



## **PLANNING & ZONING COMMISSION**

*City Commissioner's Room*

*118 S. Cage Blvd. March 9, 2015 – 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 9, 2015. The meeting was called to order by Hector Villarreal at 6:08 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

### **ATTENDANCE**

**MEMBERS PRESENT:** Hector Villarreal      Tom Greuner  
Charlie Ramirez      Criselda Rincon-Flores

**ABSENT:** Romeo Robles      Guadalupe Cano  
Victor Carrillo III      Tuan Oliva  
Heriberto Campos

**OTHERS PRESENT:** See attached list

**STAFF PRESENT:** Melanie Cano, Asst. Director of Development Services  
Roland Gomez, Senior Planner  
Heriberto Martinez, Planner I  
Johanna Maldonado, Subdivision Coordinator  
Della Robles, Secretary

### **CALL TO ORDER**

Hector Villarreal called the meeting to order at 6:08 p.m. and welcomed all to the meeting. Roll call established a quorum.

### **APPROVAL OF MINUTES**

Tom Greuner indicated with respect that on page 2 of 17 at the bottom of the page the last paragraph, he was not on there and he was wondering if it was because he was a tad late to the meeting. Della Robles, Secretary, instructed Mr. Greuner to go to page three, at the top of the page, paragraph two and he would find his vote.

There being no further discussion, Tom Greuner **moved** the minutes of February 23, 2015, be accepted as submitted. Criselda Rincon-Flores second the motion and when put to a vote it polled as follows: Hector Villarreal: approve as submitted; Charlie Ramirez: approve as submitted; Tom Greuner: approve as submitted and Criselda Rincon-Flores: approve as submitted.

The motion carried unanimously to approve the minutes of February 23, 2015 as submitted.

## **PUBLIC HEARING:**

Heriberto Martinez introduced himself as Planner I for the City of Pharr and stated he had one item for recommendation and proceeded to introduce the first item as follows:

**RUBEN VELA  
d/b/a EL BARCO DE VELA  
MARISCOS & MORE RESTAURANT**

**CUP-ABC**

Ruben Vela, d/b/a El Barco De Vela Mariscos & More Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lot 3, Block 51, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 205 South Cage Boulevard. The property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the North, South and West, and General Business District (C) to the East. The area is generally designated for commercial use in the Land Use Plan. Code Compliance, Fire Department, the Police Chief, and Planning Department all recommend approval of the Conditional Use Permit. 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 no response to the letters or the legal notice. Development Services Staff recommends approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site being in compliance with all City Ordinances and City Department requirements.

Mr. Martinez stated this item will go before the City Commission Meeting of March 17, 2015 at 5:00 p.m.

Mr. Martinez advised the Planning and Zoning Commission that the applicant was in attendance.

Hector Villarreal advised this item requires a public hearing and asked if there was anyone who had signed up for the public hearing. There being no one who signed up, Hector Villarreal waived the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Tom Greuner **moved** to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). Charlie Ramirez second the motion and when put to a vote it polled as follows: Hector Villarreal: approve the request; Charlie Ramirez: approve the request; Tom Greuner: approve the request and Criselda Rincon-Flores: approve the request.

Motion carried unanimously to approve the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

**PLAT APPROVAL:**

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

**HINOJOSA ENGINEERING INC.  
REP. RICARDO HINOJOSA**

**AMERICORP XPRESS  
CARRIERS SUBDIVISION**

Hinojosa Engineering Inc., representing Ricardo Hinojosa, is requesting preliminary plat approval of the proposed Americorp Xpress Carriers Subdivision. The property is legally described as an 11.583 acre tract of land out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 5300 and 4900 Block of North Veterans Boulevard. The property is currently zoned Agricultural and/or Open-Space District (A-O), General Business District (C) and Heavy-Commercial District (H-C). The adjacent zones are city limits to the East and Agricultural and/or Open-Space District (A-O) to the North, South and West. The property is designated for commercial, residential and public/semi-public use in the Land Use Plan. Property proposed use: Trucking Company. Variances: None requested. Planning staff recommends preliminary plat approval of the proposed Americorp Xpress Carriers Subdivision subject to the following conditions:

**STREETS, PAVING  
AND R.O.W.:**

- 1) Need an additional 10 ft. R.O.W. for N. Veterans Road and an additional 20 ft. R.O.W. for E. Minnesota Road.
- 2) Fence needs to be moved out of the R.O.W. on Veterans Road.
- 3) No street cuts will be allowed unless needed and with permit from D.P.W.
- 4) Will need street light detail to be included in Building permit (parking lot).
- 5) Re-grade and repair or replace culvert on E. Minnesota Road entrance.
- 6) Driveway entrance shall be to city standards.
- 7) Caliche parking lot is not to city standard.

