

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 22, 2024 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 22, 2024 and following is the record of attendance.

MEMBERS PRESENT: Rafael Munguia Ruben Luna
 Charlie Ramirez Mercedes Guillen
 Andy Castro

ABSENT: Danny Wylie Romeo Robles
 Jonathan Larraga

STAFF PRESENT: Ricardo Rodriguez, City Attorney
 Dr. David Friedlein, Assistant City Manager
 Kimberly Mendoza, Director of Development Service
 Joe Garza, Asst. Director of Development Services
 Eddie Martinez, Planner III
 Joanna Villarreal, Planner I
 Julia Rios, Administrative Assistant
 Jose Navarro, Assistant Fire Marshal
 Catherine Cadena, Fire Inspector

ITEM A. CALL TO ORDER

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

Board Member Rafael Munguia called the meeting to order at 6:00 p.m. Roll call established a quorum.

Board Member Charlie Ramirez moved to excuse the absent members. Board Member Ruben Luna seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Board Member Rafael Munguia asked if anyone signed up to speak.

Julia Rios, Administrative Assistant, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JANUARY 8, 2024

Board Member Rafael Munguia introduced the item.

Board Member Ruben Luna moved to approve the minutes as submitted. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ROGELIO IBANEZ, JR., REPRESENTING TEYSHA GROUP, LLC., 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 RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) IN ORDER TO DEVELOP AND CONSTRUCT APARTMENTS. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.33 ACRES, MORE OR LESS, OUT OF LOT 223, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS LOCATED AT 1100 EAST MOORE ROAD. COZ#221103**

Joanna Villarreal, Planner I, stated the item was tabled and recommended to untabled it.

Board Member Charlie Ramirez moved to untable. Board Member Andy Castro seconded the motion and when put to a vote, it carried unanimously.

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) to develop and construct apartments. Ms. Villarreal went over the property's legal description and physical address and stated the property was located on the south side of East Moore Road, approximately 0.33 miles west of South Veterans Boulevard. Ms. Villarreal further stated the property fronts an 80 ft. major collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Joanna Villarreal, Planner I, stated the property to the west, south and east were zoned Agricultural and/or Open Space District (A-O) upon annexation on June 29, 1984 and to the north was zoned Residential Mobile Home District (R-MH) upon annexation on June 29, 1984. She reported there have been no other rezoning requests within the general vicinity of the subject property since that time. She stated the property was generally designated for single-family residential use in the Land Use Plan.

Joanna Villarreal, Planner I, explained Residential Multi-Family District (R-MF) was established to provide adequate space and site diversification for low to medium-density residential development where adequate streets and other community facilities were available for present and future needs. Ms. Villarreal stated the district was established

for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space would be met before zoning to such use. She further stated it would be established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Joanna Villarreal, Planner I, further reported seven (7) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on November 22, 2023, and a legal notice was published in the Advance News Journal on November 22, 2023. She stated staff received one response for information only.

Lastly, Joanna Villarreal, Planner I, further stated staff recommended denial of the request to rezone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property was not in conformance with the future land use plan.

Rogelio Ibanez, applicant, representing Teysha Group, LLC., approached the podium and went over current zoning in the future land use plan and stated the property would be suitable for multifamily development and requested approval of his request.

There being no further discussion, Board Member Rafael Munguia closed the public hearing and opened for board discussion.

At this time, Board Member Charlie Ramirez stated the board would deviate from the agenda and go into closed session. There was no objection.

ITEM G. 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 SESSION (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:07 p.m., Board Member Rafael Munguia 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 H. RECONVENE:

The time being 6:24 p.m. Board Member Rafael Munguia stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 1) **ROGELIO IBABNEZ, JR., REPRESENTING TEYSHA GROUP, LLC., 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 RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) IN ORDER TO DEVELOP AND CONSTRUCT APARTMENTS. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.33 ACRES, MORE OR LESS, OUT OF LOT 223, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS LOCATED AT 1100 EAST MOORE ROAD. COZ#221103**

Board Member Rafael Munguia reintroduced the item.

Board Member Andy Castro moved to approve the Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) in order to develop and construct apartments. Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) **M2 ENGINEERING, PLLC., REPRESENTING ABEL HERNANDEZ, MANAGING MEMBER FOR HDZ HOLDINGS LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VETERANS OAKS APARTMENTS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.576 ACRES TRACT OF LAND, OUT OF LOT 129, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3100 BLOCK OF NORTH VETERANS BOULEVARD. SUB#240101**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3100 Block of North Veterans Boulevard and was currently zoned Residential Multi-family District (R-MF) and the adjacent properties were zoned Single Family Residential District (R-1) and General Business District (C) to the north, city limits to the east, Single Family Residential District (R-1) to the south and Agricultural Open Space District (A-O) to the west. He further stated the property was designated for manufactured homes in the Land Use Plan and the proposed use was multi-family.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Veterans Oaks Apartments Subdivision subject to the conditions noted in the packet.

There being no discussion, Board Member Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Veterans Oaks Apartments Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 2) J & J ENGINEERING, LLC., REPRESENTING AIDA CUELLAR, MANAGING MEMBER FOR CARRILLO PROPERTIES I, LTD., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED JAVELINA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 8.00 ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 3200 BLOCK OF SOUTH CAGE BOULEVARD. SUB#230923

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3200 Block of South Cage Boulevard and was currently zoned Single Family Residential District (R-1) and General Business District (C). The adjacent zones were Single Family Residential District (R-1) and General Business District (C) to the north, Agricultural Open Space District (A-O) and General Business District (C) to the east and south and Single-Family Residential District (R-1) to the west. Mr. Martinez further stated the property was designated for single family residential and commercial use in the Land Use Plan and the proposed use was single family lots and retail for commercial lot.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Javelina Estates Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Javelina Estates Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

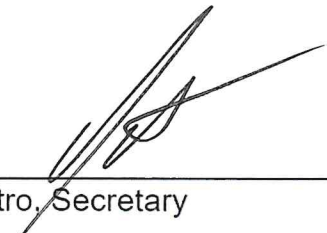
There being no further business, Board Member Charlie Ramirez moved to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:29 p.m.

PLANNING & ZONING COMMISSION



Rafael Munguia

ATTEST:



Andy Castro, Secretary

APPROVED: February 12, 2024