

MINUTES PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. September 13, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 13, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
Romeo Robles Andy Castro

ABSENT: Jonathan Larraga Rafael Munguia
Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Anaïsa 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.

Andy Castro 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 AUGUST 23, 2021

Chairman, Danny Wylie, introduced the item.

There being no further discussion Romeo Robles moved to approve the minutes of August 23, 2021. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 1) ROBLES ENGINEERING, LLC., REPRESENTING JUAN JOSE PALACIOS AND LAURA E. PALACIOS, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BURGOS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE OUT OF LOT 5 BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST GREG DRIVE. SUB#210723**

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 single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Burgos 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 Burgos Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) TREVIÑO ENGINEERING, REPRESENTING ELIAS J. GUTIERREZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CASA GUTIERREZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.279 OF AN ACRE TRACT OF LAND CONSISTING OF THE SOUTHERN PORTION OF LOTS 6 AND 7, BLOCK 3, SECOND AMENDED MAP OF HELMER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST CHEROKEE AVE. SUB#210719**

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 Multi-family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Casa Gutierrez 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.

Chairman, Danny Wylie, asked staff if home on the north end was on one or both lots.

Eddie Martinez, Planner II, stated that the north and south end of properties were by meets and bounds.

There being no discussion Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Casa Gutierrez Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 3) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING AGUSTIN AND MARIA LUISA R. CARRILLO, OWNERS, ARE REQUESTING FINAL 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 final 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 final plat approval of the proposed The Gift Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 4) RIO DELTA ENGINEERING, REPRESENTING JOSEPH WILLIAM HOLAND, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED JUST A CLOSET #7 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 22.88 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF THE SOUTH 24.19 ACRES OF LOT 5, BLOCK 4, A. J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3800 BLOCK OF NORTH JACKSON ROAD. SUB#210722**

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 Residential Multi-Family High Density District (R-MFHD) to the north, Agricultural Open Space District (A-O) to the east, General Business District (C) and Single Family

Residential District (R-1) to the south and City limits to the west. The property is designated for commercial and single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Just a Closet #7 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 Just a Closet #7 Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

5) PEREZ CONSULTING ENGINEERS, REPRESENTING THE CITY OF PHARR, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CITY OF PHARR NORTH SIDE AQUATIC CENTER SUBDIVISION PHASE I. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A TRACT OF LAND CONTAINING 9.49 ACRES OF LAND AND ALSO BEING A PART OF LOT 133, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF NORTH IH 69 C. SUB#190616

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Limited industrial District (L-I) to the north, General Business District (C) to the south and west and Limited industrial District (L-I) and General Business District (C) 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 City of Pharr North Side Aquatic Center Subdivision Phase I 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.

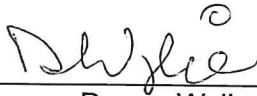
There being no discussion Andy Castro moved to approve the request for final plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision Phase I. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Development Services Director, announced the last Planning & Zoning Commission meeting for alternate member, Porfirio Rodriguez, and Secretary, Carolina Herrera. He continued to thank Mr. Rodriguez on behalf of the staff and commission for his term. Mr. Gomez stated that Ms. Herrera would be transferring to the City's CDBG Department as an Accountant.

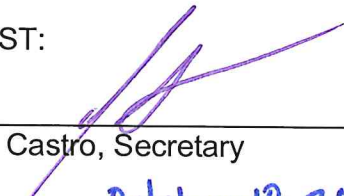
ITEM I. ADJOURNMENT

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 6:19 p.m.



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: October 18, 2021