

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 26, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 28, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Andy Castro
 Romeo Robles Rafael Munguia
 Charlie Ramirez

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga Luis Madrigal

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Development Services Director
 Roy Rodriguez, Building Official
 Della Robles, Planner I
 Anaisa Licerio, Planner I
 Iris Mata, Secretary
 Patricia Rigney, City Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF SEPTEMBER 28, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of September 28, 2020. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, TEXAS, D/B/A MOTHER CABRINI PARISH, 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 BEING LOT 1, SAINT FRANCIS XAVIER CABRINI CHURCH SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8001 SOUTH CAGE BOULEVARD. CUP#201039

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Heavy Commercial District (H-C) and Neighborhood Commercial District (N-C) to the north, General Business District (C) to the south, Residential Multi-Family District (R-MF) and General Business District (C) to the west, and Hidalgo ISD to the east. This area is generally designated for commercial use in the Land Use Plan. She further reported seventeen (17) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She staff received no response to the letter or legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

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 items for discussion.

Chairman, Danny Wylie, closed the public hearing and opened the item for discussion and action.

Rafael Munguia asked if the Life-of-the-Use Conditional Use Permit was renewed yearly.

Melanie Cano, Development Services Director, stated inspections would be completed, but no renewal would be required.

Chairman, Danny Wylie, confirmed that there was only a name change.

Melanie Cano, Development Services Director, stated a Conditional Use Permit was never issued for the existing church.

Rafael Munguia asked if changing the zoning would be a better option.

Melanie Cano, Development Services Director, stated churches are exempt from zoning classifications.

There being no further discussion Rafael Munguia moved to **approve** the request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED WEST RIDGE ESTATES PHASE II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 17.727 ACRES OF LAND, MORE OR LESS, BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 AND 900 BLOCK OF WEST MINNESOTA ROAD. SUB#180718**

Della Robles, Planner I, introduced the item. She stated the property is currently Single-Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east, and south and Single-Family Residential District (R-1) to the west. The property is designated for commercial use in the Land Use Plan. She added no variances were being requested and staff recommended final plat approval of the proposed West Ridge Estates Phase II Subdivision subject to the listed conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

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

- 2) BARRERA INFRASTRUCTURE GROUP, INC., REPRESENTING ADOLFO CAMPERO, MANAGER FOR CAMPERO HOLDINGS COMPANY, LLC, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PHARR LOGISTIC CENTER LOT 2 PHASE II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 6.95-ACRE TRACT OF LAND, BEING OUT OF LOT 359, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800-900 BLOCK OF WEST ANAYA ROAD. SUB#201031**

Della Robles, Planner I, introduced the item. She stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north and Limited Industrial District (L-I) to the east, west and south. The property is designated for industrial use in the Land Use Plan. She added no variances were being requested and staff recommended final plat approval of the proposed Pharr Logistic Center Lot 2 Phase II Subdivision subject to the listed conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Luis Madrigal moved to **approve** the request for final plat approval of the proposed Pharr Logistic Center Lot 2 Phase II Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

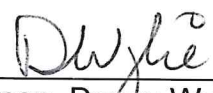
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:09 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: November 9, 2020