

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 9, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 9, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles

Charlie Ramirez
Luis Madrigal

ABSENT: Andy Castro Jonathan Larraga
Rafael Munguia

OTHERS PRESENT: See attached list

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

Luis Madrigal 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 APRIL 25, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of April 25, 2022. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **OMAR RIOS, REPRESENTING VILLA DEL CARMEN, 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 9.7-ACRES, MORE OR LESS, OUT OF LOTS 2 AND 3, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 5501 AND 5601 NORTH SUGAR ROAD. COZ#220425**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Agricultural and or Open Space District (A-O). The subject property and surrounding properties were annexed on March 6, 1984, as Agricultural and or Open Space District (A-O). The properties to the east were rezoned to Single Family Residential District (R-1) on March 20, 2017, and the properties to the west were rezoned to Single Family Residential District (R-1) on September 20, 2020. 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 twenty-four (24) 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 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. She continued to state that the application was submitted and accepted April 4, 2022, prior to the multi-family moratorium effective date.

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 Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **SAMES, INC., REPRESENTING EFRAIN AGUSTIN AND MARTHA Y. MALDONADO, 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 20-ACRES, MORE OR LESS, OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1000-1200 BLOCK OF EAST MINNESOTA ROAD. COZ#220428**

Anaisa Licerio, Planner II, introduced the item and stated the property and the properties to the north, east, and west were annexed on July 23, 1991, and the south properties on May 15, 1990, as Agricultural and/ or Open Space District (A-O). The properties to the west and a portion of the properties to the north were rezoned to Single Family Residential District (R-1) on April 1, 2005, and July 2, 2018. A portion of the properties to the south was rezoned to General Business District (C) on September 20, 2011. There have been no other rezoning 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 forty-eight (48) 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 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. She continued to state that the application was submitted and accepted April 6, 2022, prior to the multi-family moratorium effective date.

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 Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **PHARR CENTRAL INDUSTRIAL, LLC., REPRESENTING EXCLUSIVE COVERING, INC., 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 HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 8.33-ACRES, MORE OR LESS, OUT OF LOT 154, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1600 NORTH HIBISCUS STREET. COZ#220324**

Anaisa Licerio, Planner II, stated the item had been withdrawn and no further action needed.

ITEM E. PLAT APPROVAL

- 1) **MELDEN & HUNT INC., REPRESENTING JAIME GALPERN AND SANDRA G. GALPERN, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN GO CARWASH PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 18.314 ACRES BEING A PART OF PORTION OUT OF LOTS 7 AND 8, BLOCK 12, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 7500 BLK. OF SOUTH JACKSON RD. SUB#220102**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C) and Agricultural and/or Open Space District (A-O). The adjacent zones are General Business District (C) to the north, Single Family Residential District (R-1) to the east, Limited Industrial District (L-I) 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 Master Plan Go Carwash 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.

Chairman, Danny Wylie, questioned staff about traffic of customers in queuing.

Eddie Martinez, Planner II, stated per the submitted plans, there were three (3) queuing lanes.

There being no further discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Master Plan Go Carwash Pharr Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING CRAIG R. FUNKE, OWNER IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CAGE CROSSING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.51 ACRE TRACT OF LAND OUT OF LOT 260, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4500 BLOCK OF SOUTH CAGE BLVD. SUB#220101**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Heavy Commercial District (H-C). The adjacent zones are General Business District (C) to the north, Agricultural Open space District (A-O) to the east and south and General Business District (C) and Heavy Commercial District (H-C) to the west. The property is designated for commercial and public/semi public use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Cage Crossing 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 asked staff for clarification of a logistic business.

Eddie Martinez, Planner II, stated logistic referred to a trucking business.

Chairman, Danny Wylie, stated his concern with traffic flow over the bridge as trailers would be coming out of the property at a slower speed.

Eddie Martinez, Planner II, stated trailers would need to utilize the middle turning lane.

Charlie Ramirez questioned an ordinance regarding trailers on Cage.

Eddie Martinez confirmed an ordinance that prohibited trailers traveling on Cage south of Ridge Road. He stated trailers are permitted on Cage from Ridge Road to Military.

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

- 3) **AEC ENGINEER, LLC., REPRESENTING JAIME GALPERN AND WIFE, SANDRA G. GALPERN, OWNERS, ARE REQUESTING FINAL 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 final 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 final 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.

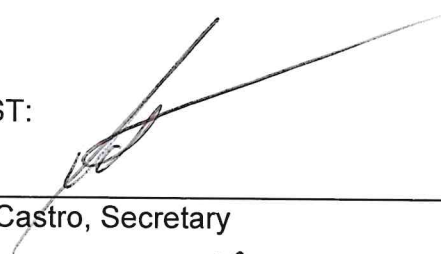
ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

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 6:18 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: May 23, 2022