

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 23, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 23, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Andy Castro
 Jonathan Larraga

ABSENT: Luis Madrigal Guadalupe Cano
 Romeo Robles

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Anaisa Licerio, Planner II
 Laura Fonseca, Planner I
 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 6:02 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

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) MINUTES OF JANUARY 9, 2023

Chairman, Danny Wylie, introduced the item.

Rafael Munguia moved to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) R. E. GARCIA & ASSOCIATES, REPRESENTING RAMIRO RIVAS, 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 LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 375, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1000 WEST HI-LINE ROAD. COZ#221271**

Laura Fonseca, Planner I, introduced the item and stated R. E. Garcia & Associates, representing Ramiro Rivas, owner, had requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) to develop and construct an office and parking lot. She stated the subject site was located on the north side of West Hi-Line Road, and the property was legally described as being a 2.00-acre tract of land, more or less, out of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

Laura Fonseca, Planner I, further stated the property fronts West Hi-Line Road, and the properties to the west, east, and north were zoned Agricultural and/or Open Space on June 3, 2003, when annexed into the City of Pharr. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on January 4, 2021. There have been no other zoning requests within the vicinity of the subject property since that time. She briefly stated the property was generally designated for industrial use in the Land Use Plan and explained Limited Industrial District (L-I) was intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building and any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines.

Laura Fonseca, Planner I, explained the sites for such uses are were typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping. She stated five (5) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 28, 2022, and a legal notice was published in the Advance News Journal on December 28, 2022. Staff received one response for information.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property complied with area requirements and had adequate ingress and egress and was currently compatible with the future land use plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner I, stated the applicant was present and questions could be entertained at this time.

Chairman, Danny Wylie, asked if the applicant had any comments. Raul Garcia, Project Engineer, stated the property was being rezoned and on Phase 2 they would build a 40,000 sq. ft. cold storage facility as they owned the eight acres adjacent to the property. He further stated the developer was not in attendance for any further questions.

At this time 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 board discussion.

Chairman, Danny Wylie, asked staff if there would be buffer requirements. Laura Fonseca, Planner I, stated the buffer would be required at time of building permit.

There being no further discussion, Rafael Munguia **moved** to approve the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS:

Kimberly Mendoza, Director of Development Services, informed the board members the Bojorquez Law Firm would be hosting two webinars. She stated the first webinar on Boards & Commissions Training would take place on February 3, 2023 from 9:00 a.m. to 11:00 a.m. and the second webinar on Land Use Fundamentals would be on February 16, 2023 from 9:00 am to 12:00 pm.

ITEM F. CLOSED SESSION:

None

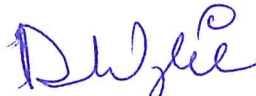
ITEM G. RECONVENE:

None.

ITEM H. ADJOURNMENT

There being no further business, Charlie Ramirez moved to **adjourn**. Andy Castro seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 p.m.

PLANNING & ZONING COMMISSION



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: February 13, 2023