

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 25, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 25, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Ruben Luna
 Charlie Ramirez Mercedes Guillen
 Andy Castro

ABSENT: Jonathan Larraga Romeo Robles
 Guadalupe Cano Rafael Munguia

STAFF PRESENT: Ricardo Rodriguez, Asst. City Attorney
 David Friedlein, Asst. City Manager
 Kimberly Mendoza, Director of Development Services
 Joe Garza, Asst. Director of Development Services
 Eddie Martinez, Planner III
 Joanna Villarreal, Planner I

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. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY

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

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR SEPTEMBER 11, 2023 REGULAR CALLED MEETING

Chairman, Danny Wylie, introduced the item.

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

ITEM E. PLATS:

- 1) PABLO SOTO JR. P.E., REPRESENTING CARLOS JUVERA AND ROSITA JUVERA, OWNERS, ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JCR III SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 2, DE ALBA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF WEST LESLIE AVENUE. SUB#210826**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 100 block of West Leslie Avenue and was currently zoned Residential Multi-Family District (R-MF) and Residential Townhouse District (R-TH). The adjacent zones were zoned General Business District (C) to the north and east, Residential Multi-Family High Density District (R-MFHD), Single-Family Residential District (R-1) and General Business District (C) to the south and Residential Multi-Family High Density District (R-MFHD) to the west. He further stated the property was designated for commercial and Multi-Family Residential use in the Land Use Plan. He further stated the property was proposed use for apartments and townhouses.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed JCR III Subdivision subject to the conditions noted in the packet.

There being no discussion, Charlie Ramirez moved to approve the request for final plat approval of the proposed JCR III Subdivision. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 2) TREVINO ENGINEERING, REPRESENTING ALEJANDRO BARRERA, REQUESTING A FINAL PLAT APPROVAL OF THE PROPOSED CENTRAL MATERIAL II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 9.57 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 99, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF EAST NOLANA LOOP. SUB#211245**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 500 Block of East Nolana Loop and was currently zoned Limited Industrial District (L-I). The adjacent zones were zoned Single-Family Residential District (R-1) and Limited Industrial District (L-I) to the north, Residential Multi-Family High Density District (R-MFHD) and General Business District (C) to the east, Agricultural Open Space District (L-I) and Heavy Commercial District (H-C) to the west. He further stated the property was designated for multi-family, commercial and public/semipublic in the Land Use Plan. He further stated the property was proposed use for retail store.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Central Material II Subdivision subject to the conditions noted in the packet.

There being no discussion, Andy Castro moved to approve the request for final plat approval of the proposed Central Material II Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

3) ROBLES ENGINEERING, LLC., REPRESENTING JORGE A. ESPINO, OWNER, IS REQUESTING FINAL 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 EAST SAM HOUSTON AVENUE. SUB#211144

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 900 block of East Sam Houston Avenue and was currently zoned Single-Family Residential District (R-1). The adjacent zones were zoned 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. He further stated the property was designated for single-family residential use in the Land Use Plan. He further stated the property was proposed use single-family residential lot.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed La Piedad Subdivision subject to the conditions noted in the packet.

There being no discussion, Charlie Ramirez moved to approve the request for final plat approval of the proposed La Piedad Subdivision. Mercedes Guillen 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:

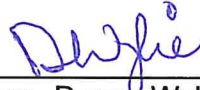
None

ITEM I. ADJOURNMENT

None

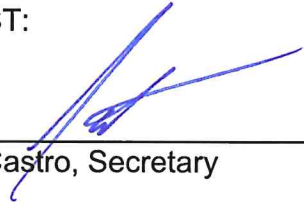
There being no further business, Andy Castro moved to adjourn. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:08 p.m.

PLANNING & ZONING COMMISSION



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: October 9, 2023