

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 24, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 24, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Mercedes Guillen

ABSENT: Andy Castro Jonathan Larraga
 Luis Madrigal Romeo Robles
 Guadalupe Cano

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Joe Garza, Asst. Director of Development Services
 Daniel Garza, Planner III
 Eddie Martinez, 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 6:00 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY

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

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JULY 10, 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) **SAMES INC., REPRESENTING LORD & GONZALEZ INVESTMENT GROUP LLC., OWNER HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 24.81 ACRES, MORE OR LESS, OUT OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS WITHIN THE 1100-1300 BLOCK OF EAST MINNESOTA ROAD. COZ#230608**

Staff stated applicant had withdrawn their request and no action would be taken.

ITEM E. PLATS:

- 1) **SALINAS ENGINEERING & ASSOCIATES, REPRESENTING MARIA DEL CARMEN PACHECO, MANAGER FOR ENCARLEN, LTD., A TEXAS LIMITED PARTNERSHIP, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED VILLA ESPANA ESTATES PHASE V SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A 0.22 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2500 BLOCK OF SOUTH SALAMANCA STREET. SUB#230203**

Eddie Martinez, Planner II, introduced the item and went over the property's legal description. He stated the property was located within the 2500 block of South Salamanca Street and was currently zoned Residential Townhouse District (R-TH). He further stated the adjacent zones were Single-Family Residential District (R-1) to the east and south, General Business District (C) to the north and west and the property was designated for commercial use in the Land Use Plan and was zoned townhouses.

Eddie Martinez, Planner II, stated staff recommended approval of the proposed Villa España Estates Phase V Subdivision subject to the conditions noted in the packet.

There being no discussion, Rafael Munguia **moved** to approve the request for final plat approval of the proposed Villa España Estates Phase V Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) SUPREME ENGINEERING, PLLC, CONSULTING ENGINEERS, REPRESENTING HUGO DE LA GARZA, OWNER, IS REQUESTING FINAL 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 BLOCK OF SOUTH GARDENIA STREET. SUB#220413**

Eddie Martinez, Planner II, introduced the item and went over the property's legal description. He stated the property was located at 3000 Block of South Gardenia Street and was currently zoned Single-Family Residential District (R-1). He further stated the adjacent zones were Single-Family Residential District (R-1) to the north, south, east, and west and the property was designated for single-family residential use in the Land Use Plan and was zoned for single-family residential lots.

Eddie Martinez, Planner II, stated staff recommended approval of the proposed Gardenia Estates Subdivision subject to the following conditions as noted in the packet.

There being no discussion, Rafael Munguia moved to approve the request for final plat approval of the proposed Gardenia Estates Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) R.E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED AMENDED PLAT OF HERITAHGE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 6.84-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 NORTH SUGAR ROAD. SUB#230618**

Eddie Martinez, Planner II, introduced the item and went over the property's legal description. He stated the property was located within the 2200 Block of North Sugar Road and was currently zoned Residential Multifamily High-Density District (R-MFHD). He further stated the adjacent zones were 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. He stated the property was designated for industrial use in the Land Use Plan and was zoned for apartments.

Eddie Martinez, Planner II, stated staff recommended approval of the proposed Amended Plat of Heritage Estates Subdivision subject to the following conditions as noted in the packet.

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

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM G. CLOSED SESSION:

None

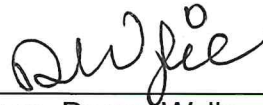
ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

There being no further business, Charlie Ramirez moved to adjourn. Mercedes Guillen seconded 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: August 14, 2023