

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 22, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 22, 2021 and following is the record of attendance.

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

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga

ABSENT: 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
Anaïsa Licerio, Planner II
Nelly Terrazas, Planner I
Iris Mata, Administrative Assistant
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.

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

Chairman, Danny Wylie, opened the public testimony and asked if anyone signed up to speak.

Iris Mata, Administrative Assistant, stated there were three (3) individuals signed up to speak.

Juan Gonzalez, residing at 608 Calle Del Sol, San Juan, Texas, stated his property is located at Northgate Estates, and was not in favor of the proposed change of zone due to property values and additional traffic.

Magdalena Ostes-Germain was not present.

Steven Liebling, residing at 1204 Hummingbird, stated was concerned with the change of zone for the property to the north of Northgate Estates. Mr. Liebling stated there are several multi-family properties within the area causing traffic issues, specifically on Jackson and Eldora/Sugar. He continued to state there were other surrounding properties that would likely be used for strip shops as they are zoned General Business, but would want to keep that area residential.

Chairman, Danny Wylie, closed the public testimony.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF NOVEMBER 08, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of October 25, 2021. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) 956 NIGHTLIFE, LLC., D/B/A LA TOXICA BAR & GRILL, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.09 ACRES, MORE OR LESS, OUT OF LOT 187, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6905 SOUTH JACKSON ROAD. CUP#211064

Anaisa Licerio, Planner II, introduced the item and stated the property is currently General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single Family Residential District (R-1) to the east, and the City Limits lie to the west. This area is generally designated for Commercial Use in the Land Use Plan. She further reported fifty-seven (57) 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of request for Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). 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 item for discussion.

Luis Madrigal asked the site plan requirements for the application submission.

Anaisa Licerio, Planner II, stated a site plan is required for the application and a sample is provided with the application for reference.

Luis Madrigal stated the site plan provided for the property was not informative and offered assistance to department staff.

There being no further discussion Luis Madrigal moved to approve the request of the Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **SR. CRUDA CEVICHE AND MICHELADAS, LLC., 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.035 ACRES, MORE OR LESS, OUT OF LOT 1, TROPIC STAR COMMERCIAL PLAZA, PHASE I SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1501 SOUTH CAGE BOULEVARD SUITE A. CUP#211065**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently Agricultural and/or Open Space District (A-O) The surrounding area is zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and west and the property to the east is Residential Multi-Family High Density District (R-MFHD). This area is generally designated for Commercial Use in the Land Use Plan. She further reported twenty-eight (28) 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of request for Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). 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 item for discussion. He continued to question if it was existing business.

Anaisa Licerio, Planner II, stated it was a new business and new tenant.

There being no further discussion Rafael Munguia moved to approve the request of the Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) **GUSTAVO HOLGUIN RODRIGUEZ, D/B/A DDK BARBER AND SALON SPA, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A BEAUTY SALON IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 9, BLOCK 2, ELLERS RESUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1216 SOUTH CAGE BOULEVARD. CUP#211066**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, south, east and west. This area is generally designated for industrial use the Land Use Plan. She further reported eleven (11) 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of request for Conditional Use Permit to allow a paved parking facility in a Limited Industrial District (L-I). 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 item for discussion.

Luis Madrigal questioned the venting requirements.

Roy Rodriguez, Assistant Director/Building Official, stated the applicant would need to meet all requirements specified by the Building Division, specifically the mechanical as well as the Fire Department requirements. He continued to state the applicant would be required to have extractors similar to other beauty salons.

Chairman, Danny Wylie, questioned the pending completion of the parking lot.

Anaisa Licerio, Planner II, stated the parking area was on hold as the applicant was pending Texas Department of Transportation approval since the entrance was altered.

Chairman, Danny Wylie, questioned the number of room that were going to be utilized.

Anaisa Licerio, Planner II, stated it was an open area with separated hair and pedicure areas. She continued to state it would be by appointment only.

