

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 10, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 10, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Romeo Robles Rafael Munguia
 Guadalupe Cano

ABSENT: Luis Madrigal Jonathan Larraga
 Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roy Rodriguez, Assistant Director/Building Official
 Eddie Martinez, Planner II
 Nelly Terrazas, Planner I
 Iris Mata, Administrative Assistant
 John Rigney, Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:01 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Guadalupe Cano 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 DECEMBER 27, 2021

Chairman, Danny Wylie, introduced the item.

Rafael Munguia arrived at 6:02 p.m.

Romeo Robles requested page three (3) needed a correction as Luis Madrigal was not present.

Iris Mata, Administrative Assistant, stated the correction would be made.

There being no further discussion Romeo Robles moved to **approve** the minutes of December 27, 2021 with corrections. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) TEXAS HIGHWAY SYSTEMS INC., REPRESENTING GERALD SIMPSON, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) AND AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 107, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 405 WEST NOLANA LOOP. COZ#211276**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C) and Agricultural and/or Open Space District (A-O). The property and the properties to the north, south and west were annexed on September 5, 1989. The property to the north, a portion of the property to the west, and said property were rezoned to General Business District (C) on September 4, 1990. Later, the south portion of the property to the west was rezoned to General Business District (C) on January 18, 2005. The property to the south was rezoned to Single Family Residential District (R-1) on September 20, 1994. The properties to the east were annexed on September 16, 1980, as Limited Industrial District (L-I) and later portions were rezoned to Heavy Industrial District (H-I) on September 18, 1984, and on May 29, 1987. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. She further reported twenty-one (21) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received two (2) responses to the legal notice requesting information only and one (1) person registered to speak for the public hearing.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) and Agricultural and/or Open Space District (A-O) 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.

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

Ramiro Rodriguez, residing at 513 W Nolana, stated he was in favor of the rezoning request as he believed it was appropriate for the zone. He continued to state it the proximity to the interstate was a good development.

There being no one else in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Charlie Ramirez questioned staff about the hours of operation, inquired if the property was subdivided, and if there would be an office on site.

Nelly Terrazas, Planner I, stated the hours would be Monday through Friday, 8:00 a.m to 5:00 p.m. and the property would be used to store equipment in and outside the pre-existing warehouse. She continued to state the property was currently not subdivided, but if any changes were made it would trigger the subdivision process.

There being no further discussion Rafael Munguia moved to approve the request to re-zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

2) ROBERT VECCHIO, D/B/A R-V CONTRACTORS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 2, JOHNSTONE SUPPLY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 901 WEST SHARM DRIVE. COZ#211277

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The properties to the north, east and west were rezoned from Agricultural and/ or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1995. The property to the south was rezoned from Agricultural and/ or Open Space District (A-O) to Heavy Commercial District (H-C) on December 3, 1996. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported five (5) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) response to the legal notice requesting information only.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from 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.

There being no discussion Rafael Munguia moved to approve the request to re-zone from 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) R. E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO.3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.68 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 1, POSADAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST HERITAGE DR. SUB#210828**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Single Family Residential District (R-1) to the north and west, Heavy Industrial District (H-I) to the east and Residential Multifamily High Density District (R-MFHD) to the south. 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 Heritage Manor No. 3 Phase IV 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 Romeo Robles moved to approve the request for final plat approval of the proposed Heritage Manor No. 3 Subdivision without the requested variances. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) SAM ENGINEERING & SURVEYING, REPRESENTING MARIA DEL CARMEN PACHECO, MEMBER FOR ENCARLEN, LTD, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED VILLA ESPAÑA ESTATES PHASE IV SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.88 ACRE TRACT OF LAND OUT OF A 5.36 ACRES OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF SOUTH JACKSON ROAD. SUB#210832**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the east, City limits to the west and General Business District (C) to the north and South. 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 Villa Espana Estates Phase IV 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.

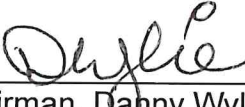
There being no discussion Charlie Ramirez moved to **approve** the request for final plat approval of the proposed Villa Espana Estates IV Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

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 6:16 p.m.



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: January 24, 2022