

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 11, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 11, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Jonathan Larraga
Romeo Robles
Charlie Ramirez
Rafael Munguia
Guadalupe Cano
Luis Madrigal

ABSENT:

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Interim Director
Roy Rodriguez, Assistant Director/Building Official
Patricia Rigney, City Attorney
Eddie Martinez, Planner II
Anaïsa 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 6:03 p.m. Roll call established a quorum.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF MARCH 28, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of March 28, 2022. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **PUBLIC HEARING ON THE MORATORIUM ON APPLICATIONS AND PLANS FOR DEVELOPMENT, PERMITS, PLATS, VERIFICATIONS, REZONING, SITE PLANS AND NEW OR REVISED CERTIFICATES OF OCCUPANCY FOR MULTIFAMILY DEVELOPMENTS WITHIN THE CITY OF PHARR.**

Chairman, Danny Wylie, introduced the item.

Iris Mata, Administrative Assistant, stated no one had signed up to speak.

Roland Gomes, Interim Director for Development Services, stated effective Thursday, April 7, 2022, the temporary moratorium is in effect. He continued to state that during the temporary moratorium, no department of the City of Pharr will accept applications or plans for development for permits, plats, verifications, rezonings, site plans or new or revised certificates of occupancy for multi-family residential development. Mr. Gomez stated a 2nd and final reading will be held on for ordinance of the moratorium Wednesday, April 13, 2022.

- 2) **HOWARD ADAMS, D/B/A, SOUTH TEXAS WASTEWATER LLC., 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 LOTS 5 & 6, JOHNSTONE SUPPLY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 931 WEST SHARM DRIVE. COZ#220317**

Nelly Terrazas, Planner I, introduced the item and stated the property and the properties to the north, east and west are 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 six (6) 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 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 Luis Madrigal 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.

- 3) **MELDEN & HUNT, INC., REPRESENTING BLU-MAN INVESTMENTS, LLC., 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 INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 46.20-ACRES, MORE OR LESS, OUT OF LOTS 383 AND 384, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 900 AND 1000 BLOCK OF EAST HI-LINE ROAD. COZ#220318**

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 south were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on November 15, 2005. A portion of the properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on February 15, 2000, and the upper east portion was rezoned to Limited Industrial District (L-I) on December 16, 2014. The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on February 7, 2019. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on April 4, 2022. There have no other zoning requests with the subject vicinity since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported fourteen (14) 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 Heavy Industrial District (H-I) 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 Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 4) **MELDEN & HUNT, INC., REPRESENTING JAIME AND SANDRA G. GALPERN, OWNERS, 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.120-ACRE, MORE OR LESS, OUT OF LOT 8, BLOCK 12, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 7600 BLOCK OF SOUTH JACKSON ROAD. COZ#220319**

Nelly Terrazas, Planner I, introduced the item and stated and the property to the north, east, and south are currently zoned Agricultural and/or Open Space District (A-O). The property to the west is currently zoned General Business District (C). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for residential use in the Land Use Plan. She further reported zero (0) 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 General Business District (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.

Guadalupe Cano questioned a buffer for the property.

Nelly Terrazas, Planner I, stated the property to the back is Agricultural Open Space District (A-O) which does not require a buffer.

Charlie Ramirez confirmed the requested rezoning was 0.120 acre.

Nelly Terrazas, Planner I, confirmed the property size and stated this was the only portion being requested as the surrounding properties remainder of the property was already zoned General Business District (C).

Chairman, Danny Wylie, inquired about traffic on Jackson Road.

Nelly Terrazas, Planner I, stated a site plan would be required prior to development to manage traffic flow.

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

ITEM E. PLAT APPROVAL

- 1) TREVIÑO ENGINEERING, REPRESENTING ALBERTO GARZA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SAM HOUSTON CAGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.510 OF AN ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1, 2 AND 3, BLOCK 1, SOUTH SIDE ADDITION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF SAM HOUSTON AVE. SUB#220306**

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 south, Office Professional District (O-P) to the east and General Business District (C) to the 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 preliminary plat approval of the proposed Sam Houston Cage 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 preliminary plat approval of the proposed Sam Houston Cage Subdivision without the requested variances. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) FULCRUM CONSULTING SERVICES, REPRESENTING ZEPPELIN TEXAS LLC/DELTA PROPERTIES LLP., ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED DEKAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 77.405 ACRE TRACT OF LAND OUT OF LOTS 382 AND 385, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF E. MILITARY HWY. SUB#210827**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Heavy Industrial District (H-I). The adjacent zones are Agricultural Open Space District (A-O) to the north, east and west and Limited industrial District (L-I) to the south. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Dekal 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.

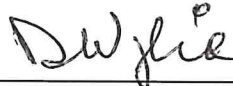
There being no discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Dekal Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

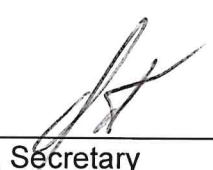
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:23 p.m.



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: April 25, 2022