

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

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

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Jonathan Larraga Romeo Robles
 Guadalupe Cano

ABSENT: Rafael Munguia Luis Madrigal
 Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Kimberly Mendoza, Director
 Roy Rodriguez, Asst. Director
 Patricia Rigney, City Attorney
 Eddie Martinez, Planner II
 Anaisa Licerio, Planner II
 Laura Fonseca, 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.

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

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JUNE 13, 2022

Chairman, Danny Wylie, introduced the item and requested a correction on page 5 as he was not in attendance.

Iris Mata, Administrative Assistant, stated the changes had already been made.

There being no further discussion Charlie Ramirez 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) IGLESIA PENTECOSTES EL BUEN PASTOR, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 15 THRU 18, HIDALGO PARK ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 213 E. ST. JOHN. CUP#220532**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, east, west and south. This area is generally designated for single family residential use in the Land Use Plan. She further reported sixty-seven (67) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters and the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval the request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). 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.

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 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 church in a Single-Family Residential District (R-1). Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) MELDEN & HUNT, INC., REPRESENTING IRENE URIBE MANRIQUE DE LARA, PRESIDENT FOR GARMEN INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED SUGAR GARDEN VILLAGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 9.697 ACRE TRACT OF LAND BEING THE NORTH HALF OF THE SOUTH HALF OF LOT 119, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3800 BLOCK OF NORTH SUGAR ROAD. SUB#210308**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north and south, Single Family Residential District (R-1) to the east and Agricultural and/or Open Space District (A-O) 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 final plat approval of the proposed Sugar Garden Village 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 Guadalupe Cano moved to approve the request for final plat approval of the proposed Sugar Garden Village Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 2) **MELDEN & HUNT INC., REPRESENTING MENDY SHAPIRO, MEMBER FOR TEXAS NH MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED COROLLA CAPITAL SUBDIVISION PHASE I LOT 1. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.004 ACRES OUT OF LOT 317 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 6800 BLOCK OF S. CAGE BLVD. SUB#210617**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Heavy Commercial District (HC). The adjacent zones are General Business District (C) and Single Family Residential District (R-1) to the north, General Business District (C) and Residential Mobile Home District (R-MH) to the south, Residential Mobile Home District (R-MH) to the east and General Business District (C) to the west. The property is designated for commercial and 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 Corolla Capital Subdivision Phase I Lot 1 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.

Chairman, Danny Wylie, asked staff where the entrance would be.

Eddie Martinez, Planner II, stated the entrance would be off of Cage.

There being no further discussion Jonathan Larraga moved to approve the request for final plat approval of the proposed Corolla Capital Subdivision Phases I Lot 1. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

- 3) **TREVIÑO ENGINEERING, REPRESENTING LUIS VALENCIA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED FRUITMICH SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.007 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 124, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF W. UTILITY DR. SUB#220311**

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) to the north, east and west and Agricultural Open Space District (A-O) 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 Fruitmitch 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.

Chairman, Danny Wylie, asked if this property had been platted.

Eddie Martinez, Planner II, confirmed the property had not been platted.

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

- 4) ROBLES ENGINEERING, LLC, REPRESENTING JORGE A. ESPINO, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LA PIEDAD SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.684 ACRE OUT OF LOT 191, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF W. SAM HOUSTON AVE. SUB#211144**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural Open Space District (A-O). The adjacent zones are Agricultural Open Space District (A-O) to the north, General Business District (C) to the east and Single Family Residential District (R-1) to the south 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 La Piedad 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 Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed La Piedad Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) R. E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED HERITAGE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 152, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2200 BLOCK OF N. SUGAR RD. SUB#220514**

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) and Residential Mobile Home District (R-MH) to the north, Residential Multifamily High Density District (R-MFHD) and General Business District (C) to the south and east and Agricultural Open Space District (A-O) to the 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 Heritage Estates 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.

Chairman, Danny Wylie, asked if there was a cul-de-sac to allow large trucks could turn around.

Eddie Martinez, Planner II, stated a turn around was approved on Del Oro Lane.

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

- 6) **RIO DELTA ENGINEERING, REPRESENTING ASCARY RUIZ, MANAGER FOR PINPOINT CONSTRUCTION & INVESTMENTS, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ANACUA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 23.84 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF LOT 73, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF WEST OWASSA RD. SUB#220515**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Agricultural Open Space District (A-O) and Multi-Family High Density District (R-MFHD) to the east, Single Family Residential District (R-1) to the west, Agricultural Open Space District (A-O) to the south and City limits to the north. 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 Anacua Estates 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 Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Anacua Estates Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 7) **SALINAS ENGINEERING & ASSOCIATES, REPRESENTING VICTOR RIOS, SR. OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LOTS 44A, 44B, 44C, AND 44D, REPLAT OF LOT 44, BEAMSLEY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.65 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF LOT 44, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY PHYSICAL ADDRESS IS 1401 W. EISENHOWER STREET. SUB#211142**

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 south and east and General Business District (C) to the west and north. 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 Lots 44A, 44B, 44C, AND 44D, Replat of Lot 44, Beamsley 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 Jonathan Larraga moved to approve the request for final plat approval of the proposed Lots 44A, 44B, 44C, AND 44D, Replat of Lot 44, Beamsley Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 8) **TREVIÑO ENGINEERING, REPRESENTING ROGELIO A. PRUNEDA, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PRUNEDA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.454 ACRE TRACT OF LAND FORMING A PART OR PORTION OF LOT 325, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF WEST DICKER ROAD. SUB#160618**

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 south and west, General Business District (C) and Single-Family Residential District (R-1) to the east and Agricultural and/or Open Space District (A-O) to the north. 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 Pruneda 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 Jonathan Larraga moved to approve the request for final plat approval of the proposed Pruneda Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 9) SALINAS ENGINEERING, REPRESENTING JOSHUA TAPIA, PRESIDENT FOR STONEHARD CONSTRUCTION, LLC, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SHAMROCK ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THE SOUTH 309.50 FEET OUT OF AND FORMING A PART OF LOT 9 OF THE UN-RECORDED PLAT OF PALO VERDE SUBDIVISION NO. 3, BEING OUT OF A PORTION OF LOT 332, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 7600 BLOCK OF SOUTH PALO VERDE CIR. SUB#220309

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 Shamrock Acres 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 preliminary plat approval of the proposed Shamrock Acres Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

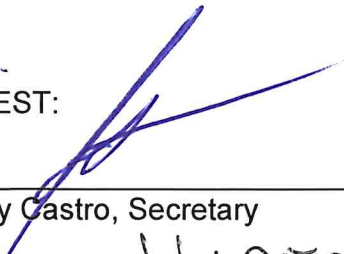
ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

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 6:21 p.m.

ATTEST:



Andy Castro, Secretary

APPROVED: July 25, 2022



Chairman, Danny Wylie