

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

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

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Charlie Ramirez Rafael Munguia

MEMBERS PRESENT VIA VIDEO

CONFERENCE: Luis Madrigal Jonathan Larraga

ABSENT: Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Dev. Services Assistant Director
Eddie Martinez, Planner II
Della Robles, Planner I
Iris Mata, Secretary
Rick Castro, I.T. Assistant Director

ITEM A. CALL TO ORDER

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

Jonathan Larraga moved to excuse the absent members. Rafael Munguia 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 APRIL 13, 2020

Chairman, Danny Wylie, introduced the item.

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

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 1) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING AMELIO RIVAS JR. AND GLORIA M. RIVAS, OWNERS, ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ROXANNE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.35 ACRE TRACT OF LAND OUT OF A 3.00 ACRE TRACT OF LAND, OUT OF THE SOUTH 24.19 ACRES OF LOT 5, BLOCK 12, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1600 BLOCK OF WEST ANAYA ROAD. SUB#190514**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Agricultural Open Space District (A-O) to the north, east, south and 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 Roxanne Rivas 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 Roxanne Rivas Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **MELDEN & HUNT, INC., REPRESENTING ABEL HERNANDEZ-LONGORIA JR., MANAGER FOR HAWTHORNE BROOKS, L.L.C., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MINNESOTA HILLS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 10.00 ACRES OUT OF LOT 82, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST MINNESOTA ROAD. SUB#180716**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Heavy Commercial District (H-C) to the north, Agricultural and/or Open Space District (A-O) to the east and south and Single Family Residential District (R-1) to the 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 proposed Minnesota Hills 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 final plat approval of the proposed Minnesota Hills Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 3) PABLO SOTO JR., P.E., REPRESENTING CARMEN AURELIA DE LA FUENTE, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED FEROLL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.96 ACRE TRACT OF LAND, OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST GREG DRIVE. SUB#200208**

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 preliminary plat approval of the proposed Feroll Subdivision subject to the conditions.

Pablo Soto, Project Engineer, stated he had a concern about the requirements from the Fire Department. He continued to state there were only four (4) inch lines within the development and no fire hydrants. Mr. Soto stated he would like to request a variance to the fire protection.

Eddie Martinez, Planner I, stated the Project Engineer should have contacted the Fire Department to address the situation.

Chairman, Danny Wylie, asked if the item should be tabled.

Eddie Martinez, Planner I, stated the item could not be tabled.

Chairman, Danny Wylie, stated the item could not be approved if the issues had not been resolved.

Eddie Martinez, Planner I, stated the item could not be tabled as it was the Project Engineer's responsibility to address the issues with the Fire Department.

Rafael Munguia asked if the item could be tabled to allow the Project Engineer to address the issues with the Fire Department.

Roland Gomez, Development Services Assistant Director, stated subdivisions have a timeline of thirty (30) days from the time of submittal for action. He continued to state that if the Project Engineer or owner had issues, they could have withdrawn the item from the agenda and continued to present the item to board at another date. Mr. Gomez also stated that the item could be approved as preliminary and all items could be addressed before construction.

Chairman, Danny Wylie, asked if a variance would be granted.

Roland Gomez, Development Services Assistant Director, stated a variance was not requested. He continued to state that the proper paperwork was not submitted.

Chairman, Danny Wylie, stated the board could not approve an item that had not been agreed upon.

Roland Gomez, Development Services Assistant Director, stated the Planning & Zoning Commission would be approving the item as it was presented by staff.

Chairman, Danny Wylie, asked if the applicant was aware of the departmental issues and if they were discussed in their meeting with the applicant.

Eddie Martinez, Planner I, stated the comments were sent to the Project Engineer.

Chairman, Danny Wylie, asked how the item proceeded if the applicant had concerns with the comments.

Eddie Martinez, Planner I, stated that the Project Engineer contacted him about the fire protection concerns and Mr. Soto was advised to contact the Fire Department. He continued to state that Mr. Soto did not follow up with him and did not ask for the item to be withdrawn.

Rafael Munguia asked if staff recommended approval of the item or should it be denied and have them restart the process.

Roland Gomez, Development Services Assistant Director, stated if the item were to be denied, the applicant would not be able to resubmit for six (6) months.

Chairman, Danny Wylie, stated denying the item would add an additional cost and time. He continued to state that it seemed as though it was not the developer's fault, but rather in the flow of the process.

Rafael Munguia stated the item was in the preliminary stage so there was time to discuss any issues.

Eddie Martinez, Planner I, stated the next step would be the construction phase and if the Developer or Project Engineer didn't think it was feasible, they could terminate the project.

At this time Chairman, Danny Wylie, opened the item for discussion and action.

There being no further discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Feroll Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 4) **MELDEN & HUNT INC., REPRESENTING W.A. LANDRETH, MANAGER, FOR VAQUERO VENTURES MANAGEMENT, LLC, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED 7-11 CAGE ADDITION SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.742 ACRES OUT OF LOT 77, KELLY-PHARR SUBDIVISION AND OUT OF LOTS 1-3 AMENDED GOMEZ SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 6000 BLOCK OF NORTH IH 69C. SUB#200209**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Limited Industrial District (L-I) and Single Family Residential District (R-1) to the east, Limited Industrial District (L-I) to the south and west and City limits to the north. The property is designated for commercial and R.O.W. use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed 7-11 Cage Addition 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 Romeo Robles moved to approve the request for preliminary plat approval of the proposed 7-11 Cage Addition 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.

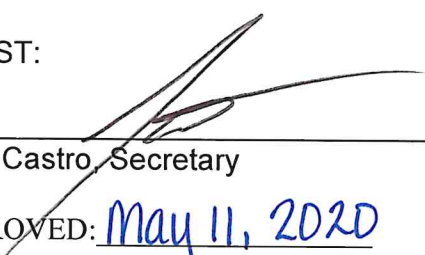
ITEM G. RECONVENE

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 6:15 p.m.

ATTEST:



Andy Castro, Secretary

APPROVED: May 11, 2020



Chairman, Danny Wylie