There being no further discussion Luis Madrigal moved to approve the request of the Conditional Use Permit to allow a paved parking facility in a Limited Industrial District (L-I). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 4) **RIO DELTA ENGINEERING, REPRESENTING 6 MLD, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 10.57 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF THE SOUTH 24.19 ACRES, BLOCK 4, LOT 5, A.J. MCCOLL SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 2000 BLOCK OF WEST ELDORA ROAD. COZ#211067**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned General Business District (C). The subject property and the properties to the north and east were annexed on October 13, 1989. The properties to the north were rezoned to Residential Multi-Family High Density District (R-MFHD) on January 20, 2004. The properties to the south were annexed as Agricultural and/or Open Space District (A-O) on November 28, 1986, and later was rezoned to Single Family Residential District (R-1) on April 20, 2004. The west portion of the property was rezoned to General Business District (C) on March 15, 2005. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported thirty-four (34) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) 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.

Ivan Garcia, representing Rio Delta Engineering, stated he was present to answer any questions the board may have.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Administrative Assistant, stated one (1) individual registered to speak, Omar Gomez.

Omar Gomez, residing at 1202 West Park, stated he was a resident of Northgate Estates which is south of the proposed rezoning. He continued to state he had public safety and privacy concerns. Mr. Gomez stated the properties of Northgate Estates must be built with a rear facing garage. He continued to state that homes to the north of the property would be exposed to tenants looking into their property from tall apartment buildings. He asked the board to reconsider the rezoning or set a distance restriction to build tall structures.

Mr. Wylie closed the public hearing and opened the items for discussion.

Rafael Munguia inquired about a traffic study as he understood there were concerns from the public.

Anaisa Licerio, Planner II, stated a traffic study would not be required by staff, but it could be a condition set by the board upon approval. She continued to state the property would be going through the subdivision process.

Ivan Garcia, representing Rio Delta Engineering, stated they were in the subdivision process and the property was originally going to be used commercially. He continued to state developer and partners have since decided to develop the property for multi-family use. Mr. Garcia stated they were currently working on the subdivision improvements to include adequate water, fire protection, sewer, drainage, and widening Eldora on the property as East of the property was not widened. He continued to state that there would be a deacceleration lane for the traffic to get into the property and two (2) exits and entrances. Mr. Garcia explained the site plan included in the packet was preliminary and was created to address any immediate concerns. He continued to state that any further concerns would be brought up during the subdivision process with the Development Services staff.

Rafael Munguia suggested the item be discussed in Executive Session.

Patricia Rigney, City Attorney, stated voting for this item could be moved and discussed in Executive Session once all items have been presented.

- 5) **AUTO DIAGNOSTIC CENTER, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 2, LA ALAMEDA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED 101 WEST DAFFODIL AVENUE. COZ#211068**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Single Family Residential (R-1). The property to the North was rezoned from Agricultural and/ or Open Space (A-O) to General Business District (C) on December 21, 1982. The properties to the East were zoned General Business District (C) and properties to the south were zoned Single Family Residential District (R-1) when the city adopted the current zoning ordinance. Later, on May 12, 1992, the south portion of the east properties were rezoned to Heavy Commercial District (H-C). The properties to the south were rezoned to Office Professional District (O-P) on August 21, 2007. The properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on November 16, 1982. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported fifteen (15) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C) 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.

Rafael Munguia suggested the item be discussed in Executive Session.

- 6) **FLORINDA HERNANDEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) & GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1 ACRE, MORE OR LESS, OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 415 EAST FERGUSON AVENUE. COZ#211059 SALINAS ENGINEERING & ASSOCIATES, REPRESENTING**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1) and General Business District (C). All properties to the north, east, south and west were annexed on October 16, 1973. Properties to the north and east are zoned Agricultural and/ or Open Space District (A-O), properties to the south and southwest were rezoned from Single Family Residential District (R-1) to General Business District (C) on July 26, 1983. A portion of the property to the west was rezoned to Office and Professional District (O-P) on August 7, 1984. The properties to the north were rezoned to Single Family Residential District (R-1) on August 17, 1999. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Single-Family Residential use in the Land Use Plan. She further reported twenty-five (25) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C) 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.

