

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 11, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 11, 2020 and following is the record of attendance.

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

**MEMBERS PRESENT
VIA VIDEO
CONFERENCE:** Luis Madrigal Jonathan Larraga

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Iris Mata, Secretary
 Patricia Rigney, City Attorney

ITEM A. CALL TO ORDER

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF APRIL 27, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of April 27, 2020. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 1) **CLH ENGINEERING, INC., REPRESENTING JOSE M. GUERRA CANTU, MANAGING MEMBER FOR KASAVA, L.L.C, A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JG CUSTOMS FORWARDING 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE WEST 9.93 ACRES OF LAND OF LOT 8, CLOSNER SUBDIVISION OF PORCION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF EAST MILITARY HIGHWAY. SUB#190203**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Single Family Residential District (R-1) to the north, Agricultural Open Space District (A-O) to the east, Limited Industrial District (L-I) and Heavy Commercial District (H-C) to the south and Limited Industrial District (L-I) to the west. 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 JG Customs Forwarding 2 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 JG Customs Forwarding 2 Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **ROBLES ENGINEERING, LLC., REPRESENTING IRMA VASQUEZ AND RAMON VASQUEZ JR., OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED I-N-R SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE OUT OF LOT 4, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF EAST FERGUSON AVENUE (FM 495). SUB#200103**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Residential multi-family District (R-MF) to the north, General Business District (C) and Residential Multi-Family High Density District (R-MFHD) to the east and General Business District (C) to the south and west. 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 I-N-R 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.

Chairman, Danny Wylie, asked how the property was an existing daycare.

Eddie Martinez, Planner II, stated there was a building on the property being used as a daycare.

Chairman, Danny Wylie, asked if the property was being platted because of a remodel.

Eddie Martinez, Planner II, stated the applicant was adding to the existing building, so this triggers the subdivision process.

There being no further discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed I-N-R Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **MELDEN & HUNT, INC., REPRESENTING FRANCISCO OBREGON, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ENCINO RIDGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 21.958 ACRES A PART OR PORTION OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4700 BLOCK OF NORTH VETERANS BOULEVARD. SUB#191126**

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, City limits to the east, General Business District (C) to the south and Agricultural and/or Open Space District (A-O) to the west. The property is designated for multi-family residential and commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Encino Ridge 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 preliminary plat approval of the proposed Encino Ridge Subdivision. Andy Castro 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.

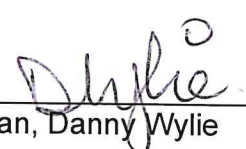
ITEM H. ADJOURNMENT

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 6:09 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: May 26, 2020