

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 28, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Tuesday, May 28, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Cantu Jr.
Javier Gutierrez
Jonathan Larraga
Mercedes Guillen
Andy Castro
Ruben Luna

MEMBERS ABSENT: Charlie Ramirez, Rafael Munguia

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Juan Vasquez, Development Assistance Specialist
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 4:00 p.m. Roll call established a quorum.

Board Member Jonathan Larraga 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 May 13, 2024- REGULAR MEETING

Chairman Danny Wylie introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) LUIS MARIO GUERRA, REPRESENTING ESCONDIDO ESTATES, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE - FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 23, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 4402 NORTH JACKSON ROAD. COZ#210306**

Joe Garza, Asst. Director of Development Services, introduced the item and stated the applicant was requesting a change of zone from Single-Family Residential District (R-1) to General Business District (C) to develop and construct a commercial development. Mr. Garza went over the property's legal description and physical address and stated the property fronts North Jackson Road, 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 and also fronts West Kennedy Street, a 50 ft. – 60 ft. local street which runs east and west with a posted speed limit of 20 – 30 miles per hour as identified in the City of Pharr's Thoroughfare plan.

Joe Garza, Asst. Director of Development Services, further stated the property and the property to the south was zoned Single – Family Residential District (R-1) upon comprehensive zoning on October 19, 1982 and the property to the north was rezoned from Single – Family Residential District (R-1) to General Business District (C) on October 20, 1998. He further reported the property to the east was rezoned from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) on June 19, 2019 and city limits lie to the west. He stated there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for commercial use in the Land Use Plan.

Joe Garza, Asst. Director of Development Services, explained the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. He stated larger shopping centers and most existing commercial strips along major arterials would be included in this district and the noise, traffic, litter, late -night hours, other possible blighting influences required adequate buffering from residential areas, except on arterials or major collectors.

Joe Garza, Asst. Director of Development Services, further reported four (4) letters were mailed to the surrounding property owners within a two hundred (200) foot radius

on May 10, 2024, and a legal notice was published in the Advance News Journal May 08, 2024. He stated staff received one call for information only.

Lastly, Joe Garza, Asst. Director of Development Services, stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. He further stated the request was compatible with the development trends in the area and if approved, the owner must comply with all City Ordinances and City Department requirements.

Joe Garza, Asst. Director of Development Services, stated Mario Guerra, representing Escondido Estates, LLC., was in the audience. Mr. Garza approached the podium and stated their intention was to change from residential to building a commercial establishment.

There being no discussion, Board Member Jonathan Larraga moved to approve the request for the change of zone. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS:

- 1) KCI TECHNOLOGIES, REPRESENTING, JOAQUIN DE COSS AND GABRIEL VILLASENOR, OWNERS, ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED QUEENSTOWN PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 25.738 ACRES OUT OF LOT 352, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST LAS MILPAS ROAD. SUB#210306**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 900 Block of East Las Milpas Road and the Property was currently zoned Limited Industrial District (L-I). He stated the adjacent zones were Agricultural and/or Open Space District (A-O) to the north, south and west and City limits to the east and the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Queenstown Park Subdivision subject to the conditions noted in the packet.

