

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 26, 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

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

ABSENT: Luis Madrigal Andy Castro

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.

Charlie Ramirez 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 MAY 11, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of May 11, 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) **RIO DELTA ENGINEERING, REPRESENTING JACINTO CANO JR., OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MCALLEN HYDRAULICS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.56 ACRE TRACT OF LAND OUT OF LOT SIX (6), BLOCK FIVE (5), A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1700 BLOCK OF WEST SIOUX RD. SUB#190820**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the North and West and Residential Multi-family High Density (RMFHD) to the East and South. The property is designated for multi-family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed McAllen Hydraulics 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 preliminary plat approval of the proposed McAllen Hydraulics Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **RIO DELTA ENGINEERING, REPRESENTING JUAN AURELIO CADENA, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CADENA AUTO SALES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.88 OF AN ACRE TRACT OF LAND BEING ALL OF LOTS 1 - 8, AND LOTS 23 - 32 AND A 20 FOOT STRIP OF LAND, FORMERLY AN ALLEY, LYING BETWEEN LOTS 1 - 8 AND LOTS 25 - 32, BLOCK A, ORIGINAL TOWNSITE OF PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF EAST BUSINESS HWY 83. SUB#200210**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C) and Business District (C-2). The adjacent zones are Heavy Commercial District (HC) to the north, General Business District (C) to the east and south and Business District (C-2) to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Cadena Auto Sales 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 if this item had been presented to the Planning & Zoning Commission previously.

Eddie Martinez, Planner II, stated this item had not been presented to the Planning & Zoning Commission.

Chairman, Danny Wylie, asked if this was the same location the GCR Tire Company was located.

Eddie Martinez, Planner II, stated it was the Goodyear store.

Chairman, Danny Wylie, recalled the item being presented to the city council and it was a part of the Original Townsite.

Melanie Cano, Director of Development Services, stated motor vehicles are not allowed in the downtown area, but in 2019 a resolution was passed to exclude a portion of the East side which is what Mr. Wylie may have seen on the City Commission agenda.

Rafael Munguia asked to confirm if the property was included in the downtown district prior to 2019 when the resolution was passed.

Chairman, Danny Wylie, asked which portion of the property was included in the downtown district.

Melanie Cano, Director of Development, stated all the property was included in the downtown district until it was excluded in 2019.

There being no further discussion Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Cadena Auto Sales Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

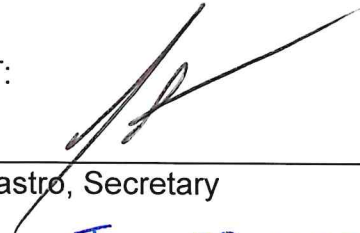
ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

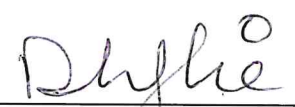
There being no further business Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:09 p.m.

ATTEST:



Andy Castro, Secretary

APPROVED: June 08, 2020



Chairman, Danny Wylie