



## **PLANNING & ZONING COMMISSION**

*City Commissioner's Room*

*118 S. Cage Blvd. June 22, 2015 – 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 08, 2015. The meeting was called to order by Hector Villarreal at 6:02 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

### **ATTENDANCE**

**MEMBERS PRESENT:** Hector Villarreal      Romeo Robles  
Charlie Ramirez      Criselda Rincon-Flores  
Tom Greuner      Victor Carrillo III  
Tuan Oliva

**ABSENT:** Romeo Robles      Guadalupe Cano

**OTHERS PRESENT:** See attached list

**STAFF PRESENT:** Edward M. Wylie, Director of Development Services  
Melanie Cano, Asst. Director of Development Services  
Roland Gomez, Senior Planner  
Johanna Maldonado, Subdivision Coordinator  
Della Robles, Administrative Secretary

### **CALL TO ORDER**

Hector Villarreal called the meeting to order at 6:02 p.m. and welcomed all to the meeting. Roll call established a quorum.

### **APPROVAL OF MINUTES**

There being no discussion, Tom Greuner **moved** the minutes of June 08, 2015, be accepted as submitted. Victor Carrillo III second the motion and when put to a vote it polled as follows: Villarreal: approved as submitted; Carrillo: approved as submitted; Greuner: approved as submitted; Rincon-Flores: approved as submitted and Oliva: approved as submitted.

The motion carried unanimously to approve the minutes of June 08, 2015 as submitted.

**PUBLIC COMMENTS:**

No individuals signed up to speak.

**PUBLIC HEARING:**

No items to present at this time.

**PLAT APPROVAL:**

Johanna Maldonado introduced herself as Subdivision Coordinator for the City of Pharr and stated that she had one item for recommendation and proceeded to introduce the item as follows:

*Charlie Ramirez entered meeting during the reading at 6:05 pm*

**HINOJOSA ENGINEERING INC.  
Rep. PHARR-SAN JUAN-ALAMO I.S.D.**

**PHARR-SAN JUAN-ALAMO  
FOOTBALL STADIUM  
SUBDIVISION SUB#150411**

H.L.G. Plan Review Services, representing Oscar Lozano and Rosie Lozano, are requesting preliminary plat approval of the proposed Bautista Estates Subdivision. The property is legally described as being a 1.848 acre tract of land, Re-Plat of Lot 36, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 and 700 Block of West Corpus Street. The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the North, East, South and West. The property is designated for residential use in the Land Use Plan. Property Proposed Use: Residential Home. Variances: None requested. Planning staff recommends preliminary plat approval of the proposed Bautista Estates Subdivision subject to the following conditions:

**STREETS, PAVING AND R.O.W.:** 1) See attachment.

**EASEMENTS:** 1) See attachments.

**SIDEWALK:  
ADA:** 1) See attachments.

**FIRE PROTECTION:** 1) See attachment.

**WATER:** 1) Need to verify owner of existing water meter. If the water meter is owned by the property owner next door, the developer will need to install a new water meter.

**SEWER:** 1) No comments.

**DRAINAGE:**

- 1) No comments.

**OTHER:**

- 1) All plans need to be signed and sealed.
- 2) Add Mayor's name Ambrosio Hernandez.
- 3) The location map needs to pan the window to the West to show US 281.
- 4) On the metes and bounds the 5<sup>th</sup> paragraph is missing the distance. (132.0')
- 5) Reference City of Pharr bench mark.
- 6) Plat note # 4 street name is W. Corpus.
- 7) Add plat note: landscaping as per City of Pharr Ordinance.
- 8) Add plat note: Erosion and sedimentation control during construction to be in accordance with current T.P.D.E.S guidelines.
- 9) Add plat note: Additional fire protection may be required at time of building permit.
- 10) Add plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
- 11) Show updated surrounding properties and easements on the plat.
- 12) Plat note #1 has wrong date and firm panel number.
- 13) Remove plat note # 5.
- 14) Bearing is misspelled on paragraph no.3.
- 15) Engineer signature block has a typo. (Benita)
- 16) Last paragraph has a typo.
- 17) House in the back of the property must be removed before final inspection.
- 18) Label existing R.O.W. on W. Corpus St.

Hector Villarreal asked if anyone had signed up to speak at the public hearing. Della Robles advised no one had signed up to speak. Mr. Villarreal closed the public hearing and opened it up to the Planning and Zoning Commission for discussion and action.

There being no discussion, Criselda Rincon-Flores **moved** to approve the request for preliminary plat approval of the proposed Bautista Estates Subdivision. Victor Carrillo III second the motion and when put to a vote it polled as follows: Villarreal: approved the request; Ramirez: approved the request; Carrillo: approved the request; Greuner: approved the request; Rincon-Flores: approved the request and Oliva: approved the request.

Motion carried by unanimous vote to approve the request for preliminary plat approval of the proposed Bautista Estates Subdivision.

**ANNOUNCEMENTS/OTHER BUSINESS:**

Mr. Wylie, Director of Development Services, stated that he had one announcement. He stated that at the last City Commission there was an item that

was tabled to appoint the "Your Vision! Pharr 2025 Stakeholders Group. He stated that hopefully it would be assigned for the coming meeting of July 01, 2015, during the next City Commission Meeting. He stated it was for the Comprehensive Plan Steering Committee. Mr. Wylie stated the Stakeholders Group would be a fifteen (15) member board or committee that will report to the Planning and Zoning Commission and they would in turn report to the City Commission. Mr. Wylie stated, that as they know, the City of Pharr is in the Comprehensive Plan update this year and they have been doing work since February gathering data, making all the plans and the next phase is the public hearings. He stated they will have public meetings and public hearings with the general public for different areas of the city. He stated that they were looking to host those the last two (2) weeks in July. He stated that as soon as we get the board appointed and they have a quick meeting with them to decide on the dates he would advise the Planning and Zoning Commission so they could attend and to talk to the public and see what they want the Future Pharr to be like. Mr. Villarreal stated it was very informative.

**ABSENTEE REPORT:** Romeo Robles and Guadalupe Cano were the absent members. Charlie Ramirez moved to excuse the absent member. Tuan Oliva second the motion and when put to a vote it polled as follows: Villarreal: approved to excuse; Ramirez: approved to excuse; Carrillo: approved to excuse; Greuner: approved to excuse; Rincon-Flores: approved to excuse and Oliva: approved to excuse.

The motion carried unanimously to excuse the absent member.

**ADJOURNMENT:** There being no further business, Tom Greuner moved that the meeting be adjourned. Charlie Ramirez second the motion and when put to a vote it polled as follows: Villarreal: approved to adjourn; Ramirez: approved to adjourn; Carrillo: approved to adjourn; Greuner: approved to adjourn; Rincon-Flores: approved to adjourn and Oliva: approved to adjourn.

Motion carried unanimously and the Planning and Zoning Meeting adjourned at 6:09 p.m.



Hector Villarreal, Chairman

ATTEST:



Charlie Ramirez, Member

