

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 8, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 8, 2022, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Romeo Robles Charlie Ramirez

ABSENT: Luis Madrigal Jonathan Larraga
 Andy Castro

OTHERS PRESENT: See attached list

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

Rafael Munguia 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 JULY 25, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of July 25, 2022. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ESPI LOGISTICS, LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 4, JOHNSTONE SUPPLY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 921 WEST SHARM DRIVE. COZ#220737**

Laura Fonseca, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The properties to the north, east and west were rezoned from Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1996. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on December 3, 1996. Later, the property to the west was rezoned from General Business District (C) to Heavy Commercial District (H-C) on January 17, 2022. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported six (6) 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 and the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). 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 item for discussion.

There being no discussion Charlie Ramirez moved to approve the request a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS, LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM LIMITED INDUSTRIAL DISTRICT (L-I) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 19.522 ACRES, MORE OR LESS, OUT OF LOTS 3 & 4, BLOCK 1, RE-SUBDIVISION OF CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 11000 BLOCK OF SOUTH VETERANS BOULEVARD. COZ#220738**

Laura Fonseca, Planner I, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The property and properties to the south and a portion to the west were annexed on November 11, 2011. The remaining portion to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on November 5, 2005. The city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for right-of-way and industrial use in the Land Use Plan. She further reported nine (9) 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 and the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). 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 item for discussion.

There being no discussion Rafael Munguia moved to approve the request a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously

ITEM E. PLAT APPROVAL

- 1) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING ROBERTO AND NYDIA CAVAZOS, OWNER'S ARE REQUESTING FINAL 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**

Eddie Martinez, Planner II, introduced the item. He 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. He added no variances were being requested and staff recommended final 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 final plat approval of the proposed Tropical Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT INC., REPRESENTING, STEVE LOLLIS, MANAGER AND SOLE MEMBER, FOR TGO DAHLIA 21, LP, A TEXAS LIMITED PARTNERSHIP, IS REQUESTING FINAL 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 final 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.

Rafael Munguia asked if the moratorium was still in effect.

Eddie Martinez, Planner II, stated the moratorium would expire on August 10, 2022.

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

- 3) BROWNSTONE CONSULTANTS, REPRESENTING RHEA NANETTE MORA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MECA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.854 ACRE TRACT OF LAND OUT OF THE SOUTH ½ OF THE SOUTH ½ OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2200 BLOCK OF NORTH JACKSON RD. SUB#220724**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural Open Space District (A-O). The adjacent zones are General Business District (C), Limited Industrial District (L-I) and Residential Multi-Family High Density District (R-MFHD) to the north, Residential Mobile Home District (R-MH) to the east, Agricultural Open Space District (A-O) to the south and City limits to the west. The property is designated for single family residential, multi-family residential and commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Meca 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 Romeo Robles moved to approve the request for preliminary plat approval of the pro Romeo posed Meca Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

4) PEREZ CONSULTING ENGINEERS, REPRESENTING CHARLES D. MUELLER, MANAGER FOR LYNN TRACT, L.P., A TEXAS LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED UHS CENTER ON RIDGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.71 ACRE TRACT OF LAND OUT OF AND A PORTION OF LOT 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400-500 BLOCK OF WEST RIDGE RD.SUB#220617

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 west, Agricultural Open Space District (A-O) to the north and Single Family Residential District (R-1) to the east and 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 UHS Center On Ridge 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, questioned the abbreviation of UHS.

Charlie Ramirez mentioned it could stand for United Health Services.

There being no further discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed UHS Center On Ridge Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) HALFF ENGINEERING, REPRESENTING PHIL DYER, MANAGER OF CAPOTE FARMS GP, L.L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CAPOTE INTERNATIONAL BUSINESS PARK PHASE VI LOTS 1 & 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.522 ACRES OUT OF LOTS 3 & 4 OF THE CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST CAPOTE CENTRAL AVE. SUB#220720**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural Open/Space District (A-O) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) to the south and west and City limits 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 Capote International Business Park Phase Vi Lots 1 & 2 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 Capote Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 6) SAM ENGINEERING & SURVEYING, INC., REPRESENTING EFRAIN AGUSTIN AND MARTHA MALDONADO, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ACME SQUARE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.00 ACRE GROSS TRACT OF LAND OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST MINNESOTA RD. SUB#220618**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-family District (R-MF). The adjacent zones are Agricultural Open/Space District (A-O) and Single Family Residential District (R-1) to the north, Agricultural Open/Space District (A-O) to the east, General Business District (C) and Agricultural Open/Space District (A-O) to the south and Single Family Residential District (R-1) to the west. 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 ACME Square 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 Minnesota Road will be widened.

Eddie Martinez, Planner II, stated they would widen 1/3 of the street's right-of-way.

Rafael Munguia asked if we are able to review preliminary plats with the moratorium in place.

Eddie Martinez, Planner II, stated item was submitted as a change of zone prior to the moratorium.

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

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

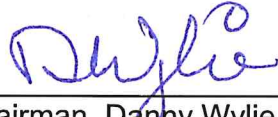
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:23 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: August 22, 2022