

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 23, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 23, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Jonathan Larraga
Rafael Munguia
Guadalupe Cano
Charlie Ramirez
Romeo Robles
Andy Castro

ABSENT: Luis Madrigal

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
Laura Fonseca, Planner I
Iris Mata, Administrative Assistant

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, 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 MAY 9, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Guadalupe Cano moved to approve the minutes of May 9, 2022. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **MELDEN & HUNT, INC., REPRESENTING ADELANTE HOLDINGS, LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.30-ACRES, MORE OR LESS, OUT OF LOT 151, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2605 NORTH SUGAR ROAD. CUP#220429**

Eddie Martinez, Planner II, introduced the item and stated the Engineer has requested to table the item. He continued to state no action was needed.

ITEM E. PLAT APPROVAL

- 1) **MELDEN & HUNT INC., REPRESENTING, JOSE ALBERTO VELA, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED T.L.C. PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.317 ACRES OUT OF LOTS 15 AND 17, PHARR CITRUS ORCHARDS CO., SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST SAM HOUSTON AVE. SUB#201238**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones General Business District (C) to the north, east and west and Residential Townhouse District (R-TH) to the south. 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 T.L.C. 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 T.L.C. Pharr Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **CLH ENGINEERING, INC., REPRESENTING GERARDO ROCHA, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PLATINUM COMMERCIAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.670 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 244, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF SOUTH CAGE BOULEVARD. SUB#191024**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Planned Unit Development District (PUD). The adjacent zones are Planned Unit Development District (PUD) to the north, east and south, Agricultural Open Space District (A-O) and General Business District (C) 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 Platinum Commercial 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.

Rafael Munguia asked if this item would fall under the moratorium.

Eddie Martinez, Planner II, stated the application was submitted in 2020 prior to the moratorium, but was delayed due to issues with Irrigation District.

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

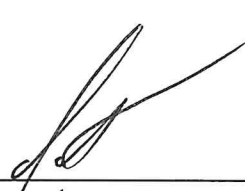
ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Development Services Director, introduced Laura Fonseca as Planner I. Mr. Gomez stated Mrs. Fonseca had worked for our Code Compliance Division, but was recently promoted to Planner I.

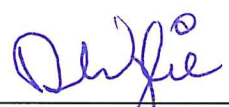
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:07 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: June 13, 2022