

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 28, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 28, 2023 and following is the record of attendance.

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

ABSENT: Jonathan Larraga Romeo Robles
 Mercedes Guillen

STAFF PRESENT: Ricardo Rodriguez, Asst. City Attorney
 Hilda Pedraza, Asst. City Manager
 Kimberly Mendoza, Director of Development Services
 Joe Garza, Asst. Director of Development Services
 Eddie Martinez, Planner III
 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 AUGUST 14, 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) KRYSTALL EVENT CENTER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.51 ACRES, MORE OR LESS, OUT OF LOT 1 OF RE-SUBDIVISION PLAT OF WILLOW GROVE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1200 WEST SAM HOUSTON AVENUE, SUITE B. CUP#230715**

Laura Fonseca, Planner I, introduced the item and stated Krystall Event Center, had filed with Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption on a General Business District (C). She went over the property's legal description and physical address and stated the property's physical address was 1200 West Sam Houston Avenue, Suite B and the property was currently zoned General Business District (C) and the adjacent zone was General Business District (C) to the west and the property to the north and east were zoned Residential Multi-Family High Density District (R-MFHD). She further stated the property to the south was zoned Office and Professional District (OP) and the area was generally designated for commercial in the Land Use Plan.

Laura Fonseca, Planner I, briefly reported Police Chief, Fire Department, Code Compliance, Health Department, and Development Services were recommending approval for the Conditional Use Permit. Ms. Fonseca further reported seven (7) surrounding property owners were notified of the request by letter on August 15, 2023, and a legal notice was published on the Advance News Journal on August 16, 2023. Staff received no response to the letters or the legal notice.

Laura Fonseca, Planner I, stated staff recommended approval for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption on a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. There being no comments, he 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.

There being no discussion, Andy Castro **moved** to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption on a General Business District (C). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 2) **SANDRA PINEDA, OWNER, D/B/A PRECISE HAIR STYLES, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION FOR A BEAUTY SHOP IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 81, CRYSTAL ESTATES PHASE I SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 806 WEST GROSBEAK AVENUE. CUP#230716**

Laura Fonseca, Planner I, introduced the item and stated Sandra Pineda, owner, had file with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for a beauty shop in a Single-Family Residential District (R-1). She went over the property's legal description and physical address and stated the property was currently zoned Single-Family Residential District (R-1) and the surrounding areas were zoned Single-Family Residential District (R-1) to the north, south, east, and west. She further stated the area was generally designated for Single-Family Residential Use in the Land Use Plan.

Laura Fonseca, Planner I, briefly reported Fire Department, Code Compliance, and Development Services were recommending approval of the Conditional Use Permit and stated the hours of operation would be by appointment only from 8:00 a.m. to 5:00 p.m. Monday through Saturday. She further reported sixty-three (63) letters were mailed out to the surrounding property owners within a 300-foot radius on August 15, 2023, and a legal notice was published in the Advance News Journal on August 9, 2023. Staff received no response to the letters or legal notice.

Laura Fonseca, Planner I, stated Staff was recommending approval of the Conditional Use Permit to allow a beauty shop in a Single-Family Residential District (R-1) subject to applicant and site following all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. There being no comments, he 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.

There being no discussion, Rafael Munguia **moved** to approve the request for a Conditional Use Permit to allow a home occupation for a beauty shop in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 3) **JOSEPH W. HOLAND, REPRESENTING JUST A CLOSET #7, LLC., 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 6.34 ACRES, MORE OR LESS, OUT OF THE SOUTH 24.19 ACRES OUT OF LOT 5, BLOCK 4, A.J. MCCOLL SUBDIVISION (PROPOSED LOT 6, JUST A CLOSET #7 SUBDIVISION), PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3800 NORTH JACKSON ROAD. CUP#230717**

Laura Fonseca, Planner I, introduced the item and stated Joseph W. Holand, representing Just A Closet #7, LLC., had 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). She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) and the surrounding areas were zoned General Business District (C) and Residential Multi-Family High Density District (R-MFHD) to the north, Agricultural and/or Open Space District to the east, General Business District (C) and Single Family (R-1) to the south, and to the west was outside city limits. Lastly, she stated the area was generally designated for commercial and single family residential in the Land Use Plan.

Laura Fonseca, Planner I, briefly reported Fire Department conducted inspection, Code Compliance, and Development Services recommend approval of the Conditional Use Permit. Ms. Fonseca further reported seventy-two (72) letters were mailed out to surrounding property owners within a 300-foot radius on August 15, 2023, and a legal notice was published on August 9, 2023. Staff did not receive response to the letters or the legal notice.

Laura Fonseca, Planner I, stated staff recommended approval of the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) subject to applicant and site following all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. Ivan Garcia, Project Engineer with Rio Delta Engineering was present and stated any questions from the board could be entertained at this time. There being no questions, Mr. 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.

Board member Rafael Munguia asked staff for clarification on the Conditional Use Permit since it was a storage facility. Kimberly Mendoza, Director of Development Services, stated this would be a Life of the Use Permit.

There being no discussion, Rafael Munguia **moved** to approve the request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). Guadalupe Cano seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) **M. GARCIA ENGINEERING, LLC., REPRESENTING NATASHA DEL BARRIO, CHIEF EXECUTIVE OFFICER FOR MIDNIGHT RIVER, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BERT OGDEN PHARR SUBDIVISION PHASE I. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.64 ACRE TRACT OF LAND OUT OF LOT 76, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5600-5700 BLOCK OF NORTH IH 69C. SUB#200516**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 5600-5700 Block of North IH 69C and was currently zoned Limited Industrial District (L-I). He further stated the adjacent zones were city limits to the north, General Business District (C) and Limited Industrial District (L-I) to the east, Limited Industrial District (L-I) to the south and Residential Mobile Homes District (R-MH) to the west and the property was designated for industrial and commercial use in the Land Use Plan. He further stated the property proposed use was for an auto dealership.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Bert Ogden Pharr Subdivision Phase I 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 Bert Ogden Pharr Subdivision. Andy Castro 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:

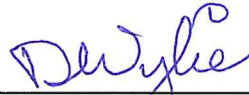
None

ITEM I. ADJOURNMENT

None

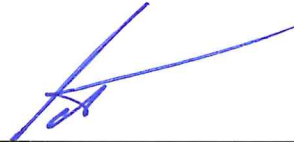
There being no further business, Andy Castro moved to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:12 p.m.

PLANNING & ZONING COMMISSION



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: September 11, 2023