Luis Madrigal asked for the minimum requirement for the commercial entrance.

Roland Gomez, Interim Director of Development Services, stated the lot frontage was sixty-five (65) feet and there was currently a fifty (50) foot right-of-way from Ferguson to the start of the property. Mr. Gomez continued to state that the fifty (50) foot right-of-way would extend farther into the property during the subdivision process as not to land lock the properties to the north.

There being no further discussion Luis Madrigal moved to **approve** the request to re-zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING JORGE GONZALEZ, PRESIDENT OF DREAM HOMES BY J & J REAL ESTATES CO. A TEXAS CORPORATION, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ARNOLD ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 11.56 ACRE TRACT OF LAND OUT OF THE WEST 12.5 ACRES OF LOT 107, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST NOLANA LOOP (FM 3461). SUB#210412**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C) and Residential Multi-family High Density District (R-MFHD). The adjacent zones are General Business District (C) to the north, Single Family Residential District (R-1) to the south, General Business District (C) and Agricultural Open Space District (A-O) to the east and General Business District (C), Agricultural Open Space District (A-O) and Single Family Residential District (R-1) 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 Arnold Acres 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 final plat approval of the proposed Arnold Acres Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) **AEC ENGINEER, LLC., REPRESENTING JAIME GALPERN AND WIFE, SANDRA G. GALPERN, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MCDONALD'S 42-3146 PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.798 ACRE TRACT OF LAND MORE OR LESS OUT OF LOT 8, BLOCK 12, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 7500 BLOCK OF SOUTH JACKSON RD. SUB#210410**

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, Agricultural and/or Open Space District (A-O) and General Business District (C) to the east and 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 McDonald's 42-3146 Pharr 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 McDonald's 42-3146 Pharr Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

3) MELDEN & HUNT, INC., REPRESENTING JEFFREY ERICKSON, MANAGER, FOR ERICKSON CONSTRUCTION, LLC., A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MINNESOTA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 15.455 ACRES OUT OF LOT 91, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST MINNESOTA RD. SUB#210935

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Residential Towns house District (R-TH) and Single Family Residential District (R-1) to the north, Residential Multi-Family District (R-MF) to the east, Single Family Residential District (R-1) to the west and Agricultural and/or Open Space (A-O) 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 Minnesota Estates 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 Minnesota Estates Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 4) KCI TECHNOLOGIES, REPRESENTING JOAQUIN SPAMER, JORGE DE COSS AND GABRIEL VILLASEÑOR, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED QUEENSTOWN PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 25.738 ACRES OUT OF LOT 352, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST LAS MILPAS RD. SUB#210306

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, south, west and City limits to the east. The property is designated for single family residential and commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Queenstown Park 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 Queenstown Park Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Rafael Munguia suggested discussing previous items in Executive Session.

ITEM F. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:42 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

- 4) RIO DELTA ENGINEERING, REPRESENTING 6 MLD, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 10.57 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF THE SOUTH 24.19 ACRES, BLOCK 4, LOT 5, A.J. MCCOLL SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 2000 BLOCK OF WEST ELDORA ROAD. COZ#211067

The time being 7:08 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

There being no further discussion Rafael Munguia moved to approve the rezoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) with the recommendation to request a traffic study as there is uncertainty due to new development in the area. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 5) **AUTO DIAGNOSTIC CENTER, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 2, LA ALAMEDA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED 101 WEST DAFFODIL AVENUE. COZ#211068**

There being no further discussion Luis Madrigal moved to approve the rezoning request from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM G. RECONVENE:

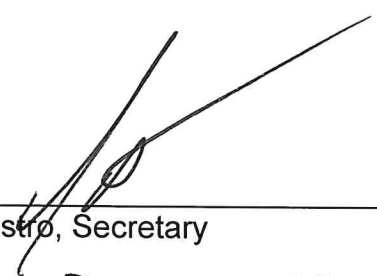
ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

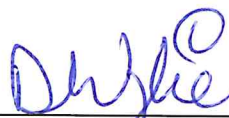
ITEM I. ADJOURNMENT

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 7:08 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: December 13, 2021