

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 27, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 27, 2021 and following is the record of attendance.

MEMBERS PRESENT: Rafael Munguia Charlie Ramirez
 Romeo Robles Andy Castro
 Jonathan Larraga

ABSENT: Danny Wylie Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
 Roy Rodriguez, Assistant Director/Building Official
 Anaisa Licerio, Planner II
 Iris Mata, Administrative Assistant
 Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

Vice-Chairman, Rafael Munguia, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Jonathan Larraga moved to excuse the absent members. Charlie Ramirez 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 DECEMBER 13, 2021

Vice-Chairman, Rafael Munguia, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of December 13, 2021. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **MARIA GUADALUPE CORTEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION FOR TAROT CARD READING IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 44 AND 45, GARZA TERRACE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7305 S. JENNY LEE STREET. CUP#211172**

Anaisa Licerio, Planner II, introduced the item and stated the applicant, Maria Guadalupe Cortez, was doing business as La Senora de los Ojos Verdes. She continued to state the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1). This area is generally designated for residential in the Land Use Plan. She further reported thirty-four (34) 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 II, further stated staff recommended approval of request for Conditional Use Permit to allow a home occupation for tarot card reading in a Single-Family Residential District (R-1). If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice Chairman, Rafael Munguia, 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. Munguia opened the item for discussion.

There being no discussion Jonathan Larraga moved to approve the request of the Conditional Use Permit to allow a home occupation for tarot card reading in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **VICTOR ARNOLD MEZA, REPRESENTING TELEPRO COMMUNICATIONS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A NEW TELECOMMUNICATIONS TOWER IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING .0006 ACRES, MORE OR LESS, OUT OF LOT 229, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 300 WEST HALL ACRES SUITE G. CUP#211173**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently Agricultural and or Open Space District (A-O). The surrounding area is zoned Single Family Residential District (R-1) to the east and Agricultural and or Open Space District (A-O) to the north, west and a portion to the south and remaining portion is Neighborhood Commercial District (N-C). This area is generally designated for Public/Semi-Public use in the Land Use Plan. She further reported fifteen (15) 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 II, further stated staff recommended approval of request for Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). She continued to add that the tower was to be used for security cameras for the Hike and Bike Trail. If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice-Chairman, Rafael Munguia, 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. Munguia opened the item for discussion.

There being no discussion Jonathan Larraga moved to approve the request of the Conditional Use Permit to allow a parking lot in an Agricultural and/or Open Space District (A-O) for three (3) years. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING VICTOR RIOS, SR. OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LOTS 44A, 44B, 44C, AND 44D, REPLAT OF LOT 44, BEAMSLEY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.65 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF LOT 44, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY PHYSICAL ADDRESS IS 1401 W. EISENHOWER STREET. SUB#211142**

Anaisa Licerio, Planner II, 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 south and east and General Business District (C) to the west and north. The property is designated for commercial use in the Land Use Plan. She added variances were being requested as provided on attached letter and staff recommended preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision without the requested variances subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Jonathan Larraga moved to **approve** the request for preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision without the requested variances. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) SALINAS ENGINEERING, REPRESENTING OLIVER E. GUTIERREZ AND ENRIQUE GUTIERREZ CANTU, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED OLIVER SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.08 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF NORTH JACKSON ROAD. SUB#210829**

Anaisa Licerio, Planner II, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north and south, Heavy Commercial District (H-C) to the east, and the City limits 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 preliminary plat approval of the proposed Oliver Subdivision subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Oliver Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) PABLO SOTO JR. P.E., REPRESENTING CARLOS JUVERA AND ROSITA JUVERA, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED JCR III SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 2, DE ALBA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF WEST LESLIE AVENUE. SUB#210826**

Anaisa Licerio, Planner II, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and east, Residential Multi-family High Density District (R-MFHD), Single Family Residential District (R-1) and 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 multifamily residential use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed JCR III Subdivision subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Romeo Robles moved to approve the request for preliminary plat approval of the proposed JCR III Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

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 6:11 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: January 10, 2022