

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 14, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 14, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Andy Castro
 Romeo Robles Charlie Ramirez

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

ABSENT: Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Development Services Director
 Roy Rodriguez, Building Official
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaisa Licerio, 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.

Jonathan Larraga moved to excuse the absent members. Luis Madrigal 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 AUGUST 24, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of August 24, 2020. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) CAMPERO HOLDINGS COMPANY, LLC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 6.95-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 359, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 800-900 BLOCK OF WEST ANAYA ROAD. COZ#200835

Charlie Ramirez, arrived at 6:02 p.m.

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned Agricultural and/or Open Space District (A-O). The property to the south was zoned to Limited Industrial District on February 18, 2003. On October 16, 2017 the properties to the east and west were zoned to Limited Industrial District (L-I). There has been no other zoning request within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported three (3) 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.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Limited Industrial District (L-I) 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.

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 Luis Madrigal moved to approve the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING W.D. MOSCHEL, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED FOX SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.32 ACRE TRACT OF LAND OUT OF THE NORTH 10.0 ACRES OF LOT 7, BLOCK 8, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF SOUTH JACKSON ROAD. SUB#190515**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and Medium Density Multi-family District (R-3) to the north, Agricultural Open Space District (A-O) to the east and south and city limits to the west. The property is designated for commercial and single family use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Fox 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 Jonathan Larraga moved to approve the request for final plat approval of the proposed Fox Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) **SALINAS ENGINEERING & ASSOCIATES, REPRESENTING AGUSTIN AND MARIA LUISA R. CARRILLO, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED THE GIFT SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.52 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE W150.0' OF THE E640.8' OF THE S150.0' OF THE N358.67' OF LOT 348, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 152 WEST SIESTA STREET. SUB#200619**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the north, south, east and west. The property is designated for commercial and ROW use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed The Gift 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 preliminary plat approval of the proposed The Gift Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 3) **GUZMAN & MUNOZ ENGINEERING AND SURVEYING, INC., REPRESENTING ROGELIO VEGA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED WORLD CARS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.37 ACRES OUT OF LOT 178, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 917-919 WEST BUSINESS 83. SUB#200721**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Heavy Commercial District (H-C) to the north, General Business District (C) to the east and west, and Residential High-Density Multi-Family District (R-MFHD) to the south. 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 World Cars 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 Luis Madrigal moved to approve the request for preliminary plat approval of the proposed World Cars Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING WILLIAM SCHNAKENBURG, MEMBER OF EAST NOLANA PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED VETERANS CENTRE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.95 ACRE TRACT OF LAND OUT OF A 4.80 ACRE TRACT OF LAND OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF EAST NOLANA LOOP. SUB#200927**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south and west and city limits to the east. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Veterans Centre 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.

Luis Madrigal asked when the preliminary plat was approved.

Eddie Martinez, Planner II, stated the requested preliminary plat of Master Plan of Veterans Centre was approved in April.

There being no further discussion Luis Madrigal moved to approve the request for final plat approval of the proposed Veterans Centre 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.

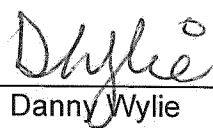
ITEM I. ADJOURNMENT

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 6:15 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: September 28, 2020