**EASEMENTS:**

- 1) Will need a 20 ft. utility easement in front of N. Veterans Road and E. Minnesota Road Exclusive to City of Pharr.

**SIDEWALK:  
ADA:**

- 1) Plat note #5 should be at building permit stage.

**FIRE  
PROTECTION:**

- 1) See attach comments.

**WATER:**

- 1) No Comments.

- SEWER:** 1) No Comments.
- DRAINAGE:**
- 1) Remove plat note #6 complete directive.
  - 2) Plat note #10 should read: "Detention areas with a depth greater than or equal to 3 ft. will require perimeter fencing.
  - 3) Will need a discharge permit from county since ultimate outfall will be to county ditch.
- OTHER:**
- 1) Show the different tracks on the plat.
  - 2) Benchmark Elevation on the plat needs to match the General Plat Notes.
  - 3) E. Minnesota Road centerline needs to be labeled.
  - 4) Plat note #5 should be at building permit stage.
  - 5) Will require 2 copies of SWPPP with C.N.O.I. before NTP can be issued.

Hector Villarreal advised this item does not require a 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 Americorp Xpress Carriers Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as follows: Hector Villarreal: approve the request; Charlie Ramirez: approve the request; Tom Greuner: approve the request and Criselda Rincon-Flores: approve the request.

Motion carried by unanimous vote to approve the request for preliminary plat approval of the proposed Americorp Xpress Carriers Subdivision.

**MAS ENGINEERING L.L.C.,  
REP. ROBERTO TUDOR**

**DURA  
SUBDIVISION NO. 2**

Johanna Maldonado, Subdivision Coordinator, introduced the second item as follows:

MAS Engineering L.L.C., representing Roberto Tudor, is requesting final plat approval of the proposed Dura Subdivision No. 2. The property is described as being 3.38 acres of land out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, and vacating 1.88 acres of land known as Valley Yamaha Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1403 North Sugar Road. The property is zoned General Business District (C). The adjacent zones are General Business District (C) to the North, South, West and East. The property is designated for industrial use in the Land Use Plan. Property proposed use: Tractor trailer parts. Variances: None requested. Planning staff is recommending final plat approval of the proposed Dura Subdivision No. 2 subject to the following conditions:

**STREETS, PAVING AND R.O.W.:** 1) No Comments.

**EASEMENTS:** 1) No Comments.

**SIDEWALK:  
ADA:** 1) No Comments.

**FIRE  
PROTECTION:** 1) No Comments.

**WATER:** 1) No Comments.

**SEWER:** 1) No Comments.

**DRAINAGE:** 1) No Comments.

**OTHER:** 1) No Comments.

Johanna Maldonado stated that this item will go before the City Commission Meeting on March 17, 2015, at 5:00 p.m.

There being no discussion, Tom Greuner **moved** to approve the request for final plat approval of the proposed Dura Subdivision No. 2. Charlie Ramirez second the motion and when put to a vote it polled as follows: Hector Villarreal: approve the request; Charlie Ramirez: approve the request; Tom Greuner: approve the request and Criselda Rincon-Flores: approve the request.

Motion carried by unanimous vote to approve the request for final plat approval of the proposed Dura Subdivision No. 2.

**SAM ENGINEERING & SURVEYING INC.  
REP. JONAS J. VASQUEZ ALDABA  
ADRIANA L. BARRERA MUNGIA**

**NAYARIT  
SUBDIVISION**

Johanna Maldonado, Subdivision Coordinator, introduced the third item as follows

Sam Engineering & Surveying Inc., representing Jonas J. Vasquez Aldaba and Adriana L. Barrera Mungia, are requesting final plat approval of the proposed Nayarit Subdivision. The property is legally described as being a 1.093 acres out of the Northeast corner of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Jeff Drive. The property is 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. Variances: None requested. Planning staff recommends final plat approval of the proposed Nayarit Subdivision subject to the following conditions:

**STREETS, PAVING AND R.O.W.:** 1) No Comments.

**EASEMENTS:** 1) No Comments.

**SIDEWALK:  
ADA:** 1) No Comments.

**FIRE  
PROTECTION:** 1) No comments.

**WATER:** 1) No Comments.

**SEWER:** 1) No Comments.

**DRAINAGE:** 1) No Comments.

**OTHER:** 1) No Comments.

Johanna Maldonado stated that this item will go before the City Commission Meeting on March 17, 2015, at 5:00 p.m.

