

MINUTES PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. July 26, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 26, 2021, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez

Romeo Robles
Rafael Munguia

ABSENT: Luis Madrigal Andy Castro
Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: 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 6:03 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JULY 12, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez moved to approve the minutes of July 12, 2021. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) GILBERTO ESPINO 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 0.5 ACRES, OUT OF THE SOUTH 5 ACRES, MORE OR LESS, OUT OF LOT 236 KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2816 S. CAGE BLVD. COZ#210637**

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 west were zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on May 4, 1976. The property to the north was rezoned to General Business District (C) on December 4, 2007. The properties to the east were rezoned to Planned Unit Development (PUD) on December 21, 1982. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Commercial use in the Land Use Plan. The General Business District is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors. Eight (8) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) telephone call in support of the item.

Anaisa Licerio, Planner I, further stated staff recommended approval of request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress and egress, and is in line with the future land use plan. 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 re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Charlie Ramirez second the motion and when put to a vote, it carried unanimously.

- 2) **GILBERTO ESPINO 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 RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 4.19 ACRES, OUT OF THE SOUTH 5 ACRES, MORE OR LESS, OUT OF LOT 236 KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2816 S. CAGE BLVD. COZ#210638**

Anaisa Licerio, Planner I, introduced the item and stated property is currently zoned Agricultural and/or Open Space District (A-O). A portion of the property and the properties to the north, east and south were zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on May 4, 1976. A portion of the property and the property to the north and south were zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on June 7, 1983. The property to the west was zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on November 11, 1994. Later, the property to the west was rezoned to Single Family Residential District (R-1) on February 21, 1995 and the property to the north was rezoned to General Business District (C) on December 4, 2007. The properties to the east were rezoned to Planned Unit Development (PUD) on December 21, 1982. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan. The Residential Multi-Family District (R-MF) is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan. Eleven (11) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) telephone call in support of the item.

Anaisa Licerio, Planner I, further stated staff recommended approval of to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) 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.

Rafael Munguia asked if the change would align with the Future Land Use Plan.

Anaisa Licerio, Planner I, stated the Future Land Use Plan for this item would be Single Family.

There being no further discussion Rafael Munguia moved to approve the request to re-zone Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). Charlie Ramirez second the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 1) BARRERA INFRASTRUCTURE GROUP, INC., REPRESENTING JACINTO ANDRES GARCIA, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ANDRES GARCIA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE GROSS TRACT OF LAND LYING AND BEING THE EAST PORTION OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST GREG DRIVE. SUB#201032**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. She added no variances were being requested and staff recommends final plat approval of the proposed Andres Garcia 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 Charlie Ramirez moved to approve the request for final plat approval of the proposed Andres Garcia Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) SALINAS ENGINEERING & ASSOCIATES., REPRESENTING ROBERTO CAVAZOS AND NYDIA CAVAZOS, OWNER'S ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED TROPICAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.51 ACRE TRACT OF LAND, MORE OR LESS OUT OF AND FORMING A PART OF LOT 4, BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 1900 BLOCK OF NORTH VETERANS BLVD. ("I" ROAD). SUB#201236**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are Heavy Commercial District (H-C) and Residential Multi-Family District (R-MF) to the north, City limits to the east, General Business District (C) to the south and Residential Multi-Family High Density District (R-MFHD) to the west. The property is designated for commercial and single-family residential use in the Land Use Plan. She added no variances were being requested and staff recommends preliminary plat approval of the proposed Tropical 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 Tropical Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **MELDEN & HUNT INC., REPRESENTING HUMBERTO TIJERINA AND EVANAGELINA A. TIJERINA, TRUSTEES, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN CIRCLE K PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 6.998 ACRES SITUATED IN THE CITY OF PHARR, CONSISTING OF 6.498 ACRES OUT OF LOT 220 KELLY-PHARR SUBDIVISION AND 0.500 OF ONE ACRE BEING ALL OF LOT 1, ORDONEZ SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1800 BLOCK OF SOUTH 69C. SUB#210513**

Anaisa Licerio, Planner I, introduced the item. She stated the property currently zoned General Business District (C) and Agricultural Open Space District (A-O). The adjacent zones are Planned Unit Development District (PUD) to the north and General Business District (C) to the east, Office Professional District (OP) to the south and Agricultural Open Space District (A-O) to the west. The property is designated for commercial and single-family residential use in the Land Use Plan. She added no variances were being requested and staff recommends preliminary plat approval of the proposed Master Plan Circle K 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 Master Plan Circle K Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) **MELDEN & HUNT INC., REPRESENTING ROSA MARIA A. VIGON, MANAGER FOR F.H. INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN TRACTOR SUPPLY SOUTH PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.355 ACRES OUT OF LOT 317 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 6800 BLOCK OF S. CAGE BLVD. SUB#210617**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned Heavy Commercial District (HC) and Residential Mobile Home District (R-MH). The adjacent zones are General Business District (C) and Single Family Residential District (R-1) to the north, General Business District (C) and Residential Mobile Home District (R-MH) to the south, Single Family Residential District (R-1), Residential Mobile Home District (R-MH) and Neighborhood Commercial District (N-C) to the east and General Business District (C) to the west. The property is designated for commercial and single family residential use in the Land Use Plan. She added no variances were being requested and staff recommends preliminary plat approval of the proposed Master Plan Tractor Supply South Pharr 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 Master Plan Tractor Supply South Pharr Subdivision. Charlie Ramirez 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.

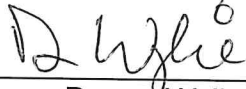
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Rafael Munguia second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:22 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: August 9, 2021