

MINUTES PLANNING & ZONING COMMISSION

City Commissioner's Room

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 11, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
Romeo Robles Luis Madrigal

ABSENT: Jonathan Larraga Charlie Ramirez
Andy Castro

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
Iris Mata, Administrative Assistant
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.

Luis Madrigal moved to excuse the absent members. Rafael Munguia 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 SEPTEMBER 13, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of September 13, 2021. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 1) **RIO DELTA ENGINEERING, REPRESENTING JUAN AURELIO CADENA, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CADENA AUTO SALES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.88 OF AN ACRE TRACT OF LAND BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 AND A 20 FOOT STRIP OF LAND, FORMERLY AN ALLEY, LYING BETWEEN LOTS 1 THRU 8 AND LOTS 25 THRU 32, BLOCK A, ORIGINAL TOWNSITE OF PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF EAST BUSINESS HWY 83. SUB#200210**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C) and Business District (C-2). The adjacent zones are Heavy Commercial District (HC) to the north, General Business District (C) to the east and south and Business District (C-2) to the west. 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 Cadena Auto Sales 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.

Rafael Munguia questioned if the property was in line with the Future Land Use Plan.

Eddie Martinez, Planner II, confirmed it was in line with the Future Land Use Plan.

There being no further discussion Rafael Munguia moved to approve the request for final plat approval of the proposed Cadena Auto Sales Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING MARWAN KALEFA AND MOHAMED HAMDY, MEMBERS OF ZEZENYA, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MINNESOTA PLACE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.62 ACRES OF LAND OUT OF LOT 93, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST MINNESOTA ROAD. SUB#210515**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are General Business District (C) and limited Industrial District (L-I) to the north and Limited Industrial District (L-I) to the east, south and west. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Minnesota Place 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, questioned a time frame of an upgrade to Minnesota.

Eddie Martinez, Planner II, stated Engineering and Public Works Departments did not provide a date, but the width of the street was escrowed.

There being no further discussion Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed Minnesota Place Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 3) R. E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO.3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.68 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 1, POSADAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST HERITAGE DR. SUB#210828**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Single Family Residential District (R-1) to the north and west, Heavy Industrial District (H-I) to the east and Residential Multifamily High Density District (R-MFHD) to the south. 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 Heritage Manor No. 3 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 Heritage Manor No. 3 Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 4) MAS ENGINEERING, LLC., REPRESENTING ARMANDO GONZALEZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ROJAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.25 ACRE TRACT OF LAND OUT OF THE NORTH 99.00 FEET OF THE SOUTH 198.00 OF THE NORTH 448 FEET OF THE EAST 220.00 FEET OF THE WEST 297.00 FEET OF LOT 233, KELLY-PHARR SUBDIVISION. PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST HALL ACRES RD. SUB#210720

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are General Business District (C) to the north and Single Family Residential District (R-1) to the east, south 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 Rojas 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 plat approval of the proposed Rojas Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

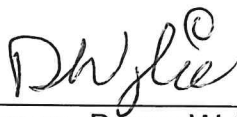
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Luis Madrigal second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: October 25, 2021