

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 27, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 27, 2023 and following is the record of attendance.

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

ABSENT: Jonathan Larraga Romeo Robles

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
 Hilda Pedraza, Assistant City Manager
 Kimberly Mendoza, Director of Development Service
 Joe Garza, Asst. Director of Development Services
 Eddie Martinez, Planner III
 Laura Fonseca, Planner II
 Joanna Villarreal, Planner I
 Nancy Hernandez, Secretary
 Julia Rios, Administrative Assistant

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

ITEM B. PUBLIC TESTIMONY

Julia Rios, Administrative Assistant, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR NOVEMBER 13, 2023

Chairman, Danny Wylie, introduced the item. Andy Castro moved to approve the minutes as submitted. Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) THE NEW BEGINNING CHURCH- UN NUEVO PRINCIPIO, OWNER HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 1, 2, AND 3, Block 20, HIDALGO PARK ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 7505 SOUTH STEVE LANE. CUP#231001**

Laura Fonseca, Planner II, introduced the item and stated The New Beginning Church- Un Nuevo Principio was requesting a conditional use permit to allow a church 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) to the north, east, west, and south. She further stated the area was generally designated for single family residential use in the Land Use Plan.

Laura Fonseca, Planner II, briefly stated Code Compliance and Development Services Departments recommended approval of the Conditional Use Permit but were pending inspection from Fire Department. She reported fifty-six (56) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on November 9, 2023, and a legal notice was published in the Advance News Journal on November 8, 2023. She stated staff received one call for information only.

Laura Fonseca, Planner II, further stated staff recommended approval of the request for a Life-of-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments. Veronica Alonzo, applicant, voiced some concerns about sewer odor and low water pressure. She stated she hired a plumber who advised the problem was coming from when the city internet was installed. She asked how her concerns would be taken care of.

Kimberly Mendoza, Director of Development Services, stated staff would look into all her concerns and will follow up in the morning.

There being no further discussion, Charlie Ramirez moved to approve the Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) MELDEN & HUNT, INC., REPRESENTING JAIME LOPEZ, MANAGER FOR THE TRAILS ON JACKSON LLC. A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VACATE OF BROTHERS COMMERCE CENTER SUBDIVISION AND PLAT OF THE TRAILS ON JACKSON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 8.176 ACRES, BEING OUT OF LOTS 1 THRU 28 AND ALL OF BROTHERS MORA DRIVE, RIGHT-OF-WAY WITHIN, BROTHERS COMMERCE CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4900 BLOCK OF NORTH JACKSON ROAD. SUB#230305**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located was currently zoned Residential Multi-Family High Density District (R-MFHD) and the adjacent properties were zoned General Business District (C) and Agricultural Open Space District (A-O) to the east and city limits to the west. He further stated the property was designated for commercial, multi-family and public/semi-public use in the Land Use Plan and the proposed use was apartments.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of the Trails on Jackson 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 Vacate of Brothers Commerce Center Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) PABLO SOTO JR., REPRESENTING PABLO QUINTANILLA SALINAS AND CLARIBEL PEREZ, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED P & C SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.45 ACRE TRACT OF LAND OUT OF LOT 144, KELLY- PHARR SUBDIVISION, ALSO KNOWN AS RESERVED LYING SOUTH OF AND ADJACENT TO LOTS 19, 20, 21, 22, AND 23, BLOCK 21, CITRUS BAY UNIT NO. 2 PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2500 BLOCK OF NORTH VETERANS BOULEVARD. SUB#230719**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located was currently zoned Residential Mobile Home District (R-MH) and the adjacent properties were zoned Residential Mobile Home District (R-MH) to the north and west, General Business District (C) to the south and city limits to the east. He further stated the property was designated

Right of Way use in the Land Use Plan and the proposed use was for Residential Mobile Home use.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed P & C Subdivision, subject to the conditions noted in the packet.

There being no discussion, Charlie Ramirez **moved** to approve the request for preliminary plat approval of the proposed P & C Subdivision. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

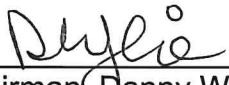
ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

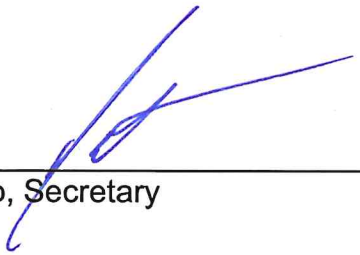
There being no further business, Charlie Ramirez moved to **adjourn**. Andy Castro seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 p.m.

PLANNING & ZONING COMMISSION



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: December 11th, 2023