There being no discussion, Board Member Andy Castro moved to approve the request for final plat approval of the proposed Queenstown Park Subdivision. Board Member Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 2) **SALINAS ENGINEERING & ASSOCIATES, REPRESENTING MARIA DEL CARMEN PACHECO, MANAGER FOR ENCARLEN, LTD., A TEXAS PARTNERSHIP, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VILLA ESPANA ESTATES VI SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF ALL LOTS 1 AND 2, VILLA ESPANA ESTATES V AND A 0.22 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2500 BLOCK OF SOUTH SALAMANCA STREET. SUB#240515**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2500 Block of South Salamanca Street and the property was currently zoned Residential Townhouse District (R-TH). He stated the adjacent zones were Single Family Residential District (R-1) to the east and south, and General Business District (C) to the west and Residential Townhouse District (R-TH) to the north and the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary and final plat approval of the proposed Villa Espana Estates Phase VI Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary and final plat approval of the proposed Villa Espana Estates Phase VI Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 3) **SUPREME ENGINEERING, PLLC., REPRESENTING HUGO DE LA GARZA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED YELLOW STORAGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.667 ACRES OUT OF THE SOUTH 5.0 ACRES OF THE EAST 20.0 ACRES OF LOT 326, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF WEST DICKER ROAD. SUB#231236**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 500 Block of West Dicker Road and the property was currently zoned General Business District (C). He stated the adjacent zones were General Business District (C) and Agricultural and/or Open Space District (A-O) to the east and west, Single Family Residential District (R-1) to the north and south and the property was designated for single family residential and commercial use in the Land Use Plan.

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

Danny Wylie asked Mr. Martinez on the last picture of the slide for this item if the building in the picture was an existing building on the property. Eddie Martinez replied it was a building that belonged to the property next door.

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Yellow Storage Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 4) **FORESITE GROUP, REPRESENTING ZARAGOZA HINOJOSA JR. GENERAL PARTNER FOR HEAVY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CROSS CC PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.133 ACRE TRACT OF LAND, LOCATED IN THE A. VELASCO SURVEY, PORCION 70, ABSTRACT 45 AND BEING A PORTION OF A CALLED 19.36 ACRE TRACT OF LAND ALSO BEING A PORTION OF LOTS 13 AND 14 OF THE L.R. BELL DEVELOPMENT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF EAST FERGUSON AVENUE. SUB#240307**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of East Ferguson Avenue and the property was currently zoned General Business District (C) with adjacent zones being General Business District (C) to the north and east, Single-Family Residential District (R-1) to the south and Agricultural and or Open/Space District (A-O) to the west. Mr. Martinez further stated the property was designated for single family residential and commercial use in the Land Use Plan.

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

Chairman Danny Wylie asked staff what entrance they would be using since there was a lot of existing traffic already and what were the hours of operation. Eddie Martinez stated they would be using Ferguson Avenue and the regular business hours would be from 8:00 a.m. – 5:00 p.m. Monday to Friday.

Mr. Wylie asked if the shop would be close to the homes. Eddie Martinez stated it would not be close to the nearby homes, it would be closer to the middle.

There being no further discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Cross CC Pharr Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 5) **MELDEN & HUNT INC., REPRESENTING JOAQUIN J. GONZALEZ, FRANCISCO G. GONZALEZ AND FRANCISCO G. GONZALEZ JR., MANAGERS OF LORD & GONZALEZ INVESTMENT GROUP, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MINNESOTA OAKS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 25.062 ACRE GROSS TRACT OF LAND OUT OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF EAST MINNESOTA ROAD. SUB#240516**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1200 Block of East Minnesota Road and the property was currently zoned Single Family Residential District (R-1) with adjacent zones being Agricultural and or Open/Space District (A-O) and city limits to the north, Agricultural and or Open/Space District (A-O), Heavy Commercial District (H-C) and General Business District (C) to the east, Single Family Residential District (R-1) to the south and Residential Multi-family District (R-MF) to the west. Mr. Martinez further stated the property was designated for single family residential use in the Land Use Plan.

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

Chairperson Danny Wylie asked staff if the overhead transmission line had been addressed. Eddie Martinez responded it had been addressed already.

There being no further discussion, Board Member Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Cross CC Pharr Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

At this time, Joe Garza, Asst. Director of Development Services, welcomed new board members Romeo Cantu Jr. and Javier Gutierrez.

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT:

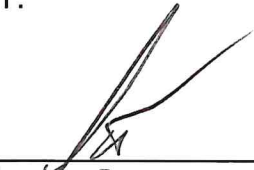
There being no further business, Board Member Ruben Luna **moved** to adjourn. Board Member Jonathan Larraga seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:18 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: June 10, 2024