

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 8, 2024 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 8, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Charlie Ramirez
Ruben Luna

ABSENT: Rafael Munguia
Mercedes Guillen
Jonathan Larraga
Romeo Robles

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Juan Vasquez, Development Assistance Specialist
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Nancy Hernandez, Secretary

ITEM A. CALL TO ORDER

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

Chairman Danny Wylie called the meeting to order at 6:01 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

Chairman Danny Wylie asked if anyone signed up to speak.

Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR MARCH 25, 2024 – REGULAR MEETING

Chairman Danny Wylie introduced the item.

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

ITEM D. PUBLIC HEARING

1) JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, 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 0.52 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8901 SOUTH CAGE BOULEVARD. (TABLED) COZ#240208

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from General Business District (C) to Heavy Commercial District (H-C) to construct a warehouse with trailer parking. Ms. Fonseca went over the property's legal description and physical address and stated the property fronts South Cage Boulevard, a 120 ft.- 150 ft. principal arterial street which runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare plan.

Laura Fonseca, Planner II, further stated the property to the west was zoned Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. She also stated the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006 and city limits to the east. She further reported the property to the south and east were zoned Agricultural and/or Open space District (A-O) upon annexation on October 3, 1989 and the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. She reported there have been no other zoning requests within the general vicinity of the subject property since that time and stated the property was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, explained Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. She stated this district was commercial in nature but had some aspects that were similar to industrial uses and the noise, traffic, litter, late -night hours, outside storage of materials and equipment, and other possibly blighting influences required adequate buffering.

Laura Fonseca, Planner II, further reported three (3) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received the response of two (2) people voicing their concerns about the letters or legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

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

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 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., 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 6:20 p.m. Chairman Danny Wylie, stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 1) JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, 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 0.52 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8901 SOUTH CAGE BOULEVARD. **(TABLED)** COZ#240208

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Chairman Danny Wylie re-introduced the item.

Charlie Ramirez **moved** to deny the Change of Zone from General Business District (C) to Heavy Commercial District (H-C). Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 2) JORGE PENA ARCHITECTS, LLC., REPRESENTING, LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.17 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8901 SOUTH CAGE BOULEVARD. **(TABLED)** COZ#240209

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Single Family Residential District (R-1) to Heavy Commercial District (H-C) to construct a warehouse with trailer parking. Ms. Fonseca went over the

property's legal description and physical address and stated the property fronts South Cage Boulevard, a 120 ft.- 150 ft. principal arterial street which runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare plan.

Laura Fonseca, Planner II, further stated the property to the west was rezoned Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. She also stated the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006 and city limits to the east. She further reported that the property to the south and east were zoned Agricultural and/or Open space District (A-O) upon annexation on October 3, 1989. She stated the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012 and there have been no other zoning requests within the general vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, explained Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. She further stated this district was commercial in nature but has some aspects that were similar to industrial uses and the noise, traffic, litter, late -night hours, outside storage of materials and equipment, and other possibly blighting influences required adequate buffering.

Laura Fonseca, Planner II, further reported two (2) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received the response of two (2) people voicing their concerns about the letters and legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

Board Member Charlie Ramirez **moved** to deny. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 3) JORGE PENA ARCHITECTS, LLC., REPRESENTING, LUIS BIASI, 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 HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.13 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8911 SOUTH CAGE BOULEVARD. (TABLED) COZ#240210**

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) to construct a warehouse with trailer parking. Ms. Fonseca went over the property's legal description and physical address and stated the property fronts South Cage Boulevard, a 120 ft.- 150 ft. principal arterial street which runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare plan.

Laura Fonseca, Planner II, further stated the property to the west was rezoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989 and the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. She also stated the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006 and the property to the east were zoned Agricultural and or Open space District (A-O) to Limited Industrial District (L-I) on October 06, 2015. She further stated there have been no other zoning requests within the general vicinity of the subject property since that time and stated the property was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, explained Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. She stated included in in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. She added this district was commercial in nature but has some aspects were

similar to industrial uses and the noise, traffic, litter, late -night hours, outside storage of materials and equipment, and other possibly blighting influences required adequate buffering.

Laura Fonseca, Planner II, further reported three (3) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received responses from two (2) people voicing their concerns about the letters and legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

Board Member Charlie Ramirez **moved** to deny. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 4) **JORGE PENA ARCHITECTS, LLC., REPRESENTING, LUIS BIASI, 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 HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.82 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8907 SOUTH CAGE BOULEVARD. (TABLED) COZ#240211**

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to construct a warehouse with trailer parking. Ms. Fonseca went over the property's legal description and physical address and stated the property fronts South Cage Boulevard, a 120 ft.- 150 ft. principal arterial street which runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare plan.

