

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 24, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 24, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Jonathan Larraga
Andy Castro
Ruben Luna
Mercedes Guillen

MEMBERS ABSENT: Rafael Munguia
Romeo Cantu
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Nancy Hernandez, Secretary
Juan Vasquez, Development Assistance Specialist

ITEM A. CALL TO ORDER

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

Danny Wylie, Chairman, called the meeting to order at 4:00 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JUNE 10, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) HALFF ASSOCIATES, INC., REPRESENTING K.V. CHOWDARY, 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 73.839 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY TEXAS, BEING OUT OF LOTS 47 THROUGH 55, AND A PORTION OF A 40-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1 AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1800 BLOCK OF WEST HI-LINE ROAD. COZ#240519**

Laura Fonseca, Planner II, introduced the item and stated the 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 warehouses. Ms. Fonseca went over the property's legal description and physical address and stated the property fronts West Hi-Line Road, 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.

Laura Fonseca, Planner II, further stated the property was zoned Agricultural and/or Open Space District (A-O) upon annexation on May 20, 2024. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on June 07, 2021. The city limits lie to the north, east, and south. She 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 industrial use in the Land Use Plan.

Laura Fonseca, Planner II, explained the Heavy Industrial District (H-I) was established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. She further stated some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this

usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Laura Fonseca, Planner II, further reported five (5) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on June 7, 2024, and a legal notice was published in the Advance News Journal on June 5, 2024. She stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, 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 meets area requirement, complies with the Land Use Plan, and has adequate ingress and egress. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II, stated representation was in the audience. Danny Wylie, Chairman, asked if the applicant had any comments. The applicant was asked if the warehouse would be used for manufacturing. The applicant Roxxie De la Cruz stated that the warehouse would be used as a distributor only.

There being no discussion, Board Member Jonathan Larraga moved to approve the request for the change of zone. Board Member Mercedes Guillen 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 20.71 ACRES, MORE OR LESS OUT OF LOTS 3 & 4, Block 1, RE-SUBDIVISION OF CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1300 BLOCK OF EAST CAPOTE CENTRAL AVENUE. COZ#240518

Laura Fonseca, Planner II, introduced the item and stated the applicant was requesting a change of zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) to develop and construct warehouses. Ms. Fonseca went over the property's legal description and physical address and stated the property fronts East Capote Central Avenue, 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. The property also fronts South Veterans Boulevard, a 100 ft. minor arterial, that runs north and south with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner II, further stated the property was zoned Limited Industrial District (L-I) on November 11, 2011. The property to the east was rezoned from Limited Industrial District (L-I) to Heavy Industrial District (H-I) on February 21, 2012. The property to the north was rezoned from Limited Industrial District (L-I) to Heavy Industrial District (H-I) on August 15, 2022. The city limits lie to the east and south. She 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 industrial use in the Land Use Plan.

Laura Fonseca, Planner II, explained the Heavy Industrial District (H-I) was established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. She further stated some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Laura Fonseca, Planner II, further reported four (4) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on June 7, 2024, and a legal notice was published in the Advance News Journal on June 5, 2024. She stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, stated staff recommended approval of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property meets area requirement, complies with the Land Use Plan, and has adequate ingress and egress. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II, stated representation was in the audience. Danny Wylie, Chairman, asked if the applicant had any comments. Board Member Andy Castro was concerned on the streets being able to take the heavy weight of the semi- trucks. The applicant stated that the pavement is heavy asphalt not like the regular asphalt.

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

ITEM E. PLATS:

- 1) MELDEN & HUNT INC., REPRESENTING MARIO RAUL ANAYA VASQUEZ, PRESIDENT FOR ANGO HOLDINGS, INC., A TEXAS CORPORATION, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ARIA ENCLAVE ON SUGAR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 4.738 ACRE TRACT OF LAND OUT OF ALL OF LOT 6, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 5400 BLOCK OF NORTH SUGAR ROAD. SUB#240517**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 5400 Block of North Sugar Road and the property was currently zoned Residential Multi-Family High Density District (R-MFHD). He stated the adjacent zones were Agricultural and/or Open Space District (A-O) to the north, Single-Family Residential District (R-1) to the east, General Business District (C) and Agricultural and/or Open Space District (A-O) to the south and Single-Family Residential District (R-1) and General Business District (C) to the west. He 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 Aria Enclave Sugar Subdivision subject to the conditions noted in the packet.

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

- 2) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING JACINTO CANO AND Alice R. CANO, OWNERS, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED JACINTO CANO SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.72 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 274, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3100 BLOCK OF SOUTH GARDENIA STREET. SUB#240513**

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 South Gardenia Street and the property was currently zoned Single Family Residential District (R-1). He stated the adjacent zones were Single Family Residential District (R-1) to the north,

Single Family Residential District (R-1) to the north, east, south and west. He 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 Jacinto Cano 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 Jacinto Cano Subdivision. Board Member Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

3) M2 ENGINEERING, PLLC., REPRESENTING ABEL HERNANDEZ, MANAGER FOR ALPEG PROPERTIES, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED OWASSA SPRINGS TOWNHOMES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.00 ACRE TRACT GROSS MORE OR LESS BEING PART OF LOT 80, KELLY-PHARR SUBDIVISION, WITHIN CITY OF PHARR, EXTRATERRITORIAL JURISDICTION (ETJ). THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF EAST OWASSA ROAD APPROXIMATELY 145 FT. INTO THE CITY OF PHARR EXTRATERRITORIAL JURISDICTION (ETJ), ALONG EAST OWASSA ROAD. SUB#240518

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the City of Pharr Extraterritorial Jurisdiction (ETJ). He stated the adjacent zones were within City of Pharr limits to the north, City of Pharr Extraterritorial Jurisdiction (ETJ) to the east and west and Residential Mobile Home District (R-MH) to the south. He 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 Owassa Springs Townhomes Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for final plat approval of the proposed Owassa Springs Townhomes Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

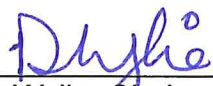
ITEM H. RECONVENE

None

ITEM I. ADJOURMENT:

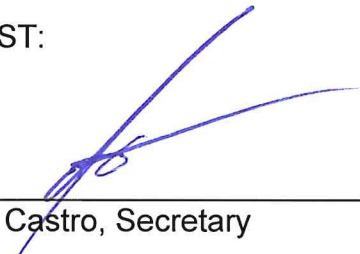
There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Jonathan Larraga seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:19 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: July 08, 2024