

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
Rafael Munguia
Romeo Robles

Charlie Ramirez
Jonathan Larraga
Luis Madrigal

ABSENT: Andy Castro

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
Anaisa 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 6:00 p.m. Roll call established a quorum.

Luis Madrigal moved to excuse the absent members. Rafael Munguia 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 11, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of April 11, 2022. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) MELDEN & HUNT, INC., REPRESENTING ADELANTE HOLDINGS, LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI FAMILY HIGH-DENSITY DISTRICT (R-MFHD) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.30-ACRES, MORE OR LESS, OUT OF LOT 151, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2605 NORTH SUGAR ROAD. COZ#220322**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Residential Multi-Family High Density (R-MFHD). The property and the properties to the north, east, and south were annexed on June 19, 1979. On February 15, 2021, the property was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Residential Mobile-Home on November 27, 1984. The properties to the south were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on January 24, 2000, and the west properties were rezoned from General Business District (C) to Single Family Residential District (R-1) on March 15, 2005. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for industrial use in the Land Use Plan. She further reported forty-five (45) 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 Residential Multi-Family High-Density District (R-MFHD) 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. She stated the present item was for a change of zone and not the proposed self-storage. The Conditional Use Permit would be presented to the Planning and Zoning Commission at a later 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.

Luis Madrigal requested the item be discussed in Executive Session.

ITEM F. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:05 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

Charlie Ramirez arrived at 6:23 p.m.

ITEM G. RECONVENE:

The time being 6:36 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

There being no further discussion Luis Madrigal moved to approve the request to re-zone from Residential Multi-Family High-Density District (R-MFHD) to General Business District (C). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 2) **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 GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, ALFREDO'S TILE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 707 WEST FERGUSON AVENUE. COZ#220323**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned General Business District (C). A portion of the properties to the north was rezoned from Agricultural and/ or Open Space District (A-O) to General Business District (C) on January 22, 1991, and another portion was rezoned from General Business District (C) to Heavy Commercial District (H-C) on December 6, 1994. The east and south are currently zoned Agricultural and/ or Open Space District (A-O). The property to the west was rezoned from General Business District (C) to Heavy Commercial District (H-C) on November 19, 1996. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for commercial use in the Land Use Plan. 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 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). Rafael Munguia 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, introduced the item and stated the property and the property to the east are currently zoned Agricultural and/or Open Space District (A-O). The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 20, 1997. The properties to the south were rezoned from General Business District (C) to Heavy Commercial District (H-C) on May 21, 1994. The properties to the west were zoned as Single-Family Residential District (R-1) on April 19, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial 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 a total of four (4) responses to the letters, three (3) opposed of the item and one (1) inquiring information only.

Anaisa Licerio, Planner II, further stated staff recommended denial of the request to re-zone from 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.

Juan Elizondo, residing at 1604 Hibiscus, stated he went into contract to develop the property as Heavy Industrial. He continued to state that he wanted to do a nice development, but no plans or drawings have been finalized. Mr. Elizondo continued to state that he was representing the owner that was trying to sell to the developer.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

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

Alfonso Martinez, 803 West Bowe, stated he lived two (2) houses from Hibiscus. He continued to state there would be an increase in traffic and there were several children that play on Hibiscus. He also mentioned an increase in noise for the neighborhood and a large wall to minimize noise would still create an echo. Mr. Martinez stated the possibility of increased crime due to lumpers could effect the area as well.

Chairman, Danny Wylie, close the public hearing and opened the item for discussion.

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

ITEM E. PLAT APPROVAL

- 1) MELDEN & HUNT INC., REPRESENTING JORGE A. ADRADE, MANAGER FOR BLU-MAN INVESTMENTS, L.L.C, A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SOUTH GATE INDUSTRIAL PARK MASTER PLAN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 46.230 ACRES CONSISTING OF, 23.529 ACRES OUT OF LOT 383 AND 22.701 ACRES OUT OF LOT 384 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF E. MILITARY HWY. SUB#220308**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Heavy Industrial District (H-I). The adjacent zones are Heavy Industrial District (H-I) to the north and west, Limited Industrial District (L-I) to the south and Heavy Industrial District (H-I) and Limited Industrial District (L-I) to the east. 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 South Gate Industrial Park Master Plan 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 South Gate Industrial Park Master Plan Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

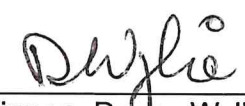
ITEM I. ADJOURNMENT

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 6:51 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: May 9, 2022