

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. November 14, 2022 - 6:00 p.m.*

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

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

ABSENT: Rafael Munguia Luis Madrigal

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Rolando Gomez, Director of Building & Code Compliance
 Roy Rodriguez, Asst. Director of Building & Code Compliance
 Patricia Rigney, City Attorney
 Eddie Martinez, Planner II
 Anaisa Licerio, Planner II
 Laura Fonseca, Planner I
 Iris Mata, CDBG Specialist
 Pilar Rodriguez, Fire Chief
 Anali Alanis, Interim City Manager
 Ed Wylie, Deputy City Manager
 Ruben Alfaro, City Engineer
 Joanna Villarreal, Secretary

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 OCTOBER 10, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez moved to approve the minutes of October 10, 2022. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) GILBERTO ESPINO, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.599 ACRES MORE OR LESS, OUT OF LOT 236, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2816 S. CAGE BLVD. COZ#220961 (This item will go to City Commission)**

Anaisa Licerio, Planner II, introduced the item and stated a portion of the property was rezoned General Business District (C) from Agricultural and/or Open Space (A-O) on August 2, 2021. The remaining portion of the property was rezoned to Residential Multi-Family District (R-MF) on August 2, 2021. The property to the north, south and west were zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on May 4, 1976. The property to the north was rezoned to General Business District (C) on December 4, 2007. A portion of the property to the south was rezoned to General Business District (C) on October 3, 1989, leaving the remaining portion as Agricultural and/or Open Space District (A-O). The property to the east was zoned to Planned Unit Development (P.U.D.) on December 21, 1982. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. Eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 28, 2022, and a legal notice was published in the Advance News Journal on October 26, 2022. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request for a change of zone from General Business District (C) to Townhouse Residential District (R-TH), as the property meets area requirements and 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 item for discussion.

There being no discussion Jonathan Larraga moved to approve the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) PINPOINT INVESTMENTS, LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT (R1-E). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 23.84 ACRES MORE OR LESS, OUT OF LOT 73, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1500 W. OWASSA ROAD. COZ#220962 (THIS ITEM WILL GO TO CITY COMMISSION)**

Anaisa Licerio, Planner II, introduced the item and stated the property and the property to the west were zoned Single-Family Residential District (R-1) on September 8, 2020. A portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016. The remaining section to the east and area to the south are currently zoned to Agricultural and or Open Space District (A-O). The city limits lie to the north side of the property. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for single family residential use in the Land Use Plan. Twenty (20) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 28, 2022, and a legal notice was published in the Advance News Journal on October 26, 2022. Staff received one (1) response for information and one (1) response in opposition to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to Single Family Residential Estate District (R1-E), as the property meets area requirements and 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 item for discussion.

There being no discussion Charlie Ramirez moved to approve the request approval of the request to re-zone from Single-Family Residential District (R-1) to Single Family Residential Estate District (R1-E). Andy Castro seconded the motion and when put to vote, it carried unanimously.

ITEM E.

Westwood Professional Services, Inc., representing K. V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision. The property is legally described as being a 49.49 acre tract out of Lots 93, 94, 97 and 98 of Block 31, also Lots 95 and 96, Block 32 and a portion of a 40 foot road, as shown on the Re-Subdivision of Lots 1 and

5 to 32 inclusive of the San Juan Plantation Subdivision. The property is located approximately 950 feet away from City limits along E. Military Hwy. SUB#220828

Eddie Martinez, Planner II, introduced the item. The property is legally described as being a 49.49 acre tract out of Lots 93, 94, 97 and 98 of Block 31, also Lots 95 and 96, Block 32 and a portion of a 40 foot road, as shown on the Re-Subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision. The property is located approximately 950 feet away from City limits along E. Military Hwy. The property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are within City of Pharr Extraterritorial Jurisdiction (ETJ) to the north, south, east and west. The property is designated for industrial use in the Land Use Plan. The proposed property will be used for Warehouses.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the site for discussion and action. Chairman, Danny Wylie asked Mario Garcia, Project Manager, with Sam Engineering if he was aware of the 6 month from denial Mario Garcia responded yes. Mr. Wylie asked him if he wanted to withdraw and he responded he did not have the authority to withdraw. Mario Garcia stated from the last letter he had received mentioned the city staff recommended approval so he was surprised to see disapproval. Project Engineer had two variances requested; waive requirement from 10 inch water main to a 12 inch water main and 6 public fire hydrants along Military Highway. Pilar Rodriguez, Fire Chief, was requesting for developer to meet minimum city standards. The city required 12 inch water line and 300 ft. spacing between fire hydrants. 20 psi minimum water pressure water line needs to be fed by another line. Additional requirement was a loop system. Ruben Rosales, Public Utilities Director, mentioned there had not been an agreement between Military Water Supply and the City of Pharr.

Charlie Ramirez recommended entering into Executive Session.

ITEM F. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGNDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:29 p.m., Chairman, Danny Wylie, stated the Commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

The time being 6:49 p.m., Chairman, Danny Wylie, stated the Commission would be resuming the open meeting.

In continuous with discussion, Chairman Wylie provided representative Mario Garcia the opportunity to withdraw. Mario Garcia said he would be getting his boss on the phone and would be right back. Mario Garcia returned and stated the applicant at this time would formally withdraw the application. No action was taken.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

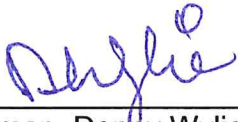
ITEM I. ADJOURNMENT

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 6:52 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: November 28, 2022