

**MINUTES
PLANNING & ZONING COMMISSION**

City Commissioner's Room

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

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

MEMBERS PRESENT: Danny Wylie Rafael Munguia
Romeo Robles Guadalupe Cano

**MEMBERS PRESENT
VIA VIDEO
CONFERENCE:**

Jonathan Larraga

ABSENT: Charlie Ramirez Andy Castro
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
Anaisa Licerio, Planner II
Nelly Terrazas, Planner I
Iris Mata, Administrative Assistant

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. Romeo Robles 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 NOVEMBER 22, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Guadalupe Cano moved to approve the minutes of November 22, 2021. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **MELDEN & HUNT, INC., REPRESENTING ERICKSON CONSTRUCTION LLC., OWNER, 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 RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 15.455 ACRES, MORE OR LESS, OUT OF LOT 91, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 701 WEST MINNESOTA ROAD. COZ#211069**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north were annexed on April 10, 1984, as Agricultural and/or Open Space District (A-O). A portion of the properties to the north were rezoned to Single Family Residential District (R-1) on December 21, 1982, and another portion was rezoned to Town House Residential District (R-TH) on November 1, 2005. The properties to the east, south and west were annexed as Agricultural and/or Open Space District on October 13, 1989. The properties to the east were rezoned to Residential Multi-Family District (R-MF) on November 18, 2019, and properties to the west were rezoned to Single Family Residential District (R-1) on September 17, 2018. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for commercial use in the Land Use Plan. She further reported sixty-nine (69) 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.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) 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.

Chairman, Danny Wylie, inquired about a buffer requirement.

Nelly Terrazas, Planner I, stated a buffer would not be required and would need to verify if there was currently a buffer.

There being no further discussion Guadalupe Cano moved to **approve** the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) **JUVERA PROPERTIES, LTD., LLP., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.11 ACRES, MORE OR LESS, OUT OF LOT 2, DE ALBA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 900-1000 BLOCK OF SOUTH CAGE BOULEVARD. COZ#211070**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The properties to the north were zoned Office Professional District (O-P), and properties to the east, south and west were zoned Single Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. The properties to the north and east are zoned General Business District (C). The properties to the south were rezoned on July 3, 2012, and the properties to the west were rezoned on October 21, 1997, to Residential Multi-Family High Density District (R-MFHD). A portion of the south properties was rezoned to General Business District (C) on February 19, 2013. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for Multi-Family use in the Land Use Plan. She further reported eighteen (18) 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.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) to Residential Multi-Family District (R-MF) 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 asked if there was a buffer for the multi-family property.

Nelly Terrazas, Planner I, stated a buffer could be requested once the building permit is submitted since it is adjacent to general business. She continued to state that there was not a current fence.

There being no further discussion Rafael Munguia moved to **approve** the request to re-zone from General Business District (C) to Residential Multi-Family District (R-MF). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 3) **JUVERA PROPERTIES, LTD., LLP., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.42 ACRES, MORE OR LESS, OUT OF LOT 2, DE ALBA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 900-1000 BLOCK OF SOUTH CAGE BOULEVARD. COZ#211071**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The property and the properties to the north, south and west were zoned to Single Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. The property to the east was zoned to General Business District (C) on January 22, 1980. A portion of the property to the south was rezoned to Residential Multi-Family High Density District (R-MFHD) on February 17, 2004. There have been no other zoning requests within the general vicinity since that time. The property is generally designated for commercial use in the Land Use Plan. She further reported twelve (12) 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.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH) 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 request to re-zone from General Business District (C) to Townhouse Residential District (R-TH). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED AMENDED PLAT OF MARIA ELISE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 18.07 ACRE TRACT OF LAND BEING ALL OF LOTS 1 THROUGH 74 AND ALL OF THE 50 FOOT STREET RIGHT OF WAYS, MARIA ELISE ESTATES, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF EAST OWASSA ROAD. SUB#210618**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are city limits to the north, Limited Industrial District (L-I) to the east, Single-Family Residential District (R-1) to the south and Agricultural and/or Open Space District (A-O) 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 and final plat approval of the proposed Amended Plat of Maria Elise 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 Jonathan Larraga moved to approve the request for preliminary and final plat approval of the proposed Amended Plat of Maria Elise Estates Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried by majority. Rafael Munguia abstained from voting.

- 2) **R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING ALFREDO PALACIOS AND DINA PALACIOS, OWNERS, ARE REQUESTING FINAL 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 final 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 Guadalupe Cano moved to approve the request for final plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 3). **URBAN INFRASTRUCTURE GROUP, REPRESENTING DANNY C. SMITH, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MATT'S CASH AND CARRY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.89 ACRE TRACT OF LAND OUT OF LOT 163, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF EAST INTERSTATE 2 NORTH JACKSON ROAD. SUB#210831**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C), Heavy Commercial District (H-C) and Residential Multi-family High Density District (R-MFHD). The adjacent zones are General Business District (C) to the north and east, Single Family Residential District (R-1), Agricultural and/or Open Space District (A-O) and General Business District (C) to the south and Heavy Commercial District (H-C) 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 preliminary plat approval of the proposed Matt's Cash and Carry 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 Matt's Cash and Carry Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

- 4) **M2 ENGINEERING, REPRESENTING ROBERTO GARZA, MANAGING MEMBER FOR GARMAN INVESTMENTS, LP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PALM HILLS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 9.990 ACRE TRACT OF LAND OUT OF LOT 248, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST JAVELINA DRIVE. SUB#210933**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are Single Family Residential District (R-1) to the north and the City limits to the east south and west. The property is designated for single family 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 discussion Guadalupe Cano moved to approve the request for preliminary plat approval of the proposed Palm Hills Subdivision. Rafael Munguia 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. Rafael Munguia second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:24 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: December 27, 2021

