

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 13, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 13, 2022 and following is the record of attendance.

MEMBERS PRESENT: Rafael Munguia Charlie Ramirez
 Jonathan Larraga Romeo Robles
 Andy Castro

ABSENT: Danny Wylie Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Director
 Eddie Martinez, Planner II
 Anaisa Licerio, Planner II
 Laura Fonseca, Planner I
 Iris Mata, Administrative Assistant
 Maricela Salinas, Receptionist

ITEM A. CALL TO ORDER

Vice-Chairman, Rafael Munguia, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Jonathan Larraga moved to excuse the absent members. Andy Castro 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 MAY 23, 2022

Charlie Ramirez arrived at 6:01 p.m.

Vice-Chairman, Rafael Munguia, introduced the item.

There being no discussion Andy Castro moved to approve the minutes of May 23, 2022. Jonathan Larraga 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 LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A 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. CUP#220429 (TABLED)**

Anaisa Licerio, Planner II, stated the item required a motion to untable the item.

Andy Castro moved to untable the request for a Life of the Use Conditional Use Permit to allow a self storage facility in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned Residential Mobile Home District (R-MH) to the north, Agricultural and or Open Space District (A-O) to the east, Residential Multi-Family High Density (R-MFHD) to the south, and Residential Single Family District (R-1) to the west. This area is generally designated for Industrial use in the Land Use Plan. She further reported eighty-one (81) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) response to the letters and the legal notice for information only.

Anaisa Licerio, Planner II, further stated staff recommended denial of request for the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). If approved, the owner must comply with all City Ordinances and City Department requirements. She continued to state inspections had not been completed as construction has not begun.

Vice Chairman, Rafael Munguia, 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. Munguia opened the item for discussion.

There being no discussion Jonathan Larraga moved to approve the request of the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Anaisa Licerio, Planner II, requested the Planning & Zoning Commission confirm the motion to approve or deny.

Charlie Ramirez recommended the item be taken to Executive Session.

Vice-Chairman, Rafael Munguia, asked staff to clarify the recommendation to deny the request.

Anaisa Licerio, Planner II, stated the recommendation for denial was based on distance regulation in the self storage ordinance. She reported the ordinance does not permit a self storage unit within one thousand (1,000) feet of another storage or mini warehouse facility. She continued to state the proposed self-storage facility was approximal six hundred and ninety five (695) feet from another self-storage.

Della Robles, representing Melden & Hunt, stated the storage facility Anaisa Licerio was referring to was off of 495. She continued to stated the proposed facility would have ingress and egress off of Sugar Road. Mrs. Robles stated the current area was an eyesore and currently had several shacks. She continued to state the proposed use would be pleasing to the eye and the City of Pharr would get taxes from the project.

Jonathan Larraga asked if the property was in construction already.

Della Robles confirmed the property was not under construction. She continued to state that the property owner, Max Saenz, began the process for apartments, but ultimately decided to do something for the community. At the time, Mr. Saenz was advised there was a moratorium that had been changed to an ordinance for self-storage facilities. Mr. Saenz moved forward with the change of zone to General Business District (C) which would require a Conditional Use Permit. She continued to state the property is planned for Limited Industrial in the Future Land Use Plan which would allow a self-storage facility. Mrs. Robles stated the facility would look nice and there would not be storage of boats.

Vice-Chairman, Rafael Munguia, confirmed the denial was based on the proximity to another self-storage facility and not ingress or egress.

Anaisa Licerio, Planner II, confirmed the denial was based on the distance requirements per the City's ordinance which came into effect July 1, 2019.

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 6:11 p.m., Vice-Chairman, Rafael Munguia, 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

ITEM G. RECONVENE:

The time being 6:25 p.m., Vice-Chairman, Rafael Munguia, stated the commission would be resuming the open meeting.

- 1) **MELDEN & HUNT, INC., REPRESENTING ADELANTE HOLDINGS, LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A 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. CUP#220429 (TABLED)**

Jonathan Larraga stated he moved to **deny** the request of the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) per Development Services recommendation. Charlie Ramirez withdrew his vote. Andy Castro seconded the motion and when put to a vote, it carried by majority.

ITEM E. PLAT APPROVAL

- 1) **MELDEN & HUNT INC., REPRESENTING, DALLAS HAKES, MANAGER FOR LONESTAR PROPERTIES, LLC IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED QQ POLK & VETERANS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.964 OF ONE ACRE, BEING A PART OR PORTION OUT OF LOT 30, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF NORTH VETERANS BLVD. ("I" RD.). SUB#211139**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the south, Single Family Residential District (R-1) to the north, City limits to the east and Agricultural Open Space District (A-O) to the west. 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 QQ Polk & Veterans Subdivision subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia, 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 QQ Polk & Veterans Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING RICARDO ARTURO DIAZ, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LARK INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.00 ACRE TRACT OF LAND OUT OF LOT 363, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 600 AND 700 BLOCK OF WEST ANAYA ROAD. SUB#220412**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) and Agricultural and/ Open Space District (A-O) to the north and Planned Unit Development District (PUD) to the east and Limited Industrial District (L-I) to the south and west. 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 Lark Industrial Park Subdivision subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia, advised a public hearing was not required and opened the item for discussion and action.

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

- 3) **SUPREME ENGINEERING, PLLC, CONSULTING ENGINEERS, REPRESENTING HUGO DE LA GARZA, OWNER IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED GARDENIA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.00 ACRE TRACT OF LAND CONSISTING OF ALL OF LOTS 13 AND 14, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 3000 BLK. OF SOUTH GARDENIA ST. SUB#220413**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and 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 Gardenia Estates Subdivision subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia, 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 preliminary plat approval of the proposed Gardenia Estates Subdivision. Jonathan Larrage seconded the motion and when put to a vote, it carried unanimously.

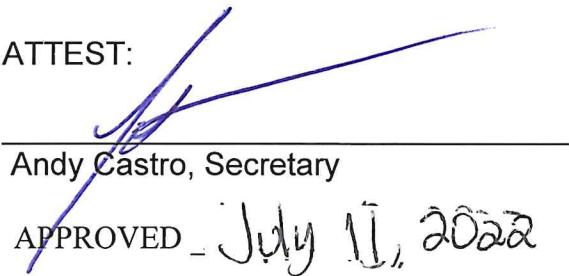
ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

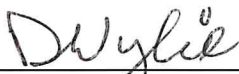
ITEM I. ADJOURNMENT

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 6:32 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Dandy Wylie

APPROVED - July 11, 2022