

**MINUTES
PLANNING & ZONING COMMISSION
MONDAY, SEPTEMBER 26, 2022
118 S. CAGE BLVD. 2ND FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 26, 2022, and following is the record of attendance.

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

MEMBERS ABSENT:
Jonathan Larraga
Rafael Munguia
Guadalupe Cano
Joel Ordaz

STAFF PRESENT: Kimberly Mendoza, Director
Roy Rodriguez, Asst. Director
Eddie Martinez, Planner II
Anaisa Licerio, Planner II
Laura Fonseca Planner I
Melissa Ramirez Administrative Assistant

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Danny Wylie moved to excuse absent members. Romeo Robles 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 AUGUST 22, 2022

Danny Wylie introduced the item.

Danny Wylie moved to table. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **MARCO ANTONIO ALVARADO HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) IN ORDER TO DEVELOP AND CONSTRUCT A TRIPLEX. THE SUBJECT SITE IS LOCATED on the east side of South Saint Marie Drive, APPROXIMATELY 270 FT. SOUTHEAST THOMAS ROAD AND HAS A PHYSICAL ADDRESS OF 6617 SOUTH SAINT MARIE DRIVE. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 47, BLOCK 1, HIDALGO PARK ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. COZ: #220846**

Laura Fonseca, Planner I, introduced the item and stated the property to the west and south were zoned to Single Family Residential District (R-1) on December 15, 1987. The property to the north was rezoned to Residential Multi-Family District (R-MF) on March 1, 2021. The property is generally designated for single-family residential use in the Land Use Plan. She further reported twenty-three (23) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one response for information to the letters and the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements and was in line with the future land use plan and has adequate ingress and egress. She stated if approved, the owner must comply with all City Ordinances and City Department requirements.

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, Mr. Munguia opened the item for discussion. The public hearing was then closed.

After discussion Luis Madrigal moved to approve the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF) Residential Multi-Family District (R-MF) Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **JORGE A. ESPINO, 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 SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN ORDER TO DEVELOP AND CONSTRUCT A SINGLE-FAMILY RESIDENCE. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.684 ACRES, MORE OR LESS, OUT OF LOT 191, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY,**

TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 904 E. SAM HOUSTON AVENUE. COZ#220847

Laura Fonseca, Planner I, introduced the item and stated the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on April 1, 1997. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 19, 2005. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Residential Single Family District (R-1) on April 19, 1983. There has been no other zoning request within the general vicinity of the subject property since that time. The property is generally designated for single family use in the Land Use Plan. She further reported seventeen (17) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one response for information to the letters and the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements and was in line with the future land use plan and has adequate ingress and egress. She stated if approved, the owner must comply with all City Ordinances and City Department requirements.

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, Mr. Munguia opened the item for discussion. The public hearing was then closed.

After discussion, Luis Madrigal moved to approve the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF) Residential Multi-Family District (R-MF) Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS

- 1) PEREZ CONSULTING ENGINEERS, REPRESENTING CARLOS CANALES MELHEM, OWNER OF PHARR BRIDGE INVESTMENT, LP., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN PHARR BRIDGE BUSINESS PARK PHASE 4 AND 5 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.58 ACRES OF LAND AND ALSO BEING A PART OR PORTION OF LOT 377, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 9800 BLOCK OF WEST HI-LINE ROAD. SUB#210826**

Eddie Martinez, Planner II, introduced the item and stated the property was currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to the north and west,

Limited Industrial District (L-I) to the east and Agricultural and/or Open Space District (A-O) to the south. The property is designated for industrial use in the Land Use Plan-and no variances were being requested. He stated staff recommended preliminary plat approval of the proposed Master Plan Pharr Bridge Business Park Phase 4 and 5 Subdivision subject to the listed conditions.

At this time, 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 preliminary plat approval of the proposed Master Plan Pharr Bridge Business Park Phase 4 and 5 Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

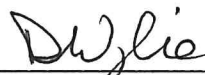
ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Andy Castro moved to adjourn. Luis Madrigal second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:19 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: October 10, 2022