints at the location and the property owner had not met fencing requirements that were recommended to him two (2) years ago when the permit was first applied for. He continued to state that paving requirements had not been done and he believed a milling waste had been installed to the back of the property which did not prevent dust or dirt.

Charlie Ramirez questioned staff about a follow up and the reason the applicant had not made the improvements.

Della Robles, Planner I, stated Mr. Terraza, the property owner, had completed some of the requested improvements to the property. She stated Mr. Terraza had obtained a building permit and paved the property. Ms. Robles stated there was an opaque buffer fence on the residential side of the property and Mr. Terraza was slowly making improvements to the property. She continued to state that the Conditional Use Permit would not be issued to Mr. Terraza until the required improvements listed in the packet were met.

Charlie Ramirez asked for a time frame for these requirements.

Della Robles, Planner I, stated Mr. Terraza would be required to make improvements within six (6) months or the Conditional Use Permit would be void.

Chairman, Danny Wylie, asked if the applicant had applied for a Conditional Use Permit previously.

Della Robles, Planner I, confirmed Mr. Terraza had applied for a Conditional Use Permit previously.

Melanie Cano, Director of Development Services, stated that the applicant had applied a few years ago, but the previous tenant was still on the property and had not been removed. She continued to state that the original Conditional Use Permit that had been applied for had not been utilized as it expired after six (6) months, so the applicant was required to reapply.

Chairman, Danny Wylie, asked if the applicant would need to meet all requirements prior to issuance of the Conditional Use Permit.

Della Robles, Planner I, confirmed the Conditional Use Permit would not be issued until the conditions were met.

Andy Castro questioned if the applicant would build once they met the condition requirements.

Della Robles, Planner I, stated there was an existing building and there was a buffer fence on the residential side of the property. She continued to state that the applicant would be required to meet the paving conditions and apply for a Certificate of Occupancy. Ms. Robles stated that once the conditions were met the Conditional Use Permit would be issued.

Charlie Ramirez asked if there were additional photos of the property.

Della Robles, Planner I, stated there were no additional photos at this time.

Luis Madrigal suggested the item be discussed in Executive Session.

There being no further discussion Charlie Ramirez moved to **approve** the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I) subject to the listed conditions. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 7) **LAMAR STRONG, REPRESENTING STRONG STRUCTURAL STEEL, LTD. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 10.92 ACRES, MORE OR LESS, OUT OF LOT 40, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 101 NORTH VETERANS BOULEVARD. CUP#200322**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Heavy Industrial District (H-I). The surrounding area is zoned Heavy Industrial District (H-I) and Single-Family Residential (Small Lots) (R-1A), Heavy Industrial District (H-I) to the west, General Business District (C) and City of Pharr limits lie to the east. This area is generally designated for commercial use in the Land Use Plan. She further reported fifty-seven (57) 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 one telephone call in for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (H-I) 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 questioned how long the permit would be valid.

Della Robles stated the permit is recommended for one (1) year; however, it would be at the discretion of the Planning & Zoning Commission.

Luis Madrigal questioned the length of time the applicant would be needing the Conditional Use Permit for the storage of material.

Della Robles, Planner I, stated the applicant would need the Conditional Use Permit for one (1) year.

Luis Madrigal suggested the item be discussed in Executive Session.

ITEM F. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:34 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

The time being 6:45 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 7) **LAMAR STRONG, REPRESENTING STRONG STRUCTURAL STEEL, LTD. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 10.92 ACRES, MORE OR LESS, OUT OF LOT 40, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 101 NORTH VETERANS BOULEVARD. CUP#200322**

There being no further discussion Charlie Ramirez moved to approve the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (H-I). Andy Castro 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 FINAL PLAT APPROVAL OF THE PROPOSED CENTER ON RIDGE ROAD PHASE II LOT 3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.65 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**

Della Robles, Planner I, introduced the item. She 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. She added no variances were being requested and staff recommended final plat approval of the proposed Center on Ridge Road Phase II Lot 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 Charlie Ramirez moved to approve the request for final plat approval of the proposed Center on Ridge Road Phase II Lot 3 Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) **R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING JOHN W. DRENNAN, PRESIDENT OF OAKCREST MANAGEMENT, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED RE-SUBDIVISION OF THE SOUTH 388.74 FEET OF LOT 2 STORAGE DEPOT SOUTH PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.23 ACRES OF LAND OUT OF LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6109 SOUTH CAGE BOULEVARD. SUB#200207**

Della Robles, Planner I, introduced the item. She stated the property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east and south and General Business District (C) to the west. The property is designated for commercial and public/semi public use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Re-subdivision of the south 388.74 feet of Lot 2 Storage south Pharr 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 Andy Castro moved to approve the request for preliminary plat approval of the proposed Re-subdivision of the south 388.74 feet of Lot 2 Storage south Pharr Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING ARCADIO GUERRA, MEMBER FOR ARGV, L.L.C., A TEXAS LIMITED LIABILITY COMPANY IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN OF VETERANS CENTRE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.07 ACRE TRACT OF LAND OUT OF A 4.80 ACRE TRACT OF LAND OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF EAST NOLANA LOOP. SUB#200204**

Della Robles, Planner I, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south and west and city limits to the east. The property is designated for commercial use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Master Plan of Veterans Centre 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 Plan of Veterans Centre 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. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:53 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: April 27, 2020