

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 24, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 24, 2021 and following is the record of attendance.

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

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga

ABSENT:

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Interim City Manager
 Melanie Cano, Development Services Director
 Roland Gomez, Development Services Assistant Director
 Roy Rodriguez, Assistant Director/Building Official
 Anaisha Licerio, Planner I
 Carolina Herrera, Secretary
 Daniel Gonzalez, Assistant 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 MAY 10, 2021

Chairman, Danny Wylie, introduced the item.

Romero Robles stated his name was incorrect on Page 4.

There being no further discussion Charlie Ramirez moved to approve the minutes of May 10, 2021 with correction. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) TREVINO ENGINEERING, REPRESENTING ZUKO FAMILY LIMITED PARTNERSHIP, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 58.64 ACRES OUT OF A PORTION OF LOTS 368 AND 369 KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS AND LOTS 13 AND 14, BLOCK 1, CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED BETWEEN THE 1100 AND 1500 BLOCK OF EAST HI-LINE ROAD. COZ#210429**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property and the property to the north, south, and a portion to the west were zoned to Agricultural and/or Open Space District (A-O) when they were annexed by the City of Pharr on June 3, 2003. A portion to the west was zoned to Agricultural and/or Open Space District (A-O) on November 1, 1994 and the remaining portion to the west was zoned to Agricultural and/or Open Space District (A-O) on August 20, 1991 when the properties were annexed by the City of Pharr. On May 22, 2008, the properties to the south were rezoned to Heavy Commercial District (H-C). Later, the properties to the south were rezoned to Limited Industrial District (L-I) on December 14, 2014. A portion of the properties to the west were rezoned to Heavy Industrial District (H-I) on February 7, 2019 and the city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported nine (9) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply 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.

There being no discussion Rafael Munguia moved to approve the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). Charlie Ramirez second the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 1) MELDEN & HUNT INC., REPRESENTING W.A. LANDRETH, MANAGER, FOR VAQUERO VENTURES MANAGEMENT, LLC, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED 7-11 CAGE ADDITION SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.742 ACRES OUT OF LOT 77, KELLY-PHARR SUBDIVISION AND OUT OF LOTS 1-3 AMENDED GOMEZ SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 6000 BLOCK OF NORTH IH 69C. SUB#200209**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are Limited Industrial District (L-I) and Single Family Residential District (R-1) to the east, Limited Industrial District (L-I) to the south and west and City limits to the north. The property is designated for commercial and R.O.W. use in the Land Use Plan. He added no variances were being requested and staff recommends final plat approval of the proposed 7-11 Cage Addition 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 Andy Castro moved to approve the request for final plat approval of the proposed 7-11 Cage Addition Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT INC., REPRESENTING DEYANIRA I. GUERRERO, MANAGING MANAGER FOR LITTLE EXPLORERS DEVELOPMENT & LEARNING CENTER, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LITTLE EXPLORERS ACADEMY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 2.958 ACRES BEING A 2.50 ACRES PART OR PORTION OUT OF LOT 5, BLOCK 8, A.J. MCCOLL SUBDIVISION AND 0.458 OF ONE ACRE OUT OF LOT 1, C.D. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2300 BLOCK OF S. JACKSON ROAD. SUB#201030**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north, Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the east, Residential Town house District (R-TH) to the south and City limits to the west. The property is designated for commercial and multi-family residential use in the Land Use Plan. He added no variances were being requested and staff recommends preliminary plat approval of the proposed Little Explorers Academy 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 preliminary plat approval of the proposed Little Explorers Academy Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Edward Wylie, Interim City Manager, offered himself for any concerns or questions the board members might have.

Chairman, Danny Wylie, asked for the reason of the "Team Pharr" signs displayed throughout the City.

Edward Wylie, Interim City Manager explained "We are Team Pharr" is the City slogan created in effort to receive the Malcolm Baldrige National Quality Award. He continued to explain that the award is given by the President of the United States to cities as a performance of excellence award. He expressed that this slogan will encourage employees to take pride of the work they do for the City. Mr. Wylie thanked the board members for their work and offered training to become more informed in the decisions they make.

Luis Madrigal expressed his appreciation to Mr. Wylie for giving them the opportunity to express their concerns and offering them training. He stated he was interested in learning more about the Subdivision process.

Chairman, Danny Wylie, stated his concern regarding the Planning and Zoning Alternate board members. He continued to state there is a lack of attendance and believes members are not as involved as he wished they were.

Edward Wylie, Interim City Manager, stated it has been addressed with Melanie, Development Services Director. He stated alternates are invited to attend every meeting to participate.

Rafael Munguia asked if alternate members were provided agenda packets for each meeting and suggested training as well.

Edward Wylie confirmed alternate members did receive an agenda packet for each meeting.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

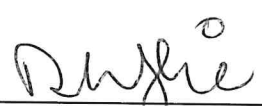
ITEM I. ADJOURNMENT

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 6:16 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: June 14, 2021