There being no discussion, Criselda Rincon-Flores moved to approve the request for final plat approval of the proposed Nayarit Subdivision. Tom Greuner second the motion and when put to a vote it polled as follows: Hector Villarreal: approve the request; Charlie Ramirez: approve the request; Tom Greuner: approve the request and Criselda Rincon-Flores: approve the request.

Motion carried by unanimous vote to approve the request for final plat approval of the proposed Nayarit Subdivision.

**SALINAS ENGINEERING & ASSOCIATES**  
Rep.: MINNESOTA RD, LLC,  
ZVI BLECH, PRESIDENT

**TEXAS HOLDING  
MANAGEMENT, LLC  
SUBDIVISION**

Johanna Maldonado, Subdivision Coordinator, introduced the fourth item as follows:

Salinas Engineering & Associates, representing Minnesota RD, LLC, Zvi Blech, president, is requesting final plat approval of the proposed Texas Holding Management, LLC Subdivision. The property is legally described as a 9.82 gross acre tract of land, more or less, carved out of Lot 5 Block 3, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of West Minnesota Road. The property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open-Space District (A-O) to the North, East, South and West. The property is designated for commercial and residential use in the Land Use Plan. Property proposed use: Nursing home units. Variances: None requested. Planning staff recommends final plat approval of the proposed Texas Holding Management, LLC subject to the following conditions:

**STREETS, PAVING AND R.O.W.:** 1) No Comments.

**EASEMENTS:** 1) No Comments.

**SIDEWALK:  
ADA:** 1) No Comments.

**FIRE  
PROTECTION:** 1) No Comments.

**WATER:** 1) No Comments.

**SEWER:** 1) No Comments.

**DRAINAGE:** 1) No Comments.

**OTHER:** 1) No Comments.

Johanna Maldonado stated that this item will go before the City Commission Meeting on March 17, 2015, at 5:00 p.m.

Tom Greuner pointed out that on the drawings it indicated not a rectangle but it was clipped off on one of the corners. He asked what was going to happen with that southeast corner. Heriberto Martinez stated that it would be an irrigation easement and stated that it was not part of the actual property.

There being no further discussion, Criselda Rincon-Flores **moved** to approve the request for final plat approval of the proposed Texas Holding Management, LLC. Charlie Ramirez second the motion and when put to a vote it polled as follows: Hector Villarreal: approve the request; Charlie Ramirez: approve the request; Tom Greuner: approve the request and Criselda Rincon-Flores: approve the request.

Motion carried by unanimous vote to approve the request for final plat approval of the proposed Texas Holding Management, LLC.

#### **ANNOUNCEMENTS/OTHER BUSINESS:**

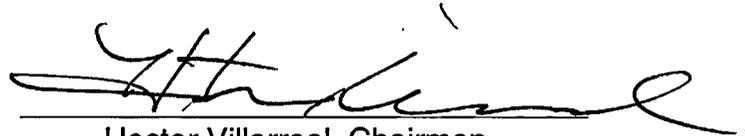
**ABSENTEE REPORT:** Romeo Robles, Guadalupe Cano, Victor Carrillo III, Heriberto Campos, and Tuan Oliva were the absent members. Charlie Ramirez moved to excuse the absent members. Criselda Rincon-Flores second the motion and when put to a vote it polled as follows: Hector Villarreal: approve; Charlie Ramirez: approve; Tom Greuner: approve and Criselda Rincon-Flores: approve.

The motion carried unanimously to excuse the absent members.

**ADJOURNMENT:**

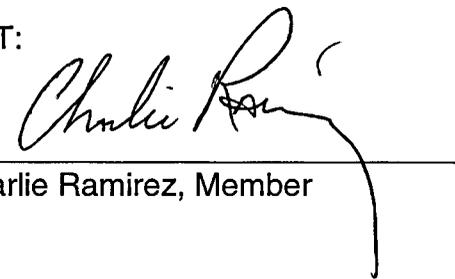
There being no further business, Tom Greuner moved that the meeting be adjourned. Charlie Ramirez second the motion and when put to a vote it polled as follows: Hector Villarreal: approve; Charlie Ramirez: approve; Tom Greuner: approve and Criselda Rincon-Flores: approve.

Motion carried unanimously and the Planning and Zoning Meeting adjourned at 6:24 p.m.



Hector Villarreal, Chairman

ATTEST:



Charlie Ramirez, Member

