

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
*118 S. Cage Blvd. October 9, 2023 - 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 9, 2023 and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie                      Ruben Luna  
                                 Charlie Ramirez                      Mercedes Guillen  
                                 Jonathan Larraga                      Guadalupe Cano

**ABSENT:** Rafael Munguia                      Romeo Robles  
                                 Andy Castro

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

**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. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

**ITEM B.      PUBLIC TESTIMONY**

Joanna Villarreal, Planner I, stated there was no one who signed up to speak.

**ITEM C.      APPROVAL OF MINUTES**

**1)      MINUTES FOR SEPTEMBER 25, 2023**

Chairman, Danny Wylie, introduced the item.

Charlie Ramirez moved to approve the minutes as submitted. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

**ITEM D. PUBLIC HEARING:**

- 1) ALFREDO ALVARADO, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 46, BLOCK 1, HIDALGO PARK ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 6621 SOUTH SAINT MARIE DRIVE. COZ#230920**

Laura Fonseca, Planner II, introduced the item and stated Alfredo Alvarado, owner, was requesting a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) to develop and construct a triplex. She went over the property's legal description and physical address and stated the property was located on the east side of South Saint Marie Drive, approximately 300 ft. south of East Thomas Road and property fronts South Saint Marie Drive, a 50 ft. local street, that runs north and south with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner II, stated the properties to the west and south were zoned to Single-Family Residential District (R-1) on December 15, 1987. She further stated the property to the north Lot 47, was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) on October 3, 2022 and the property to the north Lot 48, was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) on March 1, 2021. She briefly stated Lot 49 and Lot 50 were rezoned from Single-Family Residential District (R-1) to Two-Family Residential District (R2) on April 6, 1999 and the property was generally designated for single-family residential use in the Land Use Plan.

Laura Fonseca, Planner II, briefly explained the Residential Multi-Family District was established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities were available for present and future needs. Ms. Fonseca stated the district was established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space should be met before zoning to such use. She added it was established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.



Laura Fonseca, Planner II, further reported twenty-three (23) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on September 22, 2023, and a legal notice was published in the Advance News Journal on September 20, 2023. Staff received one (1) response to the letters or the legal notice for information only.

Lastly, Laura Fonseca, Planner II, stated staff recommended denial of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property was not in line with the future land use plan.

Chairman, Danny Wylie, asked if applicant had any comments. Danielle Alvarado, representing Alfredo Alvarado, approached the podium and stated her husband had just recently built two triplexes to the north.

There being no discussion, Charlie Ramirez **moved** to approve the request to rezone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). Jonathan Larraga seconded the motion and when put to vote, it carried by a majority vote of four (4) ayes and two (2) nays. Chairman, Danny Wylie, and Board member Mercedes Guillen voted against.

#### **ITEM E. PLATS:**

- 1) SAMES INC., REPRESENTING FRANK GONZALEZ, MANAGING MEMBER FOR LORD AND GONZALEZ INVESTMENT GROUP LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MINNESOTA OAKS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 25.06 ACRES GROSS TRACT OF LAND OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF EAST MINNESOTA ROAD. SUB#230616**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1200 block of East Minnesota Road and was currently zoned Single-Family Residential District (R-1). The adjacent properties were zoned Agricultural Open/Space District (A-O) and city limits to the north, Agricultural Open/Space District (A-O), Heavy Commercial District (H-C) and General Business District (C) to the east, Single-Family Residential District (R-1) to the south and Residential Multi-Family District (R-MF) to the west. He further stated the property was designated for single-family residential use in the Land Use Plan and the property was proposed use for Single-Family Residential Homes per lot.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Minnesota Oaks Subdivision subject to the conditions noted in the packet.

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

**2) RUDS ENGINEERING & CONSTRUCTION SERVICES, LLC., REPRESENTING MARTIN GABRIEL GAMBOA AND GLORIA GAMBOA SANTOS, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SANTOS BUSINESS CENTER SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.136 ACRE GROSS TRACT OF LAND OUT OF LOT 168, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF NORTH SUGAR ROAD. SUB#220829**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of North Sugar Road and was currently zoned General Business District (C). The adjacent zones were zoned General Business District (C) to the north, south, east, and west. He further stated the property was designated for industrial use in the Land Use Plan and the property's proposed use was retail/office.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Santos Business Center Subdivision subject to the conditions noted in the packet.

Chairman, Danny Wylie, asked staff on the additional comments. Eddie Martinez, Planner III, briefly went over the fire department comments for business.

Board member, Charlie Ramirez, asked on small office retail. Eddie Martinez, Planner III, briefly stated the home would be converted to a private owned office.

There being no discussion, Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Santos Business Center Subdivision. Jonathan Larraga 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**

None

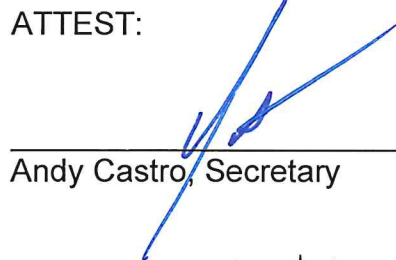
There being no further business, Charlie Ramirez moved to **adjourn**. Guadalupe Cano seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:13 p.m.

PLANNING & ZONING COMMISSION



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: October 23, 2023