

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 9, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 9, 2023 and following is the record of attendance.

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

ABSENT: Jonathan Larraga
 Luis Madrigal

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Eddie Martinez, Planner II
 Laura Fonseca, Planner I
 Patricia Rigney, City Attorney
 Pilar Rodriguez, Fire Chief
 Ruben Alfaro, City Engineer
 Ed Wylie, Deputy City Manager
 Ruben Rosales, Public Utilities Director
 Joanna Villarreal, Secretary

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Rafael Munguia moved to excuse the absent members. Guadalupe Cano seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

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

Joanna Villarreal, Secretary, stated there was no one signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) APPROVAL OF MINUTES FOR DECEMBER 27, 2022

Chairman, Danny Wylie, introduced the item.

Romeo Robles moved to approve the minutes as submitted. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS:

- 1) WESTWOOD PROFESSIONAL SERVICES, INC., REPRESENTING K.V. CHOWDARY, MANAGER OF KVS DEVELOPMENT, L.L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MAJESTIC INTERNATIONAL TRADE PORT PHASE 1A SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 49.49 ACRE TRACT OUT OF LOTS 93, 94, 97 AND 98 OF BLOCK 31, ALSO LOTS 95 AND 96, BLOCK 32 AND A PORTION OF A 40 FOOT ROAD, AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1 AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION. THE PROPERTY IS LOCATED APPROXIMATELY 950 FEET AWAY FROM THE CITY LIMITS ALONG E. MILITARY HIGHWAY. SUB#220828**

Eddie Martinez, Planner II, introduced the item and stated the property was legally described as being a 49.49-acre tract out of Lots 93, 94, 97 and 98 of Block 31, also Lots 95 and 96, Block 32 and a portion of a 40-foot road, as shown on the Re-Subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision. He further stated the property was located approximately 950 feet away from City limits along E. Military Hwy. Within the City of Pharr Extraterritorial Jurisdiction (ETJ). He added the adjacent zones were within City of Pharr Extraterritorial Jurisdiction (ETJ) to the north, south, east, and west and the property was designated for industrial use in the Land Use Plan.

At this time Chairman, Danny Wylie, opened the item for board discussion and stated the item was a previous item. Eddie Martinez, Planner II, stated the item had been withdrawn by the project engineer and previous deadline had been met for annexation.

Eddie Martinez, Planner II, went over the conditions. He stated staff recommended to extend the city Pharr 12-inch waterline to and thru the subdivision for fire protection purposes only and fire hydrants be installed every 300 ft. on the proposed 12-inch City of Pharr water line extension. He further recommended deletion of interconnect between Military Highway Water Supply 10-inch water line and 12-inch City of Pharr water line and dedicate a 15 ft. utility easement to the City of Pharr for placement of the 12-inch water line extension. Lastly, he stated the executed affidavit for annexation should be returned before close of business on Monday, January 9, 2023 and the petition for voluntary annexation to be presented at the next regular Pharr City Commission Meeting on January 16, 2023.

Danny Wylie, Chairman, asked staff if water lines and fire hydrants have been worked out. Eddie Martinez, Planner II, responded yes and stated it had shown in the revised plans.

There being no further discussion, Guadalupe Cano moved to approve the request for preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision. Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

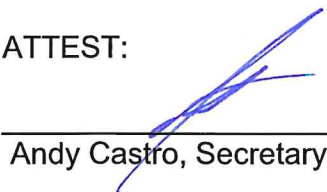
There being no further business, Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:07 p.m.

PLANNING & ZONING COMMISSION



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: January 23, 2023