Laura Fonseca, Planner II, further stated the property, a portion of the northeast, and the property to the south were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989 and the remaining portion of the property to the northwest was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. She also stated the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012 and the property east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. She stated there have been no other zoning requests within the general vicinity of the subject property since that time and stated the property was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, explained Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. She stated included in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. She further stated this district was commercial in nature but had some aspects that were similar to industrial uses and the noise, traffic, litter, late -night hours, outside storage of materials and equipment, and other possibly blighting influences required adequate buffering.

Laura Fonseca, Planner II, further reported five (5) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received responses from two (2) people voicing their concerns about the letters and legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

Board Member Andy Castro moved to deny. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 5) **JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, 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 HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.82 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8915 SOUTH CAGE BOULEVARD. (TABLED) COZ#240212**

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) to construct a warehouse with trailer parking. Ms. Fonseca went over the property's legal description and physical address and stated the property fronts South Cage Boulevard, a 120 ft.- 150 ft. principal arterial street which runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare plan.

Laura Fonseca, Planner II, further stated the property and the property to the south and north was rezoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989 and the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2010. She also stated the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015 and there have been no other zoning requests within the general vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, explained Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. She stated included in in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. She further stated this district was commercial in nature but has some aspects were similar to industrial uses and the noise, traffic, litter, late -night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Laura Fonseca, Planner II, further reported five (5) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received responses from two (2) people voicing their concerns about the letters and legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

Board Member Ruben Luna moved to deny. Board Member Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 6) R.E.T.Y., LLC., REPRESENTING PHARR ECONOMIC DEVELOPMENT CORPORATION, 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 HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 241.56 ACRES, MORE OR LESS, OUT OF PORCION 71, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2101 WEST DOFFING ROAD. COZ#240313**

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 Heavy Industrial District (H-I) to develop and construct industrial uses. Ms. Villarreal went over the property's legal description and physical address and stated the property had a frontage on West Doffing Road, a 40 ft. right-of-way. She stated additional right-of-way and the necessary improvements would be required during the subdivision process.

Joanna Villarreal, Planner I, further stated the property was zoned Agricultural and/or Open Space District (A-O) upon annexation on September 18, 2023 and city limits lie to the north, east, west, and south. She stated there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for industrial use in the Land Use Plan.

Joanna Villarreal, Planner I, explained Heavy Industrial District (H-I) was established to provide adequate space and site diversification. She stated the area requirements in this district were minimal and would allow both large and small lots or as

part of a park. She further stated some screening was required, but because of the potential for hazardous or possibly blighting uses, this this district should not be located close to residential areas of any type. She added areas should not be zoned to this usage unless they were located on or close to arterials capable of carrying commercial and truck traffic.

Joanna Villarreal, Planner I, further reported no letters were mailed out as city limits abuts the property but a legal notice was published in the Advance News Journal March 20, 2024. She stated staff received no response to the legal notice.

Lastly, Joanna Villarreal, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements, and had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

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

- 7) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING MARIA DEL CARMEN PACHECO AND RUBEN PACHECO, OWNERS, HAVE 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 0.27 ACRES, MORE OR LESS, OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2506 AND 2508 SOUTH SALAMANCA STREET. COZ#240314**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a change of zone from General Business District (C) to Townhouse Residential District (R-TH) to develop and construct townhouses on each of the lots.

Ms. Villarreal went over the property's legal description and physical address and stated the property fronts South Salamanca Street, a 50 ft. local street, that runs north and south with a posted speed limit 20 to 30 per hour as identified in the City of Pharr's Thoroughfare Plan. She also stated the property also fronts West Hall Acres Road, and 80 ft. collector street that runs east and west with a posted speed limit of 30 to 40 miles per hour.

Joanna Villarreal, Planner I, further stated the property was zoned General Business District (C) and the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on July 2, 2002. She

added the property to the north was rezoned from Agricultural and/or Open Space (A-O) to Townhouse Residential District (R-TH) on January 8, 1985 and the property to the east was rezoned from General Business District (C) to Townhouse Residential District (R-TH) on October 17, 2022. Ms. Villarreal stated the property to the west was zoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 21, 1995 and the property was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, explained Townhouse Residential District (R-TH) was established to provide adequate space and site diversification for medium-density residential development that was single-family, on separate lots, and typically owner occupied. She stated townhouse development was a low to medium-density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. She further stated townhouse developments must be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Joanna Villarreal, Planner I, further reported Twenty-nine (29) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 22, 2024, and a legal notice was published in the Advance News Journal March 20, 2024. She stated staff received no response to the letters or legal notice.

Lastly, Joanna Villarreal, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH) as the property meets area requirements and has adequate ingress and egress. She stated the request was compatible with the residential trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

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

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM F. ADJOURNMENT

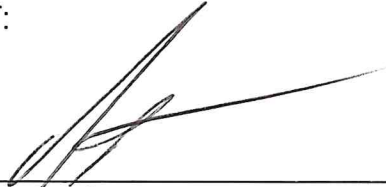
There being no further business, Board Member Andy Castro moved to adjourn. Board Member Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:37 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: April 22, 2024