

City Commissioner's Room
118 S. Cage Blvd. November 23, 2020 - 6:00 p.m.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
Romeo Robles Andy Castro

CONFERENCE: Jonathan Larraga

OTHERS PRESENT: See attached list

ITEM A. CALL TO ORDER

Charlie Ramirez moved to excuse the absent members. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

None.

1) MINUTES OF NOVEMBER 9, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of November 9, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) SDI ENGINEERING, LLC., REPRESENTING DOUBLE TWIN PROPERTIES, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, EMPIRE NO. 2 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1200 WEST HUMMINGBIRD COURT. COZ#201044

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The property along with the property to the west was zoned to Residential Multi-Family High Density District (R-MFHD) on December 03, 2002, and on January 22, 2015, the subject property was re-zoned to General Business District (C). The property to the south was re-zoned from Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1995. The property to the east was zoned to Single-Family Residential District (R-1) on December 04, 2001 and the property to the north was zoned to Single-Family Residential District (R-1) on October 05, 1993. The property is generally designated for single-family use in the Future Land Use Plan. She further reported fourteen (14) 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.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Ruben Canales, representing SDI Engineering, LLC., stated the proposed use was for townhomes and that it would be a good addition for the City.

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 items for discussion.

There being no discussion Andy Castro moved to approve the rezoning request for a change of zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **PABLO SOTO JR., P.E., REPRESENTING ROSANA RIOJAS, PRESIDENT OF RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO. 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE EAST 4.90 ACRE OF THE NORTH 5 ACRES OF THE SOUTH 15 ACRES OF LOT 121, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3400 BLOCK OF NORTH SUGAR ROAD. SUB#180720**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned Residential Multi-family High-Density District (R-MFHD). The adjacent zones are Agricultural Open Space District (A-O) and Heavy Industrial District (H-I) to the north, Single Family Residential District (R-1) to the east, Agricultural Open Space District (A-O) and Single-Family Residential District (R-1) to the south and Agricultural Open Space District (A-O) to the west. The property is designated for single family residential use in the Land Use Plan. She added no variances were being requested and staff recommended final plat approval of the proposed Heritage Manor No. 2 Subdivision subject to the listed 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 Heritage Manor No. 2 Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

- 1) **L&G INVESTMENTS, LLP IS REQUESTING AN EXTENSION OF THEIR SPECIAL USE PERMIT SUP#191167, TO CONTINUE TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE REAR 1.78 ACRES, MORE OR LESS, OUT OF LOT 1, STEELE WHEELS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS AND IS PHYSICALLY LOCATED AT 3225 NORTH SUGAR ROAD. SUP#191167**

Anaisa Licerio, Planner I, introduced the item. She stated applicant was requesting an extension of the Special Use Permit which is set to expire December 9, 2020. She continued to state that the extension would be provisional for six (6) months, if approved.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

Andy Castro asked if the applicant would need to go through reinspection.

Anaisa Licerio, Planner I, confirmed that the applicant would need to go through the reinspection process.

Chairman, Danny Wylie, asked if he extension of six (6) months was the maximum time given to the applicant.

Roland Gomez, Development Services Assistant Director, confirmed that staff was recommending approval for six (6) months.

Chairman, Danny Wylie, asked if the applicant could request additional time after the six (6) month extension.

Roland Gomez, Development Services Assistant Director, stated the applicant would have the option to extend, but at this time staff was recommending a provisional six (6) month extension.

There being no further discussion Jonathan Larraga moved to approve the request for an extension of the Special Use Permit. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

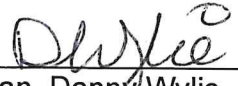
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:12 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: December 14, 2020