

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 14, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 14, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Rafael Munguia Luis Madrigal

ABSENT: Andy Castro Romeo Robles
 Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Interim Director
 Roy Rodriguez, Assistant Director/Building Official
 Eddie Martinez, Planner II
 Anaisa Licerio, Planner II
 Nelly Terrazas, Planner I
 Iris Mata, Administrative Assistant
 Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:10 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Luis Madrigal 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 JANUARY 24, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of January 24, 2022. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) RED TAPE II, INC., D/B/A STILETTOS GENTLEMEN'S CLUB IS REQUESTING RENEWAL OF THE SEXUALLY ORIENTED BUSINESS LICENSE IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS ALL OF LOT 2, ALBRAD SUBDIVISION UNIT #3, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1050 NORTH SUGAR ROAD. SOB#001254**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area to the North, South, East and West is zoned General Business District (C). The area is generally designated for commercial use in the Land Use Plan. She further reported forty-two (42) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Nelly Terrazas, Planner I, further stated staff recommended approval of the renewal request for the Sexually Oriented Business License subject to site and applicants being in compliance with all City Ordinances and City Department requirements. 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 discussion Rafael Munguia moved to approve the renewal of the Sexually Oriented Business License in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) ERIC S. FANTICH, REPRESENTING FANTICH LAND HOLDINGS & DEVELOPMENT, LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1-ACRE, MORE OR LESS, OUT OF LOT 152, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1024 WEST FERGUSON AVENUE. COZ#220105**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The properties to the north and west are zoned Agricultural and /or Open Space District (A-O). The property to the east was rezoned from Agricultural and/ or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The properties to the south were zoned as General Business District (C) on March 30, 1982, when the city adopted the current zoning ordinance we use today. There

have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported six (6) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements, 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 Luis Madrigal moved to approve the request to re-zone from from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) J&R ENGINEERING, LLC, REPRESENTING CIPRIANO GARZA BARAJAS, PRESIDENT OF WAREHOUSING LEASING OF TEXAS, LLC IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MAS LOGISTICS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 12.560 ACRE TRACT OF LAND, BEING A PART OR PORTION OF THE MICHAEL TRACT OUT OF PORCION 69, A-691, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST PRODUCE DRIVE. SUB#210616**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the north, Residential Multifamily High Density District (R-MFHD) and General Business District (C) to the east, Agricultural Open Space District (A-O) to the south and Limited Industrial District (L-I) and Heavy Commercial District (H-C) to the west. The property is designated for multifamily, commercial and public/semi public in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed MAS Logistics 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.

Chairman, Danny Wylie, asked if there would be more than one (1) warehouse on the property and if the area was designed for heavy usage.

Luis Madrigal confirmed Produce Drive was paved.

Eddie Martinez, Planner II, stated there was one (1) warehouse on the property to the furthest south.

There being no further discussion Luis Madrigal moved to approve the request for final plat approval of the proposed MAS Logistics Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

2) RIO DELTA ENGINEERING, REPRESENTING LETICA FLORES, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED DAM SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.43 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF THE 2.0 ACRES OUT OF LOT 292, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5400 BLOCK OF SOUTH CAGE BLVD. SUB#211141

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural Open Space District (A-O) to the north and west, Single Family Residential District (R-1) to the east and south. The property is designated for commercial and single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Dam 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.

Chairman, Danny Wylie, asked if the property was beyond the levees.

Eddie Martinez, Planner II, stated the property was to the south of the levees.

Chairman, Danny Wylie, asked for the City's definition of a car lot and if a buffer would be required.

Eddie Martinez, Planner II, stated the property would be used for the sale of cars which would have an enclosed building for minor repairs similar to larger car dealerships. He continued to state that a buffer would be required.

There being no further discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Dam Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 3) MELDEN & HUNT INC., REPRESENTING, WINONA MOCZYGEMBA, GENERAL PARTNER FOR ESE PROPERTIES, LTD., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED DAHLIA VILLAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 4.538 ACRES OUT OF LOT 187 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF WEST SAM HOUSTON AVE. SUB#220203**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Residential Multifamily high Density District (R-MFHD), Office professional District (O-P) and Agricultural Open Space District (A-O) to the north, Single Family Residential District (R-1), Agricultural Open Space District (A-O) and Government owned to the east, General Business District (C) to the west and Government owned to the south. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Dahlia Villas 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.

Chairman, Danny Wylie, asked if the access to Sam Houston was wide enough.

Eddie Martinez, Planner II, stated access was wide enough.

There being no further discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Dahlia Villas Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) MELDEN & HUNT INC., REPRESENTING, ELENA OCHOA DE GUDINO IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ELENA INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF A 20.368 ACRES, BEING A PART OR PORTION OUT OF LOTS 5 AND 6, BLOCK 13, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST MILITARY HWY. SUB#200720**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural Open Space District (A-O). The adjacent zones are Limited Industrial District (L-I) and General Business District (C) to the south and west, Limited Industrial District (L-I) to the north and Agricultural Open Space District (A-O) and Limited Industrial District (L-I) to the east. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Elena Industrial Park 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 preliminary plat approval of the proposed Elena Industrial Park Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

5) MELDEN & HUNT INC., REPRESENTING, DALLAS HAKES, MANAGER FOR LONESTAR PROPERTIES, LLC IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED QQ POLK & VETERANS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.964 OF ONE ACRE, BEING A PART OR PORTION OUT OF LOT 30, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF NORTH VETERANS BLVD. ("I" RD.). SUB#211139

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the south, Single Family Residential District (R-1) to the north, City limits to the east and Agricultural Open Space District (A-O) to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed QQ Polk & Veterans 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.

Chairman, Danny Wylie, asked if the property would be a full service car wash and questioned staff about the entrance and exit.

Eddie Martinez, Planner II, stated the entrance would be at the intersection of Polk and Veterans. He continued to state the exit would be a right turn exit with directional signage.

There being no further discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed QQ Polk & Veterans Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

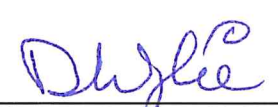
There being no further business Rafael Munguia moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:32 p.m.

ATTEST:



Andy Castro, Secretary

APPROVED: February 28, 2022



Chairman, Danny Wylie