

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 26, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 26, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Andy Castro
 Jonathan Larraga Guadalupe Cano
 Mercedes Guillen

ABSENT: Romeo Robles Luis Madrigal

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
Ricardo Rodriguez, Asst. City Attorney
Joe Garza, Asst. Director of Development Services
Daniel Garza, Planner III
Eddie Martinez, Planner II
Laura Fonseca, Planner I
Joanna Villarreal, Secretary

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

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

Charlie Ramirez moved to excuse the absent members. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Joanna Villarreal, Secretary, stated there was no one signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JUNE 12, 2023

Chairman, Danny Wylie, introduced the item.

Rafael Munguia **moved** to approve the minutes as submitted. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) LUIS A. MUNOZ, REPRESENTING LA LEJUA INVESTMENTS, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM NEIGHBORHOOD COMMERCIAL DISTRICT (N-C) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 109, VILLA SAN MIGUEL PHASE 3 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 906 WEST VILLA STREET. COZ#230503**

Laura Fonseca, Planner I, introduced the item and stated Luis A. Muñoz, representing La Lejua Investments, LLC., had filed a request for a change of zone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1) to construct a single-family home. She went over the property's legal description and physical address and stated the property was located on the northwest corner of West Villa Street and South Vasquez Street. She stated the property fronts West Villa Street, a 50–60-foot local street which runs east and west with a posted speed limit of 20 to 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, stated the property was rezoned from Single-Family Residential (R-1) to Neighborhood Commercial District (N-C) on March 15, 2005. She further stated the property to the north was zoned Single-Family Residential District (R-1) upon annexation on December 5, 2000 and the properties to the south, east, and west were zoned Single-Family Residential (R-1) upon annexation on October 7, 1997. Ms. Fonseca reported there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for single family use in the Land Use Plan.

Laura Fonseca, Planner I, briefly explained Single-Family District was intended to be composed of single-family dwellings together with public, denominational, and private schools, churches and public parks essential to create basic neighborhood units. She stated the areas that were zoned for the use shall have water, wastewater, drainage and access to paved streets based on single-family usage. She briefly stated it was intended for areas that were properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic. She reported twenty-six (26) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on June 9, 2023, and a legal notice was published in the Advance News Journal on June 5, 2023. Staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner I, stated staff recommended approval of the request to re-zone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1) as the property met area requirements, had adequate ingress and egress and will be compatible with surrounding properties. 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.

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

ITEM E. PLATS:

- 1) **R. GUTIERREZ ENGINEERING, REPRESENTING MICHAEL A. DUFF, VICE PRESIDENT AND SECRETARY OF ROLLING LEASING LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PENSKE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.11 ACRE TRACT OF LAND CONSISTING OF 1.53 ACRES OUT OF LOT 1, JULSRUD SUBDIVISION AND 5.58 ACRES OF LAND OUT OF LOT 117, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4000 BLOCK OF NORTH CAGE BOULEVARD. SUB#230410**

Eddie Martinez, Planner II, introduced the item and stated and went over the property's legal description. He stated the property was located within the 4000 Block of North Cage Boulevard and property was currently zoned Limited Industrial District (L-I) to the north, east and south and Single-Family Residential District (R-1) to the west. He further stated the property was designated for industrial use in the Land Use Plan and was zoned for existing trucking business.

Eddie Martinez, Planner II, stated staff recommended preliminary plat approval of the proposed Penske Subdivision subject to the following conditions as noted in the packet.

There being no discussion, Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Penske Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Kimberly Mendoza, Director of Development Services introduced Joe Garza, Assistant Director and Daniel Garza, Planner III.

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

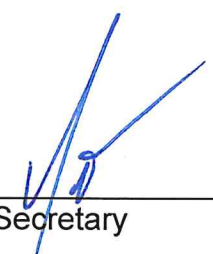
There being no further business, Andy Castro moved to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:07 p.m.

PLANNING & ZONING COMMISSION



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: July 10, 2023