

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 25, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 25, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Romeo Robles Luis Madrigal
 Andy Castro Charlie Ramirez

ABSENT: Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
 Roy Rodriguez, Assistant Director/Building Official
 Eddie Martinez, Planner II
 Iris Mata, Administrative Assistant
 John Rigney, Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Rafael Munguia 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 OCTOBER 18, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of October 18, 2021. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 1) SAM ENGINEERING & SURVEYING, REPRESENTING MARIA DEL CARMEN PACHECO, MEMBER FOR ENCARLEN, LTD, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN VILLA ESPAÑA ESTATES PHASE IV & V SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.36 ACRE GROSS, 4.35 ACRE NET, TRACT OF LAND OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF SOUTH JACKSON ROAD. SUB#210832**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the east, City limits to the west, Neighborhood Commercial District (N-C) and Townhouse Residential District (R-TH) to the north and General Business District (C) 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 Master Plan Villa Espana Estates Phase IV & V 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 further discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Mast Plan Villa Espana Estates Phase IV & V Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) ACHC ENGINEERING, REPRESENTING ENRIQUE GRIEGO, PRESIDENT OF GRIEGO FAMILY LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BROOKLYN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.21 ACRE TRACT OF LAND OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF EAST NOLANA LOOP (FM 3461). SUB#210721**

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, east and west. 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 Brooklyn 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 Brooklyn Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING ALFREDO PALACIOS AND DINA PALACIOS, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED RE-PLAT OF LOT 24, SING'S SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.05 ACRE TRACT OF LAND OUT OF LOT 24, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF SOUTH CANNA STREET. SUB#200926**

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 Re-plat of Lot 24, Sing's 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 Re-plat of Lot 24, Sing's Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) HALFF ENGINEERING, REPRESENTING PHIL DYER, MANAGER OF CAPOTE FARMS GP, L.L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CAPOTE INTERNATIONAL BUSINESS PARK PHASE V LOT 1 & 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 26.199 ACRES OUT OF LOT 397 & 398 OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF EAST MILITARY HWY. SUB#210834**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural Open/Space District (A-O) to the north, Limited Industrial District (L-I) and Agricultural Open/Space District (A-O) to the east and Heavy Industrial District (H-I) and Limited Industrial District (L-I) to the south and Limited Industrial District (L-I) to the 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 Capote International Business Park Phase V Lot 1 & 2 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, requested clarification on the broken red line on the map.

Eddie Martinez, Planner II, stated the broken red lines on the map were the City of Pharr limits.

There being no further discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Capote International Business Park Phase V Lot 1 & 2 Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

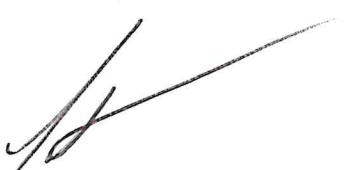
ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

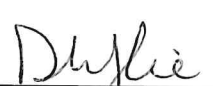
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:10 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: November 8, 2021