

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 14, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 14, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Luis Madrigal Rafael Munguia

**MEMBERS PRESENT
VIA VIDEO
CONFERENCE:** Jonathan Larraga

ABSENT: Charlie Ramirez Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
 Roy Rodriguez, Assistant Director/Building Official
 Eddie Martinez, Planner II
 Anaisa Licerio, Planner I
 Nelly Terrazas, 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.

Rafael Munguia moved to excuse the absent members. Luis Madrigal seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

John Covell, residing at 100 W. Moore Rd. #65, signed up to speak but, was not present.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF MAY 24, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of May 24, 2021. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) MELDEN & HUNT, INC. REPRESENTING H & E TIJERINA CHILDREN'S FAMILY LTD, 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.728 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 220, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 100-200 BLOCK OF WEST MOORE ROAD. COZ#210530**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). On March 30, 1982, the subject property, and the properties to the east, south, north, and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr. On September 20, 1983, the property to the east was rezoned to General Business District (C). On September 7, 1982, the property to the north was rezoned to Residential Mobile Home District (R-MH). Later, the property was rezoned from Residential Mobile Home District (R-MH) to Planned Unit Development (PUD) on May 31, 1983. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial 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 one (1) phone call in opposition of this item.

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 General Business District (C) as the property meets area requirements and has adequate ingress and egress. The subject property is part of a bigger development that consists of the property to the east abutting South Cage Boulevard. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked the applicant if he had any comments.

Mario Reyna, representing Melden & Hunt, stated the vast majority of the property is already zoned General Business District (C). He continued to state the future use of the property would be for a Circle K and asked for a small portion to be added as commercial.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Carolina Herrera, Secretary, stated one person signed up, Mr. Bradley Pioveson.

Bradley Pioveson, residing at 100 W. Moore Rd. Lot 8, stated he lived at South Gate, a 55+ community across from the property being discussed. He stated the community existed for 35 years and consists of 88 lots with 83 homes. Mr. Pioveson continued to state that his community has demanded little from the city as they maintain their own streets, sewer system, and streetlights. He stated that the community asks for denial of the proposed change of zone for the commercial establishment. He continued to state that the commercial establishment will have a negative impact on their homes due to the traffic, noise, and odors it will create.

There being no one else in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Chairman, Danny Wylie, asked if the property to the north was zoned Planned Unit Development.

Anaisa Licerio, Planner I, confirmed the zoning of the property to the north. She continued to state Planned Unit Development entails the property to be designated the use at the time of development.

Chairman, Danny Wylie, asked what the current use of the property.

Anaisa Licerio, Planner I, stated it was currently being used for residential homes.

Rafael Munguia asked if the proposed change of zone is in line with the Future Land Use Plan.

Anaisa Licerio, Planner I, stated the item was in line with the Future Land Use Plan.

There being no further discussion Luis Madrigal moved to approve the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Jonathan Larraga second the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 1) B.I.G. ENGINEERING, REPRESENTING JAIME A RODRIGUEZ, PRESIDENT, FROM JAR GROUP DEVELOPMENT IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED THE CASCADES SUBDIVISION PHASE II. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.44 ACRE TRACT OF LAND OUT OF LOT EIGHTY-SIX (86), KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST MINNESOTA ROAD. SUB#210309**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned Townhouse Residential District (R-TH). The adjacent zones are Single Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to the west and south, Residential Mobile Home District (R-MH) to the north and Single-Family Residential District (R-1) to the east. The property is designated for multi-family residential and commercial use in the Land Use Plan. She added no variances were being requested and staff recommends preliminary and final plat approval of the proposed The Cascades Subdivision Phase II 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 preliminary and final plat approval of the proposed The Cascades Subdivision Phase II. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Development Services Interim Director, welcomed Nelly Terrazas as the new Planner I.

ITEM G. CLOSED SESSION

None.

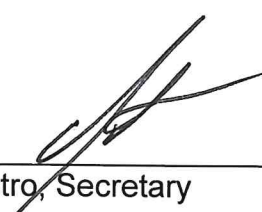
ITEM H. RECONVENE

None.

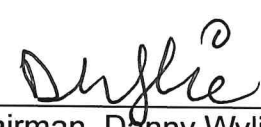
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Luis Madrigal second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:14 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: June 28, 2021