

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 28, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 28, 2021, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Charlie Ramirez Rafael Munguia

ABSENT: Luis Madrigal Andy Castro
Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Anaisa Licerio, Planner I
Nelly Terrazas, Planner I
Carolina Herrera, Secretary
Daniel Gonzalez, Assistant 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.

Rafael Munguia moved to excuse the absent members. Charlie Ramirez 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 JUNE 14, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of June 14, 2021. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **ELV VENTURES LLC., D/B/A LA BELLA CASA FLOORING STUDIO, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, VALENTINA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1403 WEST FERGUSON AVENUE. CUP#210532**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned Agricultural and/or Open Space District (A-O) to the North, General Business District (C) and Agricultural and/or Open Space District (A-O) to the East and General Business District (C) to the South and West. This area is generally designated for commercial use in the 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. Staff received (1) one telephone call for information only.

Anaisa Licerio, 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 Commercial District (H-C). Applicant shall obtain a Certificate of Occupancy and meet all City Department requirements prior to the issuance of the Conditional Use Permit as well as being subject to the listed conditions.

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.

Rafael Munguia asked if the Conditional use Permit would be issued for one year.

Anaisa Licerio, Planner I, confirmed the Conditional Use Permit would be for one year.

There being no further discussion Rafael Munguia moved to approve the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C). Charlie Ramirez second the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 1) **J&R ENGINEERING, LLC, REPRESENTING CITY OF PHARR, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED LOT 1A & LOT 1B REPLAT OF LOT 1, TIP-O-TEXAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.050 ACRE TRACT OF LAND, BEING A REPLAT OF ALL OF LOT 1, TIP-O-TEXAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF NORTH IH 69C. SUB#210411**

Anaisa Licerio, 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, Residential Mobile Home District (R-MH) to the east, Limited Industrial District (L-I) to the south and General Business District (C) and Limited Industrial District (L-I) to the west. The property is designated for commercial and public/semipublic use in the Land Use Plan. She added no variances were being requested and staff recommends preliminary and final plat approval of the proposed Lot 1A & Lot 1B Replat of Lot 1, Tip-O-Texas 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 Rafael Munguia moved to approve the request for preliminary and final plat approval of the proposed Lot 1A & Lot 1B Replat of Lot 1, Tip-O-Texas Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION

None.

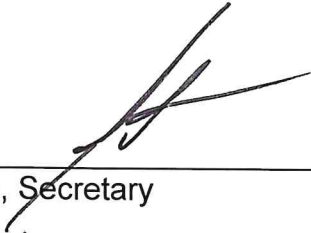
ITEM H. RECONVENE

None.

ITEM I. 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 6:06 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: July